

Rebecca Bowers

From: Sharon Craig
Sent: 06 August 2020 14:46
To: Rebecca Bowers
Subject: FW: Planning Application 3/2020/0513

Sharon Craig

Planning Receptionist
Direct Dial 01200 414552

Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe BB7 2RA

Hours of work: Wednesday pm only, all day Thursdays and Fridays

From: [REDACTED]
Sent: 06 August 2020 14:24
To: Planning <planning@ribblevalley.gov.uk>
Subject: Planning Application 3/2020/0513

[REDACTED]
18, Ribblesdale Road. Ribchester

PR3 3YL

06-08-2020

For the attention of Rachel.

Re Planning Application Number - 3/2020/0513

Land at Preston Road, Ribchester PR3 3XL

Dear Sirs,

I should like to object to the plan for cabins, a large snail farm building on this land principally because of flooding in the area of Boyce's Brook. The site is directly in line for this flooding, being right on the side of Boyce's Brook, which would be very unpleasant for the occupants.

As a resident on Water Street for 14 years and Ribblesdale Road for the last 31 years, my 45 years of living in the village have given me an insight into the consequences of interfering with nature at our peril.

This began well before my time when settlers decided to live here in the first place, because of silt from flooding it was a fertile valley suitable for farming, the Romans came because the river was fordable & built a large fort. The fort which existed for 400 years has all but been washed away over time, the Victorians used the watercourses to power their mills and upstream bobbin mills and to this purpose they grossly diverted the brooks & streams, in places raising their banks above the surrounding fields. This landscape exists to this day and has not been put back to its natural place with water tables taking the excess where they existed so long ago.

As a result the problem of flooding existed already when I innocently moved to the village in March 1975. Since then there have been frequent flooding events from the River Ribble which do not usually affect Ribblesdale Road, unless they are extremely serious. The area in the vicinity of Boyce's Brooke often floods in times of lengthy heavy rain or simply a severe thunderstorm. Flood water surrounds our houses and into our garages as well as coming up through the ground underneath into our foundations. In Ribblesdale Terrace, which is opposite our bungalow, residents have incidents when this water floods into their homes and ruins the ground floor rooms causing great distress. If the flood happens at night in the street outside or if a resident is abroad on holiday, their cars are frequently flooded causing damage, which may or not be repairable. My own car has been flooded 3 times. We rarely get an environment agency warning on these occasions as their flood warnings only cover the main River Ribble. I have constantly asked for sensors to be placed locally but to no avail. I am also weary of requesting street drains to be kept clear as they are constantly filling up with mud, hedge & grass clippings and road gravel as well as having grass grow over them. It is a constant battle.

The Boyce's Brook flooding events begin with heavy rain flowing downhill via the roads, surrounding fields, watercourses & increasingly from hard standing & roofs. (When we have planted trees we found the water table is so close to the surface in the valley floor with only 30cms of topsoil over 30cms white clay. In fact in winter the water can be seen by digging just 10 cms below the surface and even in steady rainwater rises up around our lawn border and in our front garden beds.) The water rises in the field behind Ribblesdale Terrace opposite and at the same time Boyce's Brook's level rises and water begins to spill from the Field between Ribblesdale Terrace and Cherry Pie Cottage. If residents are awake & notice this we immediately alert everyone we can to move their vehicles to higher ground. When the field on Stonegate Lane is full it spills onto the road and rises on the other side of the bridge as rapidly as that on the Ribblesdale Road side so it may be too late to move cars that way. By this time the road and ground around our house is flooded and if we are asleep or we haven't had time to put flood gates in place our garage is flooded as well. The gates are stored in the garage. While the flood is at its height our problems are exacerbated by vehicles, including local voyeurs, well meaning police cars, fire engines radio and TV crews driving through the flood water at speed, possibly in order to prevent their vehicles getting wet, but creating waves that cause even more ingress. This is a fast flood and can have done its damage in 4 hours leaving us to clear up the muddy mess & repair the damage yet again. This can be a very miserable & costly situation.

We face the serious threat of global warming, rising tides and increasing rainfall. The planning decisions are a serious concern to us as our experience tells us that although it is too late for us to benefit from hindsight and we can't transport our home to higher ground, we feel that we have been ignored every time a plan is passed to add additional roofs and hard standing in the area. These particular cabins are not for local people. A snail farm can be built anywhere. It does not have to be in a village that has more than its fair share of snails already! This development is taking yet further free green spaces away from the village and creating even more congestion within the area. Traffic and footfall has increased considerably since the enormous amount of housing and holiday developments within the outer area. Two already exist on Stonegate Lane. One of which seems very underused. A further caravan park exists already near to the De Tabley Bridge. There are already many visitors to our village at all times of the year and parking can be a problem. We have very few safe places to walk, cycle or push a pram in or around the village and although we still have a bus service few visitors arrive this way.

Please consider whether we need this development on this particular land at this particular time. I believe we do not and it would be detrimental to village life and wildlife to build here.

I oppose the development number 3/2020/0513 on these grounds.

