

Ribchester Parish Council

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11 May 2017

Sir

PLANNING APPLICATION No: 3/2017/0317

Application: Outline planning application for employment floor space (use classes B1, B2 and B8) and associated access, car parking, landscaping and services infrastructure with all matters reserved except for access.

At: **Land south of Blackburn Road, Hothersall**

While it is arguable that there is a need for industrial employment units in the area, the trick is finding the correct location for those units. In the opinion of my Council the area covered by this application is not a suitable location. Although this application falls outside the area of the parish, nevertheless my Council has serious reservations about the likely effects on residents of the village.

1. The design of the proposed park appears to contain some 248 parking/loading spaces. This number of spaces will inevitably boost vehicle movements through the area, particularly during the morning and early evening leading to traffic congestion on local roads. Vehicles accessing the motorway network through Longridge and Grimsargh already meet delays through heavy traffic. Drivers will inevitably seek to find an alternative; the only route available being through the village of Ribchester where roads are unsuitable for heavy traffic and are already congested.

The argument that the site is well served by public transport is open to question given that the current bus service is one per hour, closes around 7pm and does not operate on a Sunday. This cannot by any stretch of the imagination be described as 'well served'.

2. The proposed site is situated in open countryside on greenfield land. It will be argued that it is possible to mitigate the negative effects of the development by good design. To some extent this is a fanciful argument as no matter how clever the designer in mitigation measures can compensate for the loss of visual

amenity in the area, particularly given the amount of detritus that inevitably surrounds any industrial building.

3. The site is adjacent a source of water which drains into local watercourses that eventually find there way into the river via Boyce's Brook. There is a worry that without a well designed site drainage system the Brook will be polluted by commercial and domestic waste.

Yours sincerely



T A ORMAND
Clerk to the Council

cc: Cllr Ian Sayers; County Councillor David Smith; Hothersall Parish Council;
Longridge Town