

From: [REDACTED]
Sent: 08 May 2026 16:30
To: Planning
Subject: Planning Application No: 3/2026/0292
Attachments: IMG_1555.jpg; IMG_1552.jpg

⚠ External Email

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FTAO Lucy Walker,

With regards to Planning Application No: 3/2026/0292 – Ashgreen House, 1A, Somerset Avenue, Wilpshire, BB1 9JD.

I hereby give notice that I DO NOT AGREE TO & STRONGLY OBJECT TO the above proposal for the Change of Use for the dwelling in to a Childrens' Home from being granted.

Having reviewed the Application there are numerous items that I disagree with & that I would also like to pass comment on –

Firstly, there are already two further Childrens' Homes within the Village of Wilpshire, which is already a large number for a Village of 2,500 people.

This would result in the loss of a Family Dwelling, of which there are not many 5 Bedroom Properties in the Area.

There would also be an increase in noise created by the additional number of people & vehicles using the facility, on what is usually a quiet road..

Somerset Avenue is a Private Road & therefore not adopted / under the control of maintenance by LCC / RVBC. Therefore, any additional traffic wear & tear will be at a cost to the whole local neighbourhood.

Car Parking for up to Four Cars –

The Drawings do not appear to have the correct scale for the vehicles shown on the Drawing Reference 26.0292 Existing Site Plan. Existing dimension of the hardstanding is approximately 4900mm x 13,500mm at the narrowest points, with a 4,100mm entrance gateway – Car Parking bays are generally 4,800 x 2,400mm in size. Any alterations to the Gateway Access may interfere with the existing Avenue Tress which have Preservation Orders on them. The ingress / egress of either of the two cars to the left parked horizontally on the drawing will require the temporary relocation of at least the two vertical

parked cars at the gateway & the third car, to enable a car to ingress / egress. This will mean up to six car movements out on to & back from what can be a busy junction.

The gate access is directly opposite the junction with Bryers Croft which causes a further issue with traffic using Somerset Avenue & Bryers Croft, especially those vehicles which use the Somerset Avenue / Bryers Croft Junction as a means of turning round off the main Whalley Road & the dropping off / picking up of School Children catching the bus to & from School.

There is also the numerous dog walkers who use Somerset Avenue, some arriving by car to visit the nearby fields, together with the Ramblers & Golfers who leave their cars on Somerset Avenue & Bryers Croft mainly at the weekends.

The four car park spaces does not include for any additional Family Visits, Site Visits by Social Workers or other Staff Members & Contractors These additional Family Visits & Professional Visits to the Home, this will involve parking on Somerset Avenue & / or Bryers Croft, as there is insufficient Car Parking in the House estate.

See attached photos showing the true vehicular access & parking arrangement.

There is then also the issue of the deliveries of groceries etc & the contractors vehicles required for household maintenance.

All of the above Traffic also adds to the greatly to the increased Traffic on the adjacent A666 Main Road. The Traffic on the A666 has increased by a substantial amount over the past five to ten years, due to all the additional housebuilding completions within the local & surrounding areas.

Planning Statement – 2.2 *“Four of the bedrooms will be occupied by children. The downstairs study will be converted to a bedroom, so each member of night staff will also have their own bedroom.”* – **This statement does not match the Drawing Reference 26.0292 Proposed Elevations & Floor Plans for the Proposed Development.**

Planning Statement – 2.3 *“The applicant already has a home in Wilpshire and also successfully operate a number of homes in Chorley and neighbouring authorities.”* – **This is totally irrelevant to this Application.**

Planning Statement – 2.5 *“This type of provision, which government policy is promoting, is to help children who often, through no fault of their own, have not had good parenting in their early years. Care is provided in small sized, family spaces where residential carers help to develop the social and life skills of the children. Without such homes and positive interventions, the children are more likely to end up in adult institutions, suffering from long term health problems.”* **This is not the**

policy of Lancashire County Council. LCC has more than enough capacity within its own estate to facilitate the children of Lancashire.

