

F.A.O Adam Birkett  
Council Offices  
Church Walk  
Clitheroe  
Lancashire  
BB7 2RA  
[planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)

Date: 27/04/21

Dear Sirs,

**Planning Applications:**

**3/2021/0311**

**Brockhall Farm Gleneagles Drive Brockhall Village Old Langho BB6 8BB**

We wish to formally object to the above proposed development.

Whilst in principal we are not completely against the idea of the original farm buildings being converted to residential, we are totally against their proposed access route.

**The following objections relate to the proposed access route via the back of Larkhill Cottages as follows:**

- The proposed access route is not suitable, it is neither wide enough nor in good enough condition to service the proposed developments and it does not conform to adoptable standards, nor minimum fire safety access regulations as it is less than the necessary width of 3.7m – it is my understanding that the farmer only has a right to 3.6m width of access and whilst this is close to the minimum required width it may be crucial in an emergency, residents cars also regularly park along the access route and this restricts it down to 2.4m.
- The proposed access is a single track **961m long** from the adopted road at the bottom of Larkhill Cottages to Brockhall Farm and **for a continuous distance of 396 METRES in the 2 sections that the applicant does not own, there are NO PASSING PLACES.**
- Additional traffic, especially heavy construction traffic having to reverse over such a long distance when clashes occur, will be extremely dangerous.
- As the applicant does not own a substantial amount of this access track (approx 396m total) nor does he own any of the adjacent land, he is not in a position to upgrade it or maintain it or install any passing places for 2 vehicles to pass to make it suitable, there is also no scope for a footpath or cycle path.
- The section owned by Larkhill Maintenance Co. Ltd is in very poor condition & is collapsing into the adjacent field, displacing the kerbs & pushing the fence posts over. The track was never built to highways standards for regular use or heavy construction traffic use and is totally unsuitable for this purpose. Further & extensive damage is likely to be done which is unacceptable as we have to pay for the repair & upkeep of this section of track.

- The drainage is also ineffective & the road regularly floods under heavy rainfall as the public surface water drains are broken & blocked.
- The maximum width of the first section (owned by Larkhill Maintenance Co Ltd) is 3.4m wide + 1m footpath however it is regularly used for Larkhill Residents parking, restricting the passage to 2.4 m.
- The maximum width of the second section (owned by Brockhall Village Ltd) is 2.4m with no footpath (this section is also a public footpath).
- Neither of these sections of the access route currently have regular or heavy vehicular traffic and currently are not in a state of repair to cope with access for the construction related vehicles and then future vehicle access associated with the 9 further proposed dwellings.
- The photos used by the applicant are out of date and misleading as they do not show the recent landscaping or gate posts installed at the junction of the farm track and the adopted road of Larkhill- they also state that is a 20mph area which it is not – it is a 30mph zone.
- The track is regularly & extensively used by local residents of Old Langho, and any additional traffic along the track would make it unsafe for pedestrian and cycle access and would prevent the wider local community enjoying the quiet peaceful country track and public footpath as they currently do.
- The whole length (961m) of the track is unlit making it dangerous at night for pedestrians.
- Any additional traffic would cause an unacceptable disturbance to the current residents with additional noise, dust & pollution.
- Additional traffic (especially heavy construction traffic) may prevent residents from parking to the rear of Larkhill forcing them on to the front creating an absolute parking nightmare as there are already insufficient spaces, hence why they currently park to the rear. This is totally unacceptable & will cause major disturbance and additional conflicts between the residents. They have parked on this track consistently for over 20 years and as such they have prescriptive rights to continue to do so and neither the Larkhill management company or the applicant would have any rights to prevent this continued use going forward ( it is also used for charging electric cars)
- Cars often park close to the junction of the track & the adopted road at the bottom of Larkhill making the junction dangerous , it also has no give way or stop signs.
- It is inevitable that any additional traffic on the single track is likely to create clashes and an overspill onto Larkhill of vehicles trying to take a short cut & deviating from the right of way access to & from the farm creating an unacceptable disturbance & also additional safety issues.

- All the gardens at the front of the properties on Larkhill lead directly onto the road which has a 30mph limit (which is already dangerous), but this will be much worse with additional traffic coming onto the estate.

**Other issues worth considering:**

- With any increase in traffic (vehicular and pedestrian) comes an increase in risk to both safety & security of residents, who up until now have enjoyed a safe & quiet environment, this could be in jeopardy if these development is allowed to go ahead.
- The public transport network would be inaccessible for anyone using a wheelchair or anyone with impaired mobility as the proposed development is not connected to Brockhall Village and is too far away using the access track & public footpaths, most of which are unmade gravel, and across fields that are unlit making them dangerous in poor light conditions.
- The nearest bus stop accessible via public footpaths & public roads is 1,546 m away from the proposed development- not in our opinion an acceptable distance.
- The LCC School bus service 775 which links Brockhall Village to CRG School is being discontinued.
- The distance of the development from shops and other amenities is not within walking distance.
- The proposed development is within 46 m of, but not within the boundaries of Brockhall Village, it is neither an expansion or consolidation of Brockhall Village. It will have no vehicular, cycle or foot access to the village.
- The development will result in the loss of agricultural use of the buildings/land from a working farm to a housing development making the associated fields redundant possibly leading to further development applications.
- There are several protected trees both at the entrance to Larkhill (privately owned by Larkhill Maintenance Co. Ltd.) and also 39 along the farm track, the applicant has no right to maintain these trees as they are not on his land and are all privately owned. Some of these trees extensively over hang the track down to just 2.7m from the ground; we are concerned that HGV & other similar construction traffic (which can be up to 4.9 m high) will cause extensive damage to the trees branches & roots.
- There is no provision for affordable housing in the application, despite it being over the threshold.

**Finally:**

We strongly urge that the upgrading of the access track to adoptable stands be made a condition of approval if it is to be passed.

We would like to suggest what we consider to be a more sensible alternative to address the access issue - the original access to the farm was via Gleneagles Drive, through what

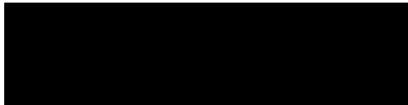
was then Brockhall Hospital & is now Brockhall Village, this road, unlike our unsuitable track, is properly constructed, is 5.8m wide (enough for 2 way traffic) , has 2 x 2m wide footpaths, proper & functioning drainage and street lighting and is only 46 metres from the proposed farm development. If this access was to be re- opened (if that was possible- the land belongs to Brockhall Village Limited) not only would it solve the poor access issue, but it would also connect the farm with the village and would then have safe vehicular, pedestrian & cycle access to the village. It would also reduce the distance to public transport down to 790M as new residents would be able to access the nearer bus stop outside the Academy on Brockhall Village.

This in our opinion would be the safest and most sensible access point for any new development, however it is our opinion that any such suggestion or attempt would be met with fierce opposition from Brockhall Village residents and is very unlikely to be possible.

**For the reasons outlined above we urge you to refuse planning permission on this application.**

If this application is to be decided by Councillors, please take this as notice that we would like to speak at the meeting of the Committee; please inform us of the date of the meeting.

Yours faithfully

A solid black rectangular box used to redact the signature and name of the sender.