

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 08 April 2025 16:47
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-704154904

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2025/0196

Address of Development: Land off Longsight Road, Langho

Comments: I strongly object to the proposed development of 300 houses in the small village of Langho. There is no infrastructure to cope with any more houses, schools, doctors, shops etc. The amount of traffic coming through Langho which is made up of narrow country lanes, eg Snodworth Road will blight the lives of residents who are already putting up with the amount of cars travelling at speed along these narrow lanes, causing a danger to life and property. The number of potholes which are continually having to be repaired due to the amount of traffic already using these lanes is not only costly to individual car users, but the council who are having to pick up the cost of the repairs to the roads. No further houses are needed in the village. The proposed land is on a flood plain so the building of these additional houses will only increase the possibility of flooding to the existing houses in the area. The village has lost most of its green spaces already and to lose this space will be a great loss to the village. There is no doctors or dentist in the village, there is only one grocery store. The school will not be able to cope with additional children they will inevitably require a place. Children have lost a green space to play in. There are no facilities for children at all. No to more homes in the Ribble Valley.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 08 April 2025 17:01
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-704164568

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

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: We have a [REDACTED] through this field that [REDACTED]
How can you assure us that construction work will not affect our water supply.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 08 April 2025 18:11
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-704185080

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2025/0196

Address of Development: Wildman's farm Longsight Road

Comments: To build 300 hoses here is absolutely ridiculous. The infrastructure can't cope with the already large amount of building already in the area, the schools, the drs etc can't cope as it is. Why is all our precious farming land being used to build such huge houses which aren't in keeping with area.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 08 April 2025 19:55
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-704210490

[REDACTED]

Address: [REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2025/0196

Address of Development: Longsight Road

Comments: I am writing in support of the application. I am not involved in this application.

I strongly believe that we need more homes in this area and therefore I support this development

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 08 April 2025 20:21
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-704212969

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

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: As a resident of [REDACTED], I have serious concerns regarding the significant and detrimental impact this potential development will have on our community, quality of living, environment and pressured and already stretched basic infrastructure.

The proposed development would further drastically alter the rural landscape and character of the area. In recent years there has been an explosion of new build estates and we are rapidly seeing a decline in natural green and open space. The Ribble Valley is known for its scenic beauty, countryside and peaceful environment, which attract both residents and visitors. Introducing such a large-scale development would further undermine the rural charm and lead to the loss of green spaces that are vital lifeline for country living, biodiversity and wildlife.

The existing infrastructure in and around Langho, including roads, public transport, schools and healthcare facilities is already under massive strain. Adding 300 new houses will inevitably place unmanageable additional pressure on these services, and result in spill out effects to the neighbouring villages which are already over reasonable capacity, leading to increased congestion, longer commutes and reduced service quality and impacting existing resident's quality of life. The proposed development does not appear to include adequate provisions for improving these essential services, which is a significant concern.

This area is home to important local wildlife, and the construction of so many homes will disrupt local ecosystems that have already been impacted and interrupted by significant existing local developments. The development would likely lead to increased pollution, both during construction and after completion, affecting air quality, local water systems, and the surrounding natural environment. Furthermore, the loss of green spaces could contribute to increased flooding risk which is a significant risk issue for this area. There is a lack of sufficient drainage and flood management strategies in the proposal - and given past flood experiences the risks are not worth taking.

The influx of 300 new households will result in a significant increase in traffic volume. Our rural roads are not designed to handle such a large amount of traffic, and this could lead to road safety issues and congestion, especially in peak hours. Additionally, the lack of reliable public transport options in

the area makes it likely that residents will rely on private vehicles, exacerbating these traffic issues.

While I recognize the need for more housing, it is crucial that the development meets the actual needs of our community. There are concerns that the proposed houses may not be affordable or in line with the housing needs of local residents. Without careful consideration of the types of housing, this development may only benefit external investors rather than addressing the needs of local families.

