

## Rebecca Bowers

---

**From:** Planning  
**Sent:** 05 August 2020 10:50  
**To:** Rebecca Bowers  
**Subject:** FW: F.A.O Rebecca Bowers

*Lynne Calver*

PA – Chief Executive

**From:** [REDACTED]  
**Sent:** 04 August 2020 18:42  
**To:** Planning <planning@ribblevalley.gov.uk>  
**Subject:** F.A.O Rebecca Bowers

Planning Application 3/2020/0513

I am sending this email to support the objections which you have already received from residents of Ribchester to this plan for holiday homes and snail farm behind Sarmatian Fold.

On grounds of safety, well being and potential extra flooding risk, this is not a project which will, in any way, enhance standard of life hereabouts

The Preston Road has been a disgrace for several years now and access from it to the proposed site would be difficult.

Please reject this application. It brings us only problems not solutions

Thank you

[REDACTED]  
Greenside  
Ribchester



Australitz  
Preston Road  
Ribchester  
PR3 3XL

RECEIVED BY  
CHIEF EXECUTIVE  
- 5 AUG 2020

FAO	
-----	--

august 1<sup>st</sup> 2020

FAO: Rebecca Bowers

PLANNING
05 AUG 2020
FOR THE ATTENTION OF

Dear Ms Bowers

RE: planning application **3/2020/0513**; Crusader EPRA; land at Preston Road PR3 3XL.

We have serious concerns regarding the proposed development of the existing agricultural site; in particular its environmental impact.

1. Flood Risk.

The proposed site is shown to be in an area likely to flood, specifically parts of it in flood zone 3, and parts of it in flood zone 2. This can be seen on the GOV.UK "flood map for planning" site. There does not appear to be a Flood Risk Assessment included in this application, nor does the application show any signs of having looked at the government advice on this matter.

The application also indicates it would use a soak away water system, which would presumably lead into Boyce's Brook. This would amount to the water runoff from the equivalent of 6 x 3-bedroom houses, plus a business which would surely use a vast amount of water to "farm" snails. Not to mention the hard standing, that would greatly reduce the ability for the water to drain away into the fields, rather than run down into the village. Ribchester already has a serious issue with flooding, which, in the last few years, has increased dramatically. Boyce's Brook is a tributary into the River Ribble, and it causes flooding along Blackburn Road, Ribblesdale Road and Stonegate Lane, and also severe flooding along Greenside, causing great damage to many homes.

The brook itself has been shown to have a very high water quality, and is well known to be a breeding area for spawning Brown Trout. We would be very concerned as to the quality of any waste from the snail farm, that may make its way to the brook.

## 2. Access and traffic issues.

From the plans we can see that the site is using access land to gain entry to the site, which is only a single farm track. We can see from the Highways and Transport report that a much wider entrance would be required, and as the land is not owned by the site owner, I am sure this would be an issue. This would also be a concern for any Emergency vehicles needing to access the site, as there seems to be insufficient space included for a turning-head.

The road into Ribchester is the main thoroughfare from Preston/Longridge to the A59/Clitheroe/Blackburn. It is a very busy road and regularly has cars at speeds in excess of its 30mph limit, and subsequent 20mph at the site entrance. Exiting our own house is no easy feat, even with a clear view from our 15 metre wide driveway, and with more than 10 years practice, let alone for anyone not used to the maneuver at the bottom of the hill, with limited visibility. It is a popular cycling route on the Lancashire Route 90, and also with motorbikes, who come down the hill at frightening speeds. There is often a police speed camera van parked directly opposite the site entrance, so it is a known hotspot for speeding. There is also no pavement or pedestrian access on that side of the road which would make it very dangerous for any holidaymakers and would make it impossible for anyone with any disability to access the site by foot.

## 3. Wildlife and Habitat

We are very concerned at the disturbance this will cause to the many different wildlife that live along the Brook. We regularly see bats swooping up from the large trees down by the brook, and we have Nuthatches that visit us in our garden from their nests above the brook. We also regularly see Herons, Curlews, Jays and Wrens; Deer frequently pass down from further up the valley, following the fresh stream. And we have also seen badgers and owls whilst enjoying the quiet in our garden. The increased noise and lighting, probably throughout the night for safety reasons, will seriously deter these animals from the current peaceful spot, as the proximity will be hard to ignore.

There are many trees on the site at the moment and we can see from the Arboreal report that they are, in the main, all important trees, and should not be disturbed. And at the least should have protective cages around them, even though this will greatly disturb the resident wildlife.

## 4. Archaeological Survey

We are concerned that there has been no mention of any archaeological survey. Ribchester is of great historical importance, and everyone in the village knows that there are a great many archaeological sites in the area. We assume a full survey will need to be done.

