

[REDACTED]

From: [REDACTED]
Sent: 07 July 2022 22:26
To: Planning
Subject: Planning application 3/2022/0537 Land Adjacent to Ferns, Northcote Road



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After looking at the plans for the gated community proposed I have two main concerns and would like to object to the planning application.

The first is the possibility that plot 8 and the dividing wall [REDACTED]
[REDACTED]

The second is that I feel the proposed entrance to the estate will be dangerous. The street as it is has cars parked on the side of the road on a regular basis leaving a single carriageway for vehicles to enter and exit the cul-de-sac. The proposed plan has 2 parking spaces allocated per house placing an additional 16 cars entering the street on a regular basis. Some houses may have more vehicles plus additional visiting vehicles. My concern is that the street may become congested and to a point dangerous with additional vehicles.

Please find photo's attached from various times and dates. These highlight current parking on Northcote Road.













Planning Dept
Ribble Valley Borough Council

By email: planning@ribblevalley.gov.uk

8 July 2022

Dear Sirs

Planning Application No. 3/2022/0537 (land adjacent to Ferns, Northcote Road, Langho)

I wish to object to the above planning application. My reasons for this include:

- The site is outside the settlement area of Langho
- The site itself is prominent in the approach to the village and development would thereby greatly detract from the current rural environment of an open field.
- Eight detached two storey houses are excessive for the size of the field and its location. It is also completely out of keeping with road particularly as its near neighbours are all bungalows.
- A gated development acts against a cohesive community spirit within Northcote Road.
- Developments in Langho/Billington have already exceeded the number in the local plan
- Access from Northcote Road to the A666 is already difficult and additional houses will only add to the problems. In the last few months there have been three accidents including one fatality in this area.
- This development will bring no additional long term economic or employment opportunities to the area.

If there does have to be a development in the field in question, then a maximum of two or three bungalows would be much more in keeping with the locality.

In closing, I request the members of the Planning Committee to reject this application for the proposed development.