

Date: 07.05.2021

Our Ref: LCC/07/2021/00012 Your Ref: LCC/2021/00012

Please ask for: Mrs. C. Lewis

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FAO Jonathan.Haine@lancashire.co.uk ▶ ◀

Dear Mr. Haine

Re: EXTRACTION OF SAND AND GRAVEL INCLUDING CONSTRUCTION OF NEW ACCESS ROAD AND NEW JUNCTION WITH A59 PRESTON NEW ROAD, CREATION OF PLANT SITE, WEIGHBRIDGE AND STOCKPILING AREA, SILT PONDS, LANDSCAPING INCLUDING SCREEN MOUNDING, WITH PROGRESSIVE RESTORATION TO WETLAND AND PASSIVE FLOOD MANAGEMENT FACILITY, WOODLAND AND AGRICULTURE Ref: LCC/2021/00012)

I write with regard to your request for the Council's comments on the above planning application. The Planning Committee on 29 April 2021 considered the application and voted to **raise an objection** and request that the application be **refused**.

The objection is based upon the following grounds:

- The documents throughout the proposal are too old to be reliable and lack basic information to appropriately assess the scheme.
- Concern is raised about the draft noise assessment in terms of date of the report, the lack of key information to allow a full and comprehensive assessment and the date of the monitoring results.
- Concern is raised about the Air Quality report as it does not follow the South Ribble published Low Emission Strategy.
- The site is surrounded by Biological Heritage Sites and the extraction activities including 8m high screening bunds would have a detrimental impact upon the open ness of the Green Belt contrary to Paragraph 146 of the National Planning Policy Framework (the Framework)

- Sand and mineral extraction would scar this part of Lancashire and concern is raised about the construction and use of the haul road as it would have a detrimental impact upon this rural open area.
- Concern is raised about the new access point and the impact of the additional traffic movements on the A59.
- The development would have a negative impact upon the Grade II Listed Building known as Samlesbury Lower Hall and the Grade II Listed Building known as Seed House Farm House and any structures associated with their curtilages. The development would be contrary to paragraphs 192, 193, 194 and 195 of the Framework as the development fails to make a positive contribution to the local character and distinctiveness of the heritage assets. Further, the development would cause substantial harm to the setting of the designated heritage asset known as Samlesbury Lower Hall .
- The development would have an unacceptable impact upon the amenities of the adjacent residential properties by virtue of noise, dust and the close proximity of the screening bunds and is contrary to Policy G17 of the South Ribble Local Plan.
- There would be a negative impact upon the existing PROW footpaths and the established cycle network.
- Concern is raised about the impact upon protected species including badgers and great crested newts.
- The impact upon the ecology and wildlife of the area will be significant and unacceptable and in particular there is concern about the impact upon salmon and sea trout due to the potential quarrying activities.

If you require any further information or a copy of the internal consultation response of the Council's Environmental Health Officer please do not hesitate to contact me.

Your sincerely

Catherine Lewis

Catherine Lewis MRTPI
Development Control Team Leader