

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 03 April 2025 19:22  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0196 FS-Case-702734994

[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:** Firstly, Whitehalgh Lane will become even more of a rat run with the potential of 300+cars roaring up and down...it is a lane NOT a main road. It has few passing places and dangerous in winter as not gritted.  
Secondly, the potential of over 1000 extra people without any infrastructure in place is going to be a disaster.  
Finally, this will affect our small, beautiful, green, rural village and our wildlife too.  
I think it would be a grave error of judgement by the Ribble Valley Council to allow this development to go ahead.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 03 April 2025 19:25  
**To:** Planning  
**Subject:** Planning Application Comments - 2/2025/0196 FS-Case-702738121

[REDACTED]

[REDACTED]

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[REDACTED]

**Planning Application Reference No.:** 2/2025/0196

**Address of Development:** Land off Longsight Road

**Comments:** Longsight Road already struggles with heavy congestion, especially during peak times. Introducing over 300 additional vehicles daily will only exacerbate this issue, raising serious concerns about road safety, traffic flow and pollution.

Local schools are currently at full capacity. With no clear plans to expand educational provision, where will the children from these new homes be expected to go?

Langho does not have a GP surgery, and surrounding practices are already operating at or near capacity. This development risks putting further pressure on already overstretched healthcare services.

Given these critical issues, this proposal simply does not make sense for our community.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 03 April 2025 19:37  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0196 FS-Case-702738961

[REDACTED]

[REDACTED]

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

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

**Comments:** I object to the building on this land, the traffic is chaos as it stands with the A59 being the main through road for ribble valley/clitheroe/leading to harrogate and beyond, more houses, with 1/2 cars entering will cause people to cut though side roads to by pass, endangering the roads/children playing, there is not enough schools/doctors/play areas to accomodate the number of houses/families, crime will increase as petty theives roam the streets now, so more opportunities for them, more litter and nature will be affected, animals grazing on the fields, wildlife forced out. Too many houses on this application.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 03 April 2025 20:11  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0196 FS-Case-702744954

[REDACTED]

[REDACTED]

[REDACTED]

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

**Address of Development:** Longsight road, Langho.

**Comments:** Greed over the green belt. Greed over nature. This development is not wanted and certainly not welcome. Where will the children go to school? Where will new residents get doctors appointments? The A59 is already congested.

A small Lancashire rural village does not need a development of circa 1 million pound properties. They won't work in local businesses, they won't join local associations, they won't contribute to our community. They will simply exist here and work elsewhere, shuffling in and out of the area in there Tesla's and range rovers. We will have lost more green space at the expense of people with no interest in the existing community.

When all of the trees are cut down and all of the wildlife has gone will all of the grifters in local government be happy? Yes! I suspect you will.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 03 April 2025 20:14  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0196 FS-Case-702739355

[REDACTED]

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

**Address of Development:** 370230 434438 (Grid reference)

**Comments:** Langho is a beautiful village that does not need more housing development, it will make Langho overcrowded, like Whalley, Barrow and Clitheroe already has been.

We are already short for school places, struggle for doctors and dentist appointments as it is, and only have a small Spar shop to get our groceries from.

Local areas such as Whalley have already been ruined with those from Manchester etc. that have bought the houses, causing trouble at night for the residents and businesses.

If you approve this application, it will only be for financial greed, ruining the village we love.

Please think HARD.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 03 April 2025 20:58  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0196 FS-Case-702756886

[REDACTED]

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

**Address of Development:** Longbridge Rd

**Comments:** The Ribble Valley is at capacity for new houses: we don't have the community resources to cope with the increased numbers of residents and our green fields are disappearing rapidly. Please protect our green spaces and village life before we simply become a solid housing strip joining Blackburn to Clitheroe.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 03 April 2025 21:43  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0196 FS-Case-702764476

[REDACTED]

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

**Address of Development:** Langho

**Comments:** Schools and doctors are all ready over subscribed, We cant allow this planning to go ahead without a thinking about the wellbeing of families already in the area! 300 houses could mean an extra 600 cars going through the village, 300+ extra children crammed into 3/4 schools which is impossible and 900 people needing a doctor/dentist