



26 April 2021

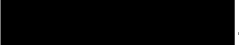
For the attention of Mr Adam Birkett (case officer) Planning Department  
Ribble Valley Borough Council  
Council Offices

Church Walk Clitheroe BB7 2RA

Planning application - 3/2021/0311 - Conversion of barn to create 8 dwellings with 35 parking spaces.

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

In connection to the above planning applications which we have examined, we still wish to strongly object to the proposals on this updated application.

Living on  and regularly walking the footpaths of the area, including the one to Brockhall Farm, we know the area very well. Objections are based on the proposal to use the existing track to the rear of 11-25 Larkhill Cottages as the access road to the development during and after development.

- We disagree with the planning consultants statement that the proposed development is wholly compliant with the Ribble Valley Core Strategy. The consideration of potential traffic and car parking implications, safe access, suitability of the provision of access to accommodate the scale and type of traffic, and the protection and enhancement of public rights of way and access, are all adversely affected by the proposals. The transport statement by DTCP (employed by the applicants) is incorrect to state that the roads are subject to a 20mph limit. The Larkhill residents have requested this via Lancashire highways but have been refused. And for DTCP to state that the proposal would 'have little or no discernible impact on local network' is disingenuous as the percentage increase in traffic on the track that Larkhill residents maintain which is already in need of costly repairs.
- The address for the development is Gleneagles Drive. This is a location within the ground of the Brockhall Village site, not via the route proposed via Larkhill track. It would seem that the development wishes for a Brockhall address without paying towards the costs of the Brockhall community. Also the applicants, whilst having a right of access on the track behind 11-25 Larkhill have, it seems, never contributed to the cost of maintenance which is stood by the Larkhill residents. This is a single track which is subsiding into the adjoining farmers field and is already in need of repair. An increase in traffic from the construction and proposed residents of the development would have a further costly detrimental effect on this track. And as there appears to be no offer in this application for a contribution

towards costs and upkeep, I believe this is highly unfair to the residents of Larkhill Cottages who will be funding repairs from our maintenance fees.

- The public footpath leading up through Larkhill and onto the track behind the Brockhall houses is extremely well used by local families and dog walkers all year round. Again, this is a single track, with no lighting and no place for any additional pathway or even passing places for cars. Therefore there would be severe safety concerns for walkers and cyclists to increased traffic.
- The application shows 3 passing places to be added from the cattle grid to the farm. Yet there are only 2 passing places proposed between the bottom of Larkhill to the cattle grid even though this is of a similar distance. Furthermore the proposed passing places (outside 25 Larkhill & 10 Larkhill) proposed by Highways are for 2 passing places on areas of land which do not have a right of way for the applicants and would involve the destruction of local wildlife habitat. One of the proposed areas also has an electric substation in close proximity making this a danger concern.
- The Larkhill Committee has proposed in last AGM for the replacement of tree on the small green which is at the start of the track. A tree was lost recently due to flooding which has become more of a concern for the residents. Our house is very close to the location of the flooding and we have noticed there has been an increase in amount of this water coming closer to our property. The Larkhill committee will be planting trees in this area to help to solve the flooding issue. The suggestion of a passing place in this area will only compound the flooding problem, and destroy habitat that the local wildlife currently enjoys.
- There will be a significant increase in noise and vehicle pollution around Larkhill as a result of access to this development. It also of concern that vehicles will divert to the road in front of Larkhill Cottages which has no footpath to the front of the houses which would create a significant hazard for local residents, especially the children of Larkhill.
- This will adversely affect the parking for residents' of Larkhill. The track behind 11-25 is already heavily used for residents' parking overflow due to a shortage of parking to the front of the houses. Many residents with children find it safer to park to the rear due to the fact there is no footpath directly to the front of the houses. Also with the advent of the electric car, the hook up's will have to be to the rear of the houses where there will be access directly into the gardens for electric. All residents with cars have to go electric by 2030 therefore all residents will be parking to the rear track making passing of more regular traffic more problematic.
- The proposed new development has capacity for 35 car parking spaces. This would mean a massive increase of vehicles using this track daily. If you also take into consideration the visitors, deliveries, service vehicles and construction traffic this is a vast percentage increase in usage of this track. This will a detriment to the residents of Larkhill and Brockhall with an increase in noise, pollution and loss of privacy.

Attached are some recent photos of some of the issues I have raised in this letter.



Sink hole developing outside our property [REDACTED]



Flooding problem at the start of the track on the smaller Larkhill green.



Road damage which is collapsing into the farmers field which has a poorly maintained fence.



I hope that the above points will be given due consideration regarding the proposed development and the detrimental impact this will have upon the residents of Larkhill, Brockhall and surrounding areas.

Yours faithfully

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