

**From:** [REDACTED]  
**Sent:** 06 June 2017 10:12  
**To:** publicationreg19  
**Cc:** Cllr A. Brown  
**Subject:** REF: HED DPD PUBLICATION CONSULTATION Regulation 19 Document Policy EAL3 Land at Higher College Farm

**REF: HED DPD PUBLICATION CONSULTATION  
Regulation 19 Document Policy EAL3: Land at Higher College Farm**

I wish to register my concern for the proposed industrial development of the area of land south of Blackburn Road at Hothersall.

Despite planners initially suggesting that this pocket of land was NOT a preferred option for development – a planning application has been lodged with a second plot of land referenced above also being considered for development. My objections to this are as follows:

The location of the site is simply inappropriate for the purpose proposed – every single vehicle will have to travel on minor roads (already severely congested) and through either Ribchester / Grimargh / Longridge to access the site / the motorway and the major roads. These are built up residential areas with a number of schools located on the roads into and out of Longridge.

The primary gateway into Longridge is along the B6243 and the B5269 therefore development to the rear of Longridge would be counterproductive when there are already established sites more suitably located nearer to the transport links.

There is a significant risk relating to highway safety – despite being a 30mph zone – the majority of vehicles travel at 50mph+ along both Lower Lane and Dilworth Lane. No traffic calming measures will be put in place by LCC Highways as they say it will cause the traffic to flow too slowly!

Significant increase in numbers of both private cars and HGV's using Lower Lane, Dilworth Lane and also Blackburn Road to Ribchester which technically should not be used by HGV's at all but is, causing disruption and considerable danger to other road users, pedestrians and cyclists.

In the last 3 years almost 2000 houses have been passed for development – average 2 cars per home (probably more) – that amounts to what could be 4000 cars a day negotiating the roads in and around Longridge. Add an influx of HGV's LGV's and cars travelling into the proposed site then this will result in absolute chaos.

The likelihood of 24 hour business from this site causing round the clock will cause disruption to residents who in the last 5 years have lived with the continuous development of this particular area of Longridge - the Roland Home site and now the Taylor Wimpey development.

Vehicle noise is audible from over 200 yards away from this proposed site and this will get worse should development proceed. The businesses already trading from this area appear to be doing so 24 hours which I believe no planning permission has been granted and yet no enforcement made by RVBC.

And finally.....

Strategic Environmental Assessment and Sustainability Appraisal' ( sea\_sa\_march\_2017pdf.pdf )

On Page 359, The SA matrix for Higher College Farm states....

Cumulative Comments:

In conjunction with the predetermined committed sites there are a total of 11 proposed allocations in Longridge. Should all 11 sites be taken forward by the council, the activity generated by these sites will bring about significant negative cumulative impacts on local transport routes. The large numbers of residential dwellings and employment floor space proposed will lead to a dramatic increase in the number of private cars on local roads particularly at peak times in and around central Longridge consequently a significant increase traffic congestion is likely to occur. It is probable that the large size of the developments will cause a significant cumulative impact on local landscape/ townscape character of Longridge through substantial mobilisation of greenfield sites. Significant green infrastructure and sensitive design measures have been proposed in order to ensure these effects are prevented or at the very least minimised. Cumulatively, it is likely that local emissions to air will increase due to the increasing use of private cars moving in/out of employment and residential areas. It is recommended that the Council should actively promote sustainable transport wherever possible and seek to increase sustainable transport provisions in order to help maintain or even reduce current air quality levels.

Negative cumulative effects are likely to occur on local educational and health care facilities due to the large influx of people development of this area will attract. Consideration should be given to commissioning new educational and healthcare facilities in Longridge and sustainable transport provisions should be increased to key settlements outside of Longridge in order to allow easier access to a GP surgery, primary/ secondary schools and key amenities.

It appears that all my concerns and that of other residents of Longridge and Hothersall have already been identified in the document above and made public. If these issues **have already been identified as having negative outcomes** then in my opinion it would not only be irresponsible of RVBC to allow this development to take place – it would in fact be completely reckless to do so.

Whilst I understand planners 'technically' judge each planning application on its own merit I and many others are resigned to the fact that Longridge has become a 'dumping ground' both for a supposed shortfall in residential property and now a suggestion that we need to provide industrial sites and employment for those moving to the new housing.

Despite what Cllr Rogerson tells us – the new housing developments just aren't selling – I was offered £30k of incentives to purchase a new build at the Tootle Green site just last weekend and there are no plans by the developer to develop the whole of the site within 6 years.

To suggest that we need to now create work for the people living in these homes is ludicrous – the jobs Cllr Rogerson wants to create will not be taken by people living in the oversupply of the £300k + homes – I've no doubt he will be abstaining from any vote on this development due to a conflict of interest. A wasted vote which the people of Longridge desperately need to put a stop to the mindless development that continues unabated.

