

RIBCHESTER PARISH COUNCIL

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9 December 2020

Rebecca Bowers
Planning Dept
RVBC
Council Offices
Church Walk
CLITHEROE
BB7 2RA

Dear Ms Bowers

Re: Planning Application 3/2020/940 – Change of Use of land and erection of building for heliculture + 6 log cabins for use as holiday lets

I write to confirm that Ribchester Parish Council has not changed its opinion of this application, although it notes the slight amendments made to the former application – 3/2020/0513. The amended plan acknowledges that this land **IS** within an area of risk of flooding (which was not stated in the case in the first application). The rest of the application does not address the several other significant concerns the Councillors and Residents of Ribchester have as outlined in the former letter sent on 5 August 2020. There is nothing in this re-submission which goes any way to assuage the serious concerns the village has about this inappropriate and ill-judged application. The points previously made about the development **not** being in keeping with the stylistic context of the area; the **negative impact** on other properties; the **traffic and road safety** problems; and the creation of an **unacceptable precedent** have not gone away, nor will they until they are appropriately and convincingly addressed, no matter how many repeat applications are made on the same basic plan.

Above all the other issues listed above, the one which is of most concern is that of the **‘unacceptable risk of flooding’** or the **‘exacerbation of flooding elsewhere’**. This revised application does now agree that there is a risk of flooding, and provides a copy of the Flood Risk Assessment document; the Executive Summary of which identifies *‘medium-high risk fluvial flooding’* but *‘low risk to persons on site if mitigation measures in place’*. These mitigation measures appear to be *inter alia*, the production of flood plans, flood warnings, signage and safe evacuations. If such mitigation measures are advisable for the specific site then what of the land and the *‘persons’* thereon the adjoining land?

Annual flooding (sometimes frequent spates of flooding throughout a year) is common and increasingly regular in Ribchester. Advice received from the Environment Agency after the last serious flooding episode earlier this year stated that flooding in this area will worsen in the near future. All residents are aware of the impact this will have. Residents know the dangers of making incorrect assumptions about flooding and where its impact will be felt. If this proposed site requires mitigation measures in place to make it safe for the snail farm and log cabins then it is certain that the increased risk of flooding in adjoining properties would also require similar mitigation measures.

The most effective mitigation measure of all would be to refuse this application and to advise the applicant to desist from making further applications on the basis of the same flawed plan for the same site.

Yours sincerely

Deborah S Groves

Deborah S Groves
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Parish Clerk