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08/10/24

Dear Stephen Kilmartin

Planning Application Ref: 3/2023/0739. Proposal: Outline application for the development of a Class C2 Continuing Care Retirement Community

Location: Land off Elker Lane Billington

Firstly, apologies for the late submission of this letter due [REDACTED].

We would like to make written objection to the above proposal on the following issues:

Traffic

The increased traffic (provision for 106 parking spaces / staff / family visitors / service vehicles etc) will clearly impact Elker Lane in an already congested area close to the main entrance to St Augustine's School and directly opposite the connecting branch road to the existing St Vincents / Elker Meadows development.

St Augustine's School

Development at the school to increase its size is currently on-going with plans for an additional 200 pupils over the next few years.

Green Belt Land

Yet more development within the Ribble Valley on green belt land, the size and scale of which is large in proportion to the village of Billington.

Merging of the local villages

Continued development from Langho to Clitheroe is clearly merging each village into the next. When is enough, enough?

Lack of local facilities

- only Whalley Medical centre serving the area;
- only one small shop approximately 1km from the site in Billington village;
- limited bus service in the area.

We note some of the documents included with the application are from the original 2016 application (Millard Goodall noise assessment, drainage reports etc). Are these considered current and accurate given they are now 8 years old? Further to this, there doesn't appear to be a Transport statement included with the current application as there was in the 2016 application. Why is this?

We would be grateful if these objections are highlighted to the Planning Committee for their consideration.

Yours sincerely

[REDACTED]