

From: Parish Clerk Billington and Langho Parish Council
<parishclerk@billingtonlanghopc.org>
Sent: 02 October 2024 07:03
To: Planning
Subject: 3/2024/0739

 External Email

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Billington & Langho Council strongly believes that RVBC should refuse application 3/2023/0739, unchanged from their view held in 2017, when it stated that a very similar application (3/2016/0927) for a 'Care Village' on the same site should be refused.

Planning officers at that time recommended a refusal. Most of the reasons for refusal still hold today, except rather more strongly., following the adjacent construction of 20 elderly persons' flats now called Elker Meadows. These flats formed part of this old application and are sited off the same branch road that leads into the current application site from Elker Lane. The junction of the branch road with Elker Lane is immediately opposite the main entrance to St. Augustines Secondary School, where there already has been one injury accident involving a student and frequent conflicts between elderly residents and students' parents, despite the necessary recent introduction of double yellow lines.

Since Elker Meadows were occupied, there has been extensive additional building work at St. Augustines School, which will be accomodating 200 extra students over the next 5 years.

For some unknown reason back in 2017, RVBC Planning Committee had seen fit to override the wise officers' recommendation of refusal, but with the membership changed by over half in 2024, they have the opportunity to put matters right this time with a refusal.

The traffic situation is now substantially worse than it was 7 years' ago. Not only do hundreds of parents deliver children to school daily by car, but at least 10 double-decker school buses use the layby opposite the Elker Lane junction to deliver students and then turn around. Also, the previous application like the current one, claimed that the site was flood-free; some ground-floor flats in Elker Meadows have suffered flooding from a watercourse off the Bushburn Brook up to three times since occupation.

The Parish Council does not entirely rely on the recent past to justify their negative view on the current application. There are many other sound reasons :-

The proposed 110 elderly beds in the development would increase the number of elderly people in the village of Billington by 20%. The village does not have a doctor's surgery and the only village shop is a kilometre's walk away.

Billington does not have a requirement for such an excessive amount of specialist elderly accommodation for local people.

The development is so large that it would be out of scale with the rural village of Billington.

The proposal site is outside the village settlement boundary and there are no special planning circumstances supporting such a development in the open countryside.

Many of the 68 staff needed to service the care village will require 24/7 access, causing extra disturbance to other residents living nearby. No public transport is available during the night or on Sunday evenings.

The drainage report in the application is invalid. It is dated 12/4/16 and also refers to the Reserved Matters Application 3/2021/0373, which is now out of time. With climate change and the flooding incidents at Elker meadows over the past 8 years, there is really no certainty that the adjacent watercourse from the Bushburn Brook will not again flood Elker Meadows and/or the application site. The incidents of flooding since Elker Meadows was built is ranked as a 4.

The Parish Council also request a visit to the site by the members of Planning. The timing of which is preferred to be between 8.30am and 3.30pm Monday to Thursday and 8.30am to 2.30pm on Friday.

Sent on behalf of the Parish Council