Yours sincerely,



Rebecca Bowers

From: Sharon Craig
Sent: 07 August 2020 08:24
To: Rebecca Bowers
Subject: FW: Re: Objection of planning application 3/2020/0513

Sharon Craig

Planning Receptionist
Direct Dial 01200 414552

Ribble Valley Borough Council
Council Offices
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Clitheroe BB7 2RA

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From: [REDACTED]
Sent: 07 August 2020 00:19
To: Planning <planning@ribblevalley.gov.uk>
Subject: FW: Re: Objection of planning application 3/2020/0513

Hello

Please see my previous email I tried to send yesterday I got the incorrect email from your office.

Kind regards.

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: [REDACTED]
Date: 05/08/2020 23:36 (GMT+00:00)
To: planning@ribblevalley.co.uk
Subject: Re: Objection of planning application 3/2020/0513

Hello please see my email below regarding planning application 3/2020/0513.

Kind regards Susan.

Rebecca Bowers
Planning Department
Ribble Valley Council Offices
Church Walk,
Clitheroe,
BB7 2RA.

Land at Preston Road, Ribchester.

Dear Ms Bowers,

I am writing to object to the development at the land at Preston Road, Ribchester on the grounds of highway safety concerns, ecological concerns and the future flooding damage caused by development on a field that regularly floods and will require flood drains into historic Ribchester.

Two habitats of national importance have been identified at the site by Tyler Ecological Consultants April 2020, one of these habitats concerns the hedgerow found at the site. Substantial damage will be required as part of the highways access on to Preston Road as identified and required by the submitted Highways reports and is counter to paragraph 175 of the National Planning Policy Framework and 'Biodiversity Net Gain: Good Practice Principles for development.' (CIEEM et al, 2019)

The site requires an entrance near Boyce's brook which feeds into the River Ribble which are both prone to damaging floods, the last of which significantly damaged the historic Ribchester Arms public house, ruining business and jobs, and adversely impacted the historic cottage houses of the conservation area around Ribblesdale Road. The requirement for a minimum distance of ten metres of vehicle access made in macadam, concrete or block paving will increase the eventuality of future increased damage due to flooding.

The effects from severe flooding pre-development made both the BBC News and Sky News in 2015. There have been many severe floods and building on the flood prone land at Preston Road will increase the severity of future floods. Would Ribble Valley Council become liable for rectifying damage delivered to local resident's property as mortar and cement is washed away or flood doors breached on homes below the development site.

9th February 2020 the Ribchester area was again disastrously flooded and requires less development not more around the village. Entire fields and roads have been flooded regularly in historic Ribchester and many residents blame the increase in severe floods on housing developments such as Adactucs's Ribchester Park development. The proposed development is on land that regularly floods and if granted planning permission at Preston Road, the developers will be later required to redevelop the site to shift the water away to other areas from the development towards the residents of Ribchester below.

The safety of local residents will be adversely affected as the location's entrance will be near the 20mph zone of Ribchester. The topology of the road additionally means some vehicles unused to the area will exit the proposed development into a road with blind sight areas and lead to crashes at the restricted one way areas where local resident's parked vehicles cause a narrowing on the road to one lane.

The development is a potentially a planning strategy of introducing further housing in the already overcrowded village of historic Ribchester. For example, examples of snail farming which Crusader EPRA have set up recently have failed. Lodges in the valley are also being hit with economic issues and even well-established local hoteliers such as Myton Fold near Langho have failed and ended in receivership. Could the longer term plan be that the development purposely fails and therefore the 'only possible' solution to the then derelict properties is to turn the purposelessly created brownfield site into housing thereby circumventing planning? Local primary school of St Wilfred's is full, the streets are crammed with traffic, and demand on local infrastructure is already at its maximum.

The demand for lodges and holiday homes in the area of Ribchester is already met by holiday homes, caravans and cabins at Dale Hey, Beacon Fell, and Ribble Valley Holiday Homes.

I object to the development on the grounds of road safety, the creation of further flooding issues for residents, and damage to the well-being and character of historic Ribchester by the future log cabins and also the future, potential housing estate.

Yours sincerely,

Susan Thorpe

Rebecca Bowers

From: Sharon Craig
Sent: 06 August 2020 16:06
To: Rebecca Bowers
Subject: FW: Form completion: Planning Application Comments Form

Sharon Craig

Planning Receptionist
Direct Dial 01200 414552

Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe BB7 2RA

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From: webmaster@ribblevalley.gov.uk <webmaster@ribblevalley.gov.uk>
Sent: 06 August 2020 15:54
To: Planning <planning@ribblevalley.gov.uk>
Subject: Form completion: Planning Application Comments Form

FORM DETAILS

Web Ref No: 21341
Form: Planning Application Comments Form
Completed: 06/08/2020 15:54:05
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

title:
LastName: 
firstName: 
numberName: 25
postAddress: Church St Ribchester
postCode: PR3 3XP
refNo: 3/2020/0513
addDev: Off Preston Rd Ribchester
comments: Increased Traffic, Flooding ,, Wild life disrupted, not wanted !

