From:

**Sent:** 17 March 2025 10:50

To: Planning

**Subject:** 3/2025/0107 Boadicea Park Preston Road Ribchester PR3 3XL

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## Dear Maya Cullen,

I would like to register my objection to the proposal to further develop Boadicea Park, Preston Road, Ribchester PR3 3XL on the grounds that the development is being mis-represented to the planning authority.

# The application states:

The proposed office building is intended to assist with movements associated with the heliciculture activities at the site.

Since the volume of snails accommodated in the large, purpose built industrial unit is the size of a small crate, the developers have mis-represented the development which does not refer to the 52 unrelated businesses now registered at the site.

There is no evidence of snails being traded.

The snails exist in a state of permanent hibernation and are immobile.

The low volume of snails is not commercially viable as a business and only exists to qualify the premises as "agricultural use" and thereby avoid paying business rates. This is advertised on the developer's own website, Boyce Brook, as "Canceller of the Exchequer":

#### https://boycebrook.com/

The 'Business Rates Avoidance Survey of Local Authorities 2019' looked at how much of the total amount of business rates were lost to avoidance. It found that up to 17% of council tax was lost using tactics which included 'snail farms'.

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In 2021, the High Court ruled that a snail farm tenancy deal between a landlord in Leeds and the management company Crusader was a 'sham'. The Court of Appeal upheld the High Court ruling.

Six planning applications have previously been submitted for this site.

The current application claims to be in line with Ribble Valley's development strategy, DMG1 which requires: "...new development to be sympathetic to existing land uses, highway safety and not adversely affect the amenities of the area."

The proposal will increase the hard standing in the development by relocating lodges 5 & 6 and creating open space for outdoor activities.

This will adversely affect the amenity of the area and contradict DMG1 by *increasing* the flood risk to Ribchester.

Previous commitments given to councillors on Ribble Valley planning committee to create opportunities for educational visits and tourism activities have not been honoured by the site developer. This breaches policy DMB3.

Since construction began in 2021, the daily movement of heavy plant and machinery throughout the site has created considerable noise nuisance. There seems to be no end in sight to complete building work which is taking an unreasonably long time to complete.

Yours sincerely,

Ribchester