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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 10 October 2024 18:54
To: Planning
Subject: Planning Application Comments - 3/2024/0771 FS-Case-653695787

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Address of Development: Land at Causeway Farm, Longsight Road, Balderstone, BB2 7HZ

Comments: I write in objection to this planning application for the following reasons:
1) RVBC Core strategy - this application was previously objected too as it was not within RVBC core strategy. What has now changed since the previous application and why can RVBC core strategy be cast aside for local residents ?

The size & scope of the proposal is of major significance and out of context with the surrounding villages.
The proposed development is outside of Mellor Brook settlement boundary.
The land in question was not included in RVBC ECONOMIC NEEDS STUDY.
The traffic density assessment is only an estimate and details it at low level and therefore suggests it will have little to no impact. However this development size could in theory attract a large retailer to the site therefore increasing vehicular movements of all sizes into the area.

2) The Enterprise Zone already planned is a major development with a forecast of significant number of employees entering the area by 2030. This alongside this development will have a detrimental impact on the daily life of local residents and this proposal will only intensify this.
The A59 is considered a safe and low risk road by the applicants and I am sure this is true with the present level of traffic. The changes made in the application following LCC comments only manage an increasing level of danger on this stretch of the A59.
The Transport assessment does not take into consideration or identify any committed developments in the area and as such does not consider the cumulative impact of traffic. As outlined above the area is already having to absorb the effect (yet unknown) of the planned Enterprise zone.

3) Pollution/ Ecology - The Ecology report states that there will not be significant pollution caused in the construction and subsequent operation of the site. This is a densely populated area for the Ribble Valley with a primary school 300 metres away. It is the responsibility of RVBC to safeguard the area for future generations.
I can find no reference to the fact that 2 pounds will be lost.
The visual impact of the site to the residents on the north west side of Mellor mainly Mellor Brow and Elswick Gardens will look directly at the site.
The application suggest the building heights will only be 12.75m. No industrial building in the direct vicinity is of this height. The proposal is therefore out of context to the surrounding area.

This application has no support from local residents or the local parish council and should have no support from RVBC. To make an industrial corridor along the A59 is unacceptable. BAE and the new Enterprise Zone plus Thwaites Brewery already comes to the edge of Mellor Brook and we should not allow further development in the Mellor area.

The National press outline the Ribble Valley as an area of outstanding beauty full of villages and RVBC have a duty of care to retain this. This development is totally in the wrong place and needs to be stopped.

Regards [REDACTED]