

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

Sent: 05 July 2021 14:38

To: Web Development <webdevelopment@ribblevalley.gov.uk>; Planning <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: 100010593746

usrn: 31800541

ward: E05005308

Planning Application Reference Number: 3/2021/0595

Address of Development: Land at Preston Road Ribchester PR3 3XL

Your Comments: Traffic and increased accident risk Implications

Preston Road is a very busy road and the volume of traffic using it through the village continues to increase year on year. Speeding is an issue. Traffic travelling through the village rarely complies with the 20 mile an hour limit area, (which starts just before the track proposed to be used to access the development). In fact the road opposite the proposed entrance is a regular spot for speed enforcement officers to sit. The track / entrance itself is a blind entrance/exit. There would be a significant increase in traffic trying to enter / exit this track both from the log cabins - 2 parking spaces each suggests holiday makers coming in 2 vehicles to an area they do not know, delivery vehicles to the snail farm, visitor vehicles to the "education center" and vehicles used by staff working on the site.

The accident risk on an already dangerous stretch of road is likely to increase significantly together

with increased noise for houses in the area. It should also be noted that there is no footpath on that side of the road and no opportunity to put one in adding further risk for holiday makers walking into the village from the site. It should be noted also that the site map does not show the hedges both sides of the proposed entrance to the proposed site and these obscure visibility vehicles leaving the driveway. Other properties on the road have mirrors to assist exit. This will be a serious hazard to holiday makers and vehicles coming down the hill into the village.

Pollution

Increased noise from traffic coming and going onto the site. Noise pollution from holiday makers using the log cabins,

Smells from the snail production and processing. The proposal is to use a septic tank sited close to the brook, the proposed solution does not seem adequate for up to 30 holiday makers, plus workers, delivery drivers, visitors etc., We therefore have significant concern that sewage will overspill / discharge into the brook polluting the water stream, plus the smell resulting from the use of inadequate septic tank.

Flood Risk

whilst it is acknowledges that this new proposal does not involve building directly on to the flood zone - Given the increase of hard standing the development would result in the risk of flooding both to the development itself, the adjacent properties would be significantly increased. Water displaced and the increased run off from such a large hard standing area into Boyces Brook will increase the flood risk further down the brook into the village affecting areas already at risk on Stoneygate lane and Blackburn Road near the Ribchester Arms.

I note that there only appears to be parking for "holiday lets" (16/17 of these and 4 spaces for the snail farm - where is it proposed that the "visitors" park ? Or does the applicant not really believe that the snail farm will succeed as is the case for all his other similar ventures so there is not genuine need for parking for "visitors"

Creation of work in the area

The application indicates that the " development " will not create any new jobs in the area which seems to be contradictory to the design and access statement.

Need for further holiday lets in the area

Is there a genuine need for any further holiday lets in the area? Given there are already a significant number in both Ribchester and the surrounding area and whilst there may be some increased demand at the immediate time due to travel restrictions as a result of COVID pandemic. Will the need continue in the future ? Will it be the case that when the applicant finds that there is no demand for holiday lets (and his snail venture has "failed")will the planning department receive a request for change of use from holiday lets to building for permanent housing what is currently GREEN BELT land used for the grazing of livestock