

From: [REDACTED]
Sent: 07 July 2021 21:31
To: Planning <planning@ribblevalley.gov.uk>
Subject: Planning Application No. 3/2021/0595 objection letter



6th July 2021

Dear Ms Bowers

Re: Planning Application No. 3/2021/0595

Thank you for your notification letter inviting us to forward our views and concerns in respect of the above application.

This planning application creates a number of major concerns which we have previously raised namely:

Access: Preston Road is already a very busy main road which struggles with the volume of traffic it already has to cope with. Exiting from the entrance to this development would be a major issue, visibility is very poor for both those exiting and those approaching the village. There would be an increase in public footfall and as there is no pavement for pedestrians, prams, mobility carriages etc this would be problematic and the idea of even larger vehicles exiting is somewhat concerning.

Noise: A development as such would require some supervision, a work force, generators, lighting etc and noise would likely become an issue interfering with the rights of entitlement to quiet enjoyment by those in close proximity.

Flooding: As we have previously mentioned, Ribchester suffered serious flooding back in December 2015 where residents had to be evacuated and businesses were closed for several months. In February 2020 Ribchester was put under emergency measures as it was hit with floods again each time the floods are of greater concern. Creating hardstandings for these lodges and car parking will

seriously impact further the risk of more flooding and forcing even more water onto the road and down into the village. The flood report refers to significant flood risk on pages 19 and 20 which must be considered. The fields behind New House Farm and New House Barn already become unrecognisable following heavy rainfall/flooding and I believe the flood water has come much closer to the property over the past few years. This particular concern must be considered seriously. This of course causes no concern at all for the applicant due to his high vantage point.

Sewage: This is of great concern. The report states the site is to be served by a 'Package Treatment Plant' a 'Biodisc' System without any proper maintenance this could become problematic. Any possible leak of raw sewage would be devastating it could lead to contamination of water causing a health risk to the residents of Ribchester and would have an impact on any wildlife. Any risk of raw sewage into a water way etc must raise alarm bells, at a time like the present were we are dealing with COVID and will be for some time this cannot be brushed aside.

Wildlife: The impact on any wildlife would be significant, it has taken many decades to clean the waterway to a level where wildlife now live, frequent and breed all year round. I believe there are 2 ponds sited on the land at New House Farm which were encouraged and developed by the previous owner who is an Environmental Engineering Consultant, the report incorrectly states there are no ponds within 250m of the development. The report states there is no evidence of bats, I can assure you there are, most evening bats are seen around this area, we had to have a bat survey done prior to rebuilding our house because of this.

I previously mentioned that this client is responsible for another 'snail farm' located in Grimsargh which is, one would only describe as an 'eye sore', and I have it on good authority that the applicant has in the past 12/18 months sought planning permission for a housing development of approximately 30 houses. Snail farms are known to be of high risk of failure and are often used as a means to gain access for residential building after a period of time once the business has been deemed to fail. This proposed development does nothing whatsoever to enhance the locality but rather seeks to aggravate issues that Ribchester is already struggling to deal with. It would also without doubt have an impact on the value of the properties in close proximity.

I thank you for the opportunity to hear our concerns.

Yours sincerely



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