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**Sent:** 11 March 2021 20:40  
**To:** Planning <[planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)>  
**Subject:** Form completion: Planning Application Comments Form

**FORM DETAILS**

*Web Ref No:* 24268  
*Form:* Planning Application Comments Form  
*Completed:* 11/03/2021 20:39:32  
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**USER DETAILS**

*Site user email:* [REDACTED]

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**USER INPUTS**

*title:* [REDACTED]  
*LastName:* [REDACTED]  
*firstName:* [REDACTED]  
*numberName:* [REDACTED]  
*postAddress:* [REDACTED]  
*postCode:* [REDACTED]  
*refNo:* 3/2021/0175  
*addDev:* Senior Training Centre, Blackburn Rovers Brockhall Village

*comments:* I am completely extremely unhappy at these development plans and wish to place my objection for the following reasons - There will be markedly increased traffic on the approaching country lanes of Old Langho by the residents of the new 170 houses, significantly impacting road safety and leading to further congestion and queuing to join the A59. The surrounding roads are just not fit to cope with a significant increase in daily traffic volume. The surrounding roads are used by walkers, runners, dog walkers, cyclists and horse riders, all of whom will be placed in danger by the extra vehicles. There will also be a significant increase in the traffic through Brockhall village itself, as seniors, away teams, spectators etc. access the new amalgamated training site " this route takes a narrow and complex route through the village, passing both the existing children's playground and the established nursery. There have already been congestion issues and damage to the village by parents parking wherever they chose when coming to watch football matches. The roads are unadopted, upkeep is paid for by the residents and they are not fit for purpose of additional traffic. There will be a vastly increased number of non-residents coming onto Brockhall Village (as the STC is currently outside of the security barrier) and this will dramatically lower the security of the village, thereby increasing potential incidents, causing an increase in insurance premiums and lowering property values. The 170 new houses would increase the population of Brockhall Village by around 700 They will require places at GP surgeries, dental surgeries and schools, which are already overwhelmed and oversubscribed. Also, you claim that you intend to offer these new training facilities for the benefit of the

children of Old Langho and in my opinion, this is a PR stunt. You have had facilities on this site for over 25 years and in that whole time, have not once opened your facilities to residents. We both know this is a purely financial strategy and has nothing to do with amalgamating the STC and JTC (academy). If it was, it would be far quicker, cheaper and easier (for you) to move the JTC into the existing STC. I have in fact heard that the academy will go in the future and there is no plan to continue with this should the sites be amalgamated. Numbers have reduced markedly over the years, so this is a ploy to offload the land on which the STC currently stands for financial gain - with no regard for the residents who have lived on the village for 20 years or more. I have a concern that a proposed children's play area will be just over my boundary fence, surrounded by a footpath which can be accessed without going through security. This is obviously a significant worry from a security point of view. Currently there is no direct access to the village without passing security. One of the proposed houses is also right on my boundary, near the woodland at the rear of your proposed site. In summary, I very much opposed to this development. It is not, in any way, an attempt by BRFC to integrate itself with this village and the surrounding area. Quite the opposite, you will alienate us all. It appears to be a financial strategy to ease the club's downward spiralling poor financial position (by selling its existing training assets to build houses) caused by poor management in recent years.