

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 20 April 2025 07:40
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-707411021

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0196

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

Comments: I OBJECT to planning application 3/2025/0196 on the following grounds;
Insufficient infrastructure is provided for this overwhelmingly vast development.
The area is a flood risk.
The proposed 300 houses will have a negative impact on the small, peaceful village of Langho.
Natural habitats will be irreveocably be ruined by the proposed development.
The burden of traffic along the A59 will significantly increase, leading to the side roads becoming congested and become a danger to pedestrians.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 21 April 2025 12:58
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-707648501

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0196

Address of Development: Land off Longsight Road, Langho, Bounded by the Railway, Northcote Park and Wildman Farm

Comments: As residents of [REDACTED], we object to this planning application having lived in the area for the [REDACTED]. We deem Longsight Road and surrounding areas insufficient to hold this number of dwellings, contributing to what is already an incredibly busy road and queues of traffic during commuting hours.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 21 April 2025 19:45
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-707740629

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0196

Address of Development: Land off long site road bounded by the railway, north coats park and wild man's farm

Comments: I wish to object to this application for the following reasons

1. Traffic issues for surrounding roads, A59, Whitehalgh lane, York Lane Snodworth Road. All roads are already in bad shape and additional traffic on these roads will make this worse as these are the roads to the M65. A59 has a lot of accidents at the junction at the bottom of Whitehalgh lane this will add more cars therefore the possibility of more accidents.
2. We don't have the infrastructure for schools, doctors or dentists for an additional min of 600 people could be 1200 or 1800 or more depending on number per household.
3. Only way for these People to access the village on foot is through the railway it's not accessible for wheelchairs or prams, so everyone will need to drive! Not good for the environment!

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 21 April 2025 19:44
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-707741901

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0196

Address of Development: Land at longsight road, langho

Comments: Objection to Planning Application for 300-House Estate in Langho
To Whom It May Concern,

I am writing to formally object to the proposed development of a 300-house estate in the Langho area. This project is deeply concerning to the residents of the village and poses a significant threat to the character, environment, and wellbeing of our community. This objection is shared by the vast majority of local residents, many of whom have already voiced their opposition.

Lack of Infrastructure and Services

Langho is a small village with limited infrastructure. Our local healthcare services, schools, and essential amenities are already stretched. An influx of potentially over 1,000 new residents would place unsustainable pressure on public services, which have not been planned or funded to support such a dramatic increase in population.

Poor Transport Links and Increased Commuting

Public transport links in and out of Langho are minimal, with infrequent bus and train services. This makes commuting to nearby towns and cities a necessity by car, increasing road congestion and traffic volumes. Long commute times and daily traffic jams on rural roads are already a problem—this development would exacerbate them severely.

Traffic Safety and Pollution

Introducing hundreds more vehicles to local roads will heighten the danger to pedestrians and cyclists, especially children walking to and from schools and play areas. Narrow village roads are not designed to handle such levels of traffic, posing an increased risk of accidents. In addition, the rise in traffic will bring increased noise and air pollution, especially harmful near children's play areas and schools.

Environmental and Wildlife Damage

This development would cause irreversible damage to the natural environment and surrounding countryside. Ancient woodland, historic trees, and important wildlife habitats would be destroyed to make room for concrete and tarmac. This area is home to numerous bird species, mammals, and insects, all of which would lose vital habitats. The loss of green fields and countryside walks would also impact the mental and physical wellbeing of existing residents.

Increased Risk of Flooding

The loss of natural fields and open land will increase the risk of surface water flooding. These green spaces currently act as natural drainage areas, absorbing rainfall and preventing runoff. Replacing

them with hard surfaces like roads, rooftops, and pavements will disrupt this natural balance, potentially increasing the risk of flooding for both new and existing homes in the area, particularly during periods of heavy rain.

Tourism and House Price Decline

Langho has long been considered a peaceful, scenic village that attracts walkers, visitors, and tourists to the Ribble Valley. Turning it into a congested housing estate risks damaging the area's appeal and identity. Moreover, residents are deeply concerned that overdevelopment will cause house prices to fall as the village loses its character and charm.

