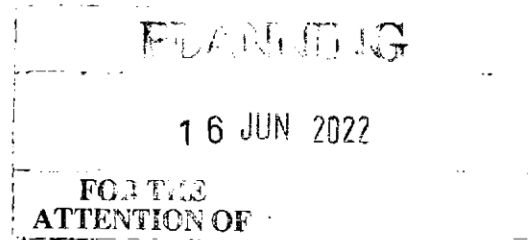


FAO: Kathryn Huges  
Council Offices  
Church Walk  
Clitheroe  
BB7 2RA

Your Ref: 3/2022/0414

Dear Ms Hughes,



As the [REDACTED] We write further to your letter dated 27/05/2022, concerning the proposed Electric Quad Motorsport Facility, Application Number: 3/2022/0414. Please note that this letter is to contest the planning application of the above-mentioned plan following the review of all supporting documents, for the following reasons;

### **Detrimental Impact on Neighbouring Amenity**

Further to the review of the applicants planning request it is felt that the above mentioned application will have a detrimental impact on the neighbouring amenity, as the proposed planning would lower the quality of life of neighbours in and around the surrounding areas, as a result of possible depreciation of housing values which can be caused by the village becoming a less desirable location due to the bridging of the gap between the Ribble Valley Borough and that of Blackburn with Darwen Boroughs.

The times in which the location will operate its business hours will severely impact the enjoyment and use of the land around Langho and Whipshire. Residents will be unable to enjoy their homes, gardens and surrounding areas given the level of noise pollution that will be generated by the proposed Motorsport Facility. Given that residents purchased properties before the erection of the proposed Motorsport Facility, it would be against the Counsels best interests to approve planning.

Similarly, the proposed planning will cause issues such as noise, and other disturbances associated with such Motorsport Facilities, which would become a regular nuisance to all of whom reside within Langho and others within proximity of Carr Hall.

### **Character and Appearance**

Further to the review of the applicants planning request it is felt that the above-mentioned application will have an effect on the Character and Appearance of the areas surrounding Carr Hall as the proposed site in which planning has been submitted.

Langho and Whilpshire are known as small towns in which hold natural beauty, as do many other towns within the Ribble Valley Borough. The proposed sight is surrounded by not only fields, but resident's homes, village halls, churches and schools. It is felt that the proposed Motorsport Facility is not in keeping with the surrounding areas in which it will be located. As a result of the noise generated, and the lack of assimilation to the surrounding areas, in terms of style and use.

Residents in and around Langho, whilst active, enjoy walking and cycling through the areas, taking in all there is to see. Enjoying the peace and quiet. A Motorsport Facility would not facilitate the enjoyment of the area.

### **Traffic Pressures**

Further to the review of the applicants planning request it is felt that the above-mentioned application will have an impact on traffic within the area. The proposed site, Carr Hall, is located in the middle of the speed zone where traffic is travelling at 40MPH, possibly even faster at any given time. It is noted that the proposed location could cause a dangerous backlog of traffic, as roads leading up to the site consist of blind corners, and queuing traffic as a result of vehicle attempting to gain access to Carr Hall could cause possible accidents to drivers who may be unaware of traffic that may have stopped and queued up to the above mentioned blind corners.

Similarly, the proposed planning would increase traffic flow through the areas. This could have the potential to cause further delays and nuisance to the residents residing within the surrounding areas of Langho and Whilpshire. The increased traffic flow would also cause concern for parking at the location. Noting that the proposed site of Carr Hall is located within a major speed zone, on road parking would be ill

advised following the layout of the roads leading up to Carr Hall. Should the proposed venue be overbooked, on any given day, on road parking around the venue could cause accidents or nuisance to surrounding residence who could find individuals parked outside of their homes, whether that be on an estate/cul-de-sac, or the main road.

### **Greenbelt Land**

Further to the review of the applicants planning request it is felt that the above-mentioned application will have an effect on the greenbelt round in and around the proposed location along with the wildlife that resides in the area. As you may already know, the proposed location Carr Hall, resides on Green Belt Land. Under the Green Belt Guidance published by the Department for Levelling up, Housing and Communities along with the Ministry of Housing, communities and Local Government. You, nor the applicants are able to ensure that compensatory improvements to the environmental quality and accessibility of the Green Belt will be secured, in terms of natural enhancement, habitat creation, land remediation, implication of the proposed plans on surrounding areas. Nor will either party be able to provide an enhanced green infrastructure, landscape/visual enhancements, improvements to biodiversity, walking/cycling routes. Quite frankly the proposed planning will only destroy the wildlife, and biodiversity surrounding the immediate area, and possibly effect wildlife surrounding Langho and Whilpshire. Taking away natural beauty in and around the area.

Following the above reasons, we feel that the proposed application of a Motorsport facility at Carr Hall, should not be approved. So as to avoid multiple detrimental affects on the surrounding community. We do hope that you take our letter into consideration. An update on your decision in due course would be much appreciated.

FAO: Kathryn Huges  
Council Offices  
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BB7 2RA  
Kind Regards,

Your Ref: 3/2022/0414

