## Nicola Gunn

From: Subject: Planning FW: 3/2021/0205

From: Billington and Langho Parish Clerk <blparishclerk@outlook.com>
Sent: 16 March 2021 17:14
To: Planning <planning@ribblevalley.gov.uk>
Subject: 3/2021/0205

## <u> External Email</u>

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Billington & Langho Parish Council have considered application 3/2021/0205 and would ask Ribble Valley Borough Council to refuse this application on the grounds of severe flood risk, as demonstrated three times in the last six years and against Core Strategy Policy DME6:-

'Development will not be permitted where the proposal would be at an unacceptable risk of flooding or exacerbate flooding elsewhere '.

The River Calder flood event of Boxing Day 2015 flooded the riverside from the A59 to Longworth Road (including the proposal site adjoining Longworth Road). Many people still recall the sign 'Development Site with Planning Permission' that could be seen from the A59 as the waters receded.

In this event, Harrisons Engineering factory and many houses in Longworth Road were flooded and many residents had to evacuate for varying periods.

Again, adjoining the proposal site, there was a further flood event in February 2020, when many houses were again flooded and residents had to evacuate. The Environment Agency have now started to update their flood maps. The Meteorological Office have since predicted ten times more extreme climate events in the coming century and RVBC are of course setting up a Climate Change Working Group.

To prove the point of the Met. Office, there was a flood alert as recently as late January THIS year. Demountable flood barriers were erected by the Environment Agency – fortunately, Longsight Road and a part of Ribchester (by a few inches) just escaped. Had the application been approved and built, it is possible that water would have flowed off the new impermeable spaces, exacerbating problems in Longsight Road.

The Parish Council believe that there are reasons other than flooding why the application should be refused.

All traffic from the development is designed to be routed via Dale View to a junction with the A666 next to a railway bridge. The road is unadopted, winding and already often constrained by many parked cars. The visibility at the A666 junction is poor. Furthermore, at the flood event of 2020, the road below the railway at this point was itself blocked by flood-water for twelve hours, twice as long as Whalley High Street on that day.

Some of the application site is outside the village settlement boundaries of Billington.

There is believed to be a main sewer beneath the application site. Have the applicants factored this into the proposal? The Parish Council wonder also, whether United Utilities (if the application is granted) have sufficient

water pipe capacity after their current work, to ensure supplies to the 36 houses proposed. Councillors hope that United Utilities have not forgotten to request Section 106 payments in advance from the applicant for any improvements required to their infrastructure.

Last, but not least, the Parish Council would request some evidence in support of permanent jobs that the applicant's proposal is suggesting. Temporary construction jobs would be expected, but not anything else.

Some of the application site is outside the settlement boundary of Billington' Finally, the Parish Council repeats their polite request for an organised visit to the application site by planning committee members, so that they may evaluate all material considerations of the area for themselves.

## Clerk to Billington and Langho Parish Council

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