

From: [REDACTED]
Sent: 17 October 2024 23:20
To: Planning
Cc: [REDACTED]
Subject: Objection to Planning 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.

Dear Mr Ben Taylor,

We strongly object to the proposed building of 6 holidays homes at Tan Yard Farm Ribchester for numerous reasons detailed below:-

1. Firstly the proposed development of 6 holiday homes is on a dangerous bend that has substantial history of road traffic accidents. The road is unlit, the narrow footpath is unsafe/poorly maintained and the traffic is fast and frequent. The road in question floods during heavy rainfall.
2. We have 4 young children who often play out and any increase on traffic on this dangerous busy road is a serious worry and concern to us. It really is bad enough as it is.
3. The Environmental impact will not be insignificant. [REDACTED] i have often seen wild deer, rabbits, owls, pheasants, foxes, bats, hedgehogs & a large variety of birds on or above this particular piece of land - all of which will be adversely affected by the extra noise and light. The deer in particular regularly cross the road and the barn owl does his/her daily loop over the area. The plans show the properties to have hot tubs, these are environmentally detrimental and socially intrusive. The flooding on the corner will no doubt be increased by paving over the fields which currently help soak up the rainfall.
4. The proposal will have a negative impact on house prices in the area
5. There are no shops, pubs or amenities without travelling in a vehicle
6. The local area already has several sites for holiday homes, there is no demand or need for more. I [REDACTED] The proposal is unnecessary.
7. The developer owns the field behind the proposed land. If this application is granted, it sets a precedent for future development. Looking at the proposed layout, it looks to us that the fork at the end of the holiday lets could be added to in the future to provide access to the big field across the water. This would be a disaster.
8. [REDACTED] - the drainage is shared between the 8 houses on a small pipe which often blocks up and results in letters being sent to each property reminding the occupants to not put certain items down the toilet. [REDACTED] and terminates at the sewer at the old Ribchester Hospital (now Austurian Gate) - it simply CANNOT take or cope with any further load.
9. The proposal claims on the application form that it is not within 20 meters of a water course. This is Incorrect! There is a water course on the perimeter of the land.
10. The proposal has zero benefit on our local community, we can only see issues arising.

In conclusion, the proposed development in our beautiful green belt area is completely unnecessary, unsafe and environmentally unethical. We would be extremely grateful if you consider our very strong concerns above when coming to a logical decision,

With Thanks,

A large black rectangular redaction box covers the signature and name of the sender. The redaction is composed of several overlapping rectangular blocks of varying sizes and positions, completely obscuring any text that might have been present.

From: [REDACTED]
Sent: 18 October 2024 08:15
To: Planning
Subject: Outlying planning proposal - planning application 3/2024/0268

 **External Email**

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Regarding Planning Application Reference No. 3/2024/0268

Address of development: Land adjacent to Ribchester road. Land at Tan Yard Farm off Ribchester Road, Hothersall PR3 3YA

Resident Concerns:

- The land is located on a very busy road, where the volume of traffic has increased dramatically with the rise of new developments in the surrounding area in recent years. The specific location is adjacent to an S-bend section of the road where there have been numerous accidents in previous years, including one particular case where the vehicle veered off-road into that specific section of land.
- Access to the site is potentially at a very dangerous section of the road and likely to be a "danger to life" to anyone attempting to enter/exit the premises.
- Drainage of rainwater is an issue at this section of road, often running is a stream "across" the road surface.
- During disruption on the motorways, this section of road sees very heavy traffic as the only through-road.
- The road frequently sees motorists and motorcyclists regularly vastly exceeding the 40mph speed limit.
- The area has no common waste drainage system with all properties in the area using septic tanks, including in recent years, the Asturian Gate development which had to install its own treatment plant.
- No available local facilities within walking distance for temporary visitors.
- Very limited safe pathways in the area i.e. only a single person narrow pavement on the opposite side of the road to the land in question, which is not suitable for families with young children or prams/pushchairs. (google maps is very deceiving as the pathway looks much wider than it actually is in reality).
- Roadside hedges are often overgrown and impact the available pathway space.
- No cycle pathways in the area for holiday visitors.
- No current street lighting.
- Holiday Lets could bring undesired noise and anti-social behaviour.
- Impact to wildlife. The field is often used to pen sheep/cows and deer can often be seen passing through or grazing in the field.

Best Regards,

[REDACTED]