

Planning & Development Committee
Ribble Valley Borough Council
Church Walk
Clitheroe
Lancs BB7 2RA

26 June 2022

Dear Sirs

Planning Application 3/2022/0537 (Land adjacent to Ferns, Northcote Road, Langho)

The Ribble Valley is a special place to live but it will only remain that way if any development is within a carefully planned overall structure that balances various competing needs. I presume that this is what the "Core Strategy" was meant to achieve. Development must NOT be on the basis of self-interest from developers / land owners whose only interest is their own personal gain.

I believe that the above application should be rejected for the following reasons:

- (1) **The site is outside of the settlement boundary of Langho** and therefore development should only be permitted in situations of certain defined essential needs. I do not believe that this proposed development falls within this category and therefore should be resisted if only to avoid creating an unnecessary precedent.
- (2) **Building developments in Langho / Billington have already greatly exceeded the number of houses allocated in the original Core Strategy.** Presumably this original number was because of a view that this was a maximum reasonable number for Langho to sustain in the context of the whole strategy. There seems no good reason for this further development in Langho. The number of houses proposed is not significant in terms of the overall requirement for the Ribble Valley yet will have a disproportionate significant detrimental effect on Langho.
- (3) **The access from Northcote Road onto the A666 is poor.** Visibility to the right is hindered by the corner under the railway bridge particularly as cars frequently drive faster than they should in this area. It should be noted that **this part of the A666 is an accident hotspot with three accidents including one fatality in the last few months alone.** This is also recognised by Lancashire Police in that a mobile speed camera is frequently located almost immediately opposite the entrance from Northcote Road. Besides the additional traffic generated the proposed housing plans will also adversely affect the visibility at the turning. To approve a development that increases an existing problem is sheer folly.
- (4) The access arrangements from the site onto Northcote Road are also rather awkward, particularly as it is an area where cars are frequently parked. Making the development "gated" will be particularly problematic.

- (5) The application implies that since the locality already has a mixture of detached, semi-detached two storey houses and bungalows the proposed development would be "in keeping". This is exceedingly misleading – the property next door and properties opposite are all bungalows. **In view of this eight two storey houses would be completely out of keeping with the location.**
- (6) **The site itself is in a highly visible location and currently provides an attractive entry to the village of Langho.** The field has been used in the past for grazing sheep. If the current owners were not fixated on selling the land for development, I'm sure that it could continue to be an attractive feature.
- (7) With the site being only one acre it looks as if **the developer has tried to cram in too many houses.** It looks very cramped. Plots 6 and 7 suffer from substantial overhang from neighbouring trees. Plot 7 shows two trees being removed. This is unacceptable. Plot 8 will block light from the side windows of the existing property, Ferns. I also note that the house on Plot 7 will adversely affect the long standing solar panels in Broad Oaks, the neighbouring property.
- (8) Based on the "Drainage Statement" there looks to be **problems with the water drainage** from the site. The statement seems vague on the solution to the problem and I note that the full report issued to the developer by the contractor has not been published. I presume that RVBC council will be fully considering the suitability of the solution and will not accept anything that could be detrimental to anybody else.
- (9) **There has been a lack of opportunity for the public to comment.** The planning application notification sent to local residents was dated 17 June 2022, yet I understand that some residents did not receive it until one week later. In addition at the time of writing this letter (26 June), there was no planning application notification affixed near the site itself.
- (10) **I would also question the accuracy and attention to detail shown in the planning documents provided.** For example, paragraph 2.3 in the Planning Statement refers to a "medical facility". I presume that this refers to the doctor's surgery that closed down several years ago. Paragraph 2.5 refers to trains operating between Clitheroe and Rochdale. Rochdale is no-where near on this line.

I can just about see there may be a case for two or three bungalows on the site, which would then be more in keeping with the surrounding properties and nature of the road and site. However this should be a completely new and different application that is prepared on its own merits.

I trust that the Planning Committee will see fit to reject this un-necessary and self-serving application.

Thank you

Yours faithfully



Nicola Gunn

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 26 June 2022 09:47
To: Planning
Subject: Planning Application Comments - 3/2022/0537 FS-Case-432340771

Categories: xRedact & Upload

Name: [REDACTED]

Address: [REDACTED]

Lancashire

Planning Application Reference No.: 3/2022/0537

Address of Development: Northcote Road
Langho

Comments: If this land is to be developed then it should not be with the type of house that locals cannot afford. It should at least have some element of low cost housing as well as a substantial contribution to improving the road safety in the area.

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RECEIVED
CHIEF EXECUTIVE

28 JUN 2022

26 June 2022

FAO

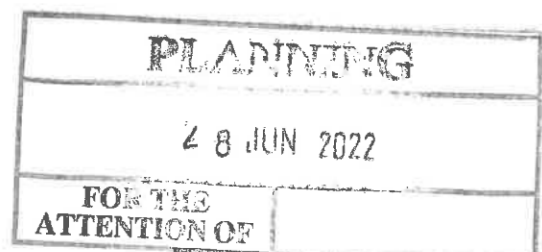
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Thank you



From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 28 June 2022 10:25
To: Planning
Subject: Planning Application Comments - Application 3/2022/0537 FS-Case-432827382

Categories: xRedact & Upload

Name: [REDACTED]

Address: [REDACTED]

Lancashire

Planning Application Reference No.: Application 3/2022/0537

Address of Development: Northcote Rd

Comments: Langho, Billington and Whalley have expanded so much in the past few years with very little thought to increase in traffic, pollution, congestion of traffic, lack of school facilities, lack of doctors and the diminishing green spaces. This is a financial gains project with no respect for the local people or area. Please, please, please do not build any more properties in this and the local surrounding area. We cannot accommodate more new builds without serious knock on effects.