

[REDACTED]

[REDACTED]

5th July 2021

Dear Sir / Madam

Re: **Planning Application** no 3/2021/0595

Thank you for inviting our views on the above planning application which lies close to our property.

[REDACTED] and I am writing this objection on her behalf. [REDACTED]

[REDACTED] We both strongly object this application for the following reasons:

### **1. Traffic**

My concerns relating to the increase in traffic are the same as previously stated as I do not see anything different has changed in this application. We believe this proposed development will significantly increase the amount of traffic on Preston Road which is already terribly busy with restricted sight lines and queues because of parked cars. My mum is already frightened about walking down to the village due to the speed of the cars and narrow footpath. Ribchester has an elderly population and the traffic through the village is already excessive. I am very fearful that there will be a serious accident. The existing opening is a narrow, single track lane and involves a tight turn at the bottom of a downwards slope from Longridge to Ribchester. The speed limit changes to 20 mph at the access point of the development however cars are frequently going much faster. In recognition of this, Lancashire Police frequently install a mobile speed camera at this exact location. I believe the Highways Department have also confirmed the access is problematic because of insufficient space plus, they have also confirmed there will be an increased risk of a serious accident.

The increased traffic generated by the site will significantly increase both noise and air pollution. I see there is parking planned for 17 cars and minibuses!

### **2. Noise, Pollution and Waste**

Given there is the parking for 17 cars and minibuses we are very worried about car pollution via exhaust emissions and noise from these cars at all times of the day and night. We are also concerned about the increase volume of people either visiting the centre or holidaying. At is stands now

Ribchester can not cope with the number of cars and people that the village attracts at weekends and holidays (alongside the residents parking needs). The amount of waste dumped on the village car park is excessive. With so many none 'country folk' visiting this site there will no doubt be increased rubbish dumped as we already see in the village and along Preston Road. Apart from the obvious eyesore, this could seriously harm the wildlife too. It could also create significant expense to Ribble Valley to tidy it up!

6 x 3 double bedroom holiday lets, plus a snail farm and its processing machines, will significantly increase noise, waste and rubbish. I am not sure what the plans are for lighting the site but there will no doubt be increased light pollution too.

Although the ecology report says the land does not have bats, I can confirm we have bats frequently flying in our garden and I am fearful their habitat and therefore existence, will be being destroyed. We also have toads, frogs and badgers and regularly see deer roaming in that field. Why would you want to destroy even more of our beautiful English countryside and heritage for purely selfish financial gain. The applicant(s) has absolutely no morals. The applicant(s) does not care about looking after the ecology, or preserving the countryside.

Of note:

1. When he built "The Vines" I know as fact from a council employee he damned up Boyces Brook without Council permission causing significant ecological damage. He did not bother to tell the council then so why are you willing to trust him now? Why would the council be willing to risk let him ruin more of our beautiful and increasing scarce countryside and potentially polluting Boyces Brook or increasing the risk of causing floods in the village.
2. I believe he has recently built a road on the land The Vines sits in yet again without gaining planning permission? What damage has he done here and why has this been allowed to happen? No doubt he will try and get access to the development site via his land at The Vines.
3. As a child we walked regularly on a public footpath through his land and there was a bridge over Boyces Brook. Not long after his arrival, with the building of his monstrous house, which let's face it is an eyesore and completely out of keeping with the village, he smashed the bridge it down and closed the footpath. He simply didn't want people on his land! This is not man who cares about the welfare of the community but only about his own selfish gains.
4. One only needs to look at the eyesore he has created on the outskirts of Grimsargh/Alston with his portacabins. Is this what you want to risk happening in Ribchester? Please see the image below of one of the applicants current premises/snail farms. Is this what Ribble Valley are willing sacrifice countryside for?



May I remind you of what the area currently looks like (see below – also note the abundance of wetland reeds in the field due to the flood prone nature of the land!)



5. He has only been able to build The Vines by bending the rules of development. He got away with it by basically saying the huge house was an extension of the cottage. The old cottage, which I remember well, was a small 2-bedroom dwelling. Does the council really want to support such a person who has done everything possible to not be honest with you?

