

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 10 January 2024 09:42
To: Planning
Subject: Planning Application Comments - 3/2023/0706 FS-Case-576126167

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2023/0706

Address of Development: Higher College Farm Lower Road Longridge PR3
2YY

Comments: Blackburn road is notorious for heavy traffic and excessive flooding this development will just make things worse, plus it will be an eyesore on the beautiful landscape of the Ribble valley.
Please reject this application

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 10 January 2024 09:20
To: Planning
Subject: Planning Application Comments - 3/2023/0706 FS-Case-576117357

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2023/0706

Address of Development: Higher College Farm Lower Road Longridge PR3 2YY

Comments: The roads in and around this area are already in a bad state, there is already a huge industrial development by Redcar close by.

There are already several local industrial estates in Longridge and surrounding areas and this is not needed and should be denied.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 10 January 2024 08:52
To: Planning
Subject: Planning Application Comments - 3/2023/0706 FS-Case-576104176

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2023/0706

Address of Development: Higher college farm
Lower road
Longridge
Pr3 2yy

Comments: The traffic is already at breaking point, so 40 industrial units would put Longridge to a stand still
There is already an excess amount of bottle necks
Eg outside schools, Berry lane,etc etc

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 10 January 2024 08:17
To: Planning
Subject: Planning Application Comments - 3/2023/0706 FS-Case-576097579

[REDACTED]

Planning Application Reference No.: 3/2023/0706

Address of Development: Higher College Farm Lower Road Longridge PR3 2YY

Comments: This will bring even more traffic to an area which has had recent residential development. It is also situated near a dip in the road which floods regularly as a result of the existing overdevelopment of the surrounding area. I cannot see this development making things any better as the natural soak-away the current property provides will be removed.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 10 January 2024 07:29
To: Planning
Subject: Planning Application Comments - 3/2023/0706 FS-Case-576084933

[REDACTED]

Address:

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2023/0706

Address of Development: Higher college farm, longridge

Comments: As a resident of a local village, through which most traffic would travel to this site if originating from the motorway or Preston, i have significant concerns surrounding the traffic this development would generate. Traffic through the village is already a real problem and the village is regularly gridlocked. I would ask that this is taken into consideration and, should the development move forward, restrictions on travel through Grimsargh be put in place.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 10 January 2024 07:09
To: Planning
Subject: Planning Application Comments - Planning application RVBC 3/2023/0706 submitted to RVBC for 40 Industrial/Commercial units opposite Tootle Green, Hothersall. Comment on this application here;
https://webportal.ribblevalley.gov.uk/site/scripts/planx_...

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: Planning application RVBC 3/2023/0706 submitted to RVBC for 40 Industrial/Commercial units opposite Tootle Green, Hothersall. Comment on this application here;
https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2023%2F0706

Address of Development: Land opposite Tootle Green, Longridge

Comments: 40 industrial units in this location would be a disaster. Longridge and the surrounding areas do not have the road infrastructure to cope with all the extra traffic this would bring to the area. The local roads are already massively busy due to all the new builds in the area and many are also in a state of disrepair. Additionally, our countryside has already been diminished by inconsiderate planning by both Ribbles Valley and Preston Councils - please don't ruin our little town (should still be a village) any further. Most Longridgers I know live here to be in a small community and this has already changed so much in recent years. Please consider the countryside, the effect on the population and the road infrastructure - I feel this would be a disaster to our community and surroundings .
Thankyou

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 10 January 2024 10:12
To: Planning
Subject: Planning Application Comments - 3/2023/0706 FS-Case-576130682

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2023/0706

Address of Development: Tootle Green
Hothersall.
PR3 2YY

Comments: How on earth can this be considered? Is there really a need for industrial units and the associated environmental impact? What is the methodology for this type of thinking?

By no means am I a 'NIMBY' however what's the business case for this, and to be fair I think it will just be a load of industrial units that the developer will be unable to sell / rent / Lease

I am a resident of Longridge [REDACTED] and already the traffic here is ridiculous with HGV's, Large Buses and many cars and vans gaining access both up Chapel Hill and Lower Lane.

Having read your transport statement, I fail to see where it states there is very little access through Ribchester to the A59 due to the tight corner on Ribchester Road by the Black Bull Pub. Also, access to / from Preston down Preston Road isn't ideal as the bridge in Grimsargh (Slew Bridge) is really fit for purpose. The statement where you said that the chances of an accident are low is ridiculous as with the increase in Construction traffic and delivery's etc to the proposed site there will be an increased possibility of accident. What about School traffic, farm traffic etc? Has this also been considered in the planning application?

