

**From:** Contact Centre (CRM) <[contact@ribblevalley.gov.uk](mailto:contact@ribblevalley.gov.uk)>  
**Sent:** 09 July 2021 00:00  
**To:** Web Development <[webdevelopment@ribblevalley.gov.uk](mailto:webdevelopment@ribblevalley.gov.uk)>; Planning <[planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)>  
**Subject:** Planning Application Comments - 3/2021/0595

**Title:** [REDACTED]

**First Name:** [REDACTED]

**Surname:** [REDACTED]

**Is your address in Ribble Valley?:** [REDACTED]

**Enter a postcode or street:** [REDACTED]

**Choose Address:** [REDACTED]

**Selected address:** [REDACTED]

[REDACTED]

**Locality:**

**County:** Lancashire

**uprn:** 100012409405

**usrn:** 31802103

**ward:** E05005308

**Planning Application Reference Number:** 3/2021/0595

**Address of Development:** land at Preston Road Ribchester PR33XL

**Your Comments:** [REDACTED]

Ref: 3/2021/0595

Planning Application for land at Preston Road PR33XL

Dear Mrs Bowers

We are writing to place our objections to the afore mentioned application. We feel the proposed development poses environmental, health and safety, and nuisance issues.

Having already objected to previous plans and feeling reassured that these had been rejected, we

have been much perplexed to see work being undertaken on adjacent land (The Vines on Preston Road) to the proposed site, (also purported to be linked to the applicant), that has seen a road being built linking the main entrance of The Vines to the gated entrance of the proposed site, at the rear of Goose Chase. This work has been incredibly obtrusive, and noisy, with large plant machinery passing along the back of all the houses on this stretch of Preston Road, very close to the Brook, and into the proposed development site. We understand that this work has been carried out on private property, but feel this puts into question the good intentions of the applicant, that they feel they can continue such works without any approval from yourselves. We have raised our concerns already with Andy Glover in your department about these works.

Further to this, we feel we must mention that the owners of Goose Chase currently reside in China, and the property has been rented out for approximately 5 years. We are concerned that the owners will not have been given notice of these plans, and as such will have been unable to raise any objections which we are certain they would!

Our grounds for environmental concerns, are the potential for brown wastewater to make its way into the Brook, which is a known spawning site for brown trout. Also concerning is the impact of further hard standing in an area already incredibly prone to flooding; the water from the Brook known to flood onto Ribblesdale Road across the back fields. We can see the proposed area for development on the site has been moved away from the greater flood risk area, but this will still make its impact known, with the runoff affecting many of the houses on this road, and subsequently affect other parts of the village already at risk such as Greenside.

We are concerned for the disturbance caused to our wildlife. We regularly see bats, owls, deer, curlew, nuthatches, and herons, to name but a few, all using this part of the Brook, with the large protective trees along its banks for shelter and nesting. The noise and heavy plant that will undoubtedly be used will cause major detriment to their use of this habitat, not to mention the increase in light pollution with 6 "holiday lodges" and a snail farm.

We have health and safety concerns with the road access. The proposed access is very tight, with very poor visibility. Having lived here for over 10 years we understand how fast drivers come down the hill into Ribchester, and how fast they speed up out of the village. It is a tricky road to navigate with 10 years' experience, but for holiday makers, coming out of a blind access road onto a notoriously difficult part of the road, this could be very dangerous. Also, the lack of any pavement on that side of the road would not allow for any access for those holiday makers with any disabilities or mobility issues, or those with young families.

We are worried about the increase in noise and light pollution from the holiday lodges. They will essentially be 6 3 bedroomed houses plonked in a previously peaceful agricultural field, where sheep used to graze. Holiday makers will be far less concerned about "annoying the neighbours", and being in a valley any noise is greatly amplified, as has been proved by the fact that noise from the road building at The Vines has been heard across the fields on Chesterbrook and Eastgate. And even after works have ceased, the acoustics of the valley will continue to exaggerate any additional noise to the annoyance of the current residents, and to the detriment of our wildlife along this part of the Brook. We are concerned that holiday makers will also potentially be using the Brook for recreation, perhaps causing an increase in litter and polluting the Brook. We are also concerned that there will be some degree of smells coming from the snail farm, as it is stated that they will be for eating, and would therefore need some form of processing. We assume that this also means it would be a commercial venture, not purely for "educational" purposes.

Thank you for considering our concerns, we trust you will make the correct decision in protecting our beautiful environment from unnecessary development.

Yours sincerely,

