

RIBCHESTER PARISH COUNCIL

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6 July 2021

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

Dear Ms Bowers

Re: Planning Application 3/2021/0595 – Land at Preston Road, Ribchester, PR3 3XL – Change of Use of Land and erection of building for heliculture.

First, Ribchester Parish Council would wish to register its considerable consternation that this application appears before them for the third time based on a case which is essentially the same as previous applications and makes no attempt to address the fundamental objections which the Council has raised to the other two it has considered. Key to the initial objection were two elements which the Council believes are immutable: that of the foreseeable **traffic problems** and that of the **flooding issue**. The latter being the most concerning to anyone who lives in Ribchester.

The Council does not agree that a resubmission which simply highlights (with over-typing on a map) that 'This is not in the Flood Zone' has demonstrated that there is any understanding of the lived experience or the concerns of the residents of Ribchester who regularly face the effects of flash flooding during heavy rainfall. This type of flooding is an increasingly regular occurrence in Ribchester, and advice from the Environment Agency confirms that given the changes to the climate, this will continue to be problematic for years to come.

Nor is it convinced by a re-siting of the proposed development, although it realises that it will move the problem of the overlooking of the previously affected properties to houses further up the hill. This is not an acceptable solution – it is simply a re-siting of the same problem.

The map provided shows that the revised position of the development will be in Flood Zone 1. The main benefit of this for the applicant is that he is not required to provide a flood risk

assessment. I submit that this does not abrogate his responsibility to demonstrate that there has been a full assessment of the outcome of building on an existing field (which will naturally absorb water during heavy rain). The supporting evidence that *the run-off from the site will be no greater than the greenfield run-off rate* does not appear to be provided. This would be essential for the responsible consideration of the application by this Council.

In the matter of traffic problems, there is nothing in the latest application which counters the points previously put forward in the Council's letter of 5 August 2020. The Council refers you to the comprehensive objection letter prepared by Dr Cromie and Mr Handscomb with which it fully concurs. The Council also wishes to register its disquiet at the construction of a new road on this land without any record of a planning application having been made.

The other objections raised by the Council in its letters of 5 August 2020, and 9 December 2020 are still *extant*, I will not reiterate them but refer you again to the Council's previous responses.

Yours sincerely

Deb Groves

Deborah S Groves
MA LLB Chartered MCIPD FHEA
Parish Clerk.