From: Planning

Subject: FW: Planning Application 3 / 2024 / 0096

Attachments: Planning Dept re Planning Application 3 2024 0096 Kestor Brook.pdf

Sent: Saturday, April 13, 2024 12:25 PM

To: Contact Centre < contact@ribblevalley.gov.uk > Subject: Planning Application 3 / 2024 / 0096

\wedge

External Email

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Dear Sirs

Please find attached a letter, with attached photos, by which I express concerns about the above numbered Planning Application.

There is a geological feature which might have escaped the attention of persons unfamiliar with the locality.

The feature impacts on natural drainage, which has already been stressed (as a system) by building developments. The issues are set out in the attached letter.

I hope my comments are of interest, and assistance to you.

If you have any queries, please do not hesitate to make contact with me.

Yours faithfully,

The Chief Planning Officer Ribble Valley Borough Council Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA



13th April 2024

Dear Sir,

Re Planning Application 3 / 2024 / 0096

I note the intention to use Pendle Court (see photo 1) as access to Longridge High School grounds.

I wish to raise a cautionary point, which ought to be brought to the attention of LCC, and all external contractors in relation to installation of an access road.

An old stream (let us call it Kestor Brook) used to flow on the land surface from Kestor Lane, in front of Hillcrest Drive, under Little Lane, through the garden of a house in Little Lane (High School side), and then on into the school playing field.

Kestor Brook is one of the forgotten streams of Longridge. They might be forgotten, but their existence is reflected on the land surface, and they continue to flow underground, sometimes culverted, sometimes not.

The dip in the road along Little Lane is a cross section, and surface reflection, of the valley of the Kestor Brook (photo 2).

There is an Inspection Chamber just inside school land, which gives access to the culvert carrying Kestor Brook under the playing field (see photo 3).

There is already development in Pendle Court (photo 4).

Kestor Brook acts as a 'weep hole' protecting every property near, or ... in several cases ... actually *in the bed of Kestor Brook* (see photos 5, 6 and 7).

At the moment, Kestor Brook might seem to have an insignificant flow volume. This is a dangerous delusion.

The stream is far from 'dead'. Water gathers in marshy ground on Longridge C of E Primary School playing field, at the junction of Kestor Lane with the Coronation Path. The marsh forms the headwater of Kestor Brook (see photo 8).

I urge planners, landscape architects, and building contractors to check the direction of the culvert, and to ensure the culverting is not disrupted, or (much worse) blocked during construction processes.

Blocking Kestor Brook would cause the water table to rise. The change might be gradual, but it would eventually begin to affect property.

In addition to danger to property, there is a risk to utilities. An electric sub-station sits in Little Lane, right next to the bed of Kestor Brook (see photo 9).

Kestor Brook has been in the landscape for over 10,000 years. Its roots are in a large and ancient formation in the local solid geology, where a relatively soft stratum of mud /sandstone lies between two layers of Pendle Grit (Longridge Stone). Please see the attached British Geological Survey map for confirmation (photo 10).

Kestor Brook <u>must</u> be respected. Otherwise, sooner or later, there will be cause for regret.

Yours faithfully,

Photo 1 Pendle Court, the proposed new access route into the grounds of Longridge High School. Residential parking is scarce.

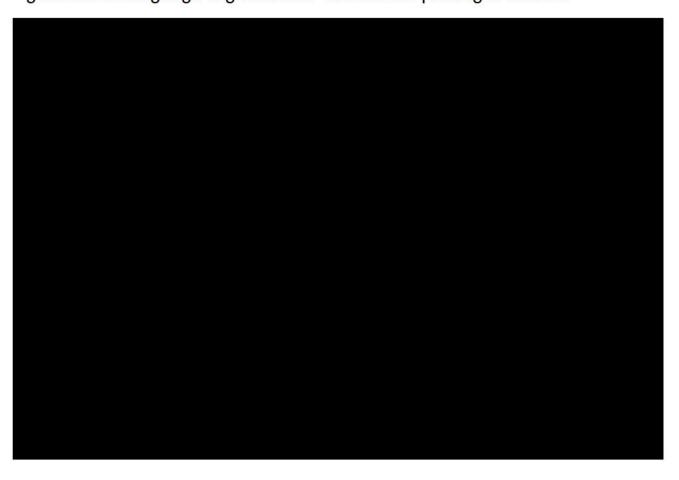


Photo 2 Little Lane, Longridge.

The dip is a cross section of the valley of Kestor Brook.

