

Eversley  
Preston road  
Ribchester  
PR33XL

3<sup>rd</sup> August 2020

Dear Mrs Bowers

Thank you for the chance to put across our views with regard to the planning Application above.

We strongly object to this planning on the following grounds.

Traffic Safety – Preston Road although a 30mph speed limit is a very busy road as the only main road in and out of the village, it is a steep hill and access to the site is at the bottom on the left, it is an almost invisible entrance and difficult to see due to the hedge rows. I cannot see in the application any changes to the opening of this road for easier access.

The increase in passing traffic due to six holiday cottages & the Heliculture business will impact greatly on the environment, and increase road noise.

The Ecological damage this development will cause has not really been given any great thought, with the brook running at the site of the development and the flooding implications of hard standings covering should a large area, our gardens flood during the winter with heavy rain fall due to the brook reaching a greater height during these times.

Further concerns are the noise that will be generated, from both visitors to the holiday lets but also from the snail farm.

The presence of bats & curlews that are present in the area is obvious to local residents and the loss of such wildlife is devastating.

Ribchester does not have a need for anymore holiday accommodation or the use of a snail farm.

Yours





## Rebecca Bowers

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**From:** Planning  
**Sent:** 05 August 2020 15:10  
**To:** Rebecca Bowers  
**Subject:** FW: AN OBJECTION TO A PLANNING APPLICATION

*Lynne Calver*

PA – Chief Executive

**From:** [REDACTED] <[REDACTED]>  
**Sent:** 05 August 2020 14:53  
**To:** Planning <planning@ribblevalley.gov.uk>  
**Subject:** AN OBJECTION TO A PLANNING APPLICATION

\*\*\*\*This email was sent to [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk). An automatic response has been sent to the email sender\*\*\*\*

Sirs


**re :- PLANNING APPLICATION 3/2020/0513**

I wish to make an objection to this application for planning permission.

- As a resident of Ribchester I have concerns about the nature and location of a group of holiday homes to be built on a known flood area. Boyces Brook regularly floods both on to adjacent fields and further downstream.
- The hard standing required for a group of holiday homes and a snail farm would exacerbate this problem by not allowing water to soak away. Rather encouraging water to run off into the Brook. Boyces Brook continues past the three adjacent properties on Preston Road, the residential area of Sarmatian Fold and crosses Ribblesdale Road. Property in Ribblesdale Road suffers from flooding from this Brook.
- Boyces Brook joins Duddell Brook close to The Ribchester Arms before running under Blackburn Road and along the side of Greenside. Most recently a dozen houses were flooded here in February 2020 from this Brook. No account in the application is taken of the consequences of increasing run off into Boyces Brook.
- Access to and from this site is by a narrow track between a field and private property. The owner of this track does not seem to have been appraised of the plan. Without her consent or sale of the land there is no access. The track enters the main road through Ribchester (the B6245) at a right angle. The increase in

traffic (in the event of sale or permission) entering and leaving the track at all times of the day and night would pose an additional hazard on this busy stretch of road.

- The applicant seems to have ignored the need for an archaeological survey to be completed in what they must know is a significant area for Roman occupation.
- The applicant would seem from their website to have little experience of either snail farming or of the leisure industry.



HARWOOD HOUSE  
GREENSIDE  
RIBCHESTER  
LANCASHIRE  
PR3 3ZJ

New House Barn  
Preston Road  
Ribchester  
PR3 3XL

Email: [REDACTED]

4<sup>th</sup> August 2020

Dear Sir / Madam

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

We would like to draw the Council's attention to some other issues which have come to our attention since we sent our original letter (these are an addition to the previous letter – all points in that letter still stand).

**Flooding**

The application form includes the question "Is this area at risk of flooding?" to which the applicant answered 'No'.

We approached somebody who works for the Environment Agency and they informed us that the standard way to check for flood risk is the Government online tool <https://flood-map-for-planning.service.gov.uk/> (image right)

The site outline is marked on the map produced – this shows that, in fact, much of the site is in 'Flood Zone 2' with the snail farm itself being in 'Flood Zone 3' – the most severe grade of flood risk.

This obviously has severe implications for flooding, not only directly to our properties, but even more so to Boyce's Brook and the areas that drain through it.



We had a look at the sewage provision. In the proposal, it is suggested that the development be served by a septic tank, rather than mains sewage.

The actual location of the septic tank isn't clear on the site plan – indeed, it doesn't appear to be on them.

The foul water drainage channels *are* marked and run *uphill* to a Biodisc located on the edge of the development (arrowed), in an area marked as 'Flood Zone 2'. This then drains straight into the land at this point.

