

Friday, 11 August 2023

16

Planning application – 3/2023/0584
Grid – 361005 437575

PLANNING

21 AUG 2023

Dear Mr Hopcroft,

FOR THE
ATTENTION OF

Please accept this letter and its contents as a formal objection to the development outlined in planning application 3/2023/0584.

I currently [REDACTED] the land in question.

1. The land earmarked for development is NOT classed as existing settlement and is currently classed as greenbelt land and according to the National planning framework, paragraph 73e the local authority should:

'consider whether it is appropriate to establish Green Belt around or adjoining new developments of significant size'.

Paragraph 137 states

'The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence'.

Paragraph 140 states

'Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified'

2. The National planning framework, paragraph 71 clearly states that

'Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area'

3. The earmarked green belt land is situated on a steep hill between Hollin Hall Drive and Higher Road (the name of this road is a clue). This greenbelt land is the main rainwater soakaway between these 2 built up areas and if built upon, flooding at the bottom of the hill and the whole 200 home Toolte Green estate is certain.

4. The National planning framework paragraph 120b is clear, the local authority should

'recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production'.

Paragraph 153 is also clear that

'Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk...'

furthermore paragraphs 159 to 162,

'Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere'. 'Strategic policies should be informed by a strategic flood risk assessment, and should manage flood risk from all sources. They should consider cumulative impacts in, or affecting, local areas susceptible to flooding, and take account of advice from the Environment Agency and other relevant flood risk management authorities, such as lead local flood authorities and internal drainage boards'.

'All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:

- a) applying the sequential test and then, if necessary, the exception test as set out below;*
- b) safeguarding land from development that is required, or likely to be required, for current or future flood management;*
- c) using opportunities provided by new development and improvements in green and other infrastructure to reduce the causes and impacts of flooding, (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management);*
- and*
- d) where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations'.*

'The aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding'.

Finally, paragraph 167 states

' When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;*

- b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;*
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*
- d) any residual risk can be safely managed; and*
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan'*

5. Referring to point 1, I would like the planning committee to explain why they feel it is ok to go against government policy on developing the green belt and what exceptional circumstances they feel are appropriate to justify this development.
6. Referring to point 2, once again I would ask the planning committee to explain why they feel it is ok to go against government policy on residential gardens, where in this case it will do great harm to the local area through significant flooding.
7. The Tootle Green urbanisation [REDACTED] only has one entrance / exit to the entire village of 200 homes. The appendix to this letter shows very clear flooding across the main entrance road to our village. The entrance / exit is on the main road, the B5269, Blackburn Road which is also a main artery out of Longridge. The current National planning policy framework, Annex 3, makes it very clear that essential infrastructure must be protected from flooding, this includes 'mass evacuation routes'. It is very clear that this single entrance / exit to Blackburn Road for 200 homes and the main road itself out of Longridge is an emergency mass evacuation route and I would ask the planning committee how they will guarantee flooding in this area will not worsen and cause real harm to the residents of Tootle Green in the event of a mass evacuation.
8. With flooding already a serious issue for the residents of Tootle Green, and the drains within and around the village designed to barely cope with the existing housing only, I would like the planning committee to advise where the sewage, foul water and surface water from this large green field space will vanish to once it is concreted over with 170 houses, especially as the current infrastructure in and around Tootle Green was not designed for additional volumes? It is very clear in the appendix pictures that the main road is being damaged by flooding and that the existing drains do not cope even now. If the greenbelt land is build upon, the flooding will worsen and some homes made uninhabitable, causing significant harm to the local community.
9. [REDACTED] According to Ordnance Survey, [REDACTED] has an altitude of 120m and the top of the field has an altitude of 150m. If a standard new house is between 6 and 10 metres in height I would like the planning committee to consider how this proposed new hill of 170 houses, equivalent to up to 5 houses tall will overshadow [REDACTED] and the homes around the base of the field, with a very clear loss of privacy and a severe loss of light.

I look forward to the detailed answers to these questions and the prompt refusal of the planning permission sought.

