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From: [REDACTED]
Sent: 29 July 2021 16:57
To: Planning
Subject: App. No: 3/2021/0556
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Date: 29 July 2021 at 12:07:28 BST
To: john.macholc@ribblevalley.gov.uk, adam.birkett@ribblevalley.gov.uk,
nicola.hopkins@ribblevalley.gov.uk, [REDACTED]
Subject: App. No: 3/2021/0556

Response submitted on behalf of the Dilworth Community Voice, Longridge

An action group giving a voice to the community of Longridge.

Application Number: 3/2021/0556

Proposal: Application for reserved matters consent (appearance, scale, landscaping and layout) pursuant to outline planning consent (ref: 3/2016/1082) for the demolition of 74 Higher Road and construction of up to 123 houses on land to the rear.

Location: 74 Higher Road Longridge PR3 3SY and land to the rear

The above application was submitted on 21st May 2021, a day before the outline consent expired. The residents of Longridge challenge the validity of that submission as a number of plans were omitted. The application was therefore incomplete and failed to meet the criteria for a valid and complete submission by the deadline. We request that Ribble Valley Borough Council check the legal validity of this incomplete application.

The location of the development is in very close proximity to residential dwellings and as such, does not respect the existing neighbouring properties with the overall impact interfering harmfully with the visual amenity and the character of the area. The boundaries are too closely abutted right up to existing dwellings and therefore creates unacceptable levels of overlooking and noise. The level of the land is elevated by 3.5 meters above existing gardens which will cause an unacceptable impact on privacy.

The development does not integrate with the extensive Taylor Wimpy build. There is no continuity. Whilst the development could have been situated abutting the Taylor Wimpy site, the build is located all at one end of a field with just one access and exit point. The site will therefore fail to

integrate with the new builds currently in construction and will have a detrimental impact on the existing dwellings on Higher Road.

The overall layout of the site fails to integrate with the local community.

The medium quality build materials are at odds with the character builds on Higher Road.

The lack of harmonious landscaping fails to compensate for the ecological damage that will be caused.

Residents will be severely impacted by the access road which is too close to their boundaries.

The impact of urbanism is causing flooding issues, especially with regard to the fact that the site is elevated and sloping. The impact of water run off on neighbouring sites such as Taylor Wimpy and the lower Dilworth community is likely to be considerable.

Higher Road narrows at the junction with Dilworth Lane. This is a dangerous junction and unacceptable levels of road congestion and hazardous driving will be an inevitable consequence of this development.

The overall impact of the site layout, close proximity of boundaries, loss of privacy, lack of thoughtful landscaping, inconsistency of integration with current building by Taylor Wimpy and the lack of sensitivity to the existing dwellings and the character of the area bring the residents to the conclusion that this application has been rushed through at the last minute, with little consideration of the Reserved Matters.

We also are aware of an existing Restrictive Covenant on the Applicant's land, which is recorded on residents deeds with HMLR. The Applicant should be required to produce evidence to show that there is an unrestricted right to build on the whole of the site and that they would not be in breach of covenant by doing so.

