



Mr Adam Birkett
Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

25th April 2020

Dear Mr Birkett

Planning Applications 3/2020/0180 & 3/2020/0181
Brockhall Farm, Gleneagles Drive, Brockhall Village, Old Langho BB6 8BB

In relation to the above, we have examined the proposed plans and would like to object strongly to the development as proposed.

The existing track at the rear of 11-25 Larkhill Cottages is proposed to be the access "road" to the development during and after the development, and issues related to this form our objection.

We would like to make the following comments/objections:

- The use of the track during and after development will likely cause an unacceptable increase in traffic volumes and congestion on the track itself and other routes around Larkhill, which are already "at or above capacity" (in our view).
- Parking. Currently, the track to the rear of 11-25 Larkhill is heavily used for residents' parking overflow as well as a lightly used access track. Should the track be needed as a regular traffic thoroughfare during and after this development there will be insufficient parking space or traffic flow access around the green at the front of Larkhill to meet residents' basic requirements.
- There will be a significant increase in noise pollution around Larkhill as a result of the access to the development by construction traffic initially and then increased residential access thereafter.
- Safety – there are a significant number of children living in the properties whose rear gates/access open directly onto the track. Regular traffic along the track will increase the danger to lives significantly as well as decreasing the air quality in close proximity to the residential houses. The resultant increased traffic around the estate will also cause similar issues to the front of the properties around the green.

- Safety – the track itself is just not wide enough for 2 way traffic (it is barely wide enough for 1 way in fact). Making the track wider (which we are not sure is possible anyway) to cope with 2 way in and outflows will have to impinge on either private property or the green fields/countryside to the rear, neither of which would in our view be acceptable and would harm the appearance of the area.
- As there is not 2 way access, overflow traffic will spill onto the front (green) of Larkhill, which itself does not have 2 way access either, thus compounding the traffic problems, noise pollution and related safety issues all around Larkhill.
- There is no footway on the track, so further adverse safety implications for pedestrians and cyclists of increased traffic.
- Cost of damage/additional wear and tear – the existing track behind 11-25 is part owned and fully maintained by residents of Larkhill via Larkhill Maintenance Ltd. The current state of repair already requires an estimated £20,000 to be spent repairing the surface and re-aligning the kerbs. Further heavy use over time will incur additional damage and costs which will ultimately need to be borne by residents who are shareholders in Larkhill Maintenance Ltd.
- We are also concerned at any potential damage due to heavier traffic and related damage having an impact on drainage to the rear of the properties at 11-25 Larkhill and to the entrance to Larkhill, both of which came under severe pressure in the recent heavy rainfalls/floods.
- Landscape, locality and character – the track at the rear of Larkhill is used not only by its own residents but by the general public to provide access to walkways and the local countryside around the area leading down to the River Ribble. Turning this into an access road to a residential development would all but end this and be detrimental to the character of the locality, which should in our view be preserved as being fairly unique.

Yours sincerely

