

Sharon Craig

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 28 July 2022 16:49
To: Planning
Subject: Planning Application Comments - 3/2022/0553 FS-Case-440453460

Name: Mrs Maria Gee

Address: Bashalls Farm Hothersall Lane, Hothersall PR3 2XB, Lancashire

Lancashire

Planning Application Reference No.: 3/2022/0553

Address of Development: Higher College Farm
Lower Road
PR3 2YY

Comments: I write as Chair of Hothersall Parish Council to add the following specific notes and recommendations to the response already submitted in letter form.

1) Other than for refuse lorries, there appears to be no provision for HGVs accessing the site for deliveries.

Recommendation: fixed body vehicles only, and no larger than RVBC's refuse vehicles, are permitted access to the site.

2) There has been significant under-reporting of RTAs close to the area where the new access road meets the highway. The inclusion of a traffic island is the second in a short distance and we are pleased that this will help to slow traffic.

Recommendation: that LCC reviews speed limits on Blackburn Road as a matter of urgency and before construction work begins

Recommendation: that bollards on traffic islands on Blackburn Road be illuminated

Recommendation: that slow traffic/pedestrian crossing be installed on Blackburn Road to ensure the safety of those moving between the site and the Longridge Loop

3) While we welcome the choice of stone building materials, we have some concerns about the extent of zinc roofing. We note that when Hillside School built a new centre nearby, a living green roof was used.

Recommendation: to be consistent with the nearby non-domestic building, that zinc roofing be substituted with green roofs such as sedum. This will have the added advantage of slowing water run-off around the site.

4) We welcome the provision of cycle parking on site

Recommendation: that some of the Section 106 monies associated with this development be used to install and improve foot & cycle paths linking the site to the Longridge Loop

5) While the site is served by infrequent public transport, it is inevitable that private vehicles will be widely used.

Recommendation: that at least half of the parking bays (including those designated for visitors) offer EV charging points in order to 'future-proof' the site when fossil fuelled vehicles are no longer manufactured.

We would urge RVBC to apply our recommendations as conditions attached to planning approval.

Maria Gee

Hothersall Parish Council