

**From:** [REDACTED]  
**Sent:** 17 October 2024 11:30  
**To:** Planning  
**Subject:** Causeway Farm Development Objection - 3/2024/0771

**⚠ External Email**

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I am writing to object to the headed, points as follows:

**GENERAL APPLICATION**

A development such as this with B2, B8 use should NOT be in such close proximity to residential property more importantly a primary school full of young developing children.

It's highly inappropriate for the location with numerous site availability elsewhere within Ribble Valley/ South Ribble that wouldn't be out of plan nor contentious

It goes against the Core Strategy of the council & is outside the Mellor Brook settlement boundary.

Land purchase speculation like this should not be encouraged

**PLANNING HISTORY**

In terms of the accepted planning on Causeway Farm with no objection; it simply demonstrates how reasonable residents are with this applicant.

The planning statement looks to seek an historical precedent from other approved developments.

3/2020/0507 - [REDACTED]

A 2 storey maximum height unit, chilled food warehouse/ offices, restricted operations & noise, with negligible emissions.

Adjacent to farm buildings that have been converted in to a butchers supply.

Approximately 150 yards down a private road screened & not over looked by any residential property that can be seen.

3/2019/0827 - [REDACTED]

Repair maintenance of vehicles, major restrictions on operations.

No where near a village or school, two storeys height, set back & largely screened very limited emissions.

3/2029/0644 - [REDACTED]

Application was with drawn !

3/2017/0317 - [REDACTED]

This is the same site as the first 3/2020/0507

3/2013/0468 - [REDACTED]

Hawkshaw Business Park small single storey units comprising a dog wash/ antiques/ private type garage lock ups with limited caravan storage area

No objections, set back & screened from A59

3/2009/0628 - [REDACTED]

Redundant agricultural units replaced with micro businesses, single storey include offices/ furniture maker/ light industrial.

In summary on this aspect:

All these sites are nowhere near an expanding village (145 new homes planned) or primary schools; they are less obtrusive & are no where near as large.

Not relatable to the proposed development in size/ height/ heavy industrial activities/ pollution/ flood/ environmental loss etc.

All are relatively small with most being micro, most set back & screened.

No large scale objections to their initial development.

Not in close proximity to any large residential areas; this development WOULD with the two village locations Mellor Brook (census 2262 in 2011) Mellor (census 2467 in 2011) Osbaldeston (census 185 in 2011)

Obviously these figures will now be greater.

The developments definitely DONT create any form of precedent.

#### HIGHWAY

No consideration has been given to vehicles traversing the Highway from Causeway Farm which is owned & operated by the applicant.

Currently whilst supposedly a farm, they do store a lot of vehicle parts & have planning to erect an agricultural store which no doubt would be used now for none farming activities.

No consideration with regard the housing development in Mellor Brook, 145 new homes entrance of which will be adjacent to the A59 Mellor Brook roundabout, this together with all traffic from this site having to use this roundabout (including larger commercial vehicles) will make the road very busy & dangerous.

The application states there will be 201 jobs created with only circa 86 car spaces planned where will the remaining 105 park ?

A conclusion has been made that the development will be safe for pedestrian's, it's far from safe now with vehicles largely ignoring the 30 MPH limit this will make it considerably worse.

It's of particular concern that young children cross this road with their parents to St Mary's Primary School

#### SCHOOLS

No real thought has been given to the young children in the adjacent school & their vulnerability, young developing bodies should not be exposed to a B2 development.

In fact should we be in a position of reversals I am 100% sure that a new primary school would not get planning permission to be built so close to heavy industrial use.

#### ECONOMIC DEVELOPMENT

The area currently has very high employment with BAe locally at last review having circa 100 job vacancies for both experienced personnel & apprentices.

In addition job vacancies exist in the adjacent Salmesbury Enterprise Zone, with the National Cyber Crime planned.

There simply isn't a demand or need; it definitely won't benefit the local economy.

