

**Hothersall Parish Council**

c/o Butcher Fold Farm  
Hothersall Lane  
Hothersall  
Preston  
PR3 2XB

Tel 01772 783356 / 07855 230791  
Email: [hothersallpc@gmail.com](mailto:hothersallpc@gmail.com)

Parish Clerk: Mrs Cathy Thompson

16<sup>th</sup> January 2019

Attn Mr Adam Birkett  
RVBC Planning Department,  
Council Offices,  
Church Walk,  
Clitheroe BB7 2RA

Dear Mr Birkett

**Re Planning Application 3/2018/1105**  
**Provision of 21 self-build domestic dwellings at Higher College Farm**

In November 2017, the recommendation from RVBC's Planning Officers was that the application for industrial development at Higher College Farm (3/2017/0602/P) was considered 'to be **essential** to the local economy' (para 5.2.1. & para 5.2.5).

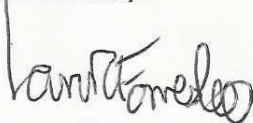
Now it seems that this 'essential' change of use from agricultural to industrial land is no longer required. Instead, this most recent application calls for a change of use from agricultural, via industrial, to housing development.

The adjoining site had, on the same grounds, also been granted planning permission for industrial development. Despite this, no such development has happened. Will this too now lead to an application to re-designate its use? We understand that all applications must be dealt with independently but are aware of the power of precedent.

We were frequently assured by officers that the Employment Land Study Refresh 2013 required that this parcel of land be developed. The Alston & Hothersall councillor, Jim Rogerson, assured us that there was a desperate need among local businesses for new premises to aid the expansion of the local economy. In fact, he claimed to know of a business, ready to move in as soon as the site was available. Over a year later, none of this has come to pass.

It appears that the officers' predictions of need have not yet materialised. It may be that they do before the current planning permission expires. If not, Hothersall Parish Council would argue in favour of returning to the pre November 2017 status quo and retaining the parcel of land for agricultural use at Higher College Farm.

Yours sincerely



Dr IR Forrester  
Hothersall PC Chairman