

From [REDACTED]

Sent: 13 April 2021 16:36

To: Planning <[planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)>

Subject: Planning Application No. 3/2021/0275

### **Area of land behind the Dog Inn and behind Darwen Close, Longridge**

Thank you for notification relating to planning permission application on the land behind the Dog Inn.

Our serious concerns regarding this are as follows:

- Soak away drains: our land is already susceptible to minor flooding. This would inevitably be made worse with more hard surfacing above us. Soak away drains are not adequate. Only proper drains into the drainage system would be adequate. [REDACTED] below the suggested development. The Report prepared by Retford Consulting Engineers whilst very comprehensive only looks **at the site** as you would expect, being for Mr. Lee. Should they have inspected our land they would find that it is still very wet even after a week of relatively dry weather.
- Our land also contains the drainage pipes for the whole, at least, of Darwen Close. Your Officers will have records of the problems we have endured in the past, before the responsibility was handed to United Utilities.
- Water always runs down hill, so things would not improve.
- Whilst described as 2.5 storeys, these properties are in reality 3 levels high. Surely a single storey is more appropriate.
- Noise: in this regard, the development would be helpful to the Darwen Close residents but not to the new house holders. In normal times (non-pandemic), the Dog Inn is extremely noisy and bad language comes from the pub throughout Summer evenings and all weekends. This will inevitably be very disturbing to the new residents who will be so much closer. We are surprised by comments to the contrary in the Noise Report. The Fan Test can not replicate the kind of noise which emanates from inside and outside the Dog Inn on a regular basis.
- Plantings: what provision is there for planting around the site to protect neighbouring boundaries and indeed to replace all the hedging, plants and trees already removed by the builder? The area is a conservation area. It has already been negatively impacted on by the builder who had removed planting and stone walls well in advance of this application. This needs to be replaced.
- Parish Council Land: The triangle at the bottom corner of the site actually belongs to the Longridge Parish Council and not to the builder and there is a covenant on that small portion of land which precludes any development. It was bequeathed to the council by an elderly Longridge resident. We note that the builder is intending to build a road in this corner. Is this legal?

We are sure that the Council would not like to act illegally as we understand that the Garage which is scheduled for demolition, I am informed by a long term resident, is a listed building due to its historical significance. In addition I understood that this piece of land was designated as not for development some time ago.

Again thank you for notification and we trust our genuine concerns will receive proper consideration.

Kind regards

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