



9th June 2017

Re: HED-DPD Regulation 19 Potential employment allocation

Location: Land at Higher College Farm, Hothersall

I have lived in Hothersall for over 15 years and would like first, to clarify that the abovementioned land is in Hothersall and not in Longridge as detailed.

The Core Strategy does not present a requirement for employment land within Hothersall. The plan to change the use of a Greenfield site to an Industrial site should not be started to be deliberated on this basis.

Longridge has seen a lot of development in the past few years, with all existing Brownfield sites being used to develop Housing. Why have these other Brownfield sites not been issued for Industrial use? If there was an appetite for businesses to locate and develop in Longridge, and more specifically Hothersall, then there would be clear evidence of other sites being considered a long the way and specific businesses wanting to re locate to a new industrial area. No such evidence has been presented. From the evidence available there does not appear to be the demand or the appetite from businesses to re locate to Hothersall. There are many empty business premises within Longridge which have not been taken up, I think the Council should focus on filling existing business properties before building new ones, which are not even in the Town itself.

The proposed site is in the middle of open countryside, at the 'gateway to the Ribble Valley'. Longridge is a thriving community benefiting from many visitors to the town – many of whom have come to walk around our beautiful country side. Having an industrial estate, with added traffic and pollution, would not only spoil the view and atmosphere of this AONB but would also ultimately reduce the tourists visiting the area, decreasing business and trade to existing independent businesses in the Town.

The LCC traffic report on the neighbouring planning application has recommended refusal for an industrial site to go ahead in this area. I believe the same arguments apply to this proposed site. The proposed site entrance is closer to the Tootle Green development and to the already dangerous Lower Lane junction. This area regularly floods with the water runoff onto the site. HGV's leaving the site will have to have cross over onto the opposite carriageway to turn which will create additional hazards. Traffic will have to pass three schools on the way to the motorway passing what is usually only a single track road past St Cecelia's (and the St Lawrence Church conservation area) due to parked cars on both sides of the road. We have witnessed recently the chaos caused when an HGV crashed into parked cars and then blocked

the road at the Old Oak pub roundabout. 'Pinch points' for traffic already exist at Skew bridge in Grimsargh, Stonebridge (conservation area) and Ribchester (length restriction) and the De Tabley bridge. Lorries will pass three schools on their way to the M6 with the resultant effects of pollution.

I would strongly encourage the planning committee not to take the 'easy' decision and pass this proposal but to take a long-term view and understand the Hothersall/Longridge boundary must be respected. If not our hamlet and distinctiveness will be lost.

Yours sincerely

A black rectangular redaction box covering the signature of the sender.