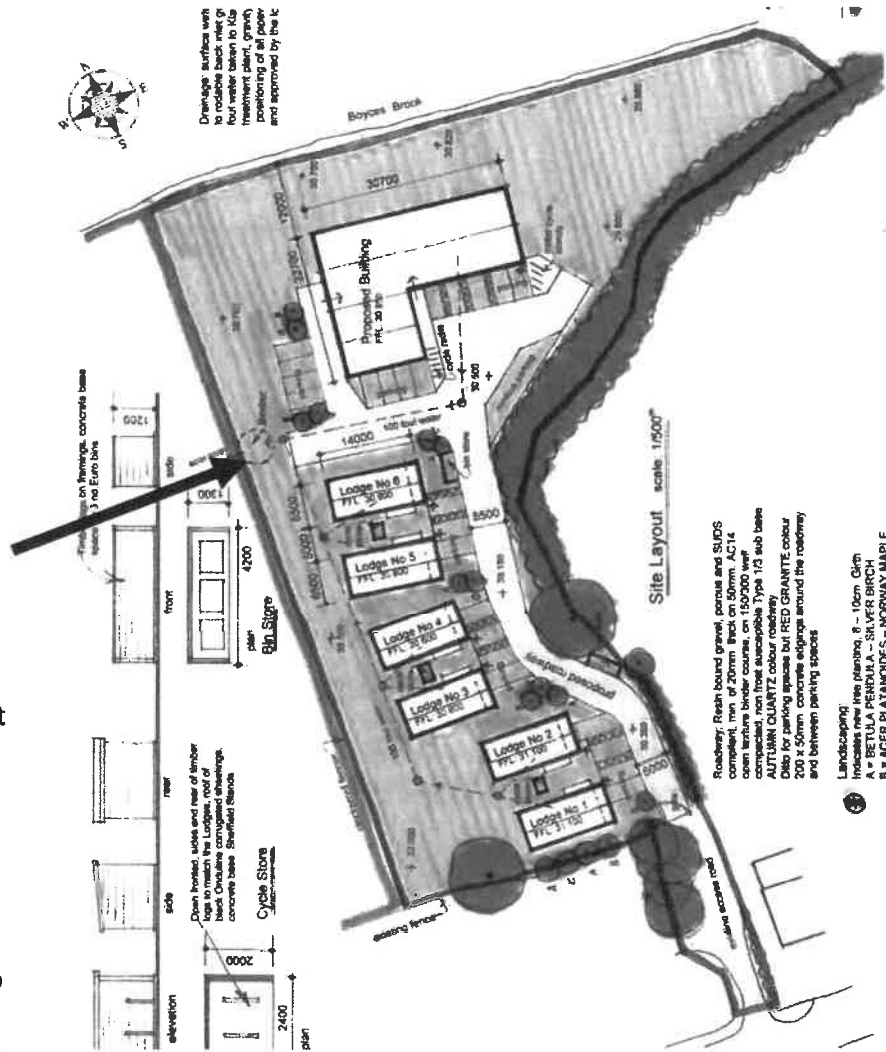
Researching sewage treatments using a 'Biodisc' system, it would appear it is far from maintenance-free. In addition, there would need to be some sort of pumping system in order for the flow to actually reach the system. It is not infrequent for us to get interruptions to our power supply in Ribchester – frequently associated with times of heavy rainfall / flooding. In such a scenario, the run-off to Boyce's Brook which causes the main flooding issue in the village could potentially be heavily contaminated with untreated sewage from both lodges and snail farm. This is a severe health risk to the whole village, especially in this new era of COVID, which is infectious in raw sewage.

Thank you for taking the time consider our concerns. It is much appreciated.

Yours sincerely,

[Redacted signature]

[Redacted signature]



## Rebecca Bowers

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**From:** Planning  
**Sent:** 05 August 2020 11:10  
**To:** Rebecca Bowers  
**Subject:** FW: planning application 3/2020/0513  
**Attachments:** ribchester planning application.doc

*Lynne Calver*

PA – Chief Executive

**From:** [REDACTED]  
**Sent:** 04 August 2020 13:20  
**To:** Planning <planning@ribblevalley.gov.uk>  
**Subject:** planning application 3/2020/0513

Rebecca Bowers  
Council Offices  
Church Walk  
Clitheroe  
BB72RA

1 August 2020-08-04

Re: Planning application No: 3/2020/0513

Dear Rebecca

Thank you for your letter informing us of the proposed planning application for the erection of a building for Heliculture and log cabins for holiday lets on the field in Ribchester PR3 3XL.

Our property backs onto and directly overlooks the proposed building area and we have a number of concerns that we wish to put forward in objection to this application.

