

Ribchester Parish Council

Director of Development Services
Ribble Valley Borough Council
Council Offices
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29 July 2017

Sir

ALAN ORMAND
Clerk to the Council
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PLANNING APPLICATION No: 3/2017/0602

Application: Outline planning application for industrial units (classes B1, B2, B8) and associated access, landscaping and services infrastructure with all matters reserved except access. Change of use of farmhouse to office

At: **Higher College Farm, Blackburn Road, Hothersall**

Thank you for giving the Parish Council the opportunity to comment on this application. While the Council recognizes that the proposed site falls outside the parish area, nevertheless the operation of the site would have a significant effect on residents.

In our response to a similar application for an industrial estate in an adjacent area we set out reasons why, in our opinion, the chosen site was unsuitable. Whether or not that view was considered unreasonable it is unacceptable for a second developer to come forward with proposals for a further estate within the immediate area.

1. The design of the proposed park contains some 102 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. The site is particularly poorly related to the local road network. It is served by two minor roads, the B6243 and B6245 having pinch points to the West and East of the site. 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, are already congested and subject to a length limit of 40 feet.

2. The current speed limit on the stretch of Blackburn Road covered by the application is 60mph. The safety record is average, vehicle speeds tend to be on

the high side and there have been a number of recorded accidents at the bifurcation by the Corporation Arms.

3. The Transport statement is poorly argued and should be treated with caution. The lack of evidence is of concern and the submitted evidence on traffic generation is unconvincing. Public transport passed the site is infrequent (and non existent for much of the weekend) and does not offer a viable alternative travel option.

4. While in the opinion of the Parish Council the major issue of traffic is such as to make the proposed site unviable there are two other issues of concern. The proposed site is situated in open countryside on greenfield land. While good design might help to mitigate some of the negative effects of the development, these are unlikely to compensate for the loss of visual amenity in the area, particularly given the amount of detritus that inevitably surrounds any industrial buildings.

5. Secondly, the site is adjacent to a source of water which drains into local watercourses that eventually find their way into the river Ribble 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