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09 October 2024 10:11

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Planning

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Subject:

[REDACTED]
FAO Kathryn Hughes Planning Application 3/2024/0771 Land at Causeway Farm
Balderstone

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FAO Kathryn Hughes

Planning Application 3/2024/0771 Land at Causeway Farm Balderstone

Balderstone Parish Council would be grateful if their strong objection to this application is noted.

The Council was against the previous application relating to this site (3/2023/1408), which was refused and can see no persuasive or material change in this submission.

The proposals are strongly opposed by the vast majority of our local community. The main concerns are that the development would profoundly negatively change the character and amenity value of Mellor Brook and the surrounding area and so impoverish the quality of life of residents. There would be little, if any meaningful economic or social benefits when considered within the wider context of borough, county or regional level.

To reiterate the Council's previous objections. The site is in open countryside outside the area's settlement boundary. As such it is the Council's understanding that any proposed development must be essential to the social and/or economic benefit of the area. Given the space allocated to business activities to the west of Mellor Brook along Myerscough Smithy Road and the land available at the Samlesbury Enterprise Zone, the allocation of this site for industrial development is entirely superfluous to local or indeed Borough wide need.

Whilst the proposed buildings and layout of the site are outline at this stage it is clear that the buildings would be incongruous, overbearing and out of character with a semi rural residential area. The development would in effect sandwich Mellor Brook between industrial areas and degrade the amenity value of the village and those overlooking the site. There would inevitably be environmental degradation associated with both the buildings and likely associated activity, including habitat loss and disturbance, increased vehicle movements along with potential noise, air and light pollution.

Access would be significantly impoverished. The three footpaths crossing the site provide an important recreational link between Mellor Brook and Mellor giving walkers an opportunity to appreciate open countryside leading to spectacular vistas. The adjoining footpath running east along the Whalley Road cycle path and A59 is used as a walking route to Osbaldeston Primary School, such a development would clearly present a further hazard along this route.

This proposal would truly blight our area and should be refused

Colin Everett

Chairman Balderstone Parish Council

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