In conclusion, I urge you to reconsider and decline the proposed development of 300 new houses in Langho. It would have a detrimental impact on the existing residents of Langho and connecting villages, quality of life of said residents, the environment, infrastructure, and character of our rural community. I respectfully ask the planning authority to reject this proposal and consider alternative approaches that better balance development with the preservation of our rural heritage.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 08 April 2025 20:47
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-704220281

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

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: This development would be devastating for Langho and Old Langho. This would put massive pressure on the only 2 local primary schools and 1 high school. The traffic would also be an issue. The local doctors and shops are already bursting at the seams. Not only this the Ribble Valley is classed as beautiful place to live due to the greenery that surrounds us. This will be gone if we continue to allow these massive developments.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 08 April 2025 20:48
To: Planning
Subject: Planning Application Comments - 3-2025-0197 FS-Case-704220527

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3-2025-0197

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

Comments: This development would severely impact local amenities, including: schools, doctors, traffic, parking and shops.

The population is already increasing with several developments around the area and another, with 300 homes, would negatively impact the area further.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 08 April 2025 21:44
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-704226263

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2025/0196

Address of Development: Langho
Longsight road

Comments: Langho is a small village already over run with cars, limited school, drs, parking spaces and is congested most mornings on the a59 with multiple roadworks having to be done. The area is not fit for more development when you already have so many new homes being put up in whalley - another village already over run and over populated with huge facility issues and traffic management problems.
Rvbc need to start thinking about its people and stop considering only money.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 08 April 2025 22:52
To: Planning
Subject: Planning Application Comments - Application 3/2025/0196 FS-Case-704240018

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

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

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

Comments: Langho is a small, close-knit village — this massive development would drastically change its character, strain local resources, and negatively impact residents.

Here’s why we need to oppose this application:

- ✘ **Traffic Chaos** – Longsight Road and the surrounding areas are already under pressure. An influx of hundreds more vehicles would make daily commutes longer, school drop-offs more dangerous, and roads more congested.
- ✘ **Infrastructure Overload** – Our school, GP surgeries , and public services are not equipped to handle a population increase of this scale.
- ✘ **Loss of Green Space** – Langho’s charm lies in its rural setting and green surroundings. 300 new homes will eat into valuable open space and wildlife habitats.
- ✘ **Village Identity at Risk** – Developments of this size belong in towns, not villages. This would urbanise Langho and threaten the peaceful environment that residents value.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 09 April 2025 09:22
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-704300471

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

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 would like to make objections to the above application, on the following grounds:

Loss of Green Belt Land. - The proposed development utilises green belt land which is in direct contravention to the National and Ribble Valley Borough Councils Core planning strategy.

Flood Risk - The over development of Green Belt agricultural land increases the risk of flooding in the surrounding areas. RVBC Core Strategy Policy DME6, as Water Management Section 10.17 states: "Development WILL NOT BE PERMITTED where the proposal would be at an unacceptable risk of flooding or exacerbate flooding elsewhere."

Environmental - The application does not address the loss of, or change in, biodiversity. Again, a contravention to the Ribble Valley Borough Councils Core Strategy Key Statement EN3, specifically, "New development in vulnerable areas should ensure that risks can be managed through suitable measures, including through the conservation of biodiversity, improvement of ecological networks and the provision of green infrastructure."

The construction process also presents potential hazards in the form of building mud, dust, noise pollution and excessive movement of heavy machinery and delivery lorries within the local area and potentially on a fast (60 MPH) moving road.

Village Infrastructure - The proposed development will be visually damaging within the landscape and is also far more than the RVBC Housing Allocation targets that have already been exceeded. The local infrastructure (Doctors, Dentists, schools, Parking allocations, etc.) are already overburdened and with hundreds of additional houses currently under development in the Ribble Valley, these additional homes will only exacerbate the situation

Traffic, Parking & Road Status - The development will significantly expand the amount of road traffic using the existing infrastructure. It is also worth noting that the applicants use of data from the 2011 Traffic census for trip planning does not take account of the hundreds of houses built over the past decade within the Ribble valley. Using a very low average of 2 cars per household there is no way to determine what impact an

additional 600 cars will have on the local infrastructure.

