

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 10 April 2026 10:32
To: Planning
Subject: Planning Application Comments - 3/2026/0247 FS-Case-825344029

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0247

Address of Development: Spout Farm Preston Road Longridge PR3 3BE

Comments: I wish to object to this proposed development based on the following grounds:
Section 2.1.1 of the proposal is factually incorrect in terms of the ownership of part of the site plan which is actually to be held by the Sandpipers Development Management company. Whilst this may not be an issue in terms of the grant or otherwise of any permission, it is symptomatic of the disingenuous approach to this proposal.

Section 2.1.1 does however demonstrate that this proposed site has no access currently via Preston Road. The only access is via Spout Lane which as an unadopted road I would consider to be private and this would require the permission of the landowner to access. This is referenced in section 2.3.1. Section 2.3.2 refers to the site being fully developed which implies that the site has been completed. This is not the case as the roads, pavement and drainage remains incomplete and are consequently unadopted. Given that the applicant sold this original land, it may be appropriate to ensure that this site is completed in line with the planning requirements prior to the agreement for any further development.

Section 2.4.2 refers to the Public Right of Way. Whilst this development may improve the utilisation of this, it would be ironic that the current landowner who dissuades it's use through a variety of means (currently including the use of a chain and cones), if RVBC were to reward this behaviour by granting permission.

Furthermore the suggestion that the PRow may be rerouted gives grave concerns that this may be to the benefit of the site but the detriment of users.

Section 2.5.3 refers to the exceptional connectivity of the site. This is certainly a potential however without significant improvements in traffic management and pedestrian safety, this development would merely increase the risk of serious injury or death to a pedestrian. These include the addition of a crossing island, the completion of a pavement from Spout Lane to the bus stop to the east of Preston Road and for more effective speed reduction measures to be in place on Preston Road.

Section 3.5.1 again refers to the existing development being complete. As stated this is factually incorrect.

Section 5.3.1 refers to the potential site access. As previously stated this is currently unadopted. Furthermore any site traffic coupled with the existing homeowner traffic is unmanageable due to the poor visibility for vehicles exiting the site along with the excessive speed of traffic on Preston Road..

Based on these points I object to this proposal.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 09 April 2026 16:18
To: Planning
Subject: Planning Application Comments - 3/2026/0247 FS-Case-825060444

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0247

Address of Development: Spout Farm, Preston Road, Longridge. PR3 3BE

Comments: Planning Application No: 3/2026/0247
Location: Spout Farm, Preston Road, Longridge. PR3 3BE

FAO: Maya Cullen

We wish to comment on the above planning application.

Details submitted in the application on behalf of the applicant – Denis Lambert by pwa planning contains incorrect information, of which the applicant is fully aware, notably section: -

2.1. figure 1 – the area highlighted in red on the north side of the boundary – The Sandpipers estate - shows land not titled to the applicant. This can be confirmed via Land Registry Title No: LAN 143371 applicants land and LAN 242913 The Sandpipers estate.

2.3.1. “The site benefits from an existing, established vehicular access onto Preston Road via the private drive serving Spout Farm.”

The vehicular access from the private drive onto Preston Road can only be achieved via Spout Lane. The drive has NO direct access onto Preston Road. Currently, Spout Lane is unadopted due to ongoing problems with Create Homes who have been served The Breach of Condition Notice for failure to complete Section 38. This is being investigated by both Ribble Valley Borough Council and Lancashire County Council. Access to and from Spout Lane is currently restrictive due to these works not being completed. This issue will become more problematic if permission is given to this application. Especially site traffic access and exit onto Preston Road via Spout Lane.

2.3.2. “To the north of the complex lies land that already benefits from planning permission for 34 dwellings (ref. 3/2020/0309) which has been developed in full by Create Homes”

The site is yet to be completed, the roads, pavements and water ways remain unadopted. This situation may continue for some time as the developer has failed to submit accounts to Companies House and action is currently being undertaken by both Councils to recover funds.

2.4.2. “A public right of way (PRoW) passes through the site, linking it to Pinfold Lane”.

The applicant has gone out of his way to restrict the public from using the PRoW, as it goes through his farmyard. We have reported this several times via Love Clean Streets, issues with gate being

padlocked, cones and chain – which is bolted, so unable to unhook – placed across width of farmyard to act as a barrier. You are able to step over the chain; however, it is a trip hazard and shouldn't be there. This was only put in place in the last year, by the applicant, as more public had begun using the PRow. Prior to that there was no barrier.

2.5.3. “Furthermore, the site benefits from exceptional public transport connectivity. A bus stop is located immediately adjacent to the site, offering regular services to Longridge via the 1, 1S, and 822 routes.”

As there are no pavements on the west side of Spout Farm, to cross you have to go via Spout Lane. Preston Road at this point is 30mph, however this is constantly being ignored by drivers and has been reported to the police and LCC on numerous occasions. Preston Road is also the main arterial route into Longridge and very busy. It is a safety concern for residents on The Sandpipers, who cross daily to access the only pavement on the opposite side of Preston Road.

2.5.4. “The site benefits from established pedestrian links along Preston Road, and it is understood that the adjacent Create Homes development is mandated to provide a new footway to the nearest bus stop as part of an agreed package of off-site highway works”.

Only a grass verge available. See comments in 2.3.1. Section 38 has not been enforced by LCC as stated in approved planning application 3/2020/0309. Create Homes is unlikely to comply unless legal action taken by RVBC and LCC. This applicant will have to consider undertaking this work in any future applications.

3.5.1 “The land immediately adjacent to Spout Farm has been subject to multiple iterations of housing applications, culminating in substantial residential developments that are now complete and occupied”.

The site is yet to be completed. The roads, pavements and water ways have yet to adopted, and due to the poor condition, without works being carried out to bring up to an acceptable standard, this is unlikely to change in the near future.

5.3.1. “The site already benefits from a highly established, existing vehicular access onto Preston Road which currently serves the Spout Farm complex”.

See comments 2.3.1

5.3.2. “The principle of utilising this established access arrangement forms part of this proposal, confirming that the site is readily accessible”

See comments 2.3.1. No direct access onto Preston Road from Spout Farm.

Yours Sincerely

