

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 08 September 2025 21:44  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0614 FS-Case-747636374

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 3/2025/0614

**Address of Development:** Higher College Farmhouse PR3 2YY

**Comments:** Dear Sir/Madam,

I write on behalf of [REDACTED] to object to planning application reference 3/2025/0614, which seeks to change the use of Higher College Farmhouse (C3) to a Children's Residential Home (C2). This follows the earlier withdrawn application (3/2024/0256) for a children's assessment centre (C2).

We believe the proposal remains incompatible with its setting, is inconsistent with the Employment Land Allocation (EAL3), and contains misleading information on foul sewage.

**Incompatibility with Surrounding Uses:**

The applicant's Planning Statement acknowledges that the farmhouse is [REDACTED]

[REDACTED]

Despite this, the application claims the use would operate like a "traditional family home" with no amenity conflict.

This is incorrect. [REDACTED]

[REDACTED]

- Frequent HGV, van, and delivery traffic;
- Forklift truck operations across shared service yards;
- Continuous refrigeration plant and equipment noise;
- Extended and unsocial operating hours.

In addition, the regular movement of large agricultural vehicles to surrounding farmland along the B6243 increases congestion and risk, adding to the existing mix of HGVs, delivery vans, and industrial traffic.

Furthermore, permission has been granted for 40 Class E(g) industrial units and battery storage (3/2023/0706). Once completed, the farmhouse will be entirely surrounded by industrial premises.

Allowing a C2 residential use in this setting may undermine the employment strategy for Longridge and possibly constrain existing business operations.

These conditions are incompatible with residential care. Placing vulnerable children in this environment is unsafe, inappropriate, and creates inevitable conflict between residential expectations and established business activity.

**Employment Land Allocation Conflict:**

The site lies within the EAL3 employment allocation in the adopted Housing and Economic Development DPD (2019). Policy DMB1 requires clear marketing evidence before alternative uses are considered. No evidence has been provided.

**Foul Sewage and Drainage – Misrepresentation in the Application:**

The application form lists foul sewage disposal as ‘unknown’. This is inaccurate. We can confirm that:

- There is no mains sewer connection to Higher College Farm. While application the 40 Class E(g) industrial units and battery storage 3/2023/0706 refers to mains sewer connections, this is incorrect — no such connections exist for the site as a whole, and this issue appears to have been overlooked at approval.
- The farmhouse currently relies on a shared septic tank system [REDACTED].
- This system was never designed to accommodate the intensified use of a staffed children’s home with multiple residents and rolling shifts.

This missing detail is significant. The risk of overloading, blockages, and environmental health failures has not been addressed. For adjoining food businesses, any compromise in sanitation presents a health risk.

**Highway and Safety Concerns:**

Lancashire County Council Highways note that the proposal requires 8 dedicated parking spaces for staff, managers, and visitors, reflecting the scale of the operation.

The site is accessed from the B6243 near “The Fountain” junction, a known accident blackspot with several serious and fatal incidents. Once the access for the 40 industrial units and battery store is opened, there will be five entrances within a short stretch of road, in addition to a bus stop opposite and a pedestrian refuge close to the entrance to Higher College Farm.

The actual entrance to Higher College Farm is single track, and it is not unknown for articulated lorries to take a wrong turn and be forced to reverse back onto the B6243. Once the 40 units are complete, the increase in vehicle numbers and types is unknown but will inevitably include more industrial vans, pickups and HGVs, intensifying existing hazards. Introducing residential care traffic (staff changeovers, visitors, and service vehicles) into this mix will significantly increase the risk of collisions.

Even with the installation of fencing and gates, the location remains unsuitable for vulnerable children. The site is surrounded by busy food-processing operations, industrial traffic and large agricultural vehicles. Should children leave the property on foot, they would be immediately exposed to these hazards, as well as the heavily trafficked B6243.

The presence of a bus stop directly opposite and a pedestrian refuge nearby increases the risk further. It is unrealistic to think that children will remain permanently within the confines of the

property, and any movement to local services or bus routes would place them in unsafe conditions.

**Conclusion:**

We believe that the application is inappropriate for this location. The applicant acknowledges the proximity of food businesses but wrongly dismisses amenity and safety risks. The proposal also misrepresents foul sewage arrangements and ignores the intensification of industrial traffic.

In addition, the setting poses unacceptable risks to the safety of children if they are walking in and around the site or attempting to access local bus routes, irrespective of site security measures.

For these reasons, we respectfully ask that the Council rejects this application.

With thanks and kind regards