

From: [REDACTED]
Sent: 21 September 2024 16:10
To: Planning
Subject: Planning Application No. 3/2023/0739

 External Email

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Dear Sir/Madam

Outline application for the development of a Class C2 Continuing Care retirement community

I wish to object to the above application on the following grounds:-

1. The location for the proposed development is totally unsuitable.

The land is designated as “green belt” and therefore should not have received planning permission for development in the first instance. It is in open countryside outside the settlement boundaries of the ‘Core Strategy Plan’ the guidelines of which were adopted by the Council in 2014 and operational until 2028. Why are RVBC attempting to break these rules?

2. If this development was to be allowed you would be merging the villages of Billington/Langho.

This would again be a contravention of Government guidelines.

3. The proposed development would be in an unsustainable area.

No shops – one small local store - .75 miles away with very limited supplies. Medical centre some 2 miles away with no private parking facilities and which, I suspect, will shortly if not already, be oversubscribed with all the new development taking place. The proposed development is not for young people but for people with disabilities who will need constant care and all that entails.

4. Site access.

A constant problem now without any additional building.

School traffic regularly blocks access for ingress/egress between Elker Meadows and Elker Lane. How is all the extra traffic, which additional building will undoubtedly bring, be policed? There have already been accidents involving both adults and children in the vicinity and there will regrettably be more if this development proceeds. The road is neither wide, nor safe enough, for additional traffic. Speed on Elker Lane is a problem with vehicles travelling well in excess of the permitted limits. There is only a footpath on one side of Elker Lane/Meadows. Site lines on Elker Lane/Meadows are extremely dangerous at most times of the year. Parking is also a problem on both Elker Lane and Elker Meadows. The School has just increased pupil numbers and plans are in hand for a further increase thus causing still more traffic/ problems. Traffic surveys taken by Lancashire County Council on a Saturday/Sunday do not give a true or accurate view of the situation. These need to be undertaken at school peak hours and certainly not during school holidays etc.

5. Designated C2 sites

Why is consideration not being given to more suitable sites already approved for C2 residential development- Lawson's Rise is one which comes to mind. It is far more central and located much closer to ready made amenities.

6. Drainage and flooding

This has already, on several occasions during the last ten years, been a significant problem at Elker Meadows my property having been threatened with flooding as recently as twelve months ago. Drainage is totally inadequate

I leave these thoughts with you and trust that, on reflection, common sense will prevail and that a more suitable site will be allocated for the proposed development.

[REDACTED]

[REDACTED]

Sent from [Mail](#) for Windows

From: [REDACTED]
Sent: 22 September 2024 15:08
To: Planning
Subject: Planning Application No. 3/2023/0739

 External Email

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Sir/Madam

Proposed development of land adjacent Elker Meadows, Billington

Please take into account my comments listed below against the development of the land above:-

1. Wrong location. Green belt land in open countryside outside the settlement boundaries of the Core Strategy guidelines
2. Total lack of facilities. One shop with minimal supplies. Doctors surgery some .75 miles away with no private parking provision and waiting times for appointments now approximately three weeks. No transport from the proposed site to either of these facilities No banks in either Billington or Whalley.
3. Merging of two villages I.e. Langho and Billington. Against Government guidelines.
4. Lack of adequate footpaths/walkways – safety aspect.
5. What about other more suitable sites which already have C2 approval – Lawson's Rise. Local amenities already in situ.
6. Access to proposed site: Totally unsuitable for additional building. Over used now with school traffic. Getting in and out of Elker Meadows/Elker Lane is dicing with death every journey made. Negotiating the roundabout at the top of Elker Lane is also extremely hazardous. Accidents have, and will , continue to happen. Increased pupil intake has just occurred with proposals for a further increased intake envisaged shortly. Elker Meadows is neither wide, nor safe enough, for additional traffic in the locality. Speeding traffic on Elker Lane is an additional problem.
7. Drainage/flooding. Occurred on several occasions in the past ten years. Land unsuitable for further development. The area is designated as a flood plain.

I trust my views will merit consideration.

23 SEP 2024

Dear Mr Kelmartin

I am writing regarding
Planning Application

NO: 3/2023/0739
GMD REF 371930435481

- 1) Two much Traffic for
Elker Lane and Elker Meadows
We are prisoners in our
Homes, twice a day at
school times, it is very
very dangerous.
- 2) We are also concerned
about flooding.
- 3) The Site is located
outside the Billington
Settlement Boundary.
- 4) Previously a Student
From St Augustines, was
knocked over, which resulted
in her having a
broken arm.

P.T.O.

The Traffic that comes
into [REDACTED]
each day during Term
Time is Horrendous,
resulting in some of
[REDACTED]

We have voiced
our concerns with the
Council and the
school, also the Police,
but nothing seems to
being done to improve
these matters.

From Two very
concerned [REDACTED]
[REDACTED]

P.S. Shortley a new S.E.W.
unit is to open, with an
extra 200 pupils & staff,
so more Traffic

Thank You