

RB

DIRECTOR OF
COMMUNITY SERVICES
30 JUL 2020
FAO

Little Blacksticks Farm
Blacksticks Lane
Chipping, PR3 2WL
Tel 0199561311

28/07/20
31 JUL 2020
ATTENTION OF

For the Attention of Director of Economic and Planning

Dear Sir,

re planning application 3/2020/0513

I am Power of Attorney for my **[REDACTED]** living at Pendle Crest View, Preston Road, Ribchester, PR3 3XL.

Anthony is **[REDACTED]**. As things are now, his only difficulty arises where there is heavy road traffic passing his house. However that problem is not serious because the noise is rarely sustained.

My concerns about this project are that there could be excessive traffic noise entering and exiting the site and also there may be problems with noise from people holidaying at the lodges.

[REDACTED]

[REDACTED] can be greatly aggravated when he comes under pressure from excessive external noise.

I wish you to take into consideration the above points when considering this planning application.

Kind Regards

[REDACTED]
[REDACTED]

Culrathain
Preston Road
Ribchester
PR3 3XL

[REDACTED]

30th July 2020

Dear Sir / Madam

Re: **Planning Application 3/2020/0513**

Thank you for inviting our views on the above planning application which lies close to our property.

[REDACTED] owns and lives at Culrathain, Preston Road and I am writing this objection on her behalf. [REDACTED] and I too am currently residing at this address. We both strongly object this application for the following reasons:

1. Traffic

We believe this proposed development will significantly increase the amount of traffic on Preston Road which is already terribly busy with restricted sight lines and queues as a result of parked cars. The existing opening is a narrow, single track lane and involves a tight turn at the bottom of a downwards slope from Longridge to Ribchester. The speed limit changes to 20 mph at the access point of the development however cars are frequently going much faster. In recognition of this, Lancashire Police frequently install a mobile speed camera at this exact location. I believe the Highways Department have also confirmed the access is problematic because of insufficient space plus, they have also confirmed there will be an increased risk of a serious accident. The increased traffic generated by the site will significantly increase both noise and air pollution.

2. Noise, Pollution and Waste

6 x 3 double bedroom holiday lets, plus a snail farm and its processing machines, will significantly increase noise, waste and rubbish. I am not sure what the plans are for lighting the site but there will no doubt be increased light pollution too and we are genuinely concerned as to how this will impact the wildlife in the area. Although the ecology report says the land does not have bats, I can confirm we have bats frequently flying in our garden and I am fearful their habitat and therefore existence, will be being destroyed.

3. Heliculture

I don't know much about snail farming however a quick search on google has revealed several interesting facts:

- Most snail farms fail in the first year. I also believe I am correct in saying that Crusader EPRA have indeed set up several snail farms previously which have failed. So, I have no confidence in this company's ability to successfully, and humanly rear snails. Rather it appears a smoke screen for business rate avoidance and change of building use. I fear we would have derelict buildings within a year and dumped snails, and then potentially more holiday lets built. They clearly state on their website they develop property (not farm snails). It seems to me that the longer-term plan would be more substantial housing or at best extending the holiday lets across the wider land – especially as their current proposal only uses half of the land and there is no provision of access to the rest of the land.
- Snail production and processing smells
- Snail farming involves heat, noise and light – see earlier comments regarding light and its detrimental impact on wildlife
- Snails frequently escape and I see no provision in the plans for this

4. Flooding

We have lived at this property for 48 years and not one year has passed when this land has not been flooded. We are very concerned that the addition of a substantial amount of hardstanding for the foundations of the lodges and proposed business will reduce the land drainage available and therefore significantly increase the risk of flooding to the properties adjacent to the land. We are also concerned about the effects this will have on the ecosystem of Boyce's Brook.

5. Habitat and Wildlife

The Ecology Report states there is no evidence of bat habitation, yet we see bats in our garden almost daily and believe they may roost in the trees on the land. We also see curlews, herons, deer and hedgehogs (regularly). I believe Hedgehogs are protected under Schedule 6 of the Wildlife and Countryside Act (1981) and under Wild Mammals Protection Act (1996), which prohibits cruel treatment of hedgehogs. I assume destroying their habitat constitutes cruelty? The Ecology report again states that hedgehogs are live on this land. We are concerned that increased people, pollution; air, light and noise will detrimentally affect the ecosystem. The Arboreal Report highlights that all the trees are important and shouldn't be disturbed; indeed, they should be protected with specially designed cages, yet no provision has been made for this? In addition, the Highways Response and Fire & Rescue Response have highlighted the inadequacy of the existing entrance and suggested that the entrance needs to be much larger with a good sweep for safe, entry and exit. This would be impossible to achieve whilst preserving the existing trees.

