

13 June 2023

Ribble Valley Borough Council
Planning Department
Council Offices
Clitheroe
Lancashire
BB7 2RA



By email to planning@ribblevalley.gov.uk

Dear Sir/Madam,

RE: Planning Application No: 3/2023/0069 Wetters Bridge Plantation Twitter Lane Waddington BB7 3LG

I write in my capacity as Clerk to Waddington Parish Council (WPC). Waddington Parish Council have discussed this application and object to the proposals.

The site has already been levelled and shipping containers have been sited on the land.

We are not able to find the previous planning history for this site but recall that the site has changed ownership over the last few years and recall a similar application being made a few years ago that was later withdrawn.

We suspect United Utilities who own the access track and the adjacent site have not been consulted as there is no post box for the adjacent Sewage treatment works – any correspondence should be sent to United Utilities - [REDACTED]

The feasibility study included in this application states the site is going to be used for developing a blacksmith business and to house falconry birds. There is no business case put forward for such activities in the area. The traffic generation from such a business is a concern as Twitter Lane is already narrow and highway safety is a major concern. Residents are concerned about the increased level of traffic generation. Road access to the development is poor and the line of sight is poor due to the location of Wetter's bridge.

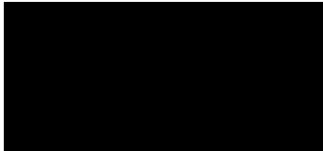
There does not appear to be any protected species report with this application. The site is native wet woodland and bats and other protected species are present in the locality. There should be a protected species report that highlights the nature conservation impact of such a development on protected species, habitats as well as the geological impact as the site is listed as a RIGs site. These are Lancashire's most important Geological Heritage Sites.

There is concern about the noise and disturbance of the proposed blacksmith business.

The layout and design of the buildings proposed is concerning to the community. There is a history in Waddington Parish of small areas of land being sold off, caravans and sheds sited and then being left unsightly and having a negative impact on the local landscape and visual amenity.

Due to the material considerations listed about. Waddington Parish Council objects to the application.

Yours sincerely



Becky Moon
Clerk to Waddington Parish Council