

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

Sent: 08 July 2021 21:31

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: 100012409423

usrn: 31802103

ward: E05005308

Planning Application Reference Number: 3/2021/0595

Address of Development: Preston Road, Ribchester.

Your Comments: We have the following concerns regarding the planning application 3/2021/0595 for a heliculture business and holiday lets on land off Preston Road in Ribchester. [REDACTED]

[REDACTED] and border the proposed development site.

1) Buildings - The design is not in keeping with the majority of buildings in the area. They will be an eyesore for the neighbouring residents, all of whom are in an elevated position looking down on the proposed development. The log cabins are extremely large and bigger than most of the properties in this area.

2) Noise - Potential noise from the Heliculture business. Noise from holiday makers is the log cabins. The cabins appear to be designed to accommodate six people encouraging group parties

which will inevitably lead to possible late night disturbance. This could be considerable in the summer over the weekends when all cabins are likely to be occupied and residents are trying to relax and enjoy their peaceful surroundings. The noise disturbance would also have a negative effect on the local wildlife.

3) Traffic - The amount and speed of traffic on Preston Road is already a concern. It is the only main route through Ribchester. The additional traffic for the Heliculture business, including employees and deliveries, as well as the holiday makers vehicles of which there could be several for each cabin, there is an extra risk to pedestrians and wildlife not to mention the additional noise.

4) Wildlife - To add to the report included within the planning application, we can confirm the presence of Kingfishers on Boyce's Brook which we have observed fishing regularly. Another resident on Preston Road has seen an otter and has had regular sightings of badgers in the area. Deer are also seen regularly on the site. Other birds regularly seen on the site include Curlew, Tree Sparrow, Tree Creepers (nested on the boundary to the site), Nuthatch, Great Spotted Woodpecker, Goldcrest, Bullfinch, Long-tailed Tits, Siskins, Coal Tits, Greenfinches, Chaffinches, Tawney Owl, Heron, Little Egret, Grey Wagtails. We have frogs, toads and newts in our garden bordering the site. The development will have a negative effect on the habitats for all these species.

5) Smells - Potential odour from the breeding snails as well as the preparation/cooking and additionally the smell of any waste products.

Additionally, we believe the landowner made a similar application in the past for a Heliculture business at another site in Longridge. We believe this business failed leaving the site in a mess and an eyesore, and has now been given planning approval for residential properties. This can't be allowed to happen. It is a concern that this application is just a stepping stone to further developments on this site. Surely, a development of this nature would be more suited to a location away from residential properties.