


**From:** [REDACTED]  
**Sent:** 29 April 2022 12:14  
**To:** Planning  
**Subject:** Planning Ref 3/2021/0556 123 Houses to rear of 74 Higher Road

  
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FAO Nicola Hopkins

Further to previous correspondence which was duly ignored, please find below our latest objection to the planning, referenced above.

Since the original [REDACTED] application by the landowners to [REDACTED] by submitting planning applications there appears to be no liaison between RVBC and Preston City Council for the overdevelopment of Longridge. There are now eight construction sites currently building houses around Longridge, two of which appear to have stalled for one reason or another. These have now been ongoing for over six years and rarely a day goes by when there are no traffic lights on the roads in to Longridge. There appears to be no joined up thinking between all the elements of local government and the departments therein.

This lack of cohesiveness appears to have provided the prime opportunity for developers and local landowners to sell areas of land, for development, on an ad hoc basis with a lack of planning to reduce the impact on the population of Longridge, its surroundings and the local wildlife. There remains a lack of provision for the increased population around Longridge with local services appearing to reduce rather than keep up with demand.

[REDACTED] at the local schools, we are well aware of the current influx of new families attending our local schools, which has maximised the capacity. To manage the increase of the population growth, and the effects on local amenities, considerable increases in schools, health provision and improvements in the road network need to be considered, planned and implemented prior to further home construction. Longridge now needs reactive planning, which is not evident, for the facilities currently available following the current population growth.

The site creates a dangerous junction on Higher Road – Having lived in Longridge for most of our lives we have always been aware of the problem at the Higher Road - King Street junction. The poor sight lines, due to the old White Bull public house, gives drivers leaving Higher Road the impression that they risk being struck by vehicles driving up Dilworth Lane. The parking on Higher Road has reached the point where home owners now park on both sides of the road providing narrow roads through which an ever-increasing number of cars are passing. There are two businesses [REDACTED] on Higher Road which attract a variety of parking arrangements. This is leading to more people using the route through the housing estates as a “rat run” to avoid what can be a time-consuming journey along Higher Road, cars take turns to pass the parked cars in single file, except when the refuse collection is taking place where the wagon prevents any vehicle passing for what can be twenty minutes. In summer the road is used by visitors to the caravan park with the arrival of ever increasing in size caravans and trailers. The road is also used to get to the golf club, the holiday cottages and to the scenic views from Jeffrey Hill. The

road changes from a national speed limit, 60mph, to 30mph and often the drivers are still travelling at a higher speed within the residential sections of Higher Road. With the high speed and narrow road several cars have suffered damage from passing cars. In the last three years a speeding car left the highway and drove into the restaurant access porch, fortunately no one was in it at the time.

The application requires a bungalow to be demolished in order to create an access near to the narrow Green Lane junction. The obvious entry to any proposed development is from Tootle Heights, not from Higher Road. The landowner applicants will [REDACTED] for access from the existing development. It is reasonable to expect 400 car movements every day in and out of this junction on to Higher Road. It will create a dangerous junction on to a restricted road made worse by the parking situation and is not suitable for heavy traffic, including emergency services, or has the capacity to accept this increase. The residents of Higher Road, due to its narrowness, are forced on occasion to park their cars with wheels in the pavement in order to allow reasonable passage of vehicles down the centre of the road. This impedes the passage of wheelchairs, prams and cyclists and has been the subject of complaint by other road users. The car parking problem remains constant throughout the day now as more people work from home and others car share due to high fuel costs.

The site abuts a conservation area, it will have a major impact on Club Row cottages which are some of the oldest buildings in Longridge and are listed structures and are part of a conservation area. The homes will be built around it and all down the hill to the Tootle Heights development by Taylor Wimpey thus impairing the visible amenity of the area core strategy. A major factor to choosing our house was due to the historic area within which we live and the fantastic views we have. The Tootle Heights development has impinged on this but further development would devastate it. The plans submitted provide detail on how the steep slope will be dealt with, however the elevation of the houses will still lead to the loss of privacy, light and views.

The site and adjacent fields and trees are populated by bats, deers, small and larger mammals, there is a badger sett adjacent to the site. There are at least fifty different species of wild birds in this rural area at the bottom of [REDACTED] There is no need for further development of the agricultural land to [REDACTED] [REDACTED] ruining not only the views but the habitat of the visiting animals to [REDACTED] and neighbouring fields. The proposal seeks to [REDACTED] of the applicants and continues to highlight the inadequacies of the local government. The applicants have not considered the impact of any development on Higher Road, the nearby road network, local infrastructure nor the existing town services.

Please register our objections and if you wish to discuss these please respond to the address above.

Regards,

[REDACTED]