



Laura Eastwood
Principle Planning Officer
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

28th June 2021

Planning Application 3/2021/0555
42 Knowsley Road - Addendum

Dear Laura,

With a week having passed since I initially objected to this application several further issues, which I would like you and your colleagues to consider, have raised their heads. It is still my belief that the proposed location for this business is totally inappropriate for an organisation looking after vulnerable people of any age.

Parking On Site

The applicants and vendors have put together a document entitled "Response to Parking" in which they prove the concerns of their neighbours – as outlined in many of the objections - although I doubt that was their intention. Unless they are shoehorned in, it is impossible to park ten cars on the drive as they have claimed and the only way to move the first parked vehicle is to move all the others! In addition, in the response to R.V.B.C., Ryan Derbyshire of LCC Highways states that the site can only accommodate three cars, one of which is parked in the garage! As such there is a fundamental error in the application, it should state that the house has two parking spaces, with a garage and not four as stated. I am afraid that I find myself asking, that if a business can make this kind of mistake in a planning application what other mistakes could they make and what will be the consequences to their residents and the wider community of those errors.

I have to question why, under the Joint Lancashire Structure Plan – which appears from what I can find on the L.C.C. website to have expired in 2016 - three parking spaces can be deemed acceptable for a facility with a company vehicle and four staff on duty. These staff will almost inevitably have to drive to

and from work. If the company sticks to its proposed 10pm shift change the only public transport options from the area are by rail, the 22.38 service to Clitheroe and the 23.09 train in the Blackburn direction. Ramsgreave and Wilpshire station is not somewhere I would like to wait for over half an hour after dark. Equally with there being no onward connections from either location when the train arrives public transport is a non-starter, regardless of the good intentions of The Structure Plan. There is no service on the Number 45 bus, that serves Knowsley Road, at this time of night or on the Number 22 Valley Line route that uses the main road, neither of which serve the area after 8pm.

Parking and Traffic

Again, quoting Ryan Derbyshire, *"The LHA understands the site will utilise an existing access directly off Knowsley Road, which is a C classified road subject to a 20mph speed limit."* Since Knowsley Road became a 20mph zone there has been zero enforcement of this limit. I have seen no evidence of traffic monitoring by L.C.C. Highways during the consultation period for this application and I would also question if a location visit had been made. As in all situations of this kind it is the residents who have the greatest knowledge of the challenges of the area, we experience it twenty-four hours a day, three hundred and sixty-five day per year. As such I stand by all my previous comments regarding the road safety and congestion issues that this development will bring if allowed to go ahead.

Railway

As I referred to in my previous letter, I have experience in the care and special education fields and more importantly friends who continue to work directly in the sector. Their biggest concern in conversation with me has been the proximity of the railway line, approximately 120 metres away, to this proposed business and the risk that it poses to any vulnerable person regardless of age. Issues of trespass and criminal damage on the railways are not, normally, reported to any of the authorities that have so far been consulted as part of the planning process. Therefore, I implore you to contact both Network Rail and British Transport Police for their thoughts concerning the placement of young people in need of special care so close to a busy, active railway line. I appreciate that this will delay your decision making, but surely, it must be done to show due diligence by your department.

Post Planning

I sincerely hope that you and the Planning Committee will reject this application on the grounds of the unsuitable location. However, in the event of the application being approved may I respectfully request that some of the key terms in the applicant's supporting documents be included as conditions within planning consent. As such in case of this this awful event, I would like to see the following: -

The property is to only house child clients, who must vacate the property by the end of the academic year in which they turn eighteen.

No person convicted of a serious crime is allowed to be housed within the property. The term serious is to be defined by R.V.B.C., in consultation with the local residents and the definitions are to form part of the planning consent.


To ensure stability of the environment for the young people, no more than four children are to be accommodated at any one time and no emergency placements are to be allowed in any circumstances.

The children must be supported on a minimum of a one-to-one basis throughout the day and there be a minimum of one staff member per two children on site overnight.

Ribble Valley Borough Council must reserve the right to inspect, without notice, the home and its record keeping, separate to Ofsted, to ensure that these terms are being adhered to.

These stipulations are to be passed on to any subsequent owner or operator and any changes can only be proposed in a full Planning Application. I believe that this is vital to protect the interests of all concerned. Brinscall Care may be planning all of this with the best of intentions, but all too often profitable small businesses, as Brinscall Care appears to be, get snapped up by bigger ones, or worse still off-shore Venture Capital or Private Equity companies. In either event Profit is King and without protections in place this will become a facility for the greatest number of the most profitable vulnerable people available.

Yours sincerely

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