Planning Statement – 2.6 *“If able to, the children will attend a DfE registered school or attend mainstream school however in some cases, the children have missed an extensive proportion of their education or are affected in a way that means that they would not cope with a large classroom environment. In such cases, they would initially be tutored, online from home, they would then, overtime, progress to a specialist unit (smaller class sizes) then hopefully onto a mainstream school. One member of staff will also be an education mentor and will assist with homework and assist with the children’s educational needs.”* – **Special transport will be required to transport some or all the Children to & from a suitable School which is more additional transportation requirements. These Traffic movements will occur at the busiest times of day when the local schoolchildren use the Avenue as a route the Bus Stop.**

Planning Statement – 2.7 *“In the evenings and at weekends the children will engage in a range of social and recreational activities, similarly to other children of their age who live in the local area.”* – **This involve the use of vehicular transport to / from these events, therefore more traffic movements.**

Planning Statement – 2.8 *“The property would provide the young people with their sole and main residence, with shared access to living, dining, and kitchen facilities with the children and carers eating together. All household chores such as cleaning, cooking and gardening will involve the children, and no additional staff are employed at the premises to undertake such jobs.”* – **Will these Gardening chores include the use of Power Tools to trim the Hedges & cut the Grass etc? Contractors will have to be employed to undertake these tasks - therefore more additional Traffic Movements - Or will the Garden be left & become an eyesore to the detriment of the rest of the Local Community?**

Planning Statement – 3.1 *“Paragraph 8 of the NPPF sets out the key social objective of national planning policy and states the following: ‘to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of home can be provided to meet the needs of present and future generations’. This proposal will result in a property, which meets the needs of young people.”* – **Where does the Planning Application make reference to the needs & expectations of the Existing Neighbours & Community.**

With this Dwelling being owned by a Limited Company – what is their Environmental, Social, and Governance Policy & how will the organization manage their sustainability, ethical practices, and corporate responsibility – there is no mention of this in the Application Documents.

Planning Statement – 3.6 *“Paragraph 135 (f) of the National Planning Policy Framework states that planning decision should ensure that developments: ‘create places that are 4 safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users..’”* – **this should**

also not to the detriment of the existing neighbourhood & community's character & amenities.

Planning Statement – 3.10 *“Paragraph 116 of the NPPF requires that the residual cumulative highways impact of the development is not severe and it would not prejudice highway safety.”* - **There will be a great deal of additional traffic movements as the existing Home Owners only have two vehicles & as stated earlier in this e-mail there is already a large usage of this part of Somerset Avenue.**

Planning Statement – 3.11 *“The dwelling currently has five bedrooms and is therefore likely to be occupied by a large family with multiple cars. It is not considered that this proposal would result in an increase in vehicular movements over and above the established use, such that there would not be a severe impact on highway safety.”* - **There will be additional traffic movements as the existing Owners only have two vehicles.**

Planning Statement – 3.12 *“Policy DMG3 of the Ribble Valley Core Strategy states that All development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards.”* – **See comments at the beginning of this e-mail.**

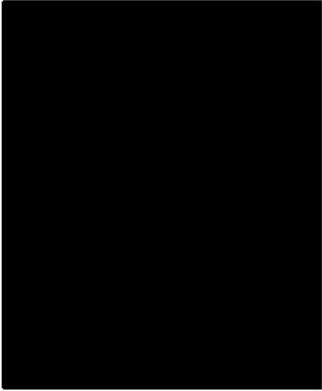
Planning Statement – 3.13 *“Policy DMG1 also states that development must: 1. Consider the potential traffic and car parking implications. 5 2. Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.”* – **No mention of the “Type of Traffic” which is to be generated – How will the “Residents” be transported – will they be using the Public Transport Bus Service - there is no mention of this in the Application. Will all the Staff be from the Local Area & use Public Transport to reduce the Carbon Footprint? There will be also all the House visitors.**

Planning Statement – 3.14 *“Space for at least 4 cars can be accommodated on the driveway and the existing access will be utilised.”* – **See comments at the beginning of this e-mail.**

Planning Statement – 3.15 *“In addition, the proposal for a residential children's home in the village of Wilpshire would comply with Policy DMI2 of the Ribble Valley Core Strategy, which states that new development should be located to minimise the need to travel and should incorporate good access by foot and cycle and have convenient links to public transport to reduce the need for travel by private car. The property is sustainably located within close proximity of bus route with a regular service.”* – **This is not a New Development.**

Planning Statement – 4.1 *“The proposal will utilise an existing dwelling within an existing residential area and there will be very little change both visually and in terms of the level of occupation of the property, when compared to the current situation. On this basis it is considered that the proposal accords planning policy*

and should be approved without delay.” – The current situation has not been correctly stated & based on all of the issues which I have stated / outlined above, WILL change the “current situation” which is why I strongly object to the Planning Permission being granted.



