

RIBCHESTER PARISH COUNCIL

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16 October 2024

FAO Ben Taylor
Planning Department
RVBC Council Offices
Church Walk
CLITHEROE
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Dear Mr Taylor

Parish Council Response to Planning Application 3/2024/0268 – Tan Yard Farm

I write on behalf of the Parish Council and a number of local residents who have forwarded their concerns about the implications of the above Planning Application. It is some time since I received so many direct contacts (messages and telephone calls) about a local application. It appears to be a matter of great concern to our local electors/residents and I will try to convey the level of disquiet which is being expressed about this unwelcome proposal.

1 The most frequently cited reason for objecting to the proposal is that of the potential for increasing the number of road traffic accidents (RTAs) on what is repeatedly referred to by those who have commented as ‘a *very dangerous stretch of road*’. Residents with direct experience of assisting with RTAs have contacted me with reports of crashes, and examples of overturned vehicles having been witnessed. The traffic on this stretch of road is described as ‘*fast and furious*’ with speed limits regularly being flouted. Further reference has been made to the danger posed to pedestrians who have to walk on the road’s edge where there is no access to pavements.

Regularly cited as a ‘clear and present danger’ is that of future traffic emerging from the site onto this ‘*dangerous stretch of road*’.

2 Other residents have expressed their concerns about the unsuitability of the land itself for the proposed type of development. One particular example is offered – that of one of our Councillors who has direct knowledge of the land – given that part of it was rented for pasturing of a horse. In the light of that direct knowledge the Councillor reports that the land was frequently waterlogged, and the horse was removed.

3 Consideration has been made of the Biodiversity Assessment which forms part of this application. Parts of this assessment do not inspire confidence that this is a scheme which will support and improve the Biodiversity of the site, and that it will require the device of 'offsetting' to achieve an acceptable outcome. **Ref p15 as follows:**

*5.1.1. This report and the DEFRA Statutory Biodiversity Metric submitted have demonstrated that the proposed habitat creation creates a net loss of biodiversity within the site of -2.97% in habitat units and -31.41% in hedgerow units. **The trading rules have not been satisfied for both habitat and hedgerow units.***

*5.1.3. Given the net loss achieved on site relating to the Habitat Units, and the lack of opportunity within the current scheme to provide sufficient habitat quality to achieve a net gain, **offsetting will be required in order to meet emerging policy requirements.** It is calculated that 0.24 Habitat Units and 1.12 Hedgerow Units are required for the scheme to achieve the minimum 10% net gain.*

The Parish Council, on behalf of the local residents, wishes it to be noted that it does not consider the use of such devices to be a reasonable solution to the important consideration of Biodiversity protection and improvement.

In summary, the Parish Council supports the residents' objections and also the express concerns of the Highways Agency report about road safety and United Utilities about drainage & flooding. On the basis of paucity of information – particularly information about the designs and how they meet 'well-designed, beautiful new building criteria (as cited by the National Planning Policy Framework) we recommend that the plan be rejected.

Yours sincerely

Deborah S Groves

Deborah S Groves
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Parish Clerk