

Friday 11th October 2024

Dear Madam,

Application 3/2024/0771 Outline planning application for up to 9,290sqm of employment development. (Use Class B2 - General Industrial and/or Use Class B8 - Storage and Distribution with access applied for off A59 Longsight Road at Causeway Farm Longsight Road Balderstone BB2 7HZ

Mellor Parish Council shares a direct boundary with the land at Causeway Farm and therefore has the following observations to raise with the Planning Officer on behalf of the Residents of Mellor and parts of Mellor Brook:-

Noise

The Noise Assessment dated December 2022 and carried out in October 2022 makes the admissions that: [4.3 Traffic data has been provided by Eddisons (the Transport Consultant) and assumes full B8 use for the purposes of the noise assessment. Over a 24-hour period, there is predicted to be approximately 281 movements on the Site, including 84 HGV movements.] [4.4 In the absence of specific information, it has been assumed that up to 25% of HGV movements could take place over a single 1-hour period, which would equate to approximately 20 movements in a 1-hour, and 5 movements in a 15-minute period, as a worst-case.]

It is further stated [4.20 It is important to note that the final impact and mitigation measures will be dependent on the final development layout, and this should be reviewed by an acoustic consultant at the detailed design stage, to ensure that the layout as designed can appropriately address noise factors.]

The final layout is not known and therefore the noise conclusion is based upon a hypothesis and the report contains many references to 'should' not will. In addition, [4.26 Once the detailed nature of such future uses is confirmed, noise from any fixed plant can be considered to ensure that the limits can be met.]

Furthermore, the actual application is vague, and the noise assessment comments [4.27 It should be noted that the derived rating level limits would be applicable to the total noise from the simultaneous operation of all external plant serving the Proposed Development. As such, noise emissions from individual items of plant will need to be lower than the given limit, although the exact limit for each individual item of plant will be dependent upon its type, noise characteristics, location etc.]

However, [5.4 Appropriate noise limits have been determined to be achieved by fixed plant items associated with the proposed development] **cannot be replied upon as the specific details are not known.**

RVBC has previously accepted the above detailed Noise Assessment but given what the report states, this causes further concern for residents.

GC Newt Survey

The presence of Great Crested Newts, has not been addressed and it can be seen from the previous application that the Applicant has merely sought to provide a Certificate.

Residents are concerned as the Certificate has lapsed and yet has still been submitted without consideration of a full assessment. The Applicant has not made any provision for this area of concern.

Employment Land Assessment June 2024

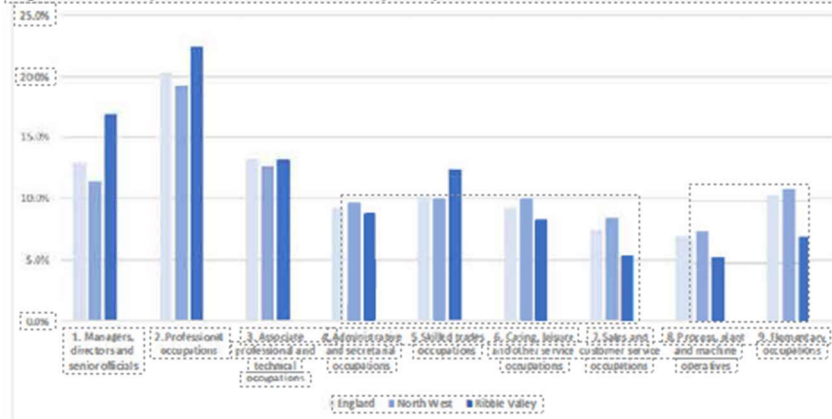
The Application is for land which falls outside of the settlement boundary referred to at [2.4.3] in the Assessment. The report it seeks to rely on the upon factor at [2.4.4 Policy DMG2 (Strategic Considerations) states "Within the Tier 2 villages and outside the defined settlement areas development must meet at least one of the following considerations:" Six considerations are listed, the first is relevant to the proposals for the Application Site. "The development should be essential to the local economy or social wellbeing of the area."