Firstly our main concern is that of flood risks. Ribchester has had a number of floods which have caused devastating affects for the village residents and businesses. The application states that the site is not within an area at risk of floods. We do not agree with this, as mentioned, our property overlooks this site and we have often observed the fast and furious flow of water in Boyces brook pooling into the field during heavy rainfall. This was very high, fast and overflowing its banks during the last flood in the village which occurred in February this year. However the application only makes reference to a soak away for surface water which surely will increase the risk of flooding to the site and the village.

The application also states that there will be no altered vehicular access from Preston road. Again this is of concern in that this stretch of road is narrowed due to parked cars on one side of Preston road. This only allows single lane traffic and vehicles from each direction need to give way to each other and this often causes congestion. Vehicles accessing and leaving the proposed site would add to this congestion and could increase the risk of accidents. In addition access requirements for emergency vehicles and bin collections could also be hampered due to the single file traffic. Visitors and holiday makers to the site could also be at risk as this access point and side of road has no pedestrian pavement.

The application also states that the land is "vacant". We have lived at our property for 35 years now and have observed with pleasure the sheep that graze on this land, also the deer and the many birds. The Ecology report recommends that the remaining area of the field becomes a "compensation area" and that grazing

should be encouraged to prevent the grassland succeeding to scrub and woodland. However the site plans do not indicate how this compensation area could be accessed by cattle for this purpose. The report also indicates that there is no evidence of Bats in the proposed site but we regularly observe Bats flying in and around the area. Lighting from 6 holiday lodges would surely have an impact and disturb their roosts.

We are also concerned about the noise this level of activity would create and the impact this has on health and well-being for us and our neighbours.

We hope these objections are considered and contribute to the council making the right decision not to approve this planning application.

Yours faithfully



Hillcroft  
Preston Road  
Ribchester  
PR3 3XL

## Rebecca Bowers

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**From:** Planning  
**Sent:** 05 August 2020 11:08  
**To:** Tara Thompson  
**Cc:** 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:** 04 August 2020 13:27  
**To:** Planning <planning@ribblevalley.gov.uk>  
**Subject:** Form completion: Planning Application Comments Form

### FORM DETAILS

*Web Ref No:* 21311  
*Form:* Planning Application Comments Form  
*Completed:* 04/08/2020 13:27:14  
*Status:* Pending

### USER DETAILS

*Site user email:* Unregistered user

### USER INPUTS

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

*comments:* Dear Rebecca Thank you for your letter informing us of the proposed planning application for the erection of a building for Heliciculture and log cabins for holiday lets on the field in Ribchester PR3 3XL. Our property backs onto and directly overlooks the proposed building area and we have a number of concerns that we wish to put forward in objection to this application. Firstly our main concern is that of flood risks. Ribchester has had a number of floods which have caused devastating affects for the village residents and businesses. The application states that the site is not within an area at risk of floods. We do not agree with this, as mentioned, our property overlooks this site and we have often observed the fast and furious flow of water in Boyces brook pooling into the field during heavy rainfall. This was very high, fast and overflowing its banks during the last flood in the village which

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14 Preston Road  
Ribchester  
Nr Preston  
Lancs  
PR3 3XL

30<sup>th</sup> July 2020



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

Dear Sir/Madam

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

**Proposed change of use of land and erection of heliculture (snail breeding) together with six log cabins to be used as holiday lets.**

I have only just been made aware of the above planning application, and felt I needed to write to voice my concerns over this for several reasons, I feel it will have a significant impact on several fronts.

Access is via a very narrow entrance, which it seems is not even owned by the applicant! The current owner knew nothing of this application! The entrance is in a very dangerous position, being at the bottom of the hill, just past where the speed limit drops from 30mph to 20mph. Despite the current speed restrictions the traffic entering and leaving the village goes much faster than this, particularly entering the village. Having access here is highly dangerous, and the increase in traffic turning into, and leaving the proposed site will only make matters worse on this already busy road. Parking is already a problem on Preston Road with restricted viewing due to the amount of parked cars, indeed, I have had several near misses when trying to exit my own driveway onto Preston Road due to restricted vision.

There is also a significant flood risk to this site, which will be made worse by more building, thus lessening the amount of soak up area. The field, that the proposed development is going to be sited on floods. I know this as I have seen it!!!! Boyce's brook flows right behind the site and earlier on this year, February 2020, the fields there were under water completely! How can planning seriously allow building to happen on this site? Not only is there risk to the new development, it will severely put at risk the other houses on Preston Road. The grates are already blocked so the water which gushes down the road from the hill leaving the village has nowhere to go.

