Nicola Gunn

From:	Billington and Langho Parish Clerk <blparishclerk@outlook.com></blparishclerk@outlook.com>
Sent:	10 April 2021 08:41
To:	Planning
Subject:	3/2021/0311
Categories:	Yellow Category

A External Email

This Email Originated Outside Ribble Valley Borough Council. Do not click links or attachments unless you recognize the sender and know the content is safe. If in doubt please contact <u>helpdesk@ribblevalley.gov.uk</u>

Following consultation with members of the parish council, the following objections and concerns have been reached.

Access Road

- The road is very narrow and will not be helped by parking.
- concerns mainly with the access to and from site. We note that an effort has been made for
 passing places on their land, however once passed the cattle grid there is no place a car
 can pass until it is on Old Langho Road, a good distance on a private unadopted road,
 shared with the farmer and Larkhill Maintenance Ltd which floods at the bottom end of
 Larkhill cottages in bad weather
- The state of this road is poor due to slippage into the field by wagons. We note in the application it states there is a 20-speed limit this is incorrect the parish council tried to change this to 20mph but RVBC turned this down. The speed limit on that road is 30mph.
- This access to the site should be deemed unsuitable. Another access through Gleneagles Drive, that was blocked off in the past, would have been better suited. The applicant has not consulted Larkhill Maintenance about using the private road for other than farm traffic which is minimal and the state of the road is not really fit for current usage. As children always play in this area on bikes and on foot it's disappointing no consideration of increasing traffic takes this into account.
- It is unclear on reading the plans whether a special refuse arrangement will need to be made or not – RVBC are currently reviewing refuse collection rounds and may be unhappy about taking lorries all the way up such a narrow road, so residents would need to make their own arrangements.

Flooding

The drainage report says that the brownfield run-off rate is 6.2 l/sec, which based on the site size of 0.6 hectares gives an extended rate by area of 10.3 l/sec/hectare. The report says that the development will aim to keep this flow-rate unchanged – it seems high on the basis that a normal rate would be expected to be around 5 l/sec/hectare and they are planning to put more buildings on the site than before and run the water into the river. Though it is only 8 houses and the L.C.C. rules say 10 as a minimum.

It is requested that the Borough Council please consult with the LLFA to make sure this is ok?

There is not a serious sewage treatment plant at the site currently – it is believed that the sewage from the existing 2 houses joins the main sewer that runs away from the river. It is requested that the Borough Council please alert United Utilities to the proposed sewage

treatment plant before effluent is put in the river and ask them to look at the proposal carefully?

All this extra water may cause flooding downstream at Ribchester or beyond in a flood event.

Additional Concerns.

- The farm buildings are in an awful semi derelict state any proposal can only be an improvement on what is on view.
- It shows a public footpath through Larkhill cottages but this is incorrect.
- We also note comments about parking on the rear pavement on the road this is due to families with children parking there. As at the front all housing on Larkhill have to walk out directly onto the road from their gardens as the pavements are across the road. This has always been a problem with several accidents over the years, which also concerns us that if approved the extra 40ish cars might choose to use it as a cut through if they have to wait for a vehicle coming the other way. (there's now over 80 vehicles on Larkhill plus numerous delivery drivers and visitors).

Clerk to Billington and Langho Parish Council Rachel Greenwood, 40 Burnley Road, Haggate, Burnley. BB10 2JJ Tel 01282 425 305