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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 16 April 2025 22:46  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0196 FS-Case-706700775

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**Planning Application Reference No.:** 3/2025/0196

**Address of Development:** Land off Longsight Road Langho bounded by the railway Northcote Park and Wildmans Farm

**Comments:** I am writing to formally object to the planning application referenced above. Having carefully reviewed the proposal outlined in the Design and Access Statement, I have identified multiple concerns that render this application unsuitable for approval. Below, I outlined the key issues that strongly support its rejection:

1. Overdevelopment of the Site

The proposed development represents an excessive and disproportionate use of the site, resulting in a density and scale that is incompatible with the surrounding area and that is almost the size of our small village as it stands. The plans indicate a level of intensification that would significantly alter the local character and fail to respect existing building lines and spatial arrangements.

2. Negative Impact on Residential Amenity

The scale and massing of the proposed structure would have an unacceptable impact on neighbouring properties, particularly in terms of:

**Loss of privacy:** Overlooking windows and/or balconies would invade the privacy of adjacent houses, including myself on Moorland Road overlooking this site. This would also effect the amount of light and sound pollution which we do not suffer from at the moment. The views we have over the fields and land would be significantly lost, which is outlined in the application and would be a major change in visual effect' which will be effected forever.

**Overshadowing and loss of light:** The height and positioning of the development would cast excessive shadows, severely reducing natural light to nearby homes and gardens.

**Noise and disturbance:** Increased density would lead to a substantial rise in noise levels, diminishing the quality of life for existing residents.

3. Traffic and Parking Concerns

The development proposal does not adequately account for the increase in vehicular movements or the demand for parking spaces. The local road network on the A59 is already congested, and additional traffic of 300 homes which could possibly have 2 cars each would add another 600 cars to

the area. This would exacerbate safety concerns, particularly for pedestrians and cyclists road users of the small track of Whitehalgh lane. This lane, Moorland road and Rogersfield areas would then be used at peak times as a cut through to avoid the congested A59 and in turn would then make these quiet and safe roads very busy and unsafe for residents and children playing. The amount of housing for such a small village would also lead to overspill parking on nearby streets, further straining local infrastructure.

The residents of Moorland Road will be particularly affected by increased traffic flow, as the proposed development will funnel additional vehicles onto this already narrow and busy road. Increased congestion will pose significant risks to pedestrians, particularly children and elderly residents. Additionally, emergency vehicle access may be impeded, raising serious safety concerns.

#### 4. Environmental and Ecological Impact

The proposal fails to properly assess or mitigate the environmental impact of the development. The removal of green space, loss of mature trees, and potential disruption to local wildlife habitats contradict sustainability policies. Furthermore, the increased hard surfacing could contribute to surface water runoff and localized flooding, the application had already confirmed this site is already a flood risk.

The Langho community values its green spaces and biodiversity, which contribute to both environmental sustainability and residents' well-being. This development threatens to erode these benefits, reducing green buffer zones and increasing pollution levels, particularly air and noise pollution, which will have long-term detrimental effects on public health.

#### 5. Flood Risk and Water Management Issues

The proposed development increases the risk of flooding in the area. The removal of green spaces and the addition of hard, impermeable surfaces will lead to reduced natural drainage, exacerbating surface water runoff. Given that parts of Langho and its surroundings are already vulnerable to drainage issues and regular severe flooding, this development poses a serious threat of increased flood events, which would affect both existing and future residents. Without adequate flood mitigation measures, this development is highly irresponsible and unsustainable.

#### 6. Increased Pollution and Environmental Degradation

The proposed development will significantly contribute to pollution in multiple ways:

**Air pollution:** Increased vehicular movements and construction activity will deteriorate local air quality, posing health risks to residents, particularly children and elderly individuals.

**Noise pollution:** Construction and increased occupancy will result in persistent noise disruption, further reducing residents' quality of life.

**Light pollution:** The introduction of additional artificial lighting will disturb the natural environment and negatively impact local wildlife, including nocturnal species such as bats which we have flying around on a nightly basis.

#### 7. Inadequate Infrastructure and Public Services

The area is already under strain from existing developments, and this proposal would place further pressure on local schools, healthcare facilities, and other essential public services. No evidence has been provided to demonstrate that sufficient infrastructure improvements will be made to accommodate the additional demand.

