

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 07 October 2024 09:55  
**To:** Planning  
**Subject:** Planning Application Comments - 3/20240268. FS-Case-652558487

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/20240268.

**Address of Development:** Grid Ref: 362555 436532

**Comments:** 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

We are very concerned regarding the outline planning application for six holiday cottages on Ribchester Road Hothersall, [REDACTED].

Our main concerns are:

Road Safety

Ribchester Road is a very busy B6245 route and although a 40 mph limit, many cars do not adhere to this.

There is only one pavement [REDACTED]. This is very narrow allowing just one person to walk on it. [REDACTED].

[REDACTED] visibility is restricted, making it dangerous even though we are familiar with the road. With a potential of twelve vehicles exiting from the planned cottages, this would only increase the danger, especially as potential holiday makers would not be familiar with the road.

The planned access to the cottages are in a very dangerous position. One is near the slow and double bend sign (see attached photo) [REDACTED] and another is next to a blind bend. Visibility of traffic would be severely affected.

The road is unlit and would not feel safe for people to use after dark, therefore instead of walking, they would use a car, especially if they had a young family or mobility issues.

Other concerns as set out in the Ribble Valley Borough Council Core Strategy 2008-2028

DMH3 Dwellings in the open countryside

1. Development essential for the purposes of agriculture or residential development which meets an identified local need.

These holiday cottages do not meet a local need or are they essential to social well being. There are already numerous holiday cottages, touring parks and holiday parks in the immediate area and the holiday let market is already flooded.

The holiday cottages, with hot tubs would have a very negative effect on the environment, also noise pollution, disruption to the road and possible anti social behaviour.

There are enough new builds that are already filling our green spaces, impacting our wildlife and greenery.

IMG\_7247[50]

[REDACTED]

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**From:** [REDACTED]  
[REDACTED] 07 October 2024 09:47  
**To:** Planning  
**Subject:** F.A.O. Ben Taylor. Planning application no 3/20240268. Grid ref 362555 436532  
**Attachments:** IMG\_7247[50].pdf

 **External Email**

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

F.A.O. Ben Taylor

Please consider this email representation regarding

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

We are very concerned regarding the outline planning application for six holiday cottages on Ribchester Road Hothersall, [REDACTED].

Our main concerns are:

Road Safety

Ribchester Road is a very busy B6245 route and although a 40 mph limit, many cars do not adhere to this.

There is only one pavement [REDACTED]. This is very narrow allowing just one person to walk on it.  
[REDACTED]

[REDACTED] visibility is restricted, making it dangerous even though we are familiar with the road. With a potential of twelve vehicles exiting from the planned cottages, this would only increase the danger, especially as potential holiday makers would not be familiar with the road.

The planned access to the cottages are in a very dangerous position. One is near the slow and double bend sign (see attached photo) and [REDACTED] another is next to a blind bend. Visibility of traffic would be severely affected.

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DMH3 Dwellings in the open countryside

1. Development essential for the purposes of agriculture or residential development which meets an identified local need.

These holiday cottages do not meet a local need or are they essential to social well being. There are already numerous holiday cottages, touring parks and holiday parks in the immediate area and the holiday let market is already flooded.

The holiday cottages, with hot tubs would have a very negative effect on the environment, also noise pollution, disruption to the road and possible anti social behaviour.  
There are enough new builds that are already filling our green spaces, impacting our wildlife and greenery.

Regards

[Redacted signature]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 07 October 2024 10:08  
**To:** Planning  
**Subject:** Application 3/2024/0268

⚠ External Email

This email originated from outside Ribble Valley Borough Council. Do NOT click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

I wish to object to this application on the basis of road safety.