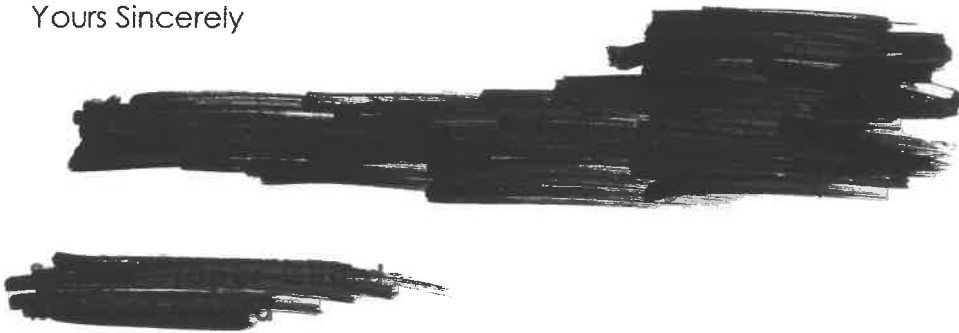
5. Noise pollution

There are already a lot of camping/caravanning/holiday lodge sites in the area, which do cause extra and excessive noise, especially at night. There doesn't seem to be any further need for holiday lets in the immediate area, especially on a site so close to residential areas. There could be in excess of 30 holiday makers at any one time plus employees of the "Snail Farm", meaning not only the noise from the people themselves, but the noise of up to 2 cars per lodge, plus employees vehicles. Leading to further noise and air pollution.

We are also concerned about the intention of the applicant. We are concerned that the proposal of a snail farm is only a means to gain approval for holiday lets, rather than an actual desire to farm snails. And, in turn, that the application to build holiday lets, will be a means to gain approval to build houses on this land in the future. We are concerned that the plans also show no access has been planned to reach the second half of the property, which leads us to believe that this other part of the land will also be subject to planning in the future. Meaning that there could be a development, potentially in excess of 15-20 houses, on a currently environmentally diverse area.

We thank you for listening to our concerns on this matter.

Yours Sincerely

A large, irregular blacked-out area covering the signature and possibly the name of the sender. It consists of several thick, horizontal black strokes of varying lengths and thicknesses, completely obscuring any text underneath.



## Rebecca Bowers

---

**From:** Planning  
**Sent:** 04 August 2020 12:01  
**To:** Rebecca Bowers  
**Subject:** FW: Form completion: Planning Application Comments Form

*Lynne Calver*

PA – Chief Executive

**From:** webmaster@ribblevalley.gov.uk <webmaster@ribblevalley.gov.uk>  
**Sent:** 03 August 2020 21:22  
**To:** Planning <planning@ribblevalley.gov.uk>  
**Subject:** Form completion: Planning Application Comments Form

### FORM DETAILS

*Web Ref No:* 21305  
*Form:* Planning Application Comments Form  
*Completed:* 03/08/2020 21:21:38  
*Status:* Pending

### USER DETAILS

*Site user  
email:* [REDACTED]

### USER INPUTS

*title:* [REDACTED]  
*LastName:* [REDACTED]  
*firstName:* [REDACTED]  
*numberName:* 24  
*postAddress:* 24 Chesterbrook Ribchester Lancashire  
*postCode:* PR3 3XT  
*refNo:* 3/2020/0513  
*addDev:* Land at Preston Rd Ribchester PR3 3XL

*comments:* My husband and I object to this planning application. We overlook this site. Currently it is just fields and trees, but building such a development will spoil the view. There are several trees there and are concerned that they would be lost. Isn't the area a flood plain? We are concerned about the noise that will be generated from holiday guests because noise massively travels across the valley. We chose to live here because it is a quiet area. Some people on holiday don't think about local people and much noise they are making! If people use the lodges for stag and hen parties the noise will definitely increase. The third reason we object to this development is the increased traffic on the road from building then holiday guests. The road is already damaged and extremely busy as it is. The road is difficult to drive up and down because of the number of parked cars, so the addition of traffic will add to this. Please consider our views.

-----

## Rebecca Bowers

---

**From:** Planning  
**Sent:** 04 August 2020 11:53  
**To:** Rebecca Bowers  
**Subject:** FW: Planning permission at PR3 3XL Ribchester village

*Lynne Calver*

PA – Chief Executive

**From:** [REDACTED]  
**Sent:** 04 August 2020 10:23  
**To:** Planning <planning@ribblevalley.gov.uk>  
**Subject:** Planning permission at PR3 3XL Ribchester village

Dear Rebecca Bowers.