Loss of Countryside and Heritage

The proposed development would result in the permanent loss of open countryside that defines the identity of Langho. Historic trees and views that have stood for generations are at risk. This is not just a loss of green space but a loss of heritage and community identity.

Driven by Greed, Not Need

This proposal appears to be motivated by the financial interests of large building companies, rather than a genuine need for housing within the area. There has been little to no regard shown for the long-term consequences on the environment, community, or infrastructure. Residents feel ignored, and the planning process has so far failed to reflect the overwhelming local opposition.

Better Suited to Urban Areas

Large-scale developments such as this should be directed toward urban areas, where infrastructure, public transport, healthcare, employment, and schooling are already in place and designed to cope with population growth. Placing a housing estate in a rural village forces residents to commute longer distances to work, increasing reliance on cars and expanding their carbon footprint. If sustainability and climate concerns are truly being considered, then this development is entirely misplaced.

Community Opposition

The people of Langho are united in their opposition to this project. From young families to elderly residents, the message is clear: this development is unwelcome and inappropriate. The scale and scope of the proposed estate is entirely out of keeping with the size and needs of the village.

In conclusion, this development would be disastrous for Langho. It would place intolerable strain on local infrastructure, increase traffic and pollution, destroy vital green space and habitats, heighten the risk of flooding, and go against the wishes of nearly the entire village community. It is unsustainable, unnecessary, and should be firmly rejected.

Yours sincerely,

████████████████████

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 20 April 2025 22:30
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-707547143

[REDACTED]

[REDACTED]

[REDACTED]

[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: Dear Sir/Madam,

I am writing to unequivocally oppose the proposed development to the land off Longsight Rd Langho.

I have lived in Langho [REDACTED] and in that time there has been zero improvement to the local amenities in the area. We still have the same amount of schools, we have less doctors, we have less nurseries and we now also have fewer pubs/restaurants. However, in that time we have already seen huge expansions with housing developments at Petre and Northcote park, not to mention the developments at Old Langho, now there are proposals to place even greater pressure on the few services we have. Langho will be nearly doubled in size, where will these new residents attend GP appointments or go to school?

[REDACTED] close to the A59. When I was a child growing up I can remember playing football out on Chapel Lane with little concern for the traffic, a car would pass every so often but now I wouldn't even dream of letting [REDACTED] out there. The A59 is constant traffic as it is, road traffic accidents at the junction of Chapel Lane and Whitehalgh Lane are a common occurrence and as much as I can see there are zero traffic calming measures proposed with the new development (reduced speed limits/roundabouts). The extra 300 houses will place a pressure on a road which is already struggling to cope.

Having looked at the attached documentation on the planning development I have huge concerns with the EIA (Ecological Impact Assessment). In the assessment they are suggesting the new development will bring with it a 10% biodiversity net gain, which is absurd and quite frankly laughable. They are literally concreting over grasslands and removing mature trees. Having looked at Figure 2 on the BNG report it is quite clear that they are counting on ALL the new houses having a 'vegetated garden', I would assume they require this to meet the 10% BNG target. Let's hope none of the new residents would prefer a patio or artificial turf. It is impossible to see what improvements to the environment are made from this development, let alone 10%.

Other observations made on the EIA are to the lack of attention of watercourses and waterbodies. For

example, we have [REDACTED], which lies within the 250m buffer zone, NONE of these ponds are listed on figure 1 of the EIA which is particularly concerning considering one of these ponds is a thriving habitat for amphibians, including newts. In recent years work has been completed further downstream on Bushburn Brook to help improve the quality of the watercourse, such as tree planting and improving wetland areas. This good work will be at the very least negatively impacted by this development.

It is clear the majority of the work completed for the EIA was from a desktop and not out in the field. There seems to be little to no consideration for the actual impact the development would have on the local environment and/or watercourses post completion.