Based on any of the reasons above I would request that this application is refused.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 09 April 2025 09:37
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-704314464

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

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: As a current resident of Langho, it is extremely worrying to have this volume of houses planned for the village. The main road is already very busy with many families and children within the area, challenging enough at peak times crossing the roads. I appreciate access will come off the A59, but again this is another busy road as we know, with multiple accidents occurring (not all reported to police) with drivers not aware when pulling out of side roads and incidents happening.

As well as the above, the current infrastructure is not set up to accommodate this many houses. We have seen the same happen to neighbouring areas such as Whalley. One village shop and pharmacy that are both already busy servicing a wide community base. (but we do have plenty of hairdressers and beauticians though they can be treated at!)

I am also [REDACTED] and this would require investment to service the number of families that would be likely to move into the area.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 09 April 2025 12:48
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-704407755

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2025/0196

Address of Development: Langho

Comments: This huge development has caused nothing but consternation and anger amongst residents in the locality and wider area. I have also contacted Maya Ellis about this. 300 houses is utterly ridiculous and, whatever “promises” the developer will give about infrastructure etc will not create the structures needed to support such an influx of residents.

[REDACTED] the area and can tell you that [REDACTED] is completely full and is already over crowded, to a dangerous degree. Not to mention the already groaning roads which were not built to support the burgeoning population. A development a third of this size might make sense but to double the village of Langho, which is essentially what is being done, is irresponsible, short sighted and selfish. There will be large, vociferous protest against this development.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 09 April 2025 12:54
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-704408171

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2025/0196

Address of Development: Land off Longsight Road

Comments: I would like to register my strong objection to the above-referenced planning application which seeks approval for the construction of 300 residential units on undeveloped greenfield land adjoining Langho. This application represents a clear and substantial departure from both national (this is green belt and not grey belt) and local planning policy, and I urge the Local Planning Authority (LPA) to refuse it on the grounds outlined below.

Firstly, the proposal is contrary to several core principles of the NPPF (as revised), which emphasise that planning decisions should contribute to the achievement of sustainable development (Paragraph 8) and that development of land should prioritise previously developed (brownfield) sites over greenfield locations (Paragraph 119). The proposed development fails to demonstrate that such brownfield alternatives have been exhausted or considered.

Moreover, the NPPF requires that developments reflect the character and needs of their locality. The scale and density of this proposal—effectively doubling the existing population of the village—are entirely disproportionate to the current settlement pattern, contrary to Paragraphs 20 and 124 of the NPPF.

Secondly, the development would result in the permanent and irreversible loss of greenfield land, which contributes significantly to the rural setting and biodiversity of the area. The proposed site is not allocated for development within the current Local Plan, and its inclusion would constitute unjustified encroachment into open countryside, undermining long-standing spatial strategy and countryside protection policies.

Thirdly, the existing road network is rural in nature, with narrow carriageways, poor visibility in places, and limited capacity. The proposed development would lead to a substantial increase in vehicular movements, significantly exacerbating congestion, air pollution, and the risk of road traffic accidents. This directly contradicts Paragraph 110 of the NPPF, which states that developments should ensure safe and suitable access for all users.

The A59 which is already dangerous and sees high traffic numbers would also be added to significantly.

There is no viable public transport infrastructure to support a development of this scale, and the location would inevitably lead to high car dependency, contrary to the sustainable transport objectives of the NPPF (Paragraphs 105–107).

Fourthly, the local primary and secondary schools are operating at or near capacity, and no mitigation or expansion plans have been included to accommodate the likely increase in student numbers. The local GP surgery is similarly overburdened, with patients facing delays for appointments. Without secured, funded, and timely infrastructure improvements, this development would place unsustainable pressure on already stretched services, in contravention of NPPF Paragraph 95 and relevant Local Plan infrastructure policies.

Finally, this application is premature in the context of the current and emerging Local Plan, which should guide the location and scale of future growth in a plan-led manner. Approving speculative applications of this magnitude outside the designated settlement boundary would undermine the plan-making process and set a dangerous precedent for future development on greenfield land.