

**From:** [REDACTED]  
**Sent:** 12 April 2021 21:33  
**To:** Planning <[planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)>  
**Subject:** Planning Application Number 3/2021/0275

Dear Mr Birkett,

I am writing to you in response to a proposed erection of houses to the rear of the Dog Inn, Longridge (Application Number 3/2021/0275) and on behalf of

[REDACTED]

Whilst I understand that the development may be seen as an improvement to the area as it is now, I would like to make comments on three subjects of concern.

(1). Although the Drainage Strategy statement and the assessment of surface water 'infiltration' show that the area is at low risk of flooding [A] below,

anecdotal conversations remember times when water 'flooded down the bank and washed away the recently planted potatoes'. Darwen Close is several meters

lower than the proposed site and, as such is under a much greater threat of flooding. The plans show a large area of tarmac/paved surface on a relatively steep slope.

In times of high precipitation ground infiltration capabilities would not prevent the road becoming a torrent, especially at its lower levels. In fact the water would be concentrated

into a small area in the proposed parking area to the south of the development.

I have seen Berry Lane (Longridge's main shopping street) awash with surface water and localised flooding at both its middle and bottom.

Drains could not cope and much of the rainwater went straight over the drains.

I do not believe the proposed 'soak away' drainage system could cope any better.

(2). With reference to [B] below, the dwellings **do indeed** overlook neighbouring properties to the south east albeit from a distance of approximately 35m.

However, with further reference to [C] and [D], the current hedge-line (H2) provide some measure of privacy by its very height. Any lowering or removal would lead to gross intrusions

of privacy in the gardens of many of the properties especially towards the southern end of the Close. It should also be noted that occupants of vehicles on the proposed road would look

directly into the bedroom windows of Darwen Close.

(3). In hours of darkness cars parking or setting off from the proposed properties would shine their headlights directly into the adjacent houses of Darwen Close. Maintaining a hedge and,

perhaps installing some fence material of the necessary height, might mitigate this potential problem.

## **References**

### ***Drainage Strategy March 2021***

**[A]** 2.18 Surface water runoff from the development will be controlled such there will be no change to the flood risk upstream or downstream of this location

### ***Planning Statement***

**[B]** 5.10 Three-bedroom terraced family homes are proposed, with each property 2.5 stories in height. The properties proposed are not excessive in scale and are representative of other schemes in the locality. The dwellings do not overlook the Conservation Area or neighbouring properties, with the dormer windows facing out of the site in a south easterly direction.

**[C]** 7.7 The report found construction of the proposals can be achieved whilst retaining all the surveyed trees. It is however necessary to cut back a low-quality tree group and lowquality hedge on neighbouring land. The proposals however have sufficient space to accommodate new tree and hedge planting, the provision of which can be achieved through a suitably worded condition and landscape plan. The trees on site will be protected in accordance with current guidance.

### ***Arboricultural Impact Assessment***

**[D]** 5.2 It is projected that construction of the development as proposed can be achieved whilst retaining all of the surveyed trees. Nonetheless, as detailed in the TSS it is identified that it will be necessary to cut back the western side of the canopy of low quality (i.e. 'C' category) group G3 in order to construct plot 9 as proposed and part of low quality hedge H2 in order to construct the proposed access road and bin collection area (see TIP).

Although I have read that there will be no reply to this mail, I do believe that local residents deserve to be 'kept in the loop' on a subject that will affect their lives going forward, even if only by email.

The construction of these properties will lead to a period of noise, dust, disturbance and a general reduction in the quality of resident's lives, some of them in their later years.

Yours sincerely,



