

Hothersall Parish Council
c/o Butcher Fold Farm
Hothersall Lane
Hothersall
Preston
PR3 2XB

Tel 01772 783356 / 07855 230791
Email: hothersallpc@gmail.com
Parish Clerk: Mrs Cathy Thompson

23rd March 2018

Ribble Valley Borough Council
Church Walk
Clitheroe
BB7 2RA

For the attn of The Neighbourhood Plan Team

Re: Consultation on Longridge Neighbourhood Plan

Response from Hothersall Parish Council

On behalf of Hothersall Parish Council, I am writing to convey the comments and queries arising from our recent meeting of Councillors in response to the Longridge Neighbourhood Plan. As neighbours, directly adjoining Longridge, and as users of many of the services located there, we hope that our comments will be useful to the Plan.

Affordable Housing

While there has been much development in and around Longridge, we question whether the provision meets the diversity of needs in the local population. We would welcome a greater commitment to affordable housing both for sale and for rental, particularly for young families who are priced out of many of the new developments in the area.

In addition, we would welcome a greater attention to the needs of elderly 'downsizers' with the provision within developments of single storey dwellings.

Impact of new Developments on Local Service

We welcome the Plan's interest in the Community Infrastructure Levy (CIL) as a means to support better provision for local amenities and services. However, we note that Ribble Valley Borough Council still adheres to Section 106 monies. How is this contradiction to be resolved?

Local services, especially those provided by Longridge's two medical practices, are under great pressure. These practices serve an area much wider than Longridge itself and have an above average number of elderly patients with complex needs. In addition, they are taking on the residents from the new developments. Where is the support for these services? This support cannot be an afterthought – the need is immediate. Are local schools able to cope with the influx of new students in their catchment area? Have additional resources and facilities been allocated by Lancashire County Council?

Economic Development

While we welcome economic development which promotes prosperity for all, we are conscious of a gaping hole in the Plan. Nowhere is there an acknowledgment of the very poor broadband provision in Longridge. The well paid jobs of the present and the future are largely reliant on this. Even the Shay Lane Industrial Estate has very slow connectivity. The BT Openreach programme has served Longridge poorly. We note that neighbouring Parishes have turned to B4RN, using the Zayo infrastructure, and have a much better service. The other great advantage of the Zayo infrastructure is that it will not require digging up the roads which are already in a sorry state. If the Plan's intention is to promote start-ups and well paid local jobs, then this serious issue must be addressed in collaboration with Ribble Valley Borough Council.

Longridge as the Gateway to the AONB and Ribble Valley

The Plan acknowledges the great advantage that Longridge has with its location. It has the potential to be a significant tourist hub. All the more important then, that it prizes and protects the green 'collar' around the town. Since the Plan's inception, this has already been compromised by Planning approval for industrial development at Lower College Farm and Blackburn Road, sited on the boundary of Longridge and Hothersall and within Hothersall respectively. The Plan should note this and pledge to mitigate any damage by sensitive development of the sites. This, in turn, will enhance the proposed Longridge Loop.

We offer these comments in a constructive spirit.

Yours sincerely

Cathy Thompson (Mrs)

Hothersall Parish Clerk