



Dear Adam Birkett,

Planning Application:

3/2021/0397 Land at Barrow Brook Enterprise Park, Barrow, BB7 9QZ

I want to make you aware of objections that I have with regards to the proposed development on the land at Barrow Brook Enterprise Park, Barrow, BB7 9QZ

As a close neighbour overlooking the site of the proposed development I know that the proposed development will have a serious impact on my quality of life, and believe the proposals raise several health and safety concerns.

My particular focus is upon removing the license for potential use as light industrial units in order to reduce the noise and impacts upon local residents. I think the existing planning permission for offices on the site is more suitable – units with a license for retail and trade would cause even more issues for the residents.

I believe this development will have a detrimental impact on my health by living opposite this proposed development. The noise during the day and during the night from the current buildings on the land makes it difficult to relax during my home during the day and keeps me awake during the night. With complaints made to local businesses (by myself) & the council (by neighbours) on the estate and nothing has been done.

I believe the cumulative impact of more units will increase these negative impacts on mine and my neighbour's day to day life and health.

Extractor fans / generators and general smashing of crates / pallets from some of the current units during the day and with this noise carrying on through the night from total foods, this doesn't make it an 'exceptional environment' or 'quality of life for all'.

I understand that units need extractors / heating but these can be installed facing away from residents and quite models can be purchased for use in locations close to residential areas.

I believe the new proposed industrial unit has a larger surface (Height 6m+) area facing Hey road than the previous office block building (Planning accepted). This increase in size and the reduced aesthetics that come with an industrial unit will have a negative impact on the residents of Hey Road. I would propose a reduced height building to reduce the loss of light and views from the front windows of the houses on Hey Road.

I would also like to raise that the proposed building GA drawing will result in the proposed warehouse breaching the required building regulations for fire and safety. As it will be too close the house fronts on Hey Road. Please can this be double checked by the council?

I request that the building proposed here will be built from the grey brick to match the existing units on the industrial estate, (Brick up to approx. 2m height) this will break up the impact of the building for the residents. If the proposed building is not in keeping with the current units it will have an increased negative impact to the neighbourhood.

I also request that the working hours be limited to a more sociable 5 and half days per week 9am-5pm not 7am-7pm.

The proposed height of the building in such close proximity to our house, at over 6m+ will block over 90% of the view out of our downstairs lounge window and therefore a large proportion of the natural light we get. We therefore request, in the strongest possible manner, that the building height be limited to much less than the proposed 6m+ to match the height of the residential buildings. This would also be much more in keeping with the feel of the street.

I believe parking will become more of an issue on Hey road, as they do not have enough parking planned for the building the visitors will park on Hey Road and walk across into the building, it is already busy on Hey road with workers and customers parking on the road, and cars / trucks sat waiting with engines running. This obviously causes issues for the residents and children playing on the housing estate.

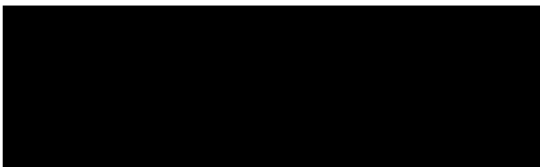
I request a full length continuous fence to be constructed between the housing estate and the industrial estate. This should hopefully reduce the housing estate being used as a car park and waiting area. A fence and bushes / plants / grass would help cover the impact of the industrial zone on the houses and residents.

I hope the large trees that exists will be protected and hope this will be enforced by the council, the current 'tree protection zone' fences seems to be killing the trees as I presume no one has checked up on this.

Can bins / waste from any proposed building be stored at the opposite side of the building to the houses to prevent pests / smells and visual impact on the housing estate.

Thanks for reading my letter, contact me if would require any more information,

Yours,



References:

Noncompliance with the National Planning Policy Framework and Ribble Valley Strategic Objectives and Policies pertaining to the adverse impacts on health and quality of life of local residents.

National Planning Policy Framework, 15. Conserving and enhancing the natural environment, Policy 128: "Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should: a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life."

Sustainable Community Strategy (SCS) outlined in the Ribble Valley Core Strategy vision 3.3: "An area with an exceptional environment and quality of life for all, sustained by vital and vibrant market towns and villages acting as thriving service centres, meeting the needs of residents."

Ribble Valley Core Strategy, strategic objective 3.1: "In essence by 2028, Ribble Valley would be an area that can still demonstrate an exceptional environment and quality of life for all."

Ribble Valley Core Strategy, Strategic objective 3.15: "Ensure neighbourhoods are sought after locations by building cohesive communities and promoting community safety. This will be delivered through development management policies ensuring high standards of design having regard to initiatives such as designing out crime, appropriate tenure mix, landscaping and location."

Ribble Valley Core Strategy, Policy 4.1; third bullet point: "Ensure the Ribble Valley is an area where people want to, and can live, work and relax,"

National Planning Policy Framework, 12. Achieving well designed spaces, Policy 127: "Planning policies and decisions should ensure that developments: d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit."

Detrimental impact upon Landscape Character and Design of the local residents (Feel of the street)

National Planning Policy Framework, 12. Achieving well designed spaces, 127. "Planning policies and decisions should ensure that developments: d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit."

Ribble Valley Core Strategy, Strategic Spatial Policy, 8.7 Matters appropriate for Planning obligation contributions include, bullet point 19: Landscape Character and Design

Ribble Valley Core Strategy, Development Management Policies, POLICY DMG1: GENERAL CONSIDERATIONS, 10.4 bullet points 1 and 13:

"BE OF A HIGH STANDARD OF BUILDING DESIGN WHICH CONSIDERS THE 8 BUILDING IN CONTEXT PRINCIPLES.

"CONSIDER THE DENSITY, LAYOUT AND RELATIONSHIP BETWEEN BUILDINGS, WHICH IS OF MAJOR IMPORTANCE. PARTICULAR EMPHASIS WILL BE PLACED ON VISUAL APPEARANCE AND THE RELATIONSHIP TO SURROUNDINGS, INCLUDING IMPACT ON LANDSCAPE CHARACTER, AS WELL AS THE EFFECTS OF DEVELOPMENT ON EXISTING AMENITIES."

National Planning Policy Framework released by the Ministry and Housing, Communities and Local Government, Policy 128: "Design quality should be considered throughout the evolution and assessment of individual proposals. ... Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community."

Detrimental to the feel of the street and not in keeping with existing units on the site.

National Planning Policy Framework, 12. Achieving well designed spaces, 127. "Planning policies and decisions should ensure that developments: d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit."

Ribble Valley Core Strategy, Strategic Spatial Policy, 8.7 Matters appropriate for Planning obligation contributions include, bullet point 19: "Landscape Character and Design"

"The proposed new units are designed to reflect those constructed as part of Phase 1, and constructed of material to replicate those of the previously approved to the Phase 1 Unit/Nursery building thereby maintaining continuity of the site development."

Lack of parking for unit 11

Ribble Valley Core Strategy, 8.13: "LDF evidence base summary papers and consultation so far point to transport issues being important local concerns. This includes the need to protect the high quality environment of Ribble Valley by supporting the use of sustainable modes of transport."

Ribble Valley Core Strategy, Development Management Policies, POLICY DMG1: "GENERAL CONSIDERATIONS, 10.4 bullet point 3: CONSIDER THE POTENTIAL TRAFFIC AND CAR PARKING IMPLICATIONS."

Ribble Valley Core Strategy, KEY STATEMENT DMI1: "PLANNING OBLIGATIONS: Obligations will be negotiated on a site-by-site basis."