I look forward to hearing RVBC's councils decision and if approved, its reasonings.

Kind Regards,

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 20 April 2025 15:37
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-707482706

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0196

Address of Development: Area adjacent to the A59 in Langho.

Comments: I strongly object to this development on the grounds of wildlife habitation across the area of development with bats, owls and other protected species residing in the countryside area. There is also a massive problem with the number of cars using this area around the a59. This area already has problems with how busy this section of road already is. Langho also has very limited shops and amenities and the very small spar store already has limited parking. All this extra housing would make this a dangerous place where many elderly and children can be found.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 19 April 2025 21:54
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-707385047

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0196

Address of Development: Behind langho station

Comments: Dear goodness,,have we not enough developed fields! There's no infrastructure for the ones we have. The fields we walk on with our dogs, the delightful areas to breathe and enjoy the scenery, the wildlife is in danger, we who actually live here look after our environment, don't destroy what's left to us and our generations!
Say STOP NOW!

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 20 April 2025 19:38
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-707522709

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0196

Address of Development: Land of Longsight road, bounded by the railway, Northcote Park and farm

Comments: As a Langho resident, I strongly object to the proposals of building 300 residential homes on land off the A59 in Langho.

I don't believe that there has been a fair opportunity for residents to voice their concern over this proposal with only 150 Langho homes being addressed as part of the neighbour notification plan. For a proposal of this scale in which you state there are approx 900 existing homes in Langho, the target audience should have included all homes that will be impacted. Properties on York lane, Snodworth, Whinney lane and Midfield will have a direct issue with volume of traffic and noise.

The above mentioned roads / lanes are the most direct route for any car owner wishing to reach the M65 and M66 motorway network and beyond. These lanes are constantly in a poor state of repair with numerous potholes and accidents and that's with current levels of traffic. The proposal will put at least another 300 to 600 cars on this local network at peak times with the average household owning 2 cars.

These lanes are not designed for this increase in volume with the whole of Whitehalgh, Snodworth and York lane being bottlenecks as the lanes will not accommodate 2 cars at certain points. This is a bigger issue at school drop off times when parents currently double park along both side of the lower part of York lane, backing traffic up to the mini roundabout. In addition to this there are no pedestrian footpaths along any of the lanes with the exception of the lower and upper half of York lane. The proposal puts a significant risk of further accidents as the current residents of Langho regularly use these lanes for dog walking, horse riding and cycling.

Line of sight at the mini roundabout travelling up Whitehalgh is restricted looking right, and the same is reflected when travelling down York Lane, more volume will again increase the risk of accidents at these points due to the speed on Whalley Road, when the addition of 300 homes places more pressure on the local network.

There are serious concerns as to how proposals like this can be put to planning with no local infrastructure in place to support it. The 300 properties with 2 adults and average 2 children equates to an additional 1200 residents. The current 2 schools are over subscribed, which places more pressure on road networks at peak times for schools that are further afield. There are no doctors,

dentists within the area and Langho is currently supported by one convenience store, however there are several beauty / hair salons. Also socially the local community do not have access to a cafe or public house without a 2km walk on lanes previously mentioned which places people at risk.

The focus on the transport plan and the rail service is unlikely to ever be achieved. The trains are unreliable and often don't run 7 days a week, limited to 2 carriages mainly. The bus services through Langho are good, however placing the planned additional bus stops on the A59 will again further impact traffic flow.

A previous application for a cemetery opposite Northcote Park was refused with one of the reasons correctly being the concerns over the increase in traffic along the A59 and yet this application is being considered.

There is also a planned footpath exit direct onto Whitehalgh lane from the housing estate onto an unlit, lane with no footpath and a high volume of traffic. The application shows several speed bumps planned for this lane which don't take into account the conditions of the lane through the different seasons. In particular there have been several incidents (not all reported) whereby cars have slid into the hedgerows at either side of the lane, not due to speeding, but due to ice and snow which freezes due to the run off from all the adjacent fields. On top of this any vehicle in future coming up this lane will struggle with several speed bumps in the adverse conditions.