The only way to alleviate the traffic congestion which this WILL bring in the long term (if approved) is a bypass by Grimsargh and also past Ribchester to the A59. I would also suggest imposing weight limits on HGV vehicles to avoid damage to Slew Bridge in Grimsargh and further damage by Pot Holes on our already over used roads and underfunded repairs.

Perhaps the cancellation of HS2 phase north of Birmingham funds can be redistributed to the North (as promised) and RVBC and Lancashire County Council can bid for a portion of these funds in order to improve transport infrastructure in the Ribble Valley area and the surrounding areas BEFORE looking at plans as Ridiculous as this one!

I look forward to a reply, I doubt it though!

I reiterate, how on earth can this be considered.....again!

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 10 January 2024 10:14
To: Planning
Subject: Planning Application Comments - Planning application RVBC 3/2023/0706 submitted to RVBC for 40 Industrial/Commercial units opposite Tootle Green, Hothersall FS-Case-576143293

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: Planning application RVBC 3/2023/0706 submitted to RVBC for 40 Industrial/Commercial units opposite Tootle Green, Hothersall

Address of Development: Planning application RVBC 3/2023/0706 submitted to RVBC for 40 Industrial/Commercial units opposite Tootle Green, Hothersall

Comments: It is ridiculous the infrastructure is already suffering the roads are mudded with potholes. The traffic levels are absurd. You can't an appointment at the doctors or dentist it is ridiculous what is happening to this once lovely area.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 10 January 2024 11:41
To: Planning
Subject: Planning Application Comments - 3/2023/0706 FS-Case-576188782

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2023/0706

Address of Development: Higher Farm Lower Lane Longridge

Comments: I oppose this planning application it is an inappropriate site to have in a residential area and will ruin the peaceful countryside environment

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 10 January 2024 08:54
To: Planning
Subject: Planning Application Comments - 3/2022/0553 FS-Case-576105996

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2022/0553

Address of Development: Higher College Farm
Lower Road
Longridge
PR3 2YY

Comments: The volume of traffic in Longridge is at a dangerous level now, adding another 40 industrial units will take it over the top. What happens to all this traffic when there's an incident on Preston Road that shuts the main road into Longridge. It is chaos on all the country lanes as it is. Is planning going to include a bypass around the area?

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 10 January 2024 09:52
To: Planning
Subject: Planning Application Comments - 3/2022/0553. FS-Case-576131193

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2022/0553.

Address of Development: Higher College Farm Lower Road Longridge PR3 2YY

Comments: I reject this application. There is simply not the infrastructure to support such a huge development, which will likely include the rise in heavy goods vehicles in the area, resulting in more traffic and more damage to the already terrible roads. Lower Lane is absolutely full of pot holes, it is already dimly lit with poor visibility in the early mornings/evenings, not to mention the junction at the end, which needs some traffic calming measures, or traffic lights. The Tootle Green Estate has a terrible entrance, with poor visibility for other traffic, and is dangerous at peak times. To add more traffic in this area would be an utter catastrophe, and a very stupid idea.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 08 January 2024 15:54
To: Planning
Subject: Planning Application Comments - 3/2023/0706 FS-Case-575562794

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2023/0706

Address of Development: Higher College Farm Lower Road Longridge PR3 2YY

Comments: The above application includes a battery store for storage of energy generated from PV cells but the documentation in the proposal does not show the number or location of the PV cells. The PV cells are referred to in the planning statement but their location seems to be omitted. There is no dedicated area shown on the plan nor are they shown on the elevations of the buildings. This seems to me to be a significant part of the plan as it will impact the visual aspect of the development. I would suggest the detail of the PV cells should be known before approval is given.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 08 January 2024 15:22
To: Planning
Subject: Planning Application Comments - 3/2023/0706 FS-Case-575547147

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2023/0706

Address of Development: Higher College Farm, Lower Road, Longridge PR3 2YY

Comments: My concern with this proposal is the volume of increased HGV traffic that will primarily operate from Grimsargh into Longridge and specifically pass down Lower Lane Longridge to access this site. Lower Lane is already a dangerous road for traffic due to its design (ie straight long road, no bends), this commonly results in speeding well in excess of 30mph limit with no road traffic deterrents in place (operable speed cameras; road humps; etc). This increased volume of traffic and specifically, HGV based traffic will increase the risk to pedestrians and road users in general and additional consideration needs to be given to introducing some control measures on this section if this proposal is to proceed. In addition the road is becoming 'rutted' with noticeable deterioration in past 12 months - this will need addressing prior to these plans being agreed.

