

**Lynne Calver**

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**From:** webmaster@ribblevalley.gov.uk  
**Sent:** 23 July 2020 10:55  
**To:** Planning  
**Subject:** Form completion: Planning Application Comments Form

**FORM DETAILS**

*Web Ref No:* 21158  
*Form:* Planning Application Comments Form  
*Completed:* 23/07/2020 10:55:28  
*Status:* Pending

**USER DETAILS**

*Site user email:* Unregistered user

**USER INPUTS**

*title:* [REDACTED]  
*LastName:* [REDACTED]  
*firstName:* [REDACTED]  
*numberName:* New House Farm  
*postAddress:* New House Farm Ribchester  
*postCode:* PR3 3XL  
*refNo:* 3/2020/0513  
*addDev:* Land at Preston Road Ribchester PR3 3XL

*comments:* I have some comments, Firstly, I have serious reservations regarding the flood risk from this development. The field site is constantly flooded by Boyce's Brook throughout the winter and the water floods into my property, which is adjacent. With more hard surface areas, I am concerned that there will be more water flooding into my property, causing damage. Secondly, the existing access 'road' is not owned by the applicant. It is in fact owned by a third party who knows nothing of these plans and whose solicitor will be in touch. The plan for the whole site development seems to be misleading. The access to the site is via a very narrow entrance way from the main road. It is very dangerous when exiting because of restricted sight lines and the speed of passing traffic. There is a right of way over this to the site and into my property. Currently I have an agreement with the landowner whereby I can park my cars on the access road. If the application goes through, I will be compelled to park my family's cars on the main road, further adding to the obstruction caused by numerous parked vehicles on that very bad stretch of road. Thirdly, looking at the plans for the log cabins, why are they sited to look directly into my property, thereby invading my privacy. Fourthly, there will be a considerable loss of view from my property towards Longridge Fell. In fact, the proposed development completely blocks it. This will seriously devalue my property and lead to a potential degradation in my mental health. Fifthly, I am concerned about the nature of the applicant. It is a company formed only last year which according to its website, exists to facilitate rates avoidance. I am concerned that this is not a genuine plan but that the applicant will seek to convert the site into a full residential development. Currently the site is for agricultural use only. I believe that the proposed snail farm is designed only to facilitate obtaining change of use so that residential units can be established. The local area is simply not suited to more development here, the flood risks with the increased run off from the new large area of hard standing into Boyce's Brook will increase the flood risk not just to my property but further down into the village of Ribchester near the Ribchester Arms. We have only this year seen recent major flooding. This