

From: Billington and Langho Parish Clerk <blparishclerk@outlook.com>
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Planning application 3/2019/0661

At the meeting of the Parish Council, held 29th July 2019, the following objections were raised: -

1. Using Ribble Valley Borough Council's own data from its Core Strategy, this area falls well outside the identified Langho or Billington settlement areas. Both of these areas already have over the identified number of housing developments as identified in the Strategy. The development, therefore, falls outside any of the identified development areas, is in a green field area where the target housing development identified by the Core Strategy is zero.
2. The overall shape of the development is linear, and therefore visually highly intrusive for the number of properties provided.
3. Langho has surge tanks being installed in two locations as the current waste water/sewage systems are running at or above capacity (hence the need for the surge tanks). Has consideration been given to the drainage systems ability to cope with the additional needs of these 31 dwellings?
4. Health care needs. Residents of Langho already have to travel outside the immediate area for health care ie GP and dentists. The increasing number of residents will add strain to an already oversubscribed system.
5. Schooling – the local primary schools are being extended due to being oversubscribed, with the increased capacity as a result of existing development. RVBC and LCC must consider if primary schools need to be extended again. All new extensions in the primary schools have been to the detriment of children's play area; to increase the capacity of the schools again will decrease the already reduced play areas. The local secondary school is also oversubscribed with over 70 appeals for places being submitted for next year's intake.
6. There is no bus shelter at the Petre Arms – can the developers give consideration to installing a much-needed bus shelter here.
7. The additional 31 houses will generate increased traffic flowing via the single exit route which emerges onto Whalley Road. Traffic exiting to the right does so with very limited views to the left due to the brow of the hill. This is exacerbated by additional traffic generated by the adjacent 4 industrial units which have recently had planning approval.

8. In the renting of the new builds, RVBC should consider applicants with strong links to Langho as priority for the rentals over non-residents.

9. Should this application proceed, the RVBC must note, and abide by, their Core Strategy. The current Core Strategy identified the number of new houses to be built in each area. This development of 31 dwellings needs to be taken off the build figures for Langho – this would put Langho in a negative balance.

Clerk to Billington and Langho Parish Council

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