### **3. Heliculture**

I don't know much about snail farming however a quick search on google has revealed several interesting facts:

These were my previous comments which still stand:

- Most snail farms fail in the first year. I also believe I am correct in saying that Crusader EPRA have indeed set up several snail farms previously which have failed. So, I have no confidence in this company's ability to successfully, and humanly rear snails. Rather it appears a smoke screen for business rate avoidance and change of building use. I fear we would have derelict buildings within a year and dumped snails, and then potentially more holiday lets built. They clearly state on their website they develop property (not farm snails). It seems to me that the longer-term plan would be more substantial housing or at best extending the holiday lets across the wider land – especially as their current proposal only uses half of the land and there is no provision of access to the rest of the land.
- Snail production and processing smells
- Snail farming involves heat, noise and light – see earlier comments regarding light and its detrimental impact on wildlife
- Snails frequently escape and I see no provision in the plans for this

The applicant(s) has simply changed the name of his business to “L'Escargotiere (Ribble Valley) Ltd” What nonsense and yet again another rouse to distract from what is going on here and admonish all responsibility and association with the failures of the farms in the past. The applicant(s) cannot be trusted.

## **5. Habitat and Wildlife**

**These were my previous concerns, and they are still relevant:**

The Ecology Report states there is no evidence of bat habitation, yet we see bats in our garden almost daily and believe they may roost in the trees on the land. We also see curlews, herons, deer and hedgehogs (regularly). I believe Hedgehogs are protected under Schedule 6 of the Wildlife and Countryside Act (1981) and under Wild Mammals Protection Act (1996), which prohibits cruel treatment of hedgehogs. I assume destroying their habitat constitutes cruelty? The Ecology report again states that hedgehogs are live on this land. We are concerned that increased people, pollution; air, light and noise will detrimentally affect the ecosystem. The Arboreal Report highlights that all the trees are important and shouldn't be disturbed; indeed, they should be protected with specially designed cages, yet no provision has been made for this? In addition, the Highways Response and Fire & Rescue Response have highlighted the inadequacy of the existing entrance and suggested that the entrance needs to be much larger with a good sweep for safe, entry and exit. This would be impossible to achieve whilst preserving the existing trees.

I could not see any provision to make the building eco-friendly/carbon neutral? Surely in this current age this should be a vital ingredient of any new development in such a beautiful location? Does Ribble Valley Council want to be associated with destroying green heritage land – I can't see that being good publicity for you or serve to attract/entice holiday makers to our area! Heritage green sites, deer roaming free, a haven for bats and hedgehogs or a snail farm, cheap log cabins and noise and pollution - need I say more!

## **6. Flooding**

We have lived at this property for 49 years and not one year has passed when this land has not been flooded. We are very concerned that the addition of a substantial amount of hardstanding for the foundations of the lodges and proposed business will reduce the land drainage available and therefore significantly increase the risk of flooding to the properties adjacent to the land. We are also concerned about the effects this will have on the ecosystem of Boyce's Brook.

## **7. Vista/loss of privacy**

Whilst we accept we have enjoyed the enviable position of having our garden backed onto by a green field, we will now be faced with views of ugly industrial building and holiday lets and we will have no privacy at all. His building completely overlooks our property. Is this how Ribchester wants to develop? We are in a 'Green' age when the whole country is looking to preserve the countryside, reduce pollution and carbon emissions so me this would be a regressive action and would sadly be detrimental to Ribchester green credentials (see comments above). People are attracted to Ribchester by our countryside, river and lovely walks – please don't destroy this! I beg you to protect

what we have and cherish it. Do we really want to lose more of our beautiful green countryside -for a snail farm (which he could use existing industrial units for at Bee Mill or the existing extensive business premises in Longridge) and yet more holidays lets? Surely the area has enough? Surely the council would be better off supporting the existing holiday let/wedding and events business who have seen their livelihoods destroyed due to covid.

I sincerely hope and trust that Ribble Valley Council will do the right thing and protect our green space and wildlife. Once it has gone there is no going back and thankfully right now the whole world is waking up to this fact/dilemma and taking proactive steps to rectify the situation – I hope you will do the same,

Yours faithfully

A solid black rectangular box used to redact the signature of the sender.