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HED DPD Publication Consultation,

Forward Planning,

Regeneration and Housing,

Council Offices,

Church Walk,

Clitheroe, BB7 2RA

To whom it may concern,

We are writing to express our concerns regarding the inclusion of the 1.5 hectares of land south of Blackburn Road, in Hothersall (not Longridge as stated in the consultation document).

Whilst we understand that areas are required for employment in the area, both in Ribble Valley and in the Longridge area, this site is inappropriate for development, for a number of reasons.

Firstly, there are more suitable sites in the Ribble Valley which already have industrial activities and which have more suitable road networks. There are suitable sites within a very short distance to Longridge, but because the RVBC boundary is just on the outskirts of Longridge, these are not being considered appropriate. Councils should be working together, and not ignore other, more suitable premises. There were other sites which were previously identified as suitable for industrial/employment development, which were then used for housing, leaving no suitable sites for development, so why was this allowed if there was a need for employment sites? Local residents should not be penalised/disadvantaged by these decisions. We are not convinced that there is a need for employment sites in this area, indeed, premises on the old Ribchester Hospital site, just down the road from this site, is converting the office space into residential due to lack of demand. Also the site adjacent to the Local Authority re-cycling centre, which would have been ideal for industrial use, is being developed for housing, which is totally inappropriate. There are a number of vacant units in the Longridge area, as well as at the Halls Arms. There are plans to build a large supermarket just on the outskirts of Longridge, which will provide employment opportunities.

The site is situated on the B6243, and all traffic would need to pass through the already congested town of Longridge, either along Lower Lane, past the conservation area of St Lawrences, then past St Cecelias school and then through Grimsargh across the Skew bridge, which is already chronically congested, and next to St Michaels school, causing more pollution for local children. Or traffic would need to travel up Dilworth Lane and through the conservation area of Market Place and Stonebridge, already very busy with children going to and from school, including school crossing patrols. If traveling east, traffic would need to go via Ribchester (length restriction) or Hurst Green. The site is directly opposite a new housing estate which will cause more traffic in this vicinity when the houses

are completed. There are NO suitable road networks from this site. In addition, there is a completely inadequate bus service passing along this road, from Blackburn and Chipping areas only, which is every 2 hours at best.

This site is directly opposite a housing estate which is still being built. It is also almost adjacent to houses on Lower Lane, a premier housing area in Longridge. Residents in this area are already being disturbed during the night by industrial activity near this site, which operates 24 hours a day, and the HGV's accessing this site. Expansion of this site will only exacerbate this disturbance. Having recently given planning permission for this new housing estate at Tootle Green, it hardly seems responsible to allow an industrial site opposite. The single track lane being proposed for access is directly opposite the Tootle Green estate, and very near the difficult corner at Lower Lane/Dilworth Lane. In addition to this, this area is notoriously problematic regarding flooding caused by surface water, in fact, the surface water runs down this lane from the road. It has not been improved at all by the new Tootle Green housing estate. We feel this stretch of road is totally unsuitable for access for employment purposes, large vehicles would need to swing out onto the other side of the road to manoeuvre, thereby causing a serious hazard at this difficult corner.

The site is on the edge of an Area of Outstanding Natural Beauty (AONB), and a number of Biological Heritage Sites, and will be visible from them. It is also, apparently, the 'Gateway to the Ribble Valley', this will not encourage much needed visitors and tourists to the Ribble Valley. Longridge and the Ribble Valley relies on its visitors and holiday makers and this should be encouraged, e.g. by developments like that at Mosses Farm (3/2017/0357). There are holiday sites currently on Jeffrey Hill which will overlook this site.

Finally, I note that in 2006, planning was refused (ref: 3/2006/0329) for Rural Workshop buildings on a nearby plot of land, the reasons given were – that it was inappropriate in open countryside, it would be detrimental to highway safety, and that it would set a dangerous precedent. The only thing which has changed since then is that the road has become significantly busier and there is a greater risk with regard to road safety. Tan Yard Lane, with its bridleway, cycle route and footpath which forms part of the 'Walks around Longridge', is almost opposite the access lane proposed.

Yours faithfully,

A large black rectangular redaction box covering the signature area.