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From: [REDACTED]

Sent: 15 April 2021 12:41

To: Planning <planning@ribblevalley.gov.uk>

Subject: Planning application - 3/2021/0311

Brockhall Farm, Gleneagles Drive. Brockhall Village, Old Langho

The main concern I have with the above application is with the road access from Larkhill Cottages and the transport report.

Some wording of the report seems to assume that Larkhill Cottages is in Brockhall Village, it is not, it is in Old Langho. It was only part of Brockhall when it was a hospital.

Transport 110 - c),d),and e).

This indicates that planning concerning road access should 'create places that are safe, secure and attractive that minimises the scope for conflict between pedestrians, cyclists and vehicles. Allow for efficient delivery of goods and access to emergency vehicles. To enable charging of plug-in vehicles in a safe and convenient manner'.

The access road/track from the bottom of Larkhill to the farm does little to cover the above criteria. Historically the road was created in the early 1970's by taking a large part of the rear gardens from Nos 11-25, when the hospital sold the farm and to prevent the then hospital residents going onto the farm. Prior to this the farm access was along what is now known as Gleneagles Drive passing the three farm cottages where there is now a low stone wall and some hedging.

The rear road area behind the houses on Larkhill is used on a daily basis for the families to park their vehicles. There is now little room at the front to support all the vehicles and as there is no footpath directly outside most families use the rear of their houses to let the children play on their bikes and other games. Also the rear of the houses will be the only place that people can charge their vehicles. This makes a narrow road then difficult for two vehicles to pass.

The report also states that the roads are 20mph. This is untrue, the road into Larkhill is 30mph, despite Larkhill Management Co asking highways several years ago if the road could be made 20mph because of the number of children in danger coming out of their gardens directly onto the road. The Company were told that it wouldn't be any use as no one takes any notice of the signs. The only 20mph signs begin in Billington and Langho. There has been two accidents involving children running into moving vehicles, this was several years ago when there was significantly less vehicle ownership and even fewer delivery vehicles.

The report attempts to show that in and around Old Langho there are low incidents of accidents. There is no mention of one I witnessed about 18 months ago on Pashmere brow that involved a car and a horse rider, the police were in attendance at the time. Of the three roads into Old Langho only one has lighting and a very narrow footpath that is used by some people walking their young children to the junior schools. The vehicles using these roads, especially the Rovers footballers speeding in their fast cars. There is much danger to anyone walking on any of these roads.

Page 16. Mentions 'no local concerns based on local network arrangements'. How this assumption is made is puzzling as the survey and photos of the access to the farm was taken sometime last spring and those living on Larkhill I have spoken to have not been contacted by the highways department regarding their concerns. It appears reading through the document that only the part of

the road concerning the farm has been considered. Most of the survey seems to only look at the farm track from the cattle grid.

The private road is only intended for use by the farmer and his family and Larkhill residents. The structure is of poor quality and any upkeep or repairs is supposed to be paid by the farmer and the Larkhill homeowners. Generally the farmer puts gravel on any holes on the track, the tarmac area so far has only been maintained by Larkhill. The sides of the road from No 25 - 11 is in poor repair as the road has no edging on the field side (not owned by the Willian's) but over the years damaged by the milk Waggon's and refuse vehicles. The field is much lower than the road so the road is gradually tilting towards the field. Also the fencing is poorly maintained and every year there are escaped lambs getting through and in danger of being hurt by vehicles.

Several times a year the road is flooded across from the houses at the bottom of Larkhill.

Given the points I have just raised having a development that supports 33 vehicle spaces plus 5 for the farmers family is going to present danger on the proposed access road to the children on Larkhill, the walkers of which there are many and the livestock.

Is the road going to be adopted and maintained by the council and highways? The Larkhill Management Co. do not have the funds to maintain a road that was only provided for the farmer and family and Larkhill residents.

Perhaps the original road through Brockhall Village on Gleneagles Drive should be reopened as this is the original road to the farm.

