

For the attention of Mr Adam Birkett case officer  
Planning Department  
Council Offices  
Church Walk  
Clitheroe  
Lancashire  
BB7 2RA

Sent electronically to  
[planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)

27/04/2021

Dear Sirs

**Planning Application: 3/2021/0311**  
**Brockhall Farm, Brockhall Village Old Langho BB6 8BB**

We write in connection with the above planning application and wish to formally object to the proposals.

Our objections relate to the proposed access to the development which is via the back lane of Larkhill Cottages, directly behind our house.

**We have concerns as to the**

- A) Volume of additional traffic and car parking implications**
- B) Lack of safe access which in our view cannot be provided as the road is unsuitable to accommodate the scale and type of traffic likely to be generated.**
- C) The lack of the protection of and damage to public rights of way and access.**
- D) The proposed use will cause unacceptable disturbance.**
- E) The access to the site will not be of a safe standard, it is incapable of being improved to a safe standard and will in any event harm the appearance of the area**

Preamble

The proposed access route via Larkhill is a private un-adopted single track road at the back of Larkhill Cottages and also Pendle View and Bradyl Court (Brockhall Village)

The section behind Larkhill Cottages (No's 11-25) is owned and maintained by Larkhill (Old Langho) Maintenance Co. Ltd.

We are aware that Larkhill (Old Langho) Maintenance Co. Ltd has within its written representations set out specific measurements and details regarding the single track road which we respectfully request are referred to alongside this letter.

We are also aware that Larkhill (Old Langho) Maintenance Co. Ltd has submitted number of plans and photographs to evidence those representations. For the sake of brevity we do not intend to duplicate or replicate those supporting documents however if further information or evidence of the concerns we set out within this letter are required, please let us know.

For the avoidance of doubt, we fully agree and concur with the written representations made by Larkhill (Old Langho) Maintenance Co. Ltd.

Our concerns as homeowners of [REDACTED]

As owners of [REDACTED] we frequently park at the back of our house as there is not enough parking at the front of our property, around "the green". When parked at the back of our property, we are forced to park fully on the footpath and half of the road. The road being single track is narrow to begin with, when cars are parked along this stretch – which is the case on constant / daily basis, there are restrictions on passage, even for a single vehicle.

We have regularly witnessed a range of larger vehicles having difficulty navigating the back lane.

The farm at one point received a daily milk collection which frequently caused damage to the kerbs and grass verge at the side of the lane. A number of complaints and concerns were made to the farm at the time as a result of the excessive speed of this single milk truck, the consequential safety to residents and damage to the road and properties.

The refuse collection vehicles are often disrupted by the existing low volume of traffic which when met leads to vehicles reversing along a considerable stretch of the lane – this is already unsafe.

We have additionally witnessed vehicles when met by another oncoming vehicle on the lane, carelessly pulling in and fully onto the pavement at the back of our property when a small gap can be found, using the gaps between parked cars as a "passing place". These vehicles end up fully on the pavement directly outside our property and end up inches away from our garden gate, causing us concern as we have small children.

There are frequently families and walkers using the back lane.

These are our existing safety concerns as a result of the number of families living on Larkhill with very young children, including ourselves, concerns which will be compounded should the development go ahead.

Traffic accessing the farm at the back of our property will cause significant disturbance. We consider that there will inevitably be a significant decrease in air quality with the additional fumes and dust from extra traffic so close to our home. We are also concerned as to our loss of privacy and security from additional traffic & pedestrians.

We are aware that the lane does not conform to adoptable standards with no prospect of adaptations being made to improve this.

We consider that the proposed access via the back of Larkhill Cottages is completely unsuitable .

Neither of the 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 further proposed dwellings.

The section behind our property at [REDACTED] which is owned by Larkhill Maintenance Co. Ltd is in very poor condition, the edge of the lane is collapsing into the adjacent field, the kerbs are damaged as are the fence posts. A sink hole has recently appeared. Frequently lambs “escape” from the field onto the back lane.

The track was never built to highways standards for regular use or heavy construction traffic use; it is totally unsuitable for this purpose as it was only designed for occasional farm access.

Increased traffic will inevitably result in further damage which will undoubtedly be caused by the development and the proposed new parking spaces, which does not take into consideration the additional visitors and delivery traffic to the new development should it be allowed to go ahead.

The road frequently floods behind No.25 as the drainage is also ineffective, the water drains are broken & blocked. Despite contact being made with LCC these have not been fixed for years.

