



Planning application No. 3/2024/0268

Date 05/10/24

DIRECTOR OF
RESOURCES
- 8 OCT 2024

To whom it may concern

Please see below my arguments against the proposed plans for holiday cottages on land adjacent to Ribchester Road.

1. This is a dangerous corner with a history of traffic accidents, the addition of cars ingressing/egressing the property will only exacerbate the danger.
2. There is also a risk of cars, belonging to visitors, guests of delivery companies, or even the council bin wagon being parked on this bend, further increasing the risk of an accident.
3. The amount of hard standing on this site will create flooding issues with the water runoff, during heavy rainfall. Something that is on the increase with the current climate conditions.
4. The damage to wildlife, there is already evidence to suggest that sightings of wildlife, especially deer have diminished since the construction of the barns off Ribchester Road began. This additional construction will remove natural habitat.
5. This will have a negative impact on house prices, and the desirability of properties.
6. Visual impairment.
7. Noise pollution.
8. Is there any evidence to support the need for further holiday homes in the area. Most people are aware that the "holiday homes" at Green Bank Quarry" Longridge are actually permanent residences, as is the case for an existing holiday cottage on Ribchester Road.
9. This is highly likely to be a cynical ruse to circumnavigate the residential planning rules.
10. Do Ribble borough Borough Council have a vested interest in the building of these properties, Holiday let Business Rates for example. In the current economic climate, are the council able to make an objective decision, and seriously consider the needs and/or best interests of local residents?

Yours Sincerely





DIRECTOR OF
RESOURCES

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- 8 OCT 2024

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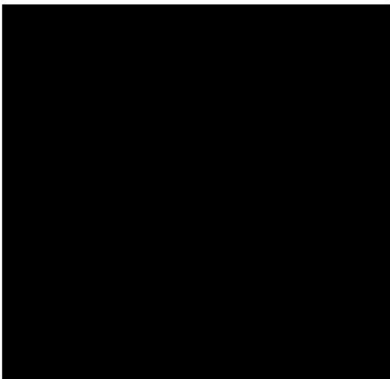
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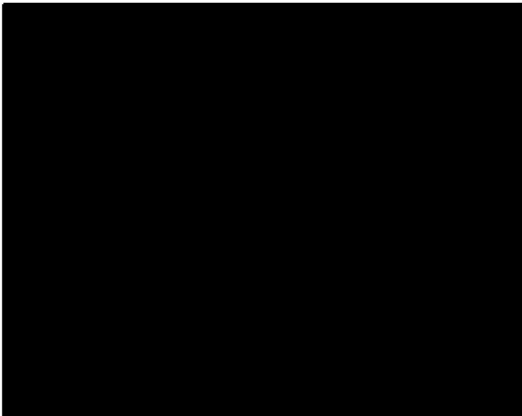
Planning application No. 3/2024/02688

OCT 2024

Date 05/10/24

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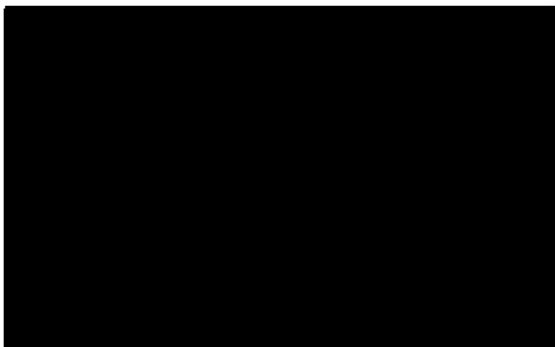
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Yours Sincerely



[Redacted]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 09 October 2024 16:10
To: Planning
Subject: Planning Application Comments - 3/2024/0268 FS-Case-653340159

[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 object to this proposal as it is developing greenfield site which is a neighbouring area to sites of specific interest, and is an area rich with wildlife, including, but not limited to bats, owls, deer and woodpeckers. I am also very concerned that an element in the preliminary environmental survey has been redacted, including a section relating to great crested newt. I request that the full environmental impact report is made public.