

RIBCHESTER PARISH COUNCIL

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9 October 2020

Mr A Birkett
Planning Department
RVBC
Council Offices
Church Walk
CLITHEROE
BB7 2RA

Dear Mr Birkett

RE: Planning Application 3/2020/0791 – Land to the NW of The Old Police House, Preston Road, Ribchester, PR3 3XL

Ribchester Parish Council has considered the above application and I have been asked by the majority of Councillors to register its objections and grave concerns to the plans for this piece of land. The reason that this is a majority decision is that some of the longest-serving members of Council remember a similar application some years ago for a number of houses on the same piece of land. The general memory of this was that the application was rejected at that time and the reason remembered for that was because of the possible threat of flooding – given the proximity of the proposed building to the brook which runs between the Old Police House site and the proposed area for this application. Unfortunately I have been unable to identify the application, nor confirm its number. In trawling the records for Preston Road back through the RVBC site for many years, the only one which might possibly be relevant was numbered 3/2001/0484. I regret that I am unable to access this in order to submit it in support of the Councillors' concerns, as the record states 'withdrawn'. I apologise that I am unable to be more precise in this.

However, it does not alter the view that building on such land in and around Ribchester would cause *'an unacceptable risk of flooding or exacerbate flooding elsewhere'*. (Core Strategy Policy DME6 10.17). I am writing this letter within a fortnight of the last period of flooding in the streets of Ribchester, exacerbated by blocked drains and culverts. In the last storm the volume of water flowing down Preston Road, combining with the excessively heavy rainfall led to flooding in Church Street. Increased pressure on that brook and culvert in the vicinity of the Old Police House will see this type of incident repeated.

The next major concern of the Council relates to traffic on Preston Road. This is becoming increasingly busy and the speed limits at various points on Preston Road are frequently

exceeded. The plan outlines that a driveway would emerge from the proposed property onto an already busy road. Residents on local roads and with house exits onto Preston Road are already experiencing difficulties in accessing Preston Road at peak times of the day. Emerging traffic from this proposed site may have to drive into an unsafe position on this busy highway in order to get a clear sight of on-coming traffic (moving at speed).

The next concern is the nature and type of property proposed. This is an application for a large, detached, three-bedroom house. It would not seem to fall within the generally understood meaning of 'affordable' housing. As you are aware, Ribchester is a Tier 2 settlement. The local need here is for affordable housing, with which this does not appear to comply. It does not match Policy DMG2 strategic considerations. The final concern expressed by Parish Councillors, is that given that the plot is large enough to hold more than one such house of this size, that this will simply be the first of several applications to build on the land on that part of Preston Road, so the final statement must be that this application would create a precedent, meaning that Ribchester Parish Council would find it difficult to object to similar proposals in future.

On behalf of Ribchester Parish Council, I request that full consideration is given to these objections and expressions of concern.

Yours sincerely

Deborah S Groves
MA LLB Chartered MCIPD FHEA
Parish Clerk