I could not see any provision to make the building eco-friendly/carbon neutral? Surely in this current age this should be a vital ingredient of any new development in such a beautiful location?

6. Vista/loss of privacy

30th July 2020

Rebecca Bowers
Ribble Valley Council Offices
Church Walk
Clitheroe
BB7 2RA

Dear Mrs Bowers

RE: Planning Application 3/2020/0513

I am writing as it has just been brought to my attention regarding the above planning application and I would very much like to share my concerns regarding the traffic this would generate.

Preston Road is on a downward slope from Longridge into Ribchester. Ribchester is a 20mph narrow road which means, due to off street parking, is only one lane at most times. There is already a problem with congestion, speeding and parked cars being hit. My car has already been hit four times in six years and not one of them have stopped to report it and we have had to pay for this ourselves. It is also a frequent route for the Lancashire Cyclers as well as avid cyclists, of whom have also been hit.

We are a small quiet village with elderly people and people with young children. I fear the added traffic will be detrimental to this area.

I do hope that you will agree that we cannot handle the traffic flow that the above site would put upon this village.

Should you have any questions or concerns, please feel free to contact me.

Kind regards



5 Preston Road
Ribchester
Preston
PR3 3XL



01620 608

Rebecca Bowers

From: Planning
Sent: 03 August 2020 13:06
To: Rebecca Bowers
Subject: FW: Proposed development Preston Road, Ribchester -Application 3/2020/0513

Lynne Calver

PA – Chief Executive

[REDACTED] <[REDACTED]@[REDACTED].com>

Sent: 02 August 2020 12:36
To: Planning <planning@ribblevalley.gov.uk>
Subject: Proposed development Preston Road, Ribchester -Application 3/2020/0513

For the attention of Rebecca Bowers

Dear Ms Bowers,

We write in connection with the planning Application 3/2020/0513 - Proposed development Preston Road, Ribchester and wish to object to the proposed development. Below we outline our main concerns based on the information currently available to us;

Pollution

Increased noise from traffic coming and going onto the site. Noise pollution from holiday makers using the log cabins,
Smells from the snail production and processing. The proposal is to use a septic tank sited close to the brook, the proposed solution does not seem adequate for up to 30 holiday makers, plus workers, delivery drivers, visitors etc., We therefore have significant concern that sewage will overspill / discharge into the brook polluting the water stream, plus the smell resulting from the use of inadequate septic tank.

Flood Risk

Our property is at the bottom of Sarmatian Fold backing on to the track leading to the concrete bridge over Boyces Brook - the fields immediately opposite our property and theos on the adjacent field where the proposed development is situated is in, regularly floods, the location whereby the development is proposed sits partly in Flood Zone 2 and partly in Flood Zone 3. <https://flood-map-for-planning.service.gov.uk/confirm-location?easting=365538&northing=435340&placeOrPostcode=Blackburn%20road%20ribchester>

Therefore the suggestion that there is no flood risk is inaccurate and incorrect. Given the increase of hard standing the development would result in the risk of flooding both to the development itself, the adjacent properties would be significantly increased. Water displaced and the increased run off from such a large hard standing area into Boyces Brook will increase the flood risk further down the brook into the village affecting areas already at risk on Stoneygate lane and Blackburn Road near the Ribchester Arms.

Traffic Implications

Preston Road is a very busy road and the volume of traffic using it through the village continues to increase year on year. Speeding is an issue. Traffic travelling through the village rarely complies with the 20 mile an hour limit area, (which starts just before the track proposed to be used to access the development). In fact the road opposite the proposed entrance is a regular spot for speed enforcement officers to sit. The track / entrance itself is a blind entrance/exit. There would be a significant increase in traffic trying to enter / exit this track both from the log cabins - 2 parking spaces each suggests holiday makers coming in 2 vehicles to an area they do not know, delivery vehicles to the snail farm, visitor vehicles to the "education center" and vehicles used by staff working on the site. The accident risk on an already dangerous stretch of road is likely to increase significantly together with increased noise for houses in the area. It should also be noted that there is no footpath on that side of the road and no opportunity to put one in adding further risk for holiday makers walking into the village from the site.

Access to emergency vehicles - it appears that there is insufficient access for emergency vehicles or the likes of refuse collection - surely the council cannot permit a development which lacks such access?

Local wildlife and amenity

Boyce's Brook is an important wildlife habitat as well as a 'migratory corridor'. There are sensitive creatures who live along it - it's a spawning ground for brown trout, there are newts, bats, curlews, deer, owls and sightings of otters. Both the snail farm and the lodges would disrupt the wildlife.

