

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 16 August 2023 18:27  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2023//0584 FS-Case-539889034

[REDACTED]

**Planning Application Reference No.:** 3/2023//0584

**Address of Development:** 74 Higher Road, Longridge and land behind

**Comments:** I do not believe that this development is necessary, given the number of houses being built elsewhere in the town. Some of those estates in Longridge and the immediate area are offering significant incentives for people to buy as it seems they are not selling in an organic manner.

This piece of land is home to a diverse array of wildlife, including two deer who regularly visit, mainly because it seems they have been squeezed out of their natural home due to development in the area, barn owls, which we believe are potentially nesting in the old shelter on this land, and plenty of bats.

Higher Road is a very busy road, with tractors, caravans and lorries regularly passing [REDACTED] along with constant car traffic. Parked cars on either side are increasing, making the road challenging to traverse at the best of times. From [REDACTED] often witness many near misses as well as some collisions due to congested parking. [REDACTED] often find [REDACTED] unsafe exit [REDACTED]

If you were to remove this piece of green land, I fear [REDACTED] will be left with just the two recreational parks, which are not ideal for wildlife habitats.

In your Neighbourhood Plan you state "Any future growth will be proportionate to the size of Longridge and sustainable in terms of its impact on the existing local community, infrastructure and services." I would challenge that this development honours this sentiment. Obtaining a medical appointment is disproportionately difficult now, even an appointment at the vets. The atmosphere of the town is at risk of changing from a rural small town to a suburb of Preston, which shows no respect for those of us who already live here and are feeling less like a part of a community and more just a number.

We have all seen in the news what impact unnecessary development based purely on economic greed can do to the natural environment and our local and global climate. By wiping out another area of greenspace we are dishonouring our responsibility to protect our local biodiversity and habitat provision. We are also increasing the impact upon the mental health of residents in the area, having seen the rural home they bought be swallowed up by developers from outside of the town, with no respect or regard for the feel of the town or its history.



[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 16 August 2023 22:09  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2023/0584 FS-Case-539914397

[REDACTED]

**Planning Application Reference No.:** 3/2023/0584

**Address of Development:** 74 Higher Road Longridge PR3 3SY and land to the rear

**Comments:** I am writing to strongly object to the development of up to 123 houses on land to the rear of 74 Higher Road.

This will firstly cause enormous problems with more traffic, as if it isn't busy enough now and also it's extremely dangerous coming from Higher road onto Dilworth Lane and King Street. The visibility is awful and very dangerous to say the least!

Also the site is home for so much wildlife. Many Deer have been seen, a variety of birds including Owls, Kestrels & many song birds alongside lots of small mammals. It would be so very sad to lose all this and destroy their habitat!

I really hope these two very important points make a difference.

Kind regards,

[REDACTED]



[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 16 August 2023 19:00  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2023/0584 FS-Case-539894621

[REDACTED]

**Planning Application Reference No.:** 3/2023/0584

**Address of Development:** 74 Higher Road

**Comments:** I am not comfortable that this development is the best thing for Longridge. With the number of new houses we have seen built in the last few years without the addition of any new doctors, NHS dentists or other provisions we are all finding life in Longridge harder that we used to.

On Higher Road, the level of traffic is becoming dangerous. There are an increased number of cars parked on the side of the road, partly due to residents and often due to an increase in the number of people from our once small town accessing the Cabin. I am delighted that this small business is thriving, but fear any more activity on this road will turn the daily near misses that we witness, into injury causing, or worse, traffic collisions. In order to cope with around 250 extra vehicles accessing a new estate, I fear parking restrictions will need to be installed, making it harder for folk to park outside their home than it already is. I absolutely accept the need for tractors to use the road, these drivers are going about their daily work and trying their best to maintain the rural, agricultural element of our town. Indeed I also accept that the number of lorries and caravans are all a valuable part of our local economy. What I can't accept is the need to add 123 additional homes to an already over developed town, and the average 2 cars per home that would need to use Higher Road to access these homes. I really hope that we do not need to wait for a serious accident for this concern to be genuinely taken into account.

I fear our concerns are of little value to the council - 44 residents raised significant concerns the last time this application came to be considered. Despite an initial denial of the application it was somehow overturned on appeal, which makes many of us wonder what had influenced that change of decision.

The value of the piece of land regarding wildlife may not be scientifically significant, but there is a wide range of wildlife that is being squeezed out of its previous habitat and is using this piece of land as a last chance oasis. We regularly see deer, barn owls, bats and numerous species of birds. The buttercups that sprang up this year supported a huge number of bees and other pollinating insects. We have certainly seen an increase of insect visitors to our garden this year and believe that this is linked to the value of the biodiversity in the field.

[REDACTED] and part of the influence to call Longridge home was the community atmosphere, the fact that it was a small, rural town and felt that it had a tangible identity. [REDACTED] are beginning to see that wane, and with seemingly unending invasion of our greenspaces by developers building more homes than they are unable to sell. In the neighbourhood plan there is a phrase that states "We should be ensuring that we mitigate the impact of the development so that they can be absorbed into the landscape and the infrastructure without serious detriment to the physical and social capital of the community." I feel strongly that this is not the case, that local people and their fears, opinions and reasoned objections are of minimal influence. The economic persuasion of

developers is sadly more influential.

