

Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA



12th August 2024

To Whom it May Concern

Planning Application: 3/2024/0601

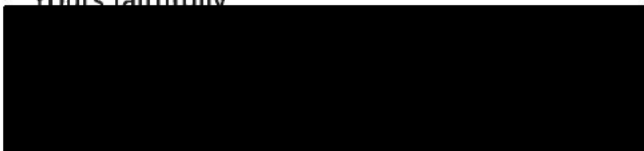
 we would like to express our concern regarding access to this proposed development.

The proposed access at the back of Larkhill is via a small, single track road which is already congested. Lack of parking at Larkhill results in cars parked all the way down this narrow track.

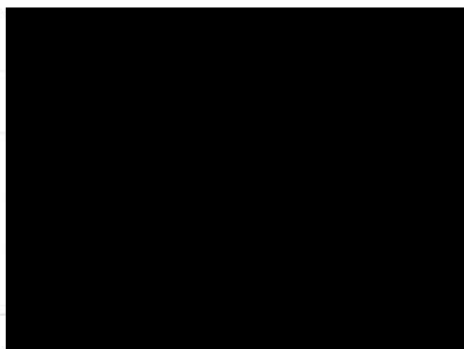
Inevitably the proposed development will result not only in residents regularly travelling up and down this track, but builders, delivery drivers, visitors, royal mail etc. The increase in traffic will be too substantial for this proposed access.

Furthermore the track is used by a large number of dog walkers from Larkhill and Brockhall. Extra traffic down this small track will make this unsafe and we are very concerned, what has been a peaceful area of countryside, will become polluted by both traffic and noise.

Yours faithfully



16 AUG 2024



Planning No:

3/2024/0601

14/8/24.

Address:

Brockhall Farm

Gleneagles Drive

BB7 2RA.

Dear Sir/Madam,

Regarding the above planning application for 3/2024/0601 and previous applications in 2021. My objection and concern is not regarding the change of use of outbuildings to 8 dwellings but to the access for vehicles of said dwellings.

There is a mistaken view that the access from Old Langho Road along the front driveway to the rear of Larkhill Cottages

to be suitable. This access is not robust enough to sustain the amount of traffic that will be generated, initially by construction and on completion of the works, the number of vehicles that will pass daily including delivery vehicles to the properties.

This rear access behind Larkhill to the farm was created in the early 70's when the farm was sold privately and to separate it at the time from the hospital and its residents. This farm track was created by taking some of the rear gardens from Nos 11-25 - Larkhill. Giving access to the farmers family and the milk collection, at a time when vehicles were smaller and lighter.

The current rear access at Larkhill is totally unsuitable for heavy and frequent vehicle use. This is notable by the damage to the side of the track nearest the field and the pot holes.

Repairs to this track is covered by the farmer and Larkhill Maintenance and the company that manages Brockhall Village.

Important to note regarding safety is this is the only curbed path at the rear for the residents of 11-25 to safely unload their vehicles and allow their children to leave their home safely. The front of the houses lead directly onto the road and is obscured by hedges.

As the farm address is Gleneagles Drive it would be less disruptive for all if the original access was reinstated by removing the small wall and a small portion of hedge at the end of Gleneagles drive by the farm cottages. The road is well maintained and gives direct access to the entrance to Brockhall Village.

Yours sincerely,