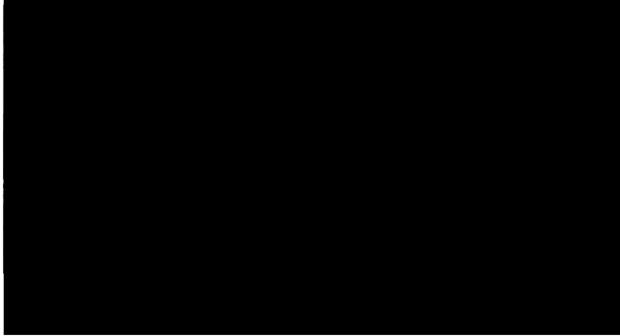


Photo 3 The Inspection Chamber (manhole) is at the far end of the industrial building and lies amongst the foliage to the left of the goalposts in the High



Industrial units in Pendle Court. Kestor Brook is behind the building.



Photo 5 Looking behind the industrial units, there is a block of flats standing in the middle of the streambed of Kestor Brook.

The garden path describes the former surface flow of the brook. The stream flowed through the garden, on the surface, well within living memory.

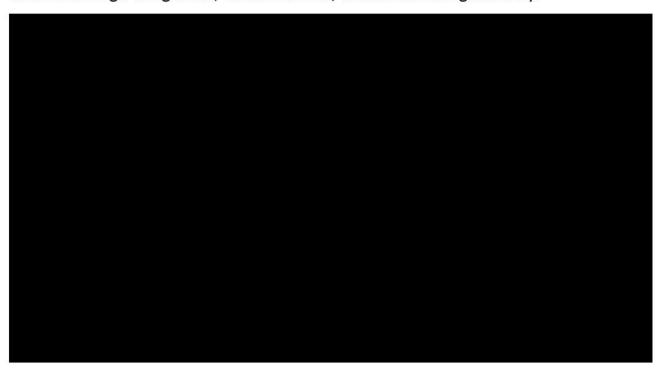


Photo 6) The same block of flats, in the middle of the bed of Kestor Brook, in the bottom of the valley in Little Lane, Longridge.

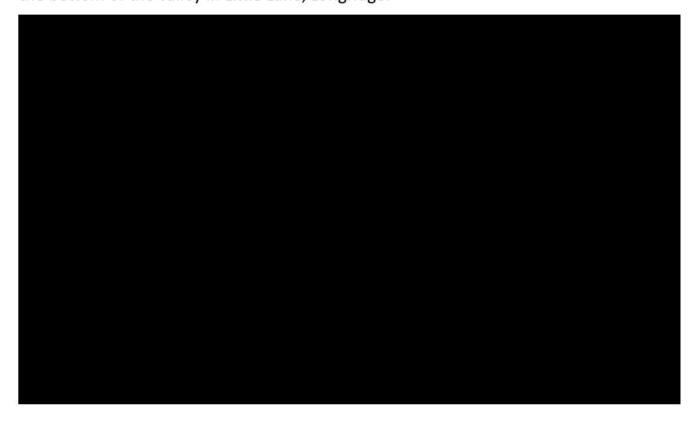


Photo 7 A small housing estate sits near the junction of Hillcrest Drive and Kestor Lane.

The estate straddles Kestor Brook, and some of the houses are in the former



Kestor Brook is not dead. The stream gathers water in marshy ground in the primary school playing field. This is the modern headwater of Kestor Brook. The stream is culverted under Kestor Lane, towards the small housing estate, which is visible through fencing on the left of the photo.

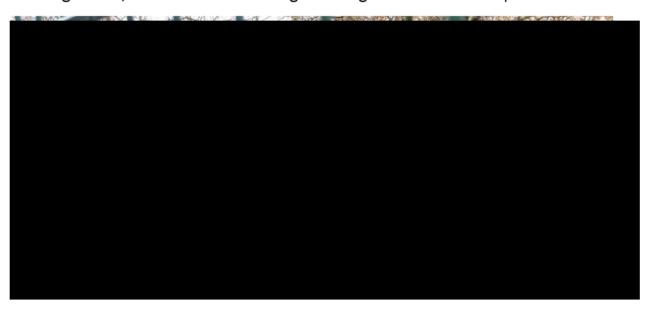


Photo 9 The electric sub-station in Litle Lane. It sits across the road from the



10 The British Geological Survey map shows a blue-grey area which describes a stratum of relatively soft rock under urban Longridge, which forms a bed for drainage over a considerable distance. We see the relatively soft rock to be under both Kestor Lane and Little Lane, where it is both the physical foundation and cause of the existence of Kestor Brook.