Langho has limited capacity in terms of education there are two small schools and the nearest

healthcare facilities are in a neighbouring village of Whalley and covers a large area with lots of new housing developments already underway. Schools in the area are already oversubscribed, and local medical practices are struggling to meet current demand. The introduction of additional residents without a concurrent expansion in public services will result in reduced service quality and longer waiting times for essential care.

Langho has one small village shop which residents use and this can get very busy and stocks can be very low. There is no other shops in walking distance, no pubs or restaurants and just a few small hairdressers in the village.

The nearest Childcare provider is Conkers Nursery, this is very busy and had recently put in planning to change to a Special Needs school. If this goes ahead there is then no where for young children to go.

#### 8. Non-Compliance with Local Planning Policies

The proposal contravenes multiple policies set out in the Local Plan, including:

Policies relating to sustainable development and environmental protection.

Guidelines on maintaining local character and preventing overdevelopment.

Regulations regarding the protection of residential amenity and transport sustainability.

#### 9. Precedent for Future Inappropriate Development

Approval of this application would set an undesirable precedent for further unsympathetic developments in the area, undermining the principles of good planning and sustainable urban growth. The Langho community has already witnessed inappropriate development in the past, and allowing further unchecked expansion risks permanently altering the character of the village.

This area is a sought after village because of its rural, quiet, community feel. residents all know one another as it is such a small community. This development would devalue houses and destroy the village by taking away these things that make Langho what it is.

#### Conclusion

For the reasons outlined above, I strongly urge the Planning Authority to reject this application. The proposed development is unsuitable, harmful to the local environment and community, and fails to comply with key planning policies. It will negatively impact the Langho community as a whole, as well as significantly disrupt the lives of the residents of Moorland Road, Bushburn, Cronshaw drive, Rogersfield, Northcote, not to mention areas slightly further away like the Rhydings. Additionally, the proposal poses severe environmental, flooding, and pollution risks that threaten both human and ecological well-being.

I trust that the authority will consider these objections seriously and ensure that responsible and sustainable planning decisions are made.

I would appreciate confirmation of receipt of this objection and request to be kept informed of any further developments regarding this application.

Yours sincerely



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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 16 April 2025 22:57  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0196 FS-Case-706706886

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**Planning Application Reference No.:** 3/2025/0196

**Address of Development:** Land of longsight road langho

**Comments:** I strongly reject this proposal as there is no infrastructure or amenities to cope with the influx of 300 new homes and its resident's. Langho is a small rural village and this will massively impact the character of the village, aswell has make the already busy a59 even busier.

**From:** [REDACTED]  
**Sent:** 16 April 2025 16:24  
**To:** Planning  
**Subject:** Planning application 3/2025/0196

 External Email

This email originated from outside Ribble Valley Borough Council. Do NOT click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Dear Sir or Madam,

I wish to express my objection to the proposed development of 300 houses on land off Longsight Road, Langho. I am encouraged to see so many people have already sent their objections.

It is clear that this development is not wanted or needed. It will transform Langho into a small town rather than a large village. 300 houses will mean c.1000 to 1200 extra residents, with c. 600 cars.

I attended the consultation in November and the overall impression that was given was that this would be of benefit to the area. Green spaces, cycle lanes, a car park were offered as attractive features. We were asked about what facilities that we'd like to see. Most people declined to say as that would have given tacit approval to the development. When asked where the people who would live in these houses would come from, the consultants didn't know. I think we can assume that the vast majority will be from out of the area, will be commuters and thus contribute nothing to the local area.

The infrastructure cannot handle the current amount of traffic, so how will it cope with the huge volume of extra traffic? Whitehalgh Lane is particularly dangerous and would become a rat run with all the problems that would bring. The railway connections to Clitheroe, Blackburn and Manchester are a selling point, but in reality the trains are often unreliable. As this development would be away from the main bus route, how many of the residents would use it?

The schools are full and the traffic and parking that they generate make trying to use the roads and pavements very difficult during start and finish times.

There are few facilities in Langho other than Spar, the pharmacy and the various beauty salons. There is no pub and the former Indian restaurant is in a state of disrepair and not attracting any potential buyers/tenants. There was a part time doctor's surgery which is long gone. Whalley Surgery is full and it is difficult to get appointments. The facilities for children and young people are almost non-existent apart from the play area off Bushburn Drive. The children's play area adjacent to the Northcote development is off limits except to the residents of those properties.

