

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 03 May 2024 17:50  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2024/0256 FS-Case-611543564

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 3/2024/0256

**Address of Development:** Higher College Farm  
Lower Road  
Longridge  
PR3 2YY

**Comments:** Dear Sir/Madam

I am writing on behalf of [REDACTED] to formally object to the planning application referenced above, which concerns the change of use of Higher College Farmhouse to a Children's Assessment Centre associated with social care. After careful consideration of the proposal and its implications, we do not believe that the proposed use is compatible with the surrounding uses.

Contrary to the Planning Statement, [REDACTED]

[REDACTED]

inaccuracies in the planning application.

Higher College Farmhouse is currently visible from the main road, and we have concerns about the site's ability to provide the safe and tranquil environment required. Once the industrial estate of 40 units is completed at the front of the house (application 3/2023/0706), Higher College Farmhouse will be hemmed in, lacking the open countryside setting depicted. Moreover, its proximity to [REDACTED] poses potential hazards due to the frequent deliveries, forklift operations, and vehicular traffic [REDACTED]. The absence of site security measures or plans raises significant safety concerns for young people who may inadvertently wander [REDACTED].

Additionally, the planned industrial units will introduce significantly more traffic and operational noise, contradicting the serene safe setting necessary for accommodating young people with emotional, behavioural difficulties, and/or mild learning difficulties.

While acknowledging the importance of supporting vulnerable children, the absence of specific provisions in the Local Plan for this type of care facility does not justify approval, especially considering potential conflicts with other policies such as ensuring highway safety.

The current access to the site via a single track from the public highway raises serious concerns about safety, particularly considering the seven accesses to Blackburn Road within ~100 meters. The hazardous nature of the junction known locally as 'The Fountain' further compounds these safety issues, with several fatal accidents having occurred in the past. The specified timeframe of accidents from 2018 to 2022 fails to account for the numerous near misses and overlooks the pedestrian fatalities along this stretch of road.

Inaccuracies within the planning application form, particularly concerning sewage disposal arrangements, are cause for concern. The proposed connection to mains sewers is inaccurate, given that the farmhouse currently relies on a septic tank system [REDACTED]. The potential increase in sewage volume, combined with the specific needs of the residents, heightens the risk of blockages from items such as baby wipes and other sanitary products. There are apprehensions that the current septic tank system is not adequate to encompass the proposed facility. As such, we kindly request that RVBC recommend the developers plan to connect the facility to the mains sewerage system or install a dedicated septic tank system, along with appropriate maintenance measures.

Considering these affects, we ask the Planning Authority to thoroughly evaluate the application's potential impacts on surrounding businesses, amenities, and egress/entry. It is premature to conclude that the development will not pose any challenges. Thank you for considering our objection. We trust that you will ensure a comprehensive assessment of potential impacts and take appropriate action to address our concerns.

Sincerely

[REDACTED]