The stretch of road near the proposed development looks straight on a map but has hidden dips that conceal traffic. Cars often take the opportunity to try and overtake and then find they have to pull back, cut in unsafely, pass a cyclist giving insufficient room. There have been many accidents on the road and many are not reported - the evidence is holes in the hedges, tyre tracks on the verges, tyre marks from locked brakes and debris of broken wing mirrors and glass. The lamp post [REDACTED] was recently demolished by a vehicle - there were no witnesses, just debris and a lamppost bent at a right angle. Many motorists are patient but a minority become irritated by slower traffic and pass longer and slower vehicles in dangerous places and squeeze cyclists. Additional traffic turning onto this stretch and slowing to turn off it will just increase the danger of an already dangerous stretch of road. The drivers doing this will likely be unfamiliar with the area adding to the danger. The people visiting the area and living in the holiday homes will have to drive as there are no facilities nearby - or else walk along inadequate footpaths along busy roads to get to Longridge or Ribchester. It is an unsuitable location for holiday homes.

[REDACTED] shopping and leisure. It is a popular route for leisure cyclists but is hazardous in places. From the A59 to Longridge, there are limited places for cars to safely overtake other vehicles. Of particular concern are buses, lorries and agricultural vehicles - tractors and trailers. There are regular service buses throughout the day to Whalley, Blackburn, Clitheroe, Longridge, Preston and Chipping and in term time additional buses for schoolchildren to Clitheroe, Whalley, Longridge and Preston. There are also many taxis and people carriers that queue and turn into the Hillside special school. Approaching the proposed development from Ribchester, there is a sharp bend that slows traffic and a gradient that slows not only cyclists but buses, lorries and agricultural tractors and trailers. This is a particularly dangerous and stressful section where cars try and pass slow vehicles they have been held up by and confront motorists heading downhill after leaving the speed restricted roads in Longridge.

[REDACTED]

[REDACTED]

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 07 October 2024 14:54  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2024/0268 FS-Case-652699649

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2024/0268

**Address of Development:** Land at Tan Yard Farm off Ribchester Road Hothersall PR3 3YA

**Comments:** First of all why did [REDACTED] properties not receive notification of this development.

All other properties nearby did. Access to this development is close to a double bend on Ribchester Road which has seen accidents in the past. It is in a 40mph speed restriction but many motorists ignore this limit and regularly speed on this road. The access to this site is close to the double bend and as such there will be more chance of accidents occurring.

Regards [REDACTED]

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 07 October 2024 16:23  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2024/0268 FS-Case-652741840

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2024/0268

**Address of Development:** Land at Tan Yard Farm off Ribchester Road Hothersall PR3 3YA

**Comments:** I have already commented on road safety, but I have just noticed that foul drainage is to be connected to Mains Sewer. There is no mains sewer near the development. Also there is no footpath on that side of the road at the development site. Another road safety issue.

[REDACTED]

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 06 October 2024 18:39  
**To:** Planning  
**Subject:** Planning Application Comments - Outlying planning proposal - planning application 3/2024/0268 Grid ref: 362555 436532 FS-Case-652462543

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** Outlying planning proposal - planning application 3/2024/0268  
Grid ref: 362555 436532

**Address of Development:** Land at Tanyard Farm, off Ribchester Rd, Hothersall PR33YA. (Land adjacent to Ribchester Road, next to our property.)

**Comments:** To Ben Taylor,

This objection concerns the Outlying planning proposal at Hothersall - planning application 3/2024/0268 Grid ref: 362555 436532

[REDACTED] registering our objection to this proposal. [REDACTED] also emailed.)

[REDACTED], we are so concerned about the proposal for 6 holiday chalets on Ribchester Road in Hothersall, [REDACTED]

These concerns are:

-Road Safety: as far as we know there have been 3 crashes, including one where a car went right through the hedge [REDACTED]. [REDACTED] An injured person had to go to hospital. The police were involved.

-It's difficult enough exiting the 2 houses now on to this dangerous road, but with cars emerging from the potential holiday chalets, this would just add to the danger, especially as all this would be in close proximity to the dangerous bend.

-In terms of ecological concern, the proposal for hot-tubs is obviously very anti-ecological.

