

EAL 3 res resp 24

9 June 2017

HED DPD Publication Consultation
Forward Planning
Regeneration & Housing
Council Offices
Church Walk
Clitheroe
BB7 2RA

Dear Sir or Madam

**RE: HED DPD CONSULTATION – Regulation 19 Document (page 17) Policy EAL3:
Land at Higher College Farm, Blackburn Road, Longridge**

I wish to object to the proposed consideration of the above site for future development for industrial use on the grounds that this is an oversized development site that is unsuitable for a rural location. The site would detract from Longridge's position as the "Gateway to the Ribble Valley" (ref: LNDP) and is totally out of character for this rural location sitting close to the western boundary of an AONB.

In addition, the site is close to the Biological Heritage sites at Spade Mill Reservoirs and Alston Reservoirs. It is also close to Local Heritage Assets such as the Corporation Arms.

The proposed development site would also generate increased traffic including HGVs which would be routed from/to M6 J31a via the St Lawrence Conservation Area and would impact on traffic routed from/to M6 J32 via Club Row-Market Place Conservation Areas. Traffic through Grimsargh is bad at peak times and any further adoption of land for industrial use will surely exasperate this situation. There are also a number of schools along the main roads that would service traffic to the nearest motorway junctions.

The area is renowned for its beauty and the views afforded from the Fells. This potential site will blight these views if developed and detract from the attractiveness of Longridge as tourist destination and impact on the economic benefit of tourism to the area – we have a number of touring and static caravan parks close by. The likelihood of Longridge attracting cycle events such as the Tour of Britain which have passed this location will be severely limited should it be approved.

Furthermore, I am concerned and wish to object on the basis that the junction by the Corporation Arms is an accident black spot where there have been several incidents involving crashes with cars, motorcycles and pedestrians. This section of road has a junction, a bend, signs, road surfacing, bus stops and is heavily used by agricultural vehicles as well as normal traffic.

