

HOTHERSALL PARISH COUNCIL

Parish Council Office

16 Church Street

Ribchester

PR3 3XP

27 July 2022

Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
CLITHEROE BB7 2RA

FAO – Mr Stephen Kilmartin

Dear Planning Department

Re: Planning Application 3/2022/0553 – Higher College Farm, Lower Road, Longridge, PR3 2YY

This is, in principle, a revised submission of an earlier application which was considered at length by Hothersall Parish Council and its residents. On that previous occasion there were many concerns about the proposed development of an industrial area on a green field site. On consideration of the new proposals and the accompanying plans and detailed specifications the Parish Council has recognised that account seems to have been taken of its previous concerns and that significant adjustments have been made to the current planning application.

I am able to confirm, on the Council's behalf, that there is agreement that the latest plans are acceptable and that no specific objections are being raised to the plans **as presented**. However, there is some caution in making this statement as there are residual concerns about the impact on the surrounding area – in particular the adjoining road system. In its consideration of the application the Council stated that *'all traffic on the section of Blackburn Road between Dilworth Lane and Hothersall Lane should be subject to a 30mph speed limit.'* This concern is based on knowledge of current traffic issues on that stretch of Blackburn Road, which have been the subject of much debate and requests for assistance from Lancashire CC Highways for a considerable length of time – to no avail. It is recognised by the Council that there will, no doubt, be increased traffic volumes to and from the new development and issues created by the new turning into the development area and a new traffic island on the road. There are also the added (and, again, long-standing), issues with the on-road parking for Hillside School, the poor visibility at the Corporation Arms junction and the difficulties regularly experienced at the junction with Hothersall Lane where school buses, agricultural machinery, and private vehicles have to exit a small country lane onto a B road where the current speed limit is 60 mph. The

lack of objection to the current application is confirmed on the basis of an **expectation that these identified problems will be addressed as part of the on-going development work.**

One other matter of importance to the Council is the effect on wildlife on the site – particularly the presence of brown hares. We ask that due recognition is given to the impact on the indigenous wildlife of the area and steps taken to mitigate this impact.

Over many years we have come to be cautious about the discrepancies which occur between the granting of planning permission and the eventual outcomes of a development. We therefore urge the Borough Council to ensure compliance with all the conditions of planning approval and to take prompt remedial action should there be any deviation from the application as approved.

Yours sincerely

Maria Gee
Chair of Hothersall Parish Council