

We would like to register our objection to the following Outline Planning Application

**Your Ref: 3/2024/0268**

**Location:** Land at Tan Yard Farm off Ribchester Road Hothersall PR3 3YA

**Proposal:** Outline planning application for the erection of six holiday cottages with access applied for on land adjacent to Ribchester Road

**Grid Ref:** 362555 436532

We note that Lancashire County Council Highway Engineers have responded and have expressed some of their initial concerns: -

**“Summary Further Information**

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to support the application as presented.”

The comments made by the LHA corroborate our concerns about the B6245.

This stretch of the road has a 40mph speed restriction. The speed limit is not adhered to and is not monitored. On far too many occasions we have had cars overtake us [REDACTED].

We feel that the indicative proposal is out of keeping with the overall character of the area and would conflict with Key Statement EN2 and Policies DMG1 and DMG3 of the Core Strategy. The applicants are using the term Holiday Cottages, if the Visualisation submitted by the applicant is what they plan to build then I am afraid that these six buildings will certainly not be in keeping with the general landscape and current homes in the area.

The applicant states on the application that the proposal is *not* within 20metres of a watercourse. There is a stream within proximity to the proposed site (see attached pictures). This stream is causing land erosion. As the stream [REDACTED] it very evident that this is getting worse. Our concern is that the current infrastructure is not adequate to cope with existing surface water and the building of six properties within the vicinity of that stream may add to the issue.

The drains on this stretch of the road are often blocked and has [REDACTED]

This area of open countryside is sensitive to change from new development and we feel the use of this land would harm the visual amenities of the area. [REDACTED] fortunate to have deer, barn and brown owls visit our garden, along with a variety of birds.

Is this location suitable or in need of holiday homes, in our opinion most definitely not.

[REDACTED]. A busy, dangerous road and a walk of 1.4 miles to the nearest amenity in Longridge and 2.3 miles to Ribchester centre, emphasises that this location is not ideal.