The loss of another green space and its wildlife is to be condemned. One of the most appealing features of Langho is its setting and views of the Ribble Valley, which have attracted many existing residents. This development would be wholly detrimental to the village. Another green space is currently disappearing at the corner of Northcote Road with the construction of eight "luxury" dwellings.

I urge the Council to reject this application, but I realise that the Government's intention to build 1.5 million houses will have a big impact on the decision. They want to cover every green space with houses, solar panels and wind turbines to substantially reduce the agricultural sector in order to meet their Net Zero targets as part of Agenda 2030. This must be resisted!

Your faithfully,  
[REDACTED]

Planning Application number 3/2025/0196  
Grid Ref: 370230 434438  
Location: Land off Longsight Road, Langho

Objections and comments regarding the planning application number 3/2025/0196

300 homes are far too many new homes to be built on that piece of land and far too many new homes for the village of Langho.

Langho does not need any more new homes. We have had a considerable number of new homes built recently to meet our contribution to the number of new homes needed to be built in the Ribble Valley to fulfil the figure set by the government.

As I write this 8 more new detached 4-bedroom houses are being built in Langho.

Recently a new extensive extension to the Petre Wood estate has been built for starter homes, growing families, downsizing, affordable homes, shared ownership homes and apartments. Therefore, the need for these types of homes has already been met in Langho. The building of these homes has already filled to the brim the capacity for primary school places for children in Langho and secondary school places in the Ribble Valley, it has filled local doctors and dentist surgeries in Whalley to capacity with more patients than they can cope with. There are no doctors' surgeries or dental practises in Langho. There are 2 primary schools which are both already fully subscribed every year. There is no nursery for pre-school children, so where are they going to go, the nearest in Billington is full. There are no secondary schools in Langho. All secondary school places available in Clitheroe and Billington are already filled every year. There is only one Spar shop which includes a post office that has very limited parking and is chaotic most times of the day, especially lunch times, school finishing times and teatimes.

Also, a new housing estate has just been built, Northcote Park, comprising of approximately 40 new houses consisting of large, detached houses, affordable homes and bungalows. Therefore, this type of housing need has also been addressed in Langho. This again has contributed to filling local school places, doctors and dentist practises in the area to maximum capacity.

The reality is there needs to be a new primary school, secondary school, doctors practice and dentist practise, another supermarket to be built for there to be anything like the infrastructure to support 300 new homes in Langho.

The fields you are proposing to build on are abundant with wildlife, they are home to rabbits, field mice, a run through for deer, and a stop off for pheasants and heron. The fields at present are being used for horse grazing and the trees are full of nesting crows and magpies. The fields are well used by walkers helping with their mental and physical health and wellbeing. By building 300 homes on these fields, you will be contributing to many of Langho parishioners feeling very depressed and very stressed. You will be contributing to the increase of climate change not helping to decrease climate change as the homes will create the use of much more electricity, gas and water. All the extra cars will see an increase to car omission in Langho, leading to the decline in the air quality.

The entrance you propose to use for entering and leaving the site is to near the junction of the A59 (Longsight Road) and Whitehalgh Lane. This junction is already dangerous with several accidents happening every year, building the entrance to the housing estate there will make it even more dangerous. The A59 has a speed limit of 60mph, too fast for between 300 and 600

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cars trying to pull out of the estate. The A59 is an extremely busy road and cannot cope with any more cars. The main road, the A666, which goes through the centre of Langho is extremely busy and is already gridlocked at peak times. This road cannot cope with any more cars.

All the other roads leading in and out of Langho are used as rat runs to avoid using the main road the A666 that runs through the village because the main road is so busy and as noted above it is gridlocked at peak times, the morning and evening commute to work, school start and finishing times and lunchtimes. The other roads are Whitehalgh Lane, York Lane, Snodworth Road and Whinney Lane. These are all small narrow country lanes and were built for farmers to use not for car after car. They already have far too many vehicles using them, due to the heavy traffic they need constant repair, they constantly break up creating large potholes, as soon as the potholes are filled in new ones appear, and within a few weeks the original potholes just re-emerge.

Langho's roads cannot cope with the extra number of cars 300 new homes would bring.

To sum up Langho does not have the infrastructure and roads needed to support over 300 new residents.



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