Sincerely [REDACTED]

Appendix

1. The junction of Tootle Green 200 home estate and the main Blackburn Road out of Longridge on a dry day
2. The junction of Tootle Green 200 home estate and the main Blackburn Road out of Longridge on a rainy day
3. The junction of Tootle Green 200 home estate and the main Blackburn Road out of Longridge on a rainy day
4. The junction of Tootle Green 200 home estate and the main Blackburn Road out of Longridge on a rainy day with pavement under water.
5. The junction of Tootle Green 200 home estate and the main Blackburn Road out of Longridge on a rainy day with a car driving through
6. Blackburn Road with flood water running down damaging the road surface
7. The junction of Tootle Green and main drain unable to take the volume of water – the drain is not blocked
8. The view [REDACTED] – remove this land and flooded homes will be guaranteed. It is also clear a 30m hill of houses will impact light and privacy.

The first part of the paper discusses the importance of the research and the objectives of the study. It then presents a literature review of the existing research on the topic. The second part of the paper describes the methodology used in the study, including the data collection and analysis techniques. The third part of the paper presents the results of the study, and the fourth part discusses the conclusions and implications of the findings.

The study was conducted using a quantitative research design. Data was collected from a sample of 100 participants using a survey questionnaire. The data was then analyzed using statistical software to determine the relationships between the variables.

The results of the study show that there is a significant positive relationship between the variables. This finding is consistent with the previous research on the topic. The implications of the findings suggest that the variables are important factors in the study of the topic.

In conclusion, the study has shown that the variables are important factors in the study of the topic. The findings have implications for future research and for the understanding of the topic.

