



The countryside charity
Lancashire, Liverpool City Region
and Greater Manchester

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Jonathan Haine
Lancashire County Council
Development Management Group
Environment Directorate
PO Box 100
Preston
Lancashire PR1 0LD

6 August 2020

Dear Jonathan,

**CPRE Lancashire Objection to LCC Planning Application LCC/2019/0028
Proposed Land Restoration and Regrading Works using inert material, associated highway works including
construction of a temporary public car park at former Parbold Hill Quarry.**

Further to the objection letter that I submitted on 7th August 2019 on behalf of CPRE I am writing to ask that this representation be read out at the forthcoming Development Management meeting, as I will be away on holiday between the 6th and 24th August.

There is an overall negative planning balance when all the relevant planning policies are considered at the national and local levels, and consequently the application should be refused. The key issues are:

1. **Harm to Green Belt Purpose.** The proposal is contrary to Green Belt policies of the National Planning Policy Framework, 2018 and local plan Policy GN1, which should be given significant weight. It is by definition considered inappropriate in Green Belt, and due to scale and certain aspects of the land use may not be classed as an exception. Very special circumstances are not demonstrable. The prominence of the site means that Green Belt harm is substantial, as the site performs well against Green Belt purposes as set out in Paragraph 134.
2. **Harm to landscape character.** The prominence of the site means that the development would substantially harm the landscape character. The rural scene that can be enjoyed is particularly picturesque and in our view is a local asset worth protecting. People travel from near and far to enjoy the view. The landscape character harm is contrary to local plan policies GN3 and EN2.
3. **Water contamination.** The Environment Agency objects to the development. CPRE is concerned about the current water run-off and the lack of information about the chemical composition of the leachate. Landfilling

of inert, (and hazardous), waste must be properly control by an Environmental Permit by the regulators in the future.

4. **Land Stability.** More information as to the engineering properties of the existing fill is recommended as the stability of the existing landfill has not been adequately established. It is not known whether the proposed loads could be carried by the existing structure, which has come about due to slumping and is not as originally intended. The Council must conduct its mineral and waste role in a diligent manner to avoid an Aberfan Type tragedy. Sudden storms and flash flooding are becoming more common place due to the climate emergency, so land failure is more likely in the future, than was previously the case.
5. **Dangerous Site Access.** The problems of site access and road safety are in our view lead to unnecessary public danger. An increase in the number of heavily loaded tipper trucks ascending Parbold Hill using what can only be described as an awkward access would lead to more accidents
6. **Environmental Impact Assessment.** CPRE believes an EIA should have been conducted to understand fully the environmental impacts arising from the development. There is likely to be considerable added noise in this relatively tranquil area. Tranquillity is a countryside characteristic protected by the NPPF. The dust and odours from the site would need to be suitably mitigated by processes, such as dampening and wheel washing to reduce unpleasant pollutants arising from the operation. The night light blight the development would incur at this location will hamper star gazing, which is an enjoyed past time.
7. **Waste Landfilling.** The application is in effect a waste landfilling use and should have been applied for as such. In our view the application is not consistent with the Lancashire County Council's Minerals and Waste Plan, and it should be refused.
8. **Local Objection.** The application has caused significant local opposition. All of the local parish councils are opposed. The planning decision must be in accordance with the adopted development plan and relevant material considerations as set out in the national planning policies in order to be democratic, transparent and accountable. Local opinion is an important consideration and it is clear the local communities object to the significant harms that would arise, with limited local benefit.

Summary

For all the above reasons, CPRE recommends that the development to be refused. It is simply not appropriate for the location and would cause substantial harm to a rural place of particular prominence and of value to all those who enjoy visiting it, now and in the future.



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Planning Manager