

## Nicola Gunn

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**From:** Planning  
**Subject:** FW: Planning Application 3/2026/0050 Land adjacent to Preston Road, Ribchester, PR3 3XL

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**From:** clerk@ribchesterparishcouncil.org.uk <clerk@ribchesterparishcouncil.org.uk>  
**Sent:** 23 February 2026 13:21  
**To:** Planning <planning@ribblevalley.gov.uk>  
**Cc:**  
**Subject:** Planning Application 3/2026/0050 Land adjacent to Preston Road, Ribchester, PR3 3XL

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Dear Planning Office

I give below the response of the Parish Council to the above planning application. It was debated at length at the Council meeting on 16 February:

‘We recognised that this is a Permission in Principle application. Following our recent meeting Ribchester Parish Council would like to make the following observations with regards to land use and location. We note that United Utilities has commented on the issue of surface water and where it will go. We would point out that at times of high rainfall, the main Preston Road floods. We hope that the Borough Council takes this into consideration, as we fear further hardstanding created by a housing development could, if not mitigated, exacerbate existing problems with surface water run-off and create further problems on the highway and for local residents.

Regarding the location, we note Lancashire County Council’s comments and endorse concerns that regarding pedestrian access to and from the site and village Lancashire County Council notes: ‘the footway is sub-standard in width in places’.

Kind Regards

*Deborah S Groves*

Deborah S Groves MA LLB Chartered MCIPD  
Parish Clerk