



15/10/24

Planning Application Reference No3/2024/0268

RE Proposal: Outline planning application for the erection of six holiday cottages with access applied for on land adjacent to Ribchester Road (all other matters reserved).

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

FAO Ben Taylor

I wish to make the following points related to the above planning proposal:

1 Road Safety

See Policy DMG1: General Considerations lists a number of general development management criteria relating to design, access, amenity, environment, and infrastructure. We consider only the following criteria to be relevant to this outline planning application. All development must:-

- Consider the potential traffic and car parking implications.
 - Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated
1. There will be an increase in traffic entering and leaving the proposed cottages on a dangerous part of the road with a double bend and history of accidents.
 2. Flooding already occurs in the road at the said location and this will be exacerbated by increased run off from the proposed development of the site, causing further safety issues for both road users and pedestrians. During periods of excessive rainfall the drains are not able to cope with the volume of water, which simply spills out in torrents running downhill forming rivers and pooling. This not only destroys the road surface but is hazardous, especially as it cannot be seen due to the bend in the road, if approaching the site from the Ribchester direction.
 3. Road safety – Walking and cycling are probably two of the most popular pursuits for locals and holiday makers in the area, however the pavements leading from the proposed site to both Longridge and Ribchester as a means of access to further afield are not fit for purpose. They are very narrow, have broken tarmac and vegetation has grown within the infrastructure, creating a serious trip hazard onto busy roads, with fast traffic. The latter coupled with the poor state of the roads in need of repair and times of high rainfall excessive amounts of standing water, creates even more health and safety risks for cyclists. See points 1 and 2 above.

2. **Biodiversity:** Ref 3.10. Key Statement EN4: Biodiversity and Geodiversity states the Council will seek wherever possible to conserve and enhance the area's biodiversity and geodiversity and to avoid the fragmentation and isolation of natural habitats and help develop green corridors.

1. There is a huge diversity of both plant and animal life in and around the proposed development site, which is supported in the ecological reports as part of this planning

application. The increased levels of noise and light pollution associated with not only the construction process, but also as the 6 cottages are inhabited by holiday makers throughout the year will have a serious detrimental impact on the existing animal life. Disruption of the natural habitat will greatly impact on animal species at all levels of the food chain including:- invertebrates, small and large vertebrates, nesting birds and those at the top of the food chain e.g. birds of prey such as Barn Owls etc which are seen on a daily basis in the area. Once an animal is disturbed they travel further afield to reach food and will therefore have to compete with others for resources, therefore numbers inevitably decline as will the biodiversity of the proposed area. In addition hot tubs will exacerbate the noise and light levels and are not environmentally friendly.

3.Social aspect:- As stated in the NPPF section 8. 'Promoting healthy and safe communities' in that the development does...'not undermine the quality of life or community cohesion',

1. This is unlikely to be the case as the occupants of the holiday cottages are transient and have no incentive to observe the local wildlife needs nor prevent disturbing the peace and quiet of the locality, bringing a party atmosphere promoted by the hot tub facilities. It is more probable that the converse will be the case, this is reported by some of the residents who live over a mile away from the holiday cottages on Stonygate Lane in Ribchester. If the site was governed and there were rules that could be enforced, then this may alleviate the issue somewhat.

Yours sincerely

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