The site itself is one that supports an abundance of wildlife, which will forever be lost in an age when areas such as this should be protected.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 21 April 2025 23:26
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-707779282

[REDACTED]

[REDACTED]

[REDACTED]

[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 am writing to formally object to the proposed development of 300 new houses in Langho, as outlined in the current outline planning application. While I appreciate the need for new housing, I have serious concerns about the scale and impact of this development on our village.

1. Inadequate Infrastructure and Services

Langho does not currently have the infrastructure required to support such a substantial increase in population. Local healthcare services are already under pressure, school places are limited, and public transport provision is insufficient. This development would place an unsustainable burden on already stretched resources.

2. Environmental Impact

The proposed site is home to local wildlife and contributes significantly to the scenic, rural character of the area. Large-scale development would cause irreversible environmental damage, undermining the natural beauty and biodiversity that define Langho's scenic landscape.

3. Traffic and Road Safety Concerns

There would be a considerable impact on Longsight Road and Whitehalgh Lane, both of which are in close proximity to the proposed development. Whitehalgh Lane, in particular, is a narrow rural road that is not designed to accommodate construction traffic or the long-term increase in vehicle use. This raises serious concerns regarding pedestrian safety, increased congestion, and a higher risk of accidents. Noise pollution would also increase, further affecting residents' quality of life.

4. Community Safety and Wellbeing

A development of this scale risks changing the character of the village and may lead to an increase in crime and antisocial behaviour. This would have a direct effect on the sense of safety and cohesion within the community, and negatively impact residents' wellbeing.

In summary, the proposed development is not in keeping with the scale, infrastructure, or environmental considerations of Langho, and its approval would be to the detriment of both current

and future residents. For these reasons, I respectfully urge the planning authority to reject this application.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
14th April 2025

Ms. Kathryn Hughes
Planning Officer
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

Planning Application No. 3/2025/0196 - Erection of 300 new dwellings in Langho

Dear Ms Hughes

I wish to express my strong objections to the proposed planning application to build 300 homes along Whitehalgh Lane, Langho.

I wish it to be noted that I did not receive an official notification from Ribble Valley Borough Council (RVBC) informing me of the planning application and the deadline for raising concerns or objections, although I live on [REDACTED] and will be severely affected by this proposal

First and foremost I have grave concerns that the health and well being of my family and neighbours will be greatly affected.

I have been a resident of Langho [REDACTED] and the proposed development will have a significant impact

Please note the following:

The level of facilities and infrastructure in terms of roads, medical facilities and schools are totally inadequate to fully support the existing population let alone one that is dramatically increased in size. There are approximately 966 households in Langho, with a population of 2661. The construction of 300 houses will increase Langho dwellings and population by approximately 30%.

I am concerned that there are inadequate safe and level walking and cycling routes between the new development and the village. This will mean that the disabled, vulnerable and young will be placed at greater risk.

My overall concern is for the increased traffic on the A59 and the local roads, especially Whitehalgh Lane and the A666. It is very disappointing that the council have asked for traffic counts on Ribchester Road/Whalley Road but fail to implement one on Whitehalgh Lane. This should be a high priority as it is used as a 'rat run' already.

Whitehalgh Lane is single track in places, has no footpath for all but a few metres of its length at its southern end and contains several blind bends. It is already over-trafficked by residents using this as a main artery for those living in Brockhall and Old Langho residential

communities as well as traffic to the local schools.. The double mini roundabout at the top of Whitehalgh must also be reviewed. Air pollution concerns me greatly as the car fumes from the constant traffic going through Langho provides a severe health hazard for the local residents and passing school children..

