

EAL 3 res resp 20

5/6/17

Dear Sir/ Madam,

**Re: Forward Planning. ' HED DPD PUBLICATION CONSULTATION'
Site10 Employment Land at Higher College Farm Mark Hurst EAL3 Reg
19.**

We write with our response to the HED DPD Publication Consultation relating to proposed industrial development in Hothersall at Higher College Farm, Blackburn Road.

Our objections to the inclusion of this site are raised on a number of levels and are detailed below:

- The development will generate unknown levels of traffic; noise and air pollution
- The proposed site is currently green field land and used solely for agricultural purposes. Industrial and commercial development will have a detrimental effect on the character of the area
- Any such development will mean the loss of good quality agricultural land in a rural farming area
- The proposal will not protect the openness of the green field land
- This is an inappropriate and harmful development on green field land
- The proposals for the site are oversized for a rural location and it is out of character for the location
- The development will have an adverse visual impact on the locality and landscape of this area with the industrial / commercial units being visible from local roads
- The proposed site access is close to busy junctions known to be an accident black spots
- The transport infrastructure for the proposed site is inappropriate with narrow minor roads, historic villages and narrow historic stone bridges located on all routes to this site in order to link them to the main arterial transport routes of the M6 and A59, which are some considerable distance away
- Existing road surfaces are currently poorly maintained by Lancashire County Council, with many resembling poor grade tracks rather than A-roads. Further heavy traffic would only serve to tear up the surfaces more

- A number of schools and children's play areas are located close to the routes to the proposed site
- Ribble Valley Borough Council have not worked jointly with Preston City Council in developing a Joint Strategic Plan to identify industrial sites – for example, an existing industrial site in Longridge, falling within the Preston City Council boundary, has recently been given planning permission for residential use/ development. This raises the question that if redevelopment of employment sites is being allowed, then demand for such sites in Longridge is low, so why then is this proposed site needed?
- We would refer to the Ribble Valley Core Strategy, Policy DMG1 General Considerations regarding site access states that states:
 - Consider the potential traffic implications
 - Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated
 - The proposals should be well related to existing highway network. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbanceThis proposed development fails to address these key considerations.

I should be grateful if you would acknowledge the receipt of these comments.

Yours faithfully,

[Redacted signature]