

## Sharon Craig

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**From:** Jack Spees <jack@ribbletrust.com>  
**Sent:** 06 September 2018 16:00  
**To:** planning  
**Subject:** Objection to Application 3/2018/0750

Dear Sirs,

We are writing to object to the planning Application 3/2018/0750.

Having reviewed the application, we are objecting for the following reasons:

- Question 13b) is incorrect the stream is an important habitat and/or biodiversity feature and the lack of detail in the ecology report demonstrates that insufficient attention is provided to potential impacts on protected species. Further surveys and detail should be provided. Where it states the brook was dry on the single day survey, there is no reference to which stream - there are 2 in the development, and we believe that a single days survey is not representative. Furthermore ephemeral streams are still an important biodiversity feature, and should not be dismissed. We have records of otters within 100m of the site, and observed trout present within the site. The development has potential to cause disturbance to these species, and as such suitable mitigation and measures should be in place to offset this disturbance.
- The flood risk map is not clear, our records clearly show that part of the building is in flood zone 2, the map provided is unclear and slightly misleading as the scale doesn't show this and the aspect ratio is distorted, and although it acknowledges it is in the low risk category, with predicted impacts of climate change, we would say that this is an underestimate and that this assessment is insufficient, particularly where the architect, has said "it could be planned to incorporate a flood gate". We believe that suitable flood protection must be included, and this would be at least a flood gate.
- The proposed foul treatment system falls in the flood zone, and there is no detail around its specification or functionality. Its location has the potential to cause pollution from alluvial flooding, and the specification is required to determine what the ecological impact would be to brook, we feel that it would be more appropriate that foul water be discharged to the sewer if possible, even if at greater cost.

Given the above we believe that the application should be declined on the basis of insufficient information to assess the applications impact on the environment.

Regards

*Jack Spees*

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Ribble Rivers Trust

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