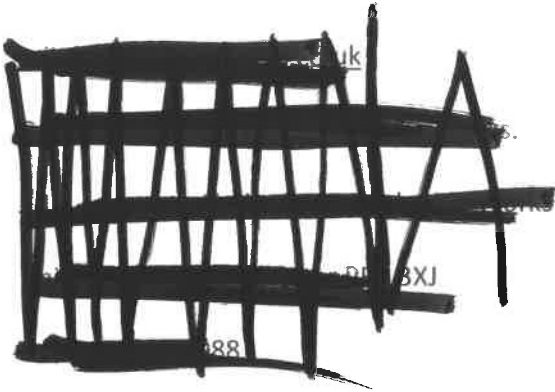
Please accept the following as my very strong objection to the planned Snail farm and holiday lodges in Ribchester village. PR3 3XL

- Firstly the application claiming there is no flood risk! This simply isn't true - the area is partly Flood Zone 2, with the snail farm on Flood Zone 3 land. Flood Zone 3 is the maximum category possible!
- Traffic implications - This is a hazardous stretch of road at the best of times. The planned access is narrow and blind, and as there's no pavement along the side of the road making it dangerous for anyone on the sight entering or leaving. Also the roads are in an awful state already without further traffic.
- Pollution - noise, traffic, smells from snail processing and potential contamination of Boyce's Brook during flooding.
- Mains drainage - it's proposed that a septic tank would be used, which doesn't seem adequate for 6 3-bedroom holiday lodges (planned to sleep 5 each) and a snail farm with packing facilities.
- 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, and many more.
- Asset to the village? There are already lots of similar holiday lodges in the area and a well-established snail farm on Inglewhite Road in Longridge, I Can't see how the village would benefit.
- I feel there are quite a few points on the application which need to be looked at carefully, as they are simply "Fiction".

Kind regards

[REDACTED]

**Julie Ashworth**



[www.GardeningWorks.co.uk](http://www.GardeningWorks.co.uk)

[www.GardeningWithChildren.co.uk](http://www.GardeningWithChildren.co.uk)

Confidentiality Notice: The information in this document and attachments is confidential and may also be legally privileged. It is intended only for the use of the named recipient. Internet communications are not secure and therefore Julie Ashworth Limited t/a Gardening Works does not accept legal responsibility for the contents of this message. If you are not the intended recipient, please notify us immediately and then delete this document. Do not disclose the contents of this document to any other person, nor take any copies. Violation of this notice may be unlawful. Please note that Gardening Works does not accept any responsibility for viruses and it is your responsibility to scan attachments (if any) for viruses.

Julie Ashworth Limited t/a Gardening Works is registered in England and Wales number . Registered Office: Unit 1, Bee Mill, Ribchester, Preston, Lancashire PR3 3XJ

Barn Cottage  
Preston Road  
Ribchester  
PR3 3XL

29/07/2020

REF: Planning Application 3/2020/0513

Dear Rebecca,

We are the owners of Barn Cottage, Preston Road, Ribchester, and have just been informed by one of our neighbours to the intentions of the above planning application which was the 1<sup>st</sup> we had heard although it states on the planning application website that we have been consulted ? which we have not.

We have a few concerns as this proposed development encroaches to the rear of our field as well as the impact on our village.

#### **Increased flooding**

I am sure you will see that our field is on your flood plain plan for the area. This field already floods on a regular basis during heavy rain and can be under 3 to 5 inches in a 24 hour period this can take weeks to dry out as you can see from the pictures I have included with this letter.

The recent bad weather seen the water level fill the field and move into our drive and enter the garage for the 1<sup>st</sup> time taking nearly 3 weeks to drain away, for which as a precaution we have had additional drainage put in place to stop this happening again , so as you can imagine the thought of having more buildings built to the rear of our field forcing more water our way is un thinkable.

I am sure you are more than aware of the Environmental agency having to set up the flood defences in our village on a regular basis, so any more water that is forced into the village would be disastrous.

#### **Traffic concerns**

The traffic that currently speed through our 20 mph village is already more than enough. We have had to deal with traffic using our village as a cut through to all the new developments in Longridge for the past four years at recorded speeds of over 70 mph making what should be a safe village road a very dangerous road and an accident waiting to happen I

As well as a number of large articulated lorries trying to manoeuvre the village turns and bridges causing damage as they go cutting through although we are designated as access only.

The thought of having more traffic speeding in and out of our village without having some additional safety measures putting place again is an unacceptable thought.

My background is construction and I am all for development, but it must be the right project for the right environment, and I don't believe that this is.

Yours sincerely

A thick, black horizontal bar used to redact the signature of the sender.



