From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>

**Sent:** 20 December 2024 17:43

To: Planning

**Subject:** Planning Application Comments - 3/2024/0913 FS-Case-672236495

**Planning Application Reference No.:** 3/2024/0913

Address of Development: land off back lane chipping

Comments: flood risk area.

noise from proposed development will adversely affect kennels established over 50 years ago, situated within 10 metres.

From:

**Sent:** 02 January 2025 08:05

To: Planning

**Subject:** Re: Response to planning application 3/2024/0913

**Attachments:** IMG\_5009.mp4



## **External Email**

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Hi Ben,

Further to my response dated the 19th December. Please find attached videos from the flash flooding from the field at the rear of the houses on Hesketh Lane, across the kennels and onto the area the 5 pods are proposed.

On Thu, 19 Dec 2024 at 10:22, FAO Ben Taylor	wrote:
Hi Ben,	
Please find my response to the propose to tourism and the erection of	posal of the land adjacent to our boarding kennels having change of 5 holiday pods.
Noise / Sound assessment	
carried out the noise assessment for	nd in both incidents have supplied RVBC a noise assessment
During the period of this noise asseduring the times of 8am to 6pm	. I can assure you that
guests staying in the pods (possible	I am VERY concerned if this application is approved the
guests staying in the pods (possible	and I'm concerned for the future of our
business	not only from the 5 pods but also
	ady granted planning permission . I am
also very concerned that once the f quickly leave reviews explaining "D	irst tourists have stayed in the accommodations they will very on't stay here

day". As a result the pods especially will just sit empty. Especially given the Ribble Valley is already saturated with holiday lets and pods. I request that if RVBC seriously consider passing this application that the developers have to put in place sufficient noise reduction measures that our business is in no way put at risk from noise complaints. I am also very concerned that the visitors staying in the pods quite rightly will be potentially making noise in the evening an potentially in to the early hours Drainage Naturally through gravity the area the pods are positioned is the flood plain for the field at the rear of the houses on Hesketh Lane. Historically once the field is saturated the surface water runs down hill... area the pods will be in. Despite the landowner previously draining the lake in the field and installing a large drain this area still floods in periods of heavy rain. With global warming we now have these incidents of flooding surface water from this field every month of the year. The foundations for the pods, parking and road will only make this worse by blocking the surface water from naturally slowly draining away. No drainage strategy has been submitted for the road and pod's surface and foul water? Road / Infrastructure My understanding is that with change of use to tourism and a commercial enterprise that the waste from the site will need to be removed under a trade waste licence and and will require the access of a trade waste vehicle. The current proposed road and turning points do not support the access or turning requirements for a vehicle of that type. Does the site require sufficient access for emergency vehicles etc? Police, Fire & Ambulance. I'm also concerned the site has insufficient parking (visitors and service vehicles) and will lead to cars being parked along the access road or along the adjacent

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road.

Kind regards