[REDACTED]

From: [REDACTED]
Sent: 08 January 2024 19:56
To: Planning
Subject: Appeal of decision



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 Stephen Kilmartin,

I am writing to appeal the decision regarding Planning Application No: 3/2023/0706 for the proposed erection of 40 Class E(g) units and one battery storage and maintenance unit, with associated parking and access, located at Higher College Farm, Lower Road, Longridge, PR3 2YY.

The grounds for this appeal stem from reasons such as the impact on [REDACTED] effecting my income due to the impact of the increased noise favourable the pollution along side the obstruction of the view. It is my contention that a careful review of these aspects warrants reconsideration of the planning application.

The anticipated increase in traffic resulting from the proposed development is a matter of concern for the community. I acknowledge this concern and would like to emphasise that measures have been outlined in the proposal to address traffic management.

The possibility of increased noise due to the development is a valid concern. However, it's important to acknowledge that the noise pollution, will effect [REDACTED] more so it will ruin my [REDACTED] [REDACTED] due to the increased noise.

The impact of the proposed development on the existing view is a critical consideration.

In conclusion, I respectfully request the Planning Committee's reconsideration of this matter, taking into account the information and evidence provided. Thank you for your attention to this appeal, and I hope for a favourable review of the planning application.

Yours sincerely,

From same address as next email

From same person as previous email

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 08 January 2024 22:11
To: Planning
Subject: Planning Application Comments - 3/2023/0706 FS-Case-575670204

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2023/0706

Address of Development: Higher College Farm Lower Road Longridge PR3 2 YY

Comments: The grounds for this appeal stem from reasons such as the impact on [REDACTED] income due to the impact of the increased noise favourable the pollution along side the obstruction of the view. It is my contention that a careful review of these aspects warrants reconsideration of the planning application.

The anticipated increase in traffic resulting from the proposed development is a matter of concern for the community. I acknowledge this concern and would like to emphasise that measures have been outlined in the proposal to address traffic management.

The possibility of increased noise due to the development is a valid concern. However, it's important to acknowledge that the noise pollution, will effect [REDACTED] more so it will ruin [REDACTED] due to the increased noise.

The impact of the proposed development on the existing view is a critical consideration.

In conclusion, I respectfully request the Planning Committee's reconsideration of this matter, taking into account the information and evidence provided. Thank you for your attention to this appeal, and I hope for a favourable review of the planning application.

Yours sincerely,
[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 08 January 2024 23:05
To: Planning
Subject: Planning Application Comments - 3/2023/0706 FS-Case-575677640

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2023/0706

Address of Development: Higher College Farm Lower Road Longridge PR3 2YY

Comments: By 2028, Longridge will be regarded by its residents as a vibrant town in which to live, work and play, having retained its historic centre and its blend of urban and rural characteristics. The town centre will have a wide range of retail premises, attractive to both residents and visitors, with well-maintained highways that are free from congestion and supported by off-street parking facilities.

Residents will have access to a range of public services, healthy leisure activities and designated green spaces, whilst community facilities in the town will be improved and enhanced. Existing employment areas will be protected and opportunities for business expansion identified.

4.1
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.

To achieve our vision, we have identified six objectives for the LNDP.

27 | Page

Longridge Neighbourhood Plan 2018 - 2028

OBJECTIVE 1 - To help manage future housing growth in Longridge

OBJECTIVE 2 - To ensure a suitable level of infrastructure is in place

OBJECTIVE 3 - To protect local character, heritage and landscape OBJECTIVE 4 - To maintain and enhance local shops and services

OBJECTIVE 5 - To protect and enhance community facilities

OBJECTIVE 6 - To protect and enhance local employment opportunities.

So it is in contradiction with longridge long term development plan as it is not proportionate to the size of longridge.

Goes against objective 3 as it is not in keeping with local character and destroys remaining landscape.

The impact of the proposed development on the existing view is a critical consideration.

In conclusion, I respectfully request the Planning Committee's reconsideration of this matter, taking into account the information and evidence provided. Thank you for your attention to this appeal, and I hope for a favourable review of the planning application.

Yours sincerely,
[REDACTED]