However, Residents are concerned that this criterion has not been met and refers the Planning Officer to table 7.1.11.



7.1.11 There is also a high proportion in qualified manual jobs ("skilled trade occupations"). But overall, a very small share of the local population is employed in the most industrial professions ("process, plant and machine operatives").

Figure 10. Occupation of Local Residents (2021)



Source: ONS Census 2021

7.1.12 Despite this, the concentration of residents of Ribble Valley employed in Manufacturing is higher than the regional and national averages. This would suggest that whilst employed in the manufacturing industry, local residents tend to occupy higher grades/skilled functions.

The above table and statements taken from the Assessment demonstrate the Application will not provide essential employment to the local economy and should not be considered.

Site Access

The A59 Longsight Road can be approached from several directions but to travel to this location for the business use which is proposed B2 and B8 and the volume of movements

being (281 estimated 84 HGV) consideration has not been made in relation to the nature of access through the villages of Mellor and Mellor Brook which fall within this Parish. A substantial amount of money was spent in providing traffic calming measures on Mellor Lane. Further measures were put in place on Branch Road to remove the burden of vehicles over 7.5T using it. Residents report the number of HGVs over 7.5T using Branch Road is increasing and the ability to 'Police' this is limited. A new section of road was created but drivers take the shortest route which is naturally through Mellor Brook along Branch Road. **Traffic and safety concerns have not been addressed by the Applicant.**

Furthermore, the other point of direct access would be to approach this site from Blackburn or the connecting motorway network from the M65 and M66 via Yew Tree Drive. This Parish Council is part of a Traffic Concern Group to highlight the issues of our B Roads being used as a cut through.

Of particular concern from Residents is the increased traffic from Whinney Lane which provides a shortcut up through Mellor down to the A59 using Abbott Brow which would provide access to the site only 200 yards away. Although both of these roads are shortcuts, they are unsuitable for HGVs (SatNav does not demonstrate this issue) and further present a safety hazard as there are no pathways. Equally, any travel to the site for commercial purposes would further exacerbate the current volume of traffic issues that the Council are trying to solve.

The visual impact upon those Residents who reside on Mellor Brow, Elswick Gardens and Abbott Brow will cause extreme distress.

Mellor Parish Council wish to assert that RVBC has identified that several of its Policies and Strategies do not align with this Application in particular direct conflict with Policies DMG1, DMG2 and EC1 et al.

Local Economy

This application would not benefit the Parish or Residents of Mellor/Mellor Brook but will have a direct detrimental effect on the lives and wellbeing of the Residents or Mellor Parish which encompasses parts of Mellor Brook as stated. The usage classes of B2 and B8 provide for several types of use on the site which causes grave concerns. The specific uses are not currently known and although RVBC could impose restrictions there is always the possibility of their unknown nature, to damage the established local economy within our Parish.

Public Footpath Right of Way

The Public footpath is well used by Residents of all ages and abilities. To alter access would cause issues for those less abled and present a danger.

We reiterate our previous observations as follows: -

- The development is very large with a selection of industrial units not suitable for this area. The plans don't state what industries would reside in the units, some could be 24/7 operations and may cause unnecessary noise, air or light pollution.

- The area of the A59 houses a number of residential properties along with a petrol filling station and a car showroom, all these already cause lots of traffic movement. This development will cause additional traffic and congestion in an already busy road where in the past we have seen many accidents both minor and unfortunately fatalities.
- There will be increased air pollution from this development, the report fails to take account of the local primary schools and churches and those using these facilities especially children. One school is under 500m from this proposed development.
- No provision has been made with regards to pedestrians passing the site in a safe manner.
- The land is currently rough glazing land with evidence of Badger sets and other wildlife habitat in the area, along with a stream and public footpath.
- The development would be unsightly for many residents whose property currently overlooks farmland.
- Other industrial units are available locally at BAE Systems and Fairfield Business Park is there a need for similar facilities.

Melanie Russell
Clerk of Mellor Parish Council