

From: [REDACTED]
Subject: Planning
FW: RE Consult 14 days 3rd party - 3/2025/0688 - Former Genus Site (Units 1-21 Mitton Road Business Park) Mitton Road Whalley BB7 9JY

From: [REDACTED]
Sent: 18 May 2026 22:55
To: Lyndsey Hayes [REDACTED]
Subject: Fwd: RE Consult 14 days 3rd party - 3/2025/0688 - Former Genus Site (Units 1-21 Mitton Road Business Park) Mitton Road Whalley BB7 9JY

⚠ External Email

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Hi Lyndsey,

Hope you are well?

I was hoping to have received a letter regarding this info that [REDACTED] kindly sent me but it's now 21.45 on Monday 18th and still no letter.

We have looked over the information sent with regards to 3/2025/0688.

Firstly I am sure it's will your influence that the owners altered the 'large timber fence' to the current fence offered. If it was you then thank you for your input. It's reassuring to see that within that area their plans are also suggesting it be lawned.

However, I would hope that going forward they will relook at the amount of bushes/trees or foliage they have suggested for this new area. They have shown on their plans 102-09, in front of phase 2 and near the smoking area (that isn't really a smoking area but actually used for the mobile diner), 'woodland planting'. I would hope that they would increase the amount trees to be planted given original drawings for phase 1 back in 2015 as they had included a lot more than what can be seen on these altered plans. I would like to add that there use to be a huge pine tree that was cut down. When it was living it gave an incredible natural screen to the units. We feel it's only fair to be given the same amount of trees and native hedgerows as the new houses get on the other side of Mitton road. We feel this would benefit the visual division between phase 1 & 2.

There are a few other concerns noted, that aren't without means to consider and change if possible.

1) the rumble strip at the entrance: why is this needed when there has never been one ever placed in this spot previous? What purpose will this serve? Speeding should not be an issue either entering or leaving the units. What are the reasons why this needs to be implemented? [REDACTED] that will not be able to get out over this rumble strip if included in this application. What would be the alternative for us to exit phase 1 if this rumble strip was added? Again, we are not quite sure why this is required?

[REDACTED]

For this reason please can we ask that the 7500mm allowance on these current plans does not decrease in size.

3) HGVs or larger vehicles: I have included a picture of a regular HGV that delivers to one of the units. He often parks out front of our drive way when delivering. As you can see he is pointing in the correct direction to exit the units on to Mitton Road. Currently the HGVs can drive through but when or if permission is granted they are going to struggle parking or manoeuvring/reversing due to a few reasons.

[REDACTED] is always parked in front of their trailer which limits room available when the units are in full action and busy during a working day. There are more and more vehicles now noted on phase 1, mainly at the end of phase one where you can drive around the back on to phase 2 or 3. There are times it has been a squeeze for a car to get through due to the amount of cars parked in spaces not even marked out as spaces. This has become more congested now that unit 14 has been taken over by Wave as they often have vehicles parked out front due to using the unit for servicing the cars, I presume before selling them.

A HGV under these conditions will struggle to turn around safely in any part of phase 1.

4) drainage of surface water and resurfacing: I don't believe there is any mention of plans to address adequate drains to divert surface water away from both number [REDACTED]. We have previously mentioned and questioned this as it is becoming a high costly problem. If permission were granted for separation of phase 1 and 2 will this be a requirement to be adhered too? Will the area be tarmac and preventative measures implemented to stop surface water from entering our property's.

Finally, who do we the residents contact in relation to any issues encountered with phase 1 is it is dived from the other two phases?

King regards

[REDACTED]