#### COMMUNITY ENGAGEMENT

The application makes reference to community engagement in reality there hasn't been any; on the first application the agent supposedly distributed leaflets we never received one.

No engagement was attempted to the applicable parish council 'Balderstone' nor those adjacent parish's of Mellor & Osbaldeston, which the development will border.

A very late attempt was made by the last agent in 2023 to engage with the Parish Councils just weeks before the council planning meeting which was too late, the consultancy period having ended.

The new agent hasn't made any attempt to contact any residents or the parish council to discuss their concerns.

There is no regard for the local residents or their interests in this development.

In comparison [REDACTED] where fully engaged locally.

#### HOUSEKEEPING

The applicant owns Causeway Farm the farmhouse & buildings being opposite the proposed development plus [REDACTED] external Housekeeping on both is very poor, so it's highly likely this new site will exhibit poor standards.

#### AIR QUALITY

With out doubt with B2 use there will be fumes in the air, particularly should there be use of Diesel.

When action is being taken to reduce such omissions in City Centres it can't be right to approve a development so close to residents & very vulnerable growing children.

#### LANDSCAPING/ VISUAL IMPACT

There is no way that this will blend in to the landscape, a 4 storeys high building covering an area equivalent to 11 football pitches it will dominate the area.

#### NOISE

It's assumed that the development will have restrictions on noise presumable to 10 decibals given proximity to residential property, I just can't see given the nature of B2 businesses how they will be able to operate.

Also operations would no doubt be restricted to hours & week days given they are operating a warehouse distribution unit how can they possibly meet these requirements.

#### FLOOD RISK

An investigation into the flood risk hasn't been conducted correctly the Environmental Agency rates the risk of flood from surface water at The Willows, Mellor Brook as HIGH, with the removal of green field located up stream in a substantially higher position relevant to the homes, the development will increase the risk of flood exponentially.

#### OVERALL

This B2/ B8 development just isn't appropriate for the location, it's green field & should be left; no economic benefit will accrue, nor will it add to the villages well being.



[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 17 October 2024 12:24  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2024/0771 FS-Case-655410177

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2024/0771

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

**Comments:** I write in objection to the above outline planning application.

This application is not within the existing RVBC main strategy for development, as was also the case for the previous application, which was rejected.

- The size and scope of the proposal is of major significance and out of context with the surrounding villages.
- The proposed development is outside the Mellor Brook settlement boundary
- The land in question was not included in the RVBC Economic Needs Study.
- The assessment of traffic density is, by definition, an estimate with numbers of vehicular movements per day only based on assumptions as to the final nature of the development.
- The Transport Assessment itself states that it did not consider or identify any committed developments in the area and as such there will be no cumulative impact. The changes made to the proposal in response to comments by LCC on the previous application do not enhance safety but try to manage an increasing level of danger.
- The Ecology reports state that any pollution during construction and subsequent operation of the site will be not significant, however, this is a densely populated area in relative Ribble Valley terms with a Primary School only 300 metres away.
- There is no reference to the fact that two ponds will be lost and very little has been taken into account about the potential impact of the development on the local wildlife population (apart from bats and newts). This country is already one of the most wildlife depleted countries in the world, this development only worsens this fact.
- From a developmental point of view the application simply ignores the fact the Enterprise Zone is on the door step and is some 50 hectares in size.
- The Design and Access Statement claims that the main vistas are from the A59 which is simply untrue, it totally ignores the view of the hundreds of residents living on the north west side of Mellor Brow and in Elswick Gardens, who will be looking directly onto the industrial estate from above.
- The application suggests that the ridge height of buildings should be no more than 12.75 metres high and suggests this is in keeping with surrounding character. There is no evidence of this.

This is a significant decision for the Planning Committee to make, as an approval of this development will mean it will be more or less impossible for RVBC to deny further such applications leading to a corridor industrial development along the A59. Employment opportunities are a necessary part of our

cultural and economic development but this one is in entirely the wrong place and planning must be rejected.