


PLANNING
04 AUG 2020
FOR ATTENTION OF


The Old Police House
Preston Road
Ribchester
PR3 3XL

RECEIVED BY
CHIEF EXECUTIVE

- 4 AUG 2020

Att: Rebecca Bowers
Planning Department
Council Offices
Church Walk
Clitheroe
BB7 2RA

FAO	
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1st August 2020

Dear Ms Bowers,

Further to the receipt of the Planning Application Notice for No. 3/2020/0513 we wish to raise objections based on the following concerns:

The access road to this site is onto a busy main road although a 20 mile zone this is never adhered to and the visibility from the entrance is restricted.

During heavy rainfall, surface water is heavy on the road and in the fields and gardens of the nearby properties, there is a brook which runs along the side of our property which struggles to accommodate the extra water and gives us some concerns regarding potential flooding. I have photos to back this up. We feel this would make a big impact on yet more flooding in the village which has you will be aware this year was its highest it has ever been recorded.

Parking on Preston Road is already a problem and when cars are parked outside our property visibility exiting Manor Avenue is dangerous and there have been several near accidents and on one occasion the corner concrete post of our garden was hit by a vehicle and had to be removed.

There will be an increase in noise in the area both from vehicles, public and generators to the Snail Farm. They mention schools attending for visits, the entrance to this site would be totally unsuitable for this. My research has also highlighted there is a strong smell from these farms.

The company Crusader EPRA was set up in 2019 and it's function is that of assisting clients to avoid council tax, my concern is that the Snail Farm is a way round obtaining planning permission for these lodges on an agricultural site which would in time become permanent residencies with a view to further planning on the remainder of the field. It is likely that the applicant is aware that these farms have a high percentage of failure, at which point it would be rendered a non viable business and a change of use to residential would be put forward.

Ribchester, is just not suitable to more development the traffic already passing through this village is far to heavy and has previously stated, flooding is a major issue and is getting worse, this must remain a priority for the residents.

Yours faithfully,