Photos printed for file

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 09 May 2026 07:38
To: Planning
Subject: Planning Application Comments - 3/2026/0292 FS-Case-836203052

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0292

Address of Development: Ashgreen House, 1A Somerset Avenue, Wilpshire. BB1 9JD

Comments: We see putting forward our objections to this application for change of use from C3 to C2 in the strongest terms. Somerset avenue is a quiet residential unadopted private road maintained and paid for by the residents. I feel is completely unsuitable for a children's home.

The applicant has stated at least 4 cars can be accommodated on the existing drive, this is not the case. There is not enough room for 4 cars to be parked at any one time.

When the home is fully occupied there will be 4 carers on a rotating staff rota, including 1 manager. This will be potentially 5 cars moving in and around the driveway to allow staff to park, some at unsocial hours, and possibly more to cover holidays etc. Causing noise and inconvenience for the residents. As the avenue is in effect a double cul-de-sac there are many dog walkers and cyclist, as there is low traffic flow.

There is also Bryers Croft to consider as the turn is directly opposite the driveway to number 1A Somerset Avenue. Included is the consideration of cars to park for social workers, care staff, clinicians, tutors (as mentioned in the application) and pick ups and drop offs for extra recreational activities.

The application has stated the children and carers will undertake all the household chores including cooking, cleaning and gardening. Whilst this is an ideal it is not practical, and I feel there will be extra personnel to deal with some of this work, adding to the movement of cars and noise on the avenue.

This would completely change the nature of the avenue and is unfair to other residents who chose the peaceful environment, many of whom have lived here for decades.

Lancashire already has an oversupply of children's homes, of which a high number are privately run and serve children from outside the area.

In conclusion, given all of the above, we respectfully ask that the application is rejected and the change of use refused.

Yours faithfully

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 09 May 2026 17:45
To: Planning
Subject: Planning Application Comments - Application 3/2026/0292 FS-Case-836296660

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: Application 3/2026/0292

Address of Development: 1a Somerset Avenue, Wilpshire. BB1 9JD

Comments: I'd like to make an objection to the proposed Children's home on Somerset Avenue. I didn't quite understand how unique Somerset avenue was until we began [REDACTED]. In order to stop Somerset Avenue becoming a 'rat run' for traffic between Ribchester Road and Whalley New Road, a hedge has been placed across the road approximately half way down. The road is marked as a private road, as such the upkeep of the road is the responsibility of the residents. Whilst the Road itself is in good condition, that is more than can be said for the footpaths, they are fielded by many large mature trees (causing them to be slippery), they are also uneven and are not in a good condition for walking. This results in virtually everyone walking up the middle of the road (Children going and coming from school, Parents with prams, cyclists, dog walkers and elderly etc..).

I cannot say that I've noticed this in any other roads throughout the Ribble Valley or Blackburn. I work as a [REDACTED], so fell well placed to make this comment having driven on most of the roads in the area.

Increased traffic and parked cars for staff, carers, inspectors, medical staff, emergency vehicles etc will dramatically increase the risk of serious injury and accidents, especially at the proposed residence which happens to be at the very end of a junction across from Bryers Croft.

Please could you take this objection into account before issuing permission for this facility.

Kind Regards

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 09 May 2026 20:04
To: Planning
Subject: Planning Application Comments - 3/2026/0292 FS-Case-836317549

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0292

Address of Development: Ashgreen House
1A Somerset Ave
Wilpshire
BB1 9JD

Comments: I object to this proposal because of the potential for increased traffic on a private and unadopted road. The increased traffic from staff, visitors, primary health teams, School/ education input and possibly transport companies will cause extra wear and tear on the road surface. Repairs to the road are paid for directly by residents and I would be very concerned about the costs going up. There is no room for four cars to park at the front of Ashgreen house as the plans suggest so the extra cars would have to park kerbside and potentially cause obstruction to residents and emergency services access. Visibility and safety to Briars Croft residents turning onto Somerset Ave to access the A666 could also be an issue.