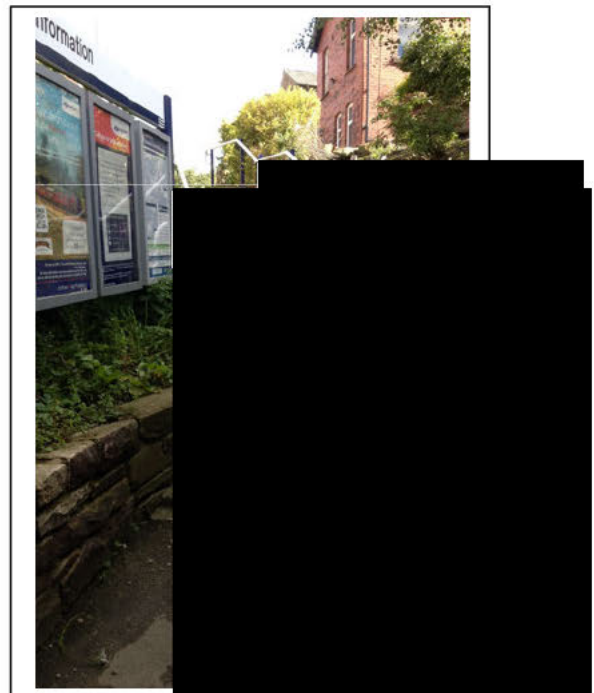
May I suggest the Planning and Transport Officers and Committees spend some time actually walking up and down Whitehalgh Lane, especially around rush hour and school time.. You will see how dangerous it can be.

In their Transport Statement it refers to supporting the reduction of a speed limit along Whitehalgh Lane. However, the plans include pedestrian and cycle access from the site onto Whitehalgh Lane. This is a very dangerous idea. The lane is extremely narrow and one way in places. There are often accidents along the lane, unfortunately many go unreported, although broken hedges and car debris are a common site. Crash data will not show the true figures.

The plans imply there is easy access to Langho Station and pedestrian access to the village. The footpath from the development will run beneath the railway line via a pedestrian underpass. However it totally ignores the severe limitations of this underpass and steps. Surely this is in breach of accessibility requirement guidelines? To base much of a travel plan, for example travel to local amenities, shops, schools, the train station and local bus routes on such discredited provision is a disgrace and naive in the extreme. This dark, dank and sometimes flooded underpass is just 1370mm wide and 1980mm high. The south end of this underpass has 19 steps to reach the level of the A666 Whalley Road. This route is totally unsuitable for the very young, elderly or those with any physical disability. Parents with prams face a very challenging obstacle.



The benefit of the dark, dank underpass.



A Langho resident with pram contemplates the 19 steps up to Whalley

The barrier referred to above will cause the majority of journeys to and from the new development to be by car. This will impose a heavier burden of traffic on the existing limited road network in Langho.

Many of the new car journeys will be associated with school runs which will exacerbate existing problems outside local schools and present an increased danger to children walking to and from these establishments.

Langho Station underpass has been linked to incidents of anti-social behaviour. It is likely that the combination of the underpass and the additional parking area may well become an area "for local youths to hang around". This may well result in an increase in social problems..

There are limited public transport links into Langho village. There is an hourly train service which suffers from over-crowding at peak periods and is often cancelled. As stated previously, the station is not useable to other than able bodied current or future residents. Bus route 22 stops on the A666. Again this would be unusable for the same reasons because of the station underpass.

Finally, the increased traffic on the A59 and the fact that people will be encouraged to make right hand turns from/to the estate across the fast flowing primary route will be a major road safety issue. The development of a woodland burial site (off Northcote Road) was refused planning permission solely on the grounds of its proximity to and its effect upon the A59 due to road safety concerns. The number of parked cars may well be in excess of 600 for the new residents, not to mention the extra cars parked at the station. This application should be rejected based upon the traffic safety and health issues alone.

I request the members of the Planning Committee reject this application for the proposed development.

Yours sincerely

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██████████

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 20 April 2025 07:33
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-707410540

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0196

Address of Development: Langho

Comments: This development is way too large, we only have two small schools, one grocery shop, no doctors facility, a very busy A59, other roads out of Langho are badly maintained ,the traffic pollution will massively increase, really poor train service with poor access and parking, you really do need to look at the overall needs of the residents already living here