One of our main highway and safety concerns is that the proposed access is a single track. For a continuous distance of 396 metres there are NO passing places over this entire length from the adopted highway at the bottom of Larkhill Cottages to the proposed first passing place (on the applicants land, furthest away from the farm complex) just beyond the cattle grid.

We are aware that there is also no scope to adapt or widen any of this section of the lane or install any passing places to make it suitable for 2 vehicles to pass, as the applicant does not own any of the lane; he also does not own any of the adjacent land, consent would not be given for passing places.

For the above reason there is also no scope for a footpath or cycle path. We see the track being used multiple times per day by families, cyclists, walkers. Any additional traffic along the lane would make it unsafe for pedestrian and cycle access.

Any additional traffic but in particular heavy construction traffic having to reverse over such a long distance when clashes occur will be extremely dangerous. The whole length of the lane behind our property is unlit.

Car parking on Larkhill is extremely difficult. Our property was built in the 1930's, the houses are the original staff cottages for Brockhall Hospital. Very few residents owned a vehicle then and there are no designated parking spaces for many of the properties (only 6 have driveways).

We have 2 cars but we are aware that some households with older children have 4 or more. RVBC will note the lack of good public transport links nearby; however even with better public transport we would be unable to reduce the number of cars in our household in the foreseeable future due to the nature of our jobs.

Residents park their cars around "the green", half on the pavement & half on the road. There are far more cars than spaces around the green so many households, including ourselves, also park on the back lane the applicant is proposing to use for access.

If we were unable to park at the back of our property we would have difficulty parking anywhere else on Larkhill Cottages. We would likely have to try park on the pavements across from the properties at the entrance of Larkhill Cottages, if there were a space, leading to further difficulties and safety concerns for cars entering and leaving Larkhill. Cars often already park close to the junction of the track & the adopted road at the bottom of Larkhill making the junction already dangerous. It also has no give way sign.

The other alternative would be for us and other residents of Larkhill to park along the "main road", Old Langho Road, outside of Larkhill Cottages. This in our view would lead to further safety concerns. The road heading in the direction of Pashmire Brow towards Whalley is a small country road which would not be suitable for cars to park along it. There are no pavements, large stretches are unlit and we would have concerns as to safety if having to exit our car and return on foot along this country lane with two young children, particularly during the winter months when returning from school/work in the dark.

We consider it would additionally be unsuitable to park on Old Langho Road in the opposite direction, on or around the entrance to Brockhall Village or on Gleneagles Drive leading to the Brockhall Village security entrance. There are a number of vehicles entering and exiting Brockhall Village on a frequent basis, as well as those cars from Brookside. We are aware that Old Langho Road is used frequently to access St Leonard's primary school, St Augustines RC School as well as traffic heading to Whalley and those vehicles heading up to the A59. Cars from Larkhill parked along Old Langho Road would cause issues with the free passage of two way traffic. We are aware that this is also a bus route.

As above, parking on or around Old Langho Road near to or along the entrance to Brockhall Village would still require us to walk on foot along areas of country road with no pavement leading back to our home with young children.

We are further concerned that the additional traffic to the development if it goes ahead (both construction, residents, visitors and deliveries) will inevitably use alternative routes around Larkhill to get to the farm. Whilst

there is only one right of access via the back lane, we anticipate that this will be frequently ignored and vehicles will spill over onto the routes around "the green". All of these routes are single track. It is at times already difficult to navigate the roads around the green due to the extent of parking. Many turns are blind turns, there are no passing places. The speed limit on Larkhill is already dangerous at 30mph.

The front of our property leads immediately onto the road. Beyond the gate is the road, there is no pavement on the side of the house. The pavement unusually runs around the green, across the road. For this reason safety is a huge concern now and we as a family take extra measures to secure our front garden gate so that our children cannot get out of the garden onto the road. We have significant safety concerns for those with families and for some of the elderly residents on Larkhill as to the likely significant increase in traffic around the green. Accidents have already happened in the past with the existing volume of traffic.

We consider that the more sensible access to the development should be via the original access to the farm via Gleneagles Drive. This road, unlike the unsuitable lane at the back of our house is properly constructed, it is wide enough for 2 way traffic, already has 2 x 2m wide footpaths, proper & functioning drainage and street lighting. We are aware that this access route is only 46 metres from the proposed farm development.

Yours faithfully

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