The proposal gives no indication as to where the breeding pens will be situated, what size these will be or the structure they will be built from. Research undertaken indicates these are typically pens made out of galvanised metal, wire, wood or block materials or plastic tunnels for breeding. These need pest proof and are often covered to prevent predators. what will these look like where will they be situated? Climate control equipment like sprinklers and humidifiers are important and a temperature to be maintained of between 16 - 24 degrees - this suggests to me the need for equipment and further structures not shown on the plan. All of this likely to cause noise and potential smells. Drainage is also important - something that will be difficult on land that floods therefore is it intended to "ship in" additives to change toe makeup of the soil ?

We would anticipate there would be significant disruption to the locality both wildlife and residents in introducing services and necessary infrastructure to the development for something not necessary - there are plenty of other similar holiday lettings in the area. Snail farms frequently fail - if this is allowed and subsequently fails what then will the development become. We also note that the development is only located on part of the land occupied by the owner - what future plans does he have for the remainder?

Kind regards

[REDACTED]

39 Sarmatian Fold

Ribchester

Preston

PR3 3YG

[REDACTED]

Rebecca Bowers

From: Planning
Sent: 03 August 2020 13:07
To: Rebecca Bowers
Subject: FW: planning application 3/2020/0513

Lynne Calver

PA – Chief Executive

~~_____~~

Sent: 02 August 2020 08:23
To: Planning <planning@ribblevalley.gov.uk>
Subject: planning application 3/2020/0513

FAO Rebecca Bowers

re planning application 3/2020/0513

I write to object in the strongest possible terms to the above application, which concerns a proposed snail farm and holiday chalets on Preston Road, Ribchester, on the following grounds:-

POLLUTION caused by more traffic, and thus more noise. Possible water pollution of Boyes Brook, which flows through my garden, by sewage, with the possibility of health hazards for the inhabitants of Ribchester. The proposed septic tank for 6 dwellings seems woefully inadequate. Run off from the processing of snails is a further potential pollution risk, as are the associated smells and litter.

INCREASED TRAFFIC from lorries, vans and residents vehicles on a fast, dangerous stretch of road and the subsequent congestion in Ribchester village. The access to the proposed site is narrow and even when widened the sight lines for access will remain difficult.

ENVIRONMENTAL DEGRADATION to the wildlife, fauna and flora of the waterways and surrounding land.

FLOODING is a major frequent and serious problem in Ribchester. This area is proposed for Flood Zone 3 land which is by definition unsuitable for any further building.

ROADS Preston Road, leading down into Ribchester is already in a parlous state, not improved by patching at irregular intervals. Further traffic will make this an even greater problem.

NEED The area has a surfeit of holiday chalets and there are 2 caravan sites in close proximity to this site. More of these properties will make the character of the Ribble Valley, which is already irreparably damaged by over development, even worse. Local businesses benefit little and the local way of life is harmed.

Yours sincerely, ~~_____~~

33, Sarmatian Fold
Ribchester,

Preston.
PR3 3YG



Rebecca Bowers

From: Planning
Sent: 03 August 2020 12:47
To: Rebecca Bowers
Subject: FW: Snail farm and holiday chalets ref 2/2020/0513

Follow Up Flag: Follow up
Flag Status: Flagged

FYA

Lynne Calver

PA – Chief Executive

[REDACTED]@ribblevalley.gov.uk>

Sent: 31 July 2020 16:50
To: Planning <planning@ribblevalley.gov.uk>
Subject: Snail farm and holiday chalets ref 2/2020/0513

I have been made aware of a planning application made for Ribchester (as above). I would like to take the opportunity to object to the plan for a number of reasons.
Firstly the issue of flooding in the area. This field is one of the soak field's just above the flood areas and as we see more episodes of high rainfall any loss of fields or putting buildings and roads preventing this areas ability to take up rainfall and pushing the water further into the village.
Secondly and no less importantly this area is home to a number of hedgehogs and other wildlife which are highlighted as being in danger of extinction, any loss of habitat is becoming crucial, especially given the amount of building being carried out in Longridge and the surrounding area.
Finally, as i type this email i am sat watching as the constant flow of traffic speeds past my house, even though the speed limit is supposed to be 20mph. This road is becoming very dangerous, my house shakes as waggons and tractors thunder past at alarming speeds. Any additional traffic would only compound the issues we face daily not to mention that the condition of the road cannot cope with the volume of traffic using the village as a short cut to Longridge.

Your in anticipation,

[REDACTED]
13 Preston Road
Ribchester
PR3 3XL

Sent from Samsung Mobile on O2

