

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 17 February 2025 09:26
To: Planning
Subject: Planning Application Comments - 3/2024/1022 FS-Case-688165746

Lancashire

Planning Application Reference No.: 3/2024/1022

Address of Development: High Croft, Painter Wood, Whalley Old Road, Billington, BB7 9JD

Comments: I'm writing to express concerns with the planned partial demolition and new build of High Croft.

Whilst we are keen to see an end to the works that have been dragging out for almost five years [REDACTED] (and causing significant disturbance and disruption to myself and neighbours) we have lost faith in the current owners to adhere to planning regulations and guidance put in place. They have attempted several times to harm and damage the Ash tree that sits at the corner of their property despite the TPO that is assigned to it.

Our main concern, however, is the consequences this work will have on water run off and drainage. The properties directly below Highcroft sit within retaining walls and are already under pressure from work already carried out on Highcroft. The risk of flooding or destabilising the ground/weight of earth on these properties should be carefully considered.

[REDACTED] in recent years.

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 15 February 2025 18:26
To: Planning
Subject: Planning Application Comments - 3/2024/1022 FS-Case-687923226

Lancashire

Planning Application Reference No.: 3/2024/1022

Address of Development: Highcroft, Painter Wood, Billington, BB7 9JD

Comments: I am writing about the recent planning application that has been put in place for Highcroft on Painter Wood. My main concerns are as follows and would be grateful if moving forward they were considered in any acceptance of a planning application.

My biggest concern is that surface water and drainage are dealt with correctly. [REDACTED] [REDACTED] and has flooded in the past, the weight from the gabion walls (that have already been put in place before this application) have been placed on an already existing drainage ditch and I am worried that [REDACTED] even worse the weight causes the land to move. The owners/contractors have already started work digging on the land that has known underground springs and watercourses. How will this affect which direction the water chooses to take?

That the Ash tree with the existing TPO and had various conditions set around any future work stays the same – the current owners so far have refused to abide by this and have started working on the garden without any regards to the future of this tree. As a collective we have spoken with the Countryside Officer, who has spoken to the developers/owners.

Any boundaries are adhered to, the driveway leading up to the house is a much-needed safety aspect to many on Painter Wood allowing residents to turn around in what can be a dangerous fast road at times. This area is also needed for daily access to the field in between for the farmer and [REDACTED] that have arranged with him to use the gate. This driveway leading up to Highcroft is not owned by the current owners and has been used for purpose historically. The current owners/developers have made it very verbal that this will not be an option moving forward.

With the intended ‘Orchard’ how will this affect [REDACTED] [REDACTED] overgrown hedges that are already there on the boundaries.

Thank you for considering my points and would be grateful if they could be taken into consideration.

From: Planning
Subject: FW: 3/2024/1022 - Highcroft, Whalley old Rd

Sent: 17 February 2025 10:45
To: Planning <planning@ribblevalley.gov.uk>
Subject: 3/2024/1022 - Highcroft, Whalley old Rd



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Dear Maya,

I added some comments over the weekend regarding the planning application of the above referenced property. I just wanted to include some photos of recent incidents after digging started and the issues we've had with surface water (that we have never had before in the [REDACTED]) when we had only a day or so of bad rain a few months back. I have also included photos of the work that has been done close to the tree with the TPO, and is way within the boundaries set in the arboricultural assessment report.

Thanks again for taking the time to look at these.

From: [REDACTED]
Sent: 17 February 2025 10:49
To: Planning
Subject: 3/2024/1022 ~ Highcroft, Painter Wood
Attachments: Video.mov

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Dear Maya,

I have also included a short video that wouldn't send in my last email.

Kind regards