23/584

a Hopkins,  
Director of Economic  
Development and Planning,  
Le Valley Borough Council,  
Council Offices,  
High Walk,  
Leamington.  
2RA



9 August 2023

Ms Hopkins,

I wish to register my objection to the proposed  
development (which has been rejected twice  
already) on Higher Road, Longridge for the following  
reasons:

Longridge is over developed already with  
buildings shooting up left, right and centre.

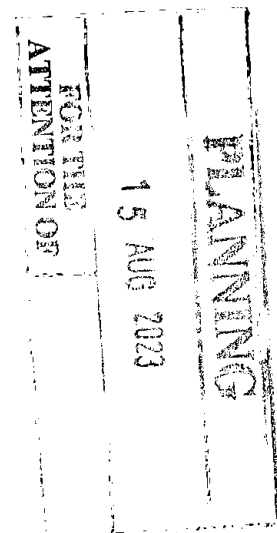
Item 1 is inevitably leading to an increased  
throughput of traffic which impacts air quality  
and road safety.

Local infrastructure such as schools and  
medical facilities would be asked to  
accommodate the occupants of 123 extra  
houses.

Other impacts such as the deleterious effects on  
life could be raised but you'll have got the overall  
picture.

In short, I object to this development.

Yours sincerely,

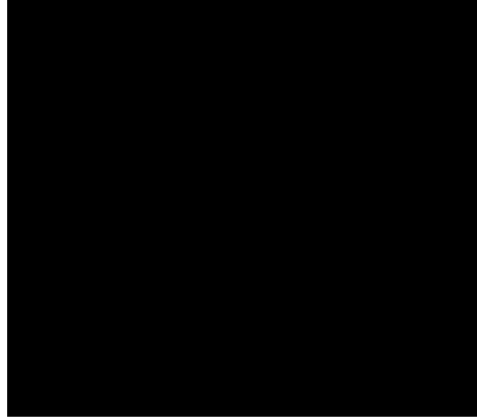


Will Hopcroft.

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3/2023/0584.

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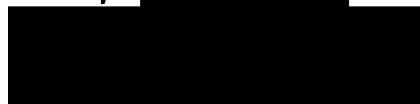


Re Planning Application N° 3/2023/0584

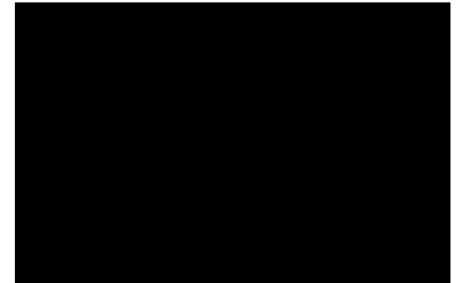
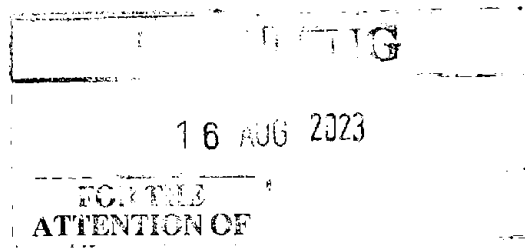
Dear Sir/Madam.

Re the above planning application for the demolition of 74, Higher<sup>Rd</sup> and construction of 123 houses on land at the rear. I still strongly object to this land development and feel it should stay as a wildlife corridor between developments. One hundred & twenty three cars coming onto Higher Rd. will definately cause more chaos on an already ~~be~~ very busy Rd.

Yours faithfully







14th August 2023.

Dear Mr Hopcroft,

**Planning Application No: 3/2023/0584      Grid Reference: 361005 437575**

We write in connection to the proposed application for outline consent for demolition of 74 Higher Road and construction of up to 123 Houses on land to the rear, including access pursuant to variation of Condition 12 as detailed in the letter signed by Nicola Hopkins dated the 27th July 2023.

We submit our objection to this proposal and wish to also point out that the planning application was first applied for on the 17th November 2016 (Application Ref 3/2016/1082), and was initially refused, an appeal was then launched and won.

Within the information provided it was stated that this proposed development was NOT on the Longridge Boundary and not a designated area of Longridge included for development but was in fact designated Greenfield Land and it would appear that Preston Council have decided to allocate more building and therefore more digging up green fields on Ribble Valley Tax Payers town and location.

This applicants and proposed have now had over six years to finalise planning details and seem to be delaying and then proposing changes and now wish to submit changes to Condition 12 by demolishing an existing bungalow to gain access to a site which they have had nearly seven years to access!

**Our concerns include;**

Why have they not yet fully accessed the site and if this is the case, what was the already submitted site plan based on?

If they were granted permission to demolish 74 Higher Road how long would the aftermath be left open to fly tippers and tress passers, off road vehicles and any activities of anti-social

behaviour?

The letter from the Lead Local Flood Authority makes no mention of the floods on Lower Lane and the fact that the tarmac has already had to be replaced due to continuing flooding and drain issues and how another proposed 123 houses would contribute to even more flooding.

Local Highways do not make mention of the continued congestion and access to and from Higher Road and the fact that there is much on road parking due to the fact that many existing properties do not have drive ways.

There are still only two High Schools within Longridge and there is already a surplus of Pupils being transported out of the area to continue with their education and are therefore not fully intergrated within the community.

Tan Yard lane is an extention of Tan Yard and although has a Bridle path running through it, is privately owned and does not have the capacity for a large amount of footfall and does not have any "services" including lighting and litter bins etc.