-Nuisance and stress: holiday chalets will mean extra noise, music, the disruption to the road and noise from building. [REDACTED]

[REDACTED]



[Redacted text block]

Surely, people on holiday will be wanting to access with cars and through walking, this dangerous road with its issues that have been highlighted in the document from Ribble Valley Borough Council.

Many thanks,

[Redacted signature]

6/10/24

[REDACTED]

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**From:** [REDACTED] >  
**Sent:** 05 October 2024 20:47  
**To:** Planning  
**Subject:** Objection to application grid ref 362555 436532

 **External Email**

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Dear Sir,

Re planning application for 6 holiday chalets on Ribchester Rd . Grid Ref 362555 436532.

I would like to object to this application on **Safety Grounds** . Where the entrance is going to be on Ribchester Rd creates yet another hazard particularly as cars approaching Longridge will be un-sited. If the application is successful and there is an accident you as planners may be held responsible and tested in court . [REDACTED] I will be able to advise those involved in the accident to challenge the planners that approved the application . The planners have been advised by a number of local residents of the dangers of this application and therefore in law could be held directly responsible. I sincerely hope you turn down this application on the grounds of safety and common sense.

Yours faithfully,

[REDACTED]

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 05 October 2024 20:43  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2024/0268 FS-Case-652345260

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2024/0268

**Address of Development:** Land at Tan Yard Farm off Ribchester Road Hothersall PR3 3YA

**Comments:** Why are holiday cottages needed on a stretch of main road and good agricultural land? Absolutely ridiculous and probably a ploy for change of use in 10 years time if granted to build houses. This makes an a mockery of the governments plan to build affordable homes!

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 08 October 2024 11:00  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2024/0268 FS-Case-652912438

[REDACTED]

[REDACTED]

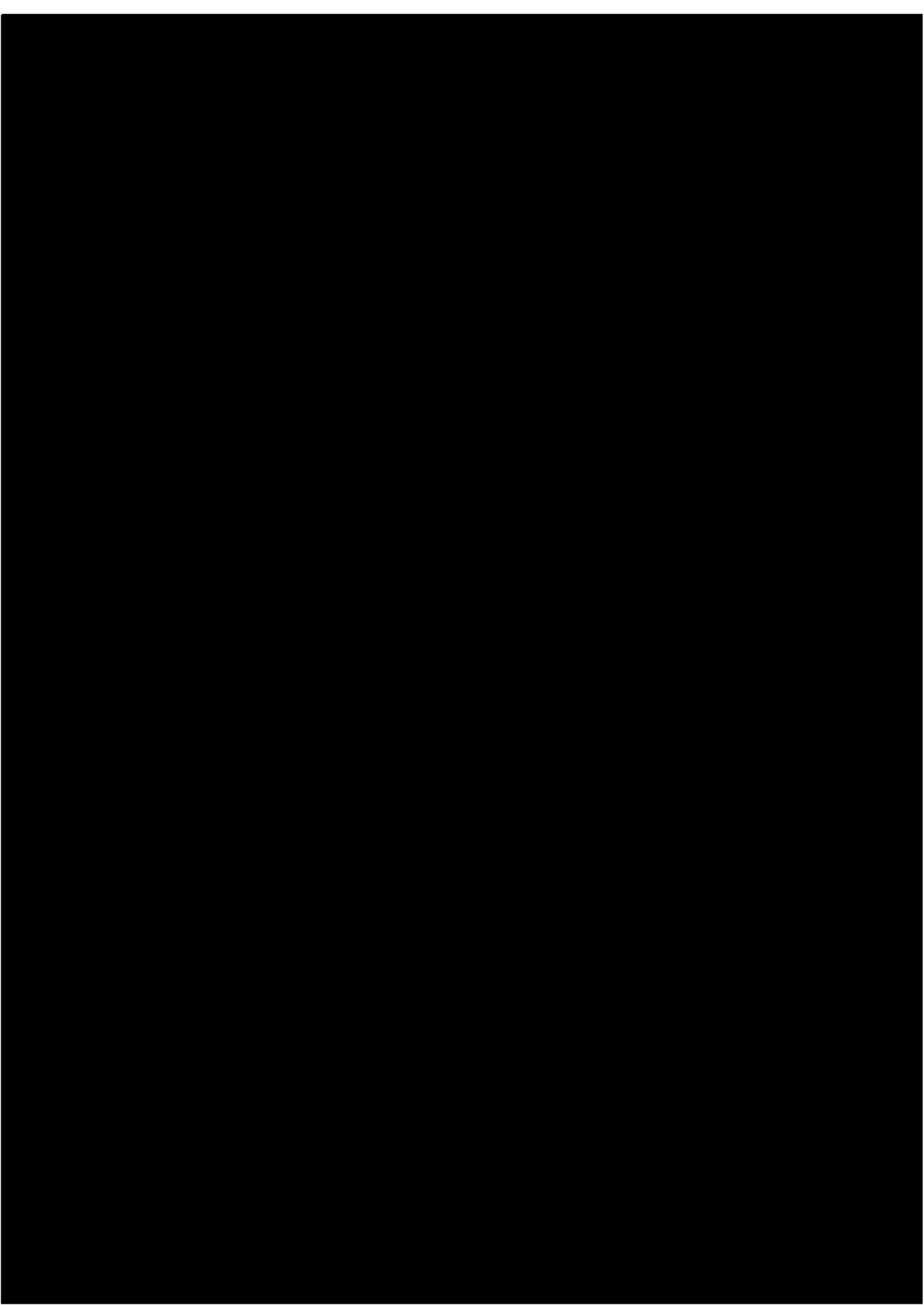
[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2024/0268

