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Sent: 16 April 2021 18:11

To: Planning <planning@ribblevalley.gov.uk>

Subject: Form completion: Planning Application Comments Form

FORM DETAILS

Web Ref No: 24796

Form: Planning Application Comments Form

Completed: 16/04/2021 18:10:43

Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

title:

LastName:

firstName:

numberName:

postAddress:

postCode:

refNo: 3/2021/0311

addDev: Brockhall Farm Brockhall Village Old Langho BB6 8BB

comments:

Access to this development falls into 2 parts 1. The application only deals with the overall access from the cattle grid to the farm. The boundary of our house is less than a metre from the cattle grid with the house being approximately 13 metres from the grid. The noise and vibration of vehicles passing over the grid is intrusive and HGVs passing cause the house to shake. This will be a major problem if construction commences. No mention is made in the application that an investigation into the vibration and of the annoyance of the noise from the cattle grid has been undertaken. Please see work done by Bradford University <https://www.researchgate.net/publication/312597198> Investigation of noise and

disturbance from vehicles crossing cattle grids. In this report BS 4008 2006(1) refers to spacing between bars of 130 to 150mm, the spacing on this cattle grid are 190mm. The bars in this grid are cylindrical which combined with the extra spacing makes the gap between bars greater (normal bars are flat topped) thus increasing the noise and vibration level. There is no evidence that a such a survey has been undertaken, or included as part of the application. We would ask that the applicant undertakes a survey of noise and vibration particularly relating to our house which is in close proximity to the grid. Passing places show the method of construction but make no mention of any upgrade to the existing track which needs constant pot hole filling with existing traffic levels or any curbing to stop vehicles running off the road. The track is unsealed and as such noise levels are high. Because it is unsealed dust is a major problem during dry weather. This will only get worse with increased traffic. The increase in traffic flow from 6-8 per day to 32 per day (it is not clear if this is single or return journeys) will increase the dust and degradation of this unsealed track and create further risk to those pedestrians using this track. It also appears from the overall access map that the cattle grid extends over the boundary between the farm land and that owned by Brockhall Village. 2. No reference is made to access from the Cattle Grid to Old Langho road. I understand that the track from the cattle grid to Larkhill is owned by Brockhall Village and has a right of way for farm traffic, not a housing development. This track is used by existing occupants of the 2 houses at the farm people who have fishing rights, these rights are granted by Mr Willan walkers, dog walkers and hikers There is no passing place on the road from the cattle grid to Old Langho Lane which is a distance of about 1km. There is a footpath along this track and it is shown as the route for pedestrians from the development to the bus stop. Nothing in the application mentions any improvement to this footpath despite a dramatic increase in vehicle numbers which will obviously lead to greater danger for pedestrians. There is no mention of a stile or "kissing gate" at the side of the cattle grid and so pedestrians have to walk over the grid which has spacing between the bars which exceed the BS standard and increases the risk of injury. Each property adjoining the proposed access road has a varying number of protected trees, most of which have branches overhanging, with subterranean roots extending underneath the surface of the proposed access road. A "Tree Survey" should have been undertaken, with the result included as part of the planning application by both the Applicant and the Planning Consultants. There is no evidence that a "Tree Survey" has been undertaken, or included as part of the application. The increase in traffic flow from 6-8 per day to 32 per day (it is not clear if this is single or return journeys and which I believe is an underestimate) will increase the dust and degradation of this unsealed track and create further risk to those pedestrians using this track. We estimate that some 70 pedestrians, adults and children many with dogs, use the track each day having to step off the track to allow vehicles to pass. This would be dangerous when traffic levels increase. The previous application included letters from LCC Highways and the Parish Council, please could you explain why these are not part of the application? How are we, as members of the public, able to comment on an application when RVBC put this in an email to me on 14/4/2021. We may not have access to information which has not been put on the website within the consultation period? Following from above email: Please note that documents are uploaded as soon as

we are able to do so, but not necessarily instantly upon receipt. Technical problems and procedural delays can affect our ability to upload documents and no guarantee can be made that electronic information will be available to fit in with consultation deadlines. We cannot be held legally responsible for any inaccuracies or omissions on the site that result in loss or inconvenience or for representations from anyone commenting on a planning application that may contain libelous or defamatory statements.