

HOTHERSALL PARISH COUNCIL

Parish Council Office
16 Church Street
Ribchester
PR3 3XP

26 August 2022

Planning Department
RVBC
Church Walk
CLITHEROE
BB7 2RA

FAO Mr S Kilmartin

Dear Planning Department

RE: 3/2022/0553 Higher College Farm, Lower Road, Longridge PR3 2YY

In considered response to the information sent to the Council in respect of the above application I write to confirm that the following are the concerns raised by this Parish Council:

- 1 The stated Car Parking provision appears to be inadequate, with a shortfall of approximately 50 spaces. If confirmed, this would lead to a risk of parking on the surrounding verges, which, in turn, would obscure sightlines for manoeuvring traffic;
- 2 The potential increase in number of journeys to the site eg,, for the use of the proposed gym, could be considerably higher than the number of car parking spaces suggests;
- 3 There are already a number of serious concerns about the speed limits (and changes at various points) along the road between Longridge and Ribchester which have been raised with LCC Highways. Traffic merging onto Preston/Ribchester road from Hothersall Lane or Hillside School is doing so with limited visibility and into the path of fast-moving traffic. It is acknowledged that a blanket speed limit of 30mph to Ribchester to Longridge might prove problematic (but is worthy of consideration) but as a minimum the speed limit past Hillside School should be reduced to 30mph and should be **imposed as a condition of this planning application** on safety grounds and also in consideration of the increased numbers of vehicles visiting a site which currently only has residential traffic for one dwelling;
- 4 The detail that the site access is tracked for 16.5m articulated lorries for deliveries must be based on an assumption that this size and number of vehicles will use the roads through Longridge (eg Chapel Hill) and Ribchester (eg Blackburn Road). These roads are unsuitable for such traffic and any increase in its volume will create problems for these points on the route;
- 5 There has long been a problem with the presence of waiting Taxis on the road, waiting-for or dropping-off , Hillside School pupils in the morning and afternoon. It may be that because this notification has been sent out during the School holidays that potential problems will not yet have been considered by the School.

Every effort should be made to consult with that establishment before decisions are taken.

- 6 Reference is made in the application to 'a previously approved improvement to the Corporation Arms junction will also be undertaken as part of this application'. This Council wishes to reiterate its previous points made about the dangerous nature of this junction – especially for traffic coming from Ribchester, turning right towards Clitheroe.

Finally, it should be noted that this Council is currently developing plans to provide and maintain CCTV cameras on the main road to monitor traffic as part of its crime prevention plan.

I trust that the above will be given full consideration in the decision-making associated with this planning application.

Yours sincerely

Cllr Maria Gee
Chair, Parish Council