

Balderstone Parish Council

01 June 2021

The Development Management Group
Lancashire County Council
PO Box 100
County Hall
Preston
PR1 0LD

Dear Sirs

Minerals Application:

LCC/2021/0012 Lower Hall Farm, Potter Lane, Samlesbury, Preston PR5 0UE
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

Balderstone Parish Council, as the adjacent Parish Council to the overall application site, wishes to support Samlesbury & Cuerdale Parish Council in its objection to the above application.

- The applicant suggests that there are significant sources of high quality aggregate in the site: however there is insufficient evidence to support these suggestions. 2006 report says “appears” and whilst it is acknowledged that geological bores are merely an indication, there seems to be too few to give a representative sample of the true extraction potential of the site and much of the background work is old, rather than more current.
- It is stated that the extraction would not conflict with environs, designations or concerns: this flouts the actual constraints highlighted in LCC application process. Additionally, the applicant’s Ecological Services are outdated, and it is therefore suggested these cannot be used in support of the application. The Services include little consideration for the significant badger setts & Great Crested Newt population known to be in the near vicinity to the site, also ignore deer, kestrels, buzzards, barn & other owls, jays, pheasants whose habitat both long and short term needs protection: the lower Ribble area around Potter Lane is acknowledged to be a significant wildlife corridor, much enjoyed by residents & visitors.
- The TEP commissioned survey is out of date, however it quotes 1.4 “majority of site is fairly flat, although route of access road slopes upwards to A59” The slope is true, however it does not mention that, at the slope which is expected to be single track (with passing places) it traverses a clay shelf and a 90 degree turn at the foot of the slippery slope; safety for wagons seems to lack full assessment.
- It is noted that Environment Agency has objected in principle and with due consideration to the principle & seconder aquifers. It is known that part of the site is on Inbev Brewery

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Aquifer and therefore could lead to major issues for that local employer should the water supply be contaminated.

- Aerial photos submitted as part of the application are dated 14.11.2015, some 5 years ago & the topography has changed. They do not show the proximity of the High Pressure Gas line to the access proposed at A59, but in addition they do not show the slope of the land there, with 2 lanes of speeding traffic, about to merge into 4 lanes on a notorious stretch of road with a history of serious & fatal accidents; in addition to the access for a commercial business with heavy wagons; hence the speed restriction reduced from the standard 70mph for dual carriageway to 50mph. Unfortunately this limit is not necessarily complied with. At the time of this letter, the consultation with Cadent regarding the gas line is not shown, but it is obvious that any threat to a high pressure gas line has the potential to cause a major incident

- Neither does there appear to be full consideration of the potential impact such a development could have on the LCUS & Thirlmere Water Lines which traverse the adjoining field. Have United Utilities plc (as additional to Environment Agency) been fully consulted?

- It is noted that LCC Constraints include PROW FP40 in addition to FP26, however this appears to have been missed off the applicant's drawings, even though it is adjacent to A59 and the site access point. It should also be noted that Potter Lane, in addition to the Public Footpath designation, as shown on the applicant's drawings, is in fact a Public Bridleway, used by horse riders, but LCC itself designated this as a Safe Cycleway in order to link it with BAE Systems site at Samlesbury, and also The Guild Wheel cycle way. This suggests a further necessary constraint due to increased public access to the area, with wagons regularly crossing.

- Archaeology: Balderstone Parish Council notes the considered opinion that, in addition to the earlier use of the site and the documented history of Lower Hall itself with potential links to St. Leonard the Less Church, there is strong suggestion of a former Motte & Bailey with adjoining dewpond at part of the proposed haul road and therefore asks what report has been supplied by LCC Archaeology Team and other stakeholders?

- Hearsay evidence suggests that the applicant has been in the process of formulating a planning application for well over 10 years: it is therefore reasonable to expect that up to date and complete supporting evidence should be part of this application.

Balderstone Parish Council considers this application to be incomplete, unproven and unnecessary and therefore supports Samlesbury & Cuerdale Parish Council in its request for refusal of the application.

Kind regards

TERESA TAYLOR

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