Somerset Avenue is often used as an overspill parking area (as is the A666) on busy weekends at Wilpshire Golf Club so additional cars parked from a business operating in Ashgreen House would only add to the congestion.

[REDACTED]

From: [REDACTED]
Sent: 10 May 2026 10:52
To: Planning
Subject: Planning Application No. 3/2026/0292
Attachments: Photo 2.jpg; Photo 3.jpg; Photo 1.jpg

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[REDACTED]

Dear Lucy Walker

Planning Application Reference No.: 3/2026/0292

Address of Development: Ashgreen House, 1A Somerset Avenue, Wilpshire BB1 9JD

Comments:

We are writing to object the proposal to change the above residential home Class C3 to a commercial business property Class C2. This will change the residential character of the neighbourhood and generate noise and disturbance that arise from a business operating 24-hour shifts. Additionally, as such, this would be in contravention of the covenants included in the deeds of the property. Namely:

“The purchaser his heirs and assigns shall not or shall any of them at any time hereafter use or permit any building to be used for the purpose of any trade business which may be considered as inconvenient noisy noisome or detrimental to the neighbourhood”

(Extract from a conveyance dated 8 May 1909 between the Most Noble Algernon Duke of Somerset and [REDACTED] of Revidge Road Blackburn.)

The planning application states that there will be four parking spaces available on the front of the property. This is, however, not the case. The current owners manage to park only two cars and even then the second one in has to reverse out on to Somerset Avenue to let the first one out. (See photo 1, attached)

Traffic and parking already form significant issues locally (See photos 2 and 3). A home staffed on a shift basis, together with numerous professional visits, would increase vehicle movements markedly, so increased parking on the street would be inevitable, potentially blocking access to driveways.

There is also the matter of residential amenity. The intensification of use of the property, when compared to that of a family home, would lead to additional noise or activity above that associated

with the current use of the property (in contravention of the covenant referred to above). The street is generally a very quiet cul de sac, and the increased vehicle movements and parking associated with staffing and support would affect that.

Finally, we appreciate the need for residential care but feel this house is not in a suitable location to be changed to a C2 commercial business property.

Yours sincerely,

A solid black rectangular redaction box covering the signature area.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 10 May 2026 13:12
To: Planning
Subject: Planning Application Comments - Application 3/2026/0292 FS-Case-836404221

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: Application 3/2026/0292

Address of Development: Ashgreen House, Somerset Avenue

Comments: I write to formally object to the above planning application for change of use of a residential property on Somerset Avenue to a commercial children's home for four young people.

1. Restrictive Covenants and Title Obligations

The properties on Somerset Avenue are situated on a private road and are subject to covenants and obligations in favour of the Duke of Somerset, as set out in the title deeds. It is my understanding that these covenants restrict use of the properties to residential purposes only.

I respectfully ask the authority to confirm whether the title deeds to the application property have been examined prior to determination of this application, and whether the proposed change of use to a commercial enterprise would constitute a breach of those covenants. The existence of restrictive covenants limiting use to residential purposes only is a material consideration, and the authority should satisfy itself that the proposed use does not conflict with legally binding obligations that run with the land.

2. Private, Unadopted Road – Maintenance Responsibilities

Somerset Avenue is a private, unadopted road. The residents of the avenue are collectively responsible for the upkeep and maintenance of the road surface in front of their respective properties. This arrangement works on the basis of mutual interest and diligence amongst neighbouring homeowners.

The introduction of a commercial enterprise into this setting raises serious concern as to whether the operator will have the same regard for, and engagement with, the road maintenance obligations as owner-occupiers. Commercial operators do not have the same vested personal interest in the upkeep of the road surface, and there is a real risk that the responsibilities will be neglected, to the detriment of all other residents on the avenue who would bear the cost of any remedial works. Furthermore, the significantly increased volume of vehicular traffic that would inevitably result from a commercial children's home (as addressed further below) would accelerate the deterioration of the road surface: a cost that would fall directly upon the residents.

3. Tree Preservation Order – Apparent Failure to Identify Responsibilities

The application states that there are no hedges or trees on the site. This assertion is factually incorrect and suggests that the applicant has not fully assessed the extent of their responsibilities in respect of the property.

There is a large tree situated directly in front of the property, on the pavement and road frontage, which falls within the property's responsibility. The applicant's apparent unawareness that their maintenance responsibilities extend beyond the driveway and onto the pavement and road is itself a concern. More significantly, this tree is subject to a Tree Preservation Order (TPO). The fact that the applicant has failed to identify this tree in the application documentation calls into question the accuracy and thoroughness of the application as a whole, and raises concern about the applicant's ability to comply with statutory obligations in relation to the TPO going forward.

The authority should require the applicant to address this omission before determining the application.

4. Parking Provision – Inadequacy of the Proposed Arrangements

The application asserts that there is parking for four vehicles on the driveway. I respectfully challenge this assertion on the following grounds:

- It is doubtful, in practice, that four modern-sized vehicles can be accommodated on the drive simultaneously;
- Even if four vehicles could physically fit, at least two would necessarily be blocking others in.
- Given that the property would operate with shift workers (who will arrive and depart at different times throughout the day and night) and visitors, it is realistic to expect that, in practice, no more than two vehicles would be able to park on the drive at any given time without causing obstruction;
- Accordingly, it is reasonable to anticipate that vehicles would routinely spill onto the road, even on the applicant's own figures of four cars.

The Application states 10 full-time employees, but does not address how / where they will park, and does not take into account the many other visitors necessary for a children's home.

I would draw the authority's attention to a directly comparable operation. The applicant also operates Jasmine House on Knowsley Road (a children's home similarly providing for four young people). I have observed on numerous occasions that Jasmine House regularly has in the region of ten vehicles parked outside the property. This reflects the reality of operating a commercial children's home: shift patterns, management visits, social worker visits, health appointments, and other professional attendances generate a substantially higher level of vehicular activity than the application documents suggest. The authority should note that Jasmine House benefits from a significantly larger plot, set further back from the road, with a substantially larger driveway capable of accommodating these vehicles.

I would respectfully request that the authority require the applicant to provide data from Jasmine House: including shift patterns, the number and frequency of staff attendances, and daily visitor records, in order to give an accurate and evidence-based assessment of the vehicular demand that the proposed use would generate on Somerset Avenue.

5. Road Safety – Congestion and Visibility at the End of the Avenue

The junction at the end of Somerset Avenue, where the application property is situated, is already subject to significant and recurring congestion. Contributing factors include: overflow car parking from the neighbouring golf club, with vehicles regularly parked at the end of the avenue; parents arriving by car to drop off and collect children from the bus stop at the end of the road.

This combination already creates a junction with materially reduced visibility for vehicles seeking to exit onto, or enter from, the A666. The addition of a commercial operation generating substantially increased vehicular movements (particularly at shift change times, which may not correspond to standard daytime hours) would significantly exacerbate the existing congestion and visibility problems.

The authority must give careful consideration to the road safety implications for vehicles entering and exiting the A666 from this already difficult junction.

6. Amenity and Safety of Pedestrians

Somerset Avenue functions as a popular pedestrian route, particularly for children and families, and it is common to see children playing on the road and cycling in the avenue. The residential character of the street is reflected in how it is used by its residents on a daily basis.

The significant increase in vehicular movements generated by this commercial operation, particularly given the private road's limited capacity and the existing congestion issues described above, would create a materially increased risk to the safety of pedestrians — including children — using the avenue. This is a matter of public safety that weighs heavily against the grant of permission.

7. Impact on Residential Amenity and the Character of the Area

The application property is situated in an entirely residential area. There are no commercial premises on Somerset Avenue or, to my knowledge, in its immediate vicinity. The grant of permission for a commercial children's home would:

- Be out of character with the established residential nature of the area;
- Harm the amenities currently enjoyed by neighbouring residents;
- Set a precedent for further commercial use on a private residential road where covenants exist specifically to protect the residential character of the properties.