**Address of Development:** Land at tanyard farm pr3 3ya

**Comments:** I noticed a planning application for above address  
The entrance and exit routes are totally not fit to be where they are  
The road is fast and when you drive down [REDACTED]  
There is a big blind spot till you reach top of hill going downwards towards ribchester and going up towards longridge is you go round a blind double bend and suddenly on the entrance /exit  
Ive no problem with people creating holiday accomodation  
Its the roadway thats wrong  
Espacially for people using it who dont know about the roadway themselves  
How about put a road round the back and come out on the old tanyard farm entrance



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 08 October 2024 14:18  
**To:** Planning  
**Subject:** Planning Application No: 3/2024/0268

 **External Email**

This email originated from outside Ribbles Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Further to the letter you sent me on 27 September 2024 regarding Planning Application No: 3/2024/2068 I would like to express my objections on the following grounds:

1. The siting of a holiday park within open farmland will adversely affect the rural nature of the area. Additionally we are blessed with owls, bats, deer and numerous other wildlife species which will be detrimentally affected by this development.
2. The proposed holiday park is situated close to a dangerous bend which has been the scene of a number of accidents and numerous close misses. It is impossible to imagine how access to the holiday park could be safely managed given the difficulties [REDACTED].
3. The siting of the holiday park is close to a number of residential properties but there are no amenities whatsoever close to this site.
4. Given points 2 & 3 the additional traffic generated will cause undue problems and disturbance especially as public transport links are poor. Such problems will be exacerbated by a constant change of new drivers unused to rural driving. Additionally pedestrian paths are dangerous to use as they are narrow, overgrown and the numerous farm vehicles and large lorries pose serious risks, [REDACTED].
5. The siting of a holiday park in this position is not in keeping with the rural nature of the area nor the character of the existing buildings.
6. I believe that approval for this holiday park will set a precedent for further inappropriate and intensive development on this site and beyond. I am also concerned that such tourist development is lacking in sustainability and would adversely affect the character of a rural area.
7. The bend close to the proposed holiday park is already subject to flood problems and loss of open land plus the addition of more septic tanks will only exacerbate this problem.
8. The area is currently very peaceful and quiet, holiday makers have different priorities to residents and thus one can expect frequent BBQs, parties and other such activities on a regular basis affecting our mental well being.
9. I cannot understand the need for a further holiday park given that large numbers of holiday lets are currently misused as residential lettings.

Thank you for considering these objections.

Regards

