



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

**Date: 25/04/2021**

Dear Sirs,

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

This letter contains additional points and concerns relating to the applicants Transport Statement and the LCC Highways response to the proposed development.

**'An additional passing place should be considered at the start of access track adjacent to 25 Larkhill.'** (LCC Highways correspondence dated 21 April 2021)

Further to our emails to both LCC Highways and RVBC Planning (to which we have had no response) clarification is sought in respect of the above mentioned passing place.

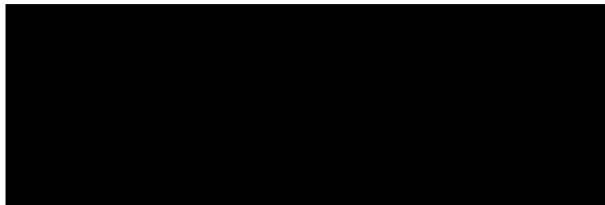
Larkhill (Old Langho) Maintenance Company would not consent to a passing place on its land outside the rear of number 25 Larkhill.

Additionally, this recommendation would still mean that there are NO passing places from number 25 Larkhill - all the way up to beyond the cattle grid, where the first planned passing place is proposed on the applicants land –396 metres.

Furthermore there is no suitable place in the above mentioned area to add a passing place without removing existing bushes/shrubs/greenery.

In this area, in the past year, a tree has fallen on the "little green" adjacent to No.25 due to the waterlogged condition of that land and insufficient drainage. Drains in that area are all broken and cause flooding. Despite numerous attempts over a significant period to resolve this issue the company has been informed that we are not high priority & there are no funds available for the drains to be repaired. During very wet periods the flooding interferes with the electricity supply to some of the nearby houses.

During the company's AGM in December 2020 it was decided that replacement fruit trees will be planted on this land, these are in the process of being purchased and planted. (AGM minutes available on request).



### **Passing Place Between 10&11 Larkhill (As shown on Transport Statement)**

On the applicant's Transport Statement there is a passing place (refuse turning point) shown on the plans between numbers 10 & 11 Larkhill. This is NOT a passing place - the land belongs to Larkhill Maintenance and the applicant has no right of access over this area. (see page 13, 14 and 15 of exhibits doc). Larkhill Maintenance would not consent to a passing place being added to this area.

This error on the applicant's plans is misleading and fails to highlight – as mentioned above - that there would be no passing place for 396 metres of the proposed access route. We would like to reinforce that this would be a significant safety concern and incongruous with the 3 passing places on the 496 metres of track on the applicants land.

It would also contravene the below point re: reversing on the live highway if vehicles meet on that stretch of the access route.

### **2. Construction Management Plan**

**'There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear and turn around in the site before exiting in a forward gear onto the operational public highway.'** (LCC Highways Report)

Whilst the majority of the access roads are not adopted, the same level of scrutiny should be given to the capacity of the access road to safely accommodate the type and level of traffic that will be generated by the proposed development. The NPPF and local planning policy does not differentiate between adopted and non-adopted roads.

With this in mind we urge that the above point re: passing places is re-examined by LCC Highways in light of the correct information now being provided and the inability of the applicant to add passing places as has been suggested.

### **4. Highway Condition Survey.**

**'No development shall take place (including investigation work, demolition, siting of site compound/welfare facilities) until a survey of the condition of the adopted highway has been submitted to and approved in writing by the Local Planning Authority. The extent of the area to be surveyed must be agreed by the Larkhill Management Group prior to the survey being undertaken.'** (LCC Highways Report)

We agree that, if the application is approved, a pre-commencement survey must be undertaken, however we would like to make the following points in relation to this:

- The survey must include all of the proposed access route, not just the adopted highway.



- The survey must be paid for by the applicant. We have limited financial reserves and do not have the funds to contribute towards the cost of this.

- We would like to further reinforce the point that the applicant has NEVER contributed towards the upkeep of the land owned by Larkhill Maintenance, even when it was being damaged by daily deliveries by the milk truck.

### **7. Electric vehicle charging points (LCC Highways Report)**

It is anticipated that Larkhill residents 10-25 will need to charge vehicles at the rear of their properties as there is insufficient room around the green at the front – as highlighted in our original response letter re: parking issues. Some residents have already moved to electric or hybrid vehicles and charge their cars at the back of their properties. The proposed access route via the rear of 10-25 will preclude residents being able to use this area to charge and it therefore contrary to the sustainable transport objectives.

### **Fire Service response**

It is understood that the fire service in its response has confirmed that there must be a minimum of 3.7 meters kerb to kerb access to the proposed development. This is not possible. Existing access to the proposed development via the private road owned by Larkhill (Old Langho) Maintenance company provides 3.6 meters access in accordance with the permitted access to the farm. Proposed access to the development via Larkhill cottages will therefore not comply with the fire service minimum and is therefore unsuitable on fire safety grounds.

Yours faithfully,