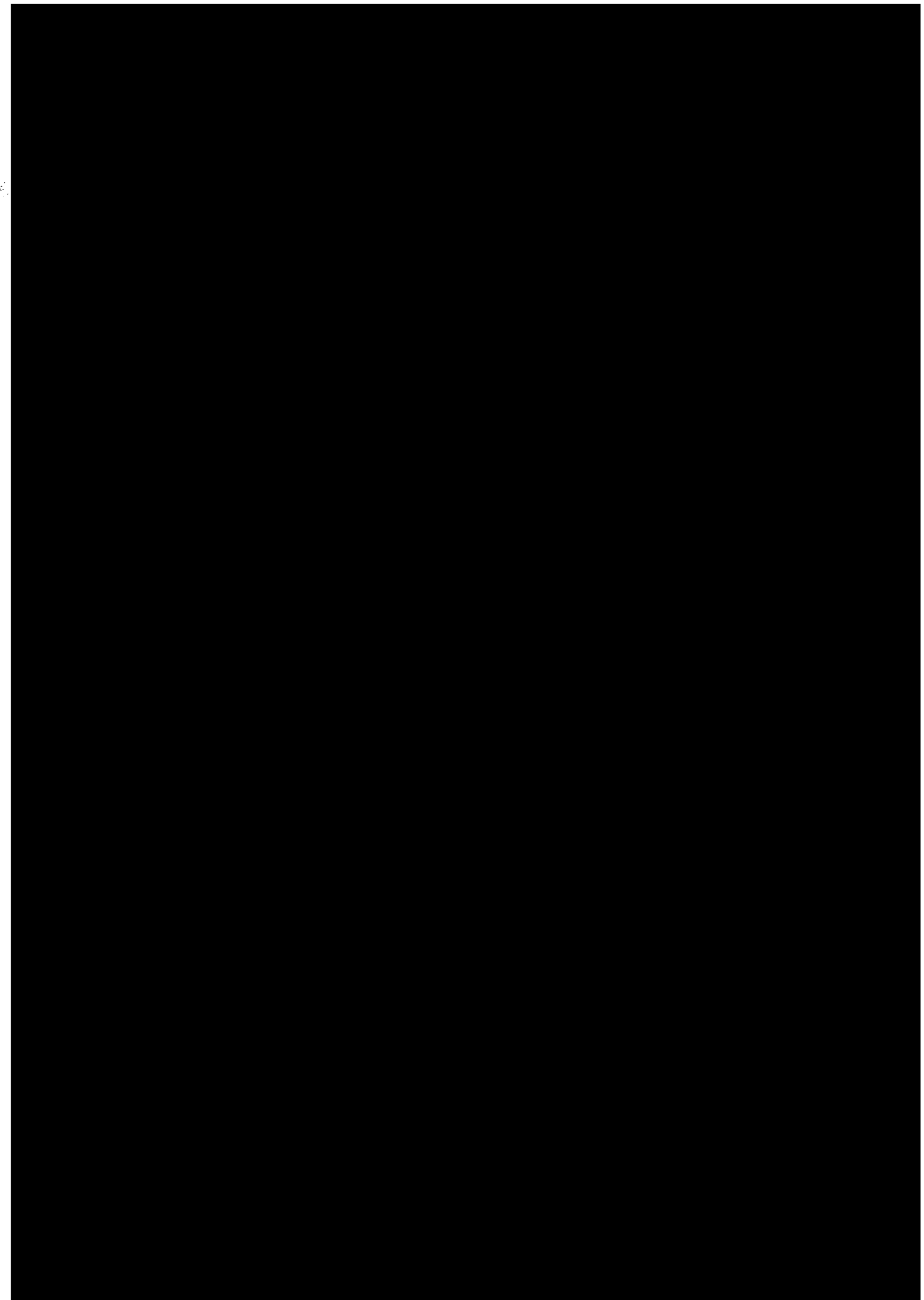


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The results of the study indicate that there is a significant positive relationship between the variables of interest. This finding is consistent with the previous research in the field. The implications of these findings suggest that the research has practical applications in the field of study.

In conclusion, the study has provided valuable insights into the topic and has contributed to the existing body of knowledge. Further research is needed to explore the topic in more depth and to validate the findings of this study.



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[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 21 August 2023 11:40
To: Planning
Subject: Planning Application Comments - 3/2023/0585 and 3/2023/0584 FS-Case-540822678

Name: [REDACTED]

Address: [REDACTED]

[REDACTED]

Email: [REDACTED]

Planning Application Reference No.: 3/2023/0585 and 3/2023/0584

Address of Development: 74 Higher Road and land to the rear

Comments: When I commented on the application 0585 I did not realise that for some reason there appears to be a duplicate application 0584. I would request that all comments on both applications should be considered against both.

I also did not comment on the overall development as i do not know if these would be considered, it goes without saying that all my original objections to the development still stand and as the overall reason for the appeal decision was to ensure the number of houses would reach the target number that as this has been achieved the appeal decision is no longer valid

From: [REDACTED]
Sent: 18 August 2023 14:39
To: Planning
Subject: Planning Application No: 3/2023/0584 & 0585



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FAO Will Hopcroft

Will,

Further to previous comments, which are still yet to be addressed, I am writing with concern over the proposed development on the following:

1. The original planning application from 2016 is no longer relevant for the area, adding a few extra drawings and protracting the application is only frustrating those trying to sell houses and planning works around the existing homes. It has now been seven years with a further four years of planned works. How long does the planning actually last?
2. The boundaries of Longridge have recently been changed and the update Core Strategy for Longridge and RVBC has not been circulated to the residents of Longridge, if it exists. There are now massive developments in Goosnargh, Grimsargh and Longridge which now fall within the Council's area. Please can someone advise if this has now been taken in to consideration and whether it will be published.
3. There has been minimal improvement to the infrastructure, there are a few additional class rooms at the existing schools, but no new ones have been built, as outlined in various planning applications. The surgery on Berry Lane has been extended but half the population use Stonebridge surgery where it remains a struggle to get appointments. The number of cars in Longridge makes bottlenecks at most junctions, Stonebridge, Berry Lane, and Higher Road can take time to get from one end to the other. Will there be calls for a bypass?
4. The planning application 3/2023/0583 Construction Management Plan acknowledges that they will struggle with deliveries due to the constraints of the road network and parking on Higher Road. With the drainage appearing to connect on Green Lane it will cause traffic confusion and the more traffic will use Chaigley Road as a diversion route.
5. The field to be developed has not had any livestock on it this year and it is turning in to a meadow with a wealth of biodiversity, barn owls and buzzards are regular visitors feeding on the voles, mice and shrews that are now present. Does the current ecological report still remain current and valid? A couple of bat and bird boxes may not be sufficient with the number of ground nesting birds that are now present.

The developer has now surely missed the boat on making this a benefit to the area of Longridge and it the whole development should now be reviewed.

Regards,

