



11.10.24

Planning Department  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
CLITHEROE  
Lancashire  
BB7 2RA

To the Planning Officer

Re: Planning Application No:3/2024/0771

Location: Land South of Causeway Farm, Balderstone ,BB2 7HZ

### **RVBC Core Strategy**

This is an unwanted development on land that has not been earmarked in the Local Plan and neither included in the Economic Needs study; and being an area largely populated by the over 55's who are unlikely to be looking for employment nor of this nature.

The Local Plan supported by residents already has sufficient land set aside & the size & scope of this re-submitted proposal remains out of context with surrounding villages. This plan should not be set aside.

### **Traffic and Transport.**

The traffic assessment is an assumption and until the nature of the businesses that would inhabit the site are known it's impossible to anyone to speculate on vehicle movements.

The Enterprise Zone is a major development & GCHQ is forecast to have significant numbers of employees this proposal will only add to the danger & misery already faced by residents. The report states this development will have no cumulative impact, simply ignoring the largest development in Lancashire less than a mile away shows a level of contempt for all persons in the planning process and the whole neighbourhood. Changes made to the proposal do not enhance safety but merely manage an increased danger.

**Air quality assessment report** states that the site is not with in or within the vicinity of an Air Quality Management area. Clearly the health & wellbeing of the local population is of no regard to the applicant considering the proximity of the proposed site to 3 schools, housing and the impact

on the children and residents, historical acceptance of pollution is no longer acceptable and should not be used as a benchmark.

**Visual Impact.**

The application totally ignores the view of the residents on the North West side of Mellor & Elswick Gardens who will be directly onto the industrial side from above and proposed maximum height of buildings will be completely out of context with their surroundings.

**Ecological Appraisal**

is taken in isolation omitting consideration for: adjacent woodland which is not only recorded but visible on the LCC Mario map, wildlife and the many well used footpaths around and through the site which have been earmarked for maintenance by local groups.

**Flood Risk Assessment.**

With reference to item 3.2 in the previous application indicating that there is no evidence of flooding incidents.

Local residents remember when property at The Willows BB2 7PX flooded, furthermore the GOV UK confirms the risk of flooding in that area is high.

The flood risk assessment indicates that run off from the proposed site would enter the watercourse which runs towards Mellor Brook joining the Bosburn Brook at The Willows and in the current application no changes have been made.

The proposed development is unsuitable in this location., delivers no benefits to residents and unless the principles of RVBC have changed should have no support from RVBC.

Yours sincerely



11 OCT 2024

10 October 2024

Planning Application 3/2024/0771.  
Location: Land at Cansey Farm Housight Road  
Osbaldeston BB2 7HZ

Dear Sir/Madam,

We object strongly to the submitted application to develop land alongside the A59 Housight Road at Osbaldeston.

The previous application to develop this site were refused by Ribble Council and the circumstances on which the refusal was based have not changed. The Ribble Valley Council should once again refuse this application.

Yours faithfully,