

**From:** [REDACTED]  
**Sent:** 23 February 2022 20:33  
**To:** Planning  
**Subject:** Planning Application: 3/2021/1118 - Land to the rear of the Former Punch Bowl Inn, Hurst Green, BB7 9QW

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For Attention Of Adrian Dowd

Dear Adrian,

I would like to address my concerns with regards to the above application of creating a 15 pitch caravan holiday park.

**Access to the park**

I read with interest the Highways response and I have added my take on reality as follows:

“2.2 The former public house was a popular destination for dining and drinks and also held functions. The former public house generated a significant number of daily vehicle movements that were associated with customers, staff and deliveries etc..”

I have known this area for nearly 20 years now, when I was courting my then girlfriend we have driven past the Punch Bowl (when it was open) on Numerous occasions, there was very little traffic coming in and out of the Punch Bowl carpark. We even had a meal one Sunday in 2007 or 2008 and the Carpark was fairly empty, and the Pub was not what I would say bustling. This is probably why the Pub closed a few years later.

Most families now have two cars, this would mean that there could be 30+ Vehicles + Delivery vans etc, coming in and out throughout the day.

“3.2 Longridge Road is subject to a 40 mph speed limit in the vicinity of the site. There is a footway on the north side of the road, as shown in Photograph 1. The road carries a, relatively, low volume of daily traffic and there is no evidence of any traffic congestion along the route during a typical day.”

This may be true that there is no evidence of congestion along the route, however, there more traffic at rush hour (school runs and commuters to Longridge/Clitheroe) there is also a lot of Farm machinery and cyclists which use this road through out the day.

Also, as you will no doubt know the number of cars have increased on a daily basis as more and more younger generation pass their test. Quite a few large housing developments have been built since the Punch Bowl closed down (Longridge, Hurst Green and Whalley).

I am also sorry to say, that a high percentage of the drivers do not stick to the 40 MPH speed limit. I am often tailgated when I drive sticking to the limit.

“3.3 An examination of the road safety statistics that are held by Lancashire County Council (LCC), shows that there have been no recorded injury accidents on Longridge Road, within 300 metres of the site, during the most recent 5 year data period that is displayed on the 28.10.2021 (Appendix 1). Therefore, the road has a good road safety record

in the vicinity of the site during the most recent 5 year data period.”

This is probably due to the fact that the Punch Bowl has been closed down for over 10 years now. I am certain , with the speed of some drivers, this statistic would be a lot different if the Punch Bowl was open and cars driving in and out.

*“3.4 Longridge Road is a bus route and there are bus stops near the site. The bus services that operate along the road are described in Section 6 of the report.”*

This is true, and quite often a school bus drops children off at the Punch bowl parked on the road (now that the current owners have fenced off the layby). You don’t notice the coach until you have come round the corner and have about 10 yards to break. If a speeding car came round at the corner, I would not fancy the passenger’s chances at the back of the coach.

*“4.2 The proposed highway access layout will be as approved for the previous scheme with improved visibility for drivers emerging from the site (looking to the right), because the public house has been demolished, as shown in Photograph 2. The former public house restricted the visibility for drivers emerging from the site (car park), and the new scheme has this highway safety benefit compared with the previous scheme. The previous visibility splay for drivers looking to the right at the access was approximately 30 metres whilst the new layout will allow over 60 metres of visibility and this is a significant improvement.”*

I am not quite sure where the Highways have got the extra 30 meters visibility from. As far as I can see the entrance/exit is at the same place as where it was before, and as far as I know the Blind Bend (westbound) has not moved. The Punchbowl building was inset from the road with a layby, and the visibility has not been improved now that the building has sadly been demolished.

Before you make a decision, can I please ask you to drive to the area yourself, an imaging a car pulling out of the exit as you just drive round the corner. Also at the same time, think that the car pulling out may have a delayed reaction and decide to pull out when clear and then commit them self just as you come into view.

I am pretty sure, if this was newbuild planning would be rejected due to the blind entrance.

I understand there have been some accidents on the exit of Gallows lane further down the road towards Longridge, this is close to a blind corner (again west bound). I have had a few near misses myself, turning right from Gallows Lane, the road is quite wide there, and when you start coming out of the junction, a car is speeding round the corner and burping their horn at me.

To be honest with you, looking at the highways report, it seems to me that they are trying to encourage you to accept planning permission [REDACTED]

### **Opening Months**

Also with the Holiday homes, I presume a condition will be given to make sure that the homes are not occupied for the full year? If this is the case, how will this be policed? Should there be a restriction to say that the park must be fully empty save December/January. I have my suspicions that some parks in Longridge and Near Ribchester are being occupied throughout the whole year and being used as permanent homes. Thus avoiding paying Council Tax etc. Which seems hardly fair considering that they will be contributing to creating the Potholes on the road.

I am also concerned that once the 15 caravans have been put up, a year further down the line a request for a further 15 caravans will be requested (to take up the space which the original building occupied).

Kindest Regards  
[REDACTED]