Summary of Objections

For the reasons set out above, I object to this application on the following material grounds:

- Potential breach of restrictive covenants in the title deeds limiting use to residential purposes;
- The detrimental impact on the private road maintenance obligations of residents;
- The applicant's failure to identify the protected tree (subject to a TPO) and their responsibilities in relation to it;
- Inadequacy of the proposed parking provision and the inevitable overspill of vehicles onto the road;
- The significantly increased vehicular activity that a commercial children's home operation of this nature generates in practice, as evidenced by the applicant's own comparable operation at Jasmine House;
- The exacerbation of existing congestion and road safety concerns at the junction with the A666;
- The risk to the safety of pedestrians, particularly children, on the avenue;
- The harmful impact on residential amenity and the character of the area.

I respectfully urge the authority to refuse this application, and to require the applicant to provide the Jasmine House operational data referred to above prior to any determination

[REDACTED]

From: [REDACTED]
Sent: 10 May 2026 16:36
To: Planning
Subject: Objection planning no 3/2026/02/ Ashgreen house 1A Somerset ave Wilpshire BB1 9JD

⚠ External Email

This email originated from outside Ribble Valley Borough Council. Do NOT click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Dear Lucy walker

I'm writing to object to planning application no 3/2026/0292 relating to Ashgreen house 1A Somerset ave Wilpshire BB1 9JD which proposed change from a house to a 24 hour supervised children's home . I am a [REDACTED] and have concerns regarding the impact this development will have on our surrounding area my objections are based on the following planning considerations

1 parking and traffic

Somerset ave is a private rd with limited parking ,turning space and increase of staff vehicles , deliveries , professional services etc will negatively impact the area

2 impact on residential character

Altering a quiet private residential rd is not compatible with the environment

3 noise and disturbance

Comings and going of 24 hour staff unsociable hours , noise and congestion

4 highway and safety concerns

Private road layout unsuitable for increase vehicle and emergency access associated with this type of facility Please consider carefully the suitability and impact on neighbouring residents before making a decision Yours faithfully [REDACTED]

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 11 May 2026 16:52
To: Planning
Subject: Planning Application Comments - 3/2026/0292 FS-Case-836778240

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0292

Address of Development: 1a Somerset Avenue Wilpshire BB1 9JD

Comments: Re application for change of use from dwelling (C3) to children's home (C2) for a maximum of four children with 24 hour supervision.

The area is quite unsuitable for a change in use of this nature, in that Somerset Avenue is a very quiet residential street, a private road, where the street is closed off in the middle to prevent rat runs / shortcuts from Ribchester Road B6245 to Whalley Road A666 (and vice versa). As a consequence the street is used by residents of Somerset Avenue, Bryers Croft, and many surrounding streets as a footpath to get to and from Salesbury common and the A666. The cars that use the street are limited to how far they can travel along Somerset Avenue, so there is limited traffic. In addition the footpaths are not in good condition so that residents have to use the street as a footpath. The walking users of the street in this way includes residents on Somerset Avenue, Bryers Croft as well as residents from other streets who are dog walkers, walkers, children, elderly residents, runners, cyclists etc. Car drivers who live on Somerset Avenue and Bryers Croft are aware of this use of the street as a footpath, and they modify their speed. Even so, it is tricky at different times to navigate onto the A666, onto Somerset Avenue from the A666, and to/from Bryers Croft because of cars parked along Somerset Avenue, cars using Somerset Avenue to turn around, parents parked at the end of Somerset Avenue/A666 dropping off and picking up school children for the bus stop on the A666, cars parked along the A666, and by the growth of lower saplings on the trees on either side of Bryers Croft junction.

The addition (if it were to be approved) of additional traffic in connection with a children's home would exacerbate this, increase the risk of accidents, and seriously detract from the amenity of the area. In winter time this risk would be considerable, with walkers having to use the street because footpaths at the A66 and Bryers Croft junctions being constantly muddy.

In my [REDACTED] I am aware that agency workers in connection with residential homes are frequently less considerate of where they park, finding the nearest space available, and this causes issues with and complaints from local residents whose drives can be blocked or who are disturbed by the comings and goings.

There are already two other facilities in Wilpshire, and I question whether there is a local need for a further facility.

Thank you for your consideration

[REDACTED]