



RE: Planning Applications No: 03/2021/0311

Grid Ref: 370302 437120

Proposal 0311: Proposal to demolish and convert a number of agricultural buildings at Brockhall Farm, into 8 residential properties; construct a number of garages for the use of the residents; and re-develop the surrounding landscaping to incorporate parking, landscaping and amenity spaces for each property. Resubmission of 03/2020/0180

Location: Brockhall Farm Gleneagles Drive, Brockhall Village, Old Langho BB68BF

To Whom it may concern,

We write in respect to the above planning applications, of which we received notice on 9th April 2020 by letter dated 6th April 2020 from Ribbles Valley Borough Council, in order register our objections to the proposed plans in the strongest terms.

We have resided at [REDACTED] for 15 years. The main reason we purchased the house initially, why we have remained here and why we wish to remain here, is the tranquillity that the position of the house provides, backing on, as it does through a back gate, to a single gravel track and then on to open fields.

Should the applications be granted as they stand, there will be a significant increase in the number of vehicles that will pass directly behind our home (the access track/road is one metre from our garden and runs along the entire length of our property at the back). In addition to vehicles owned by the residents of the development, there will be further traffic from visitors to the new properties as well as other trade traffic that will wish to have access the new development. To accommodate such an increase in traffic flow and to initially allow construction vehicles access to the site it would seem that the gravel track that runs behind our property will need to be fortified and/or widened to allow cars to pass each other. This large increase in traffic flow and changes to the track itself will irreparably change the nature of our property through:

- a. A significant increase in noise pollution/disturbance;
- b. A significant increase in air pollution;
- c. Detriment to our views due to the development of the track to a road behind our house;
- d. Safety issues regarding our grandchildren who access the existing track/ field through the back gate of our garden that leads directly on to the existing gravel track.

Further to the above, we point out that the two existing access routes to Brockhall Village of Northcote Road and Elker Lane are already under significant strain due to the amount of traffic that flows along them. Both roads are under a constant state of repair and more traffic can only have a further negative effect upon them.

The track that leads to Brockhall Farm runs behind a significant number of residential properties located at both Brockhall Village and the Lark Hill estate. Allowing the development of Brockhall Farm as proposed would be to the significant detriment of many households.

The above negative changes to the nature of our home will undoubtedly significantly devalue our property. As such we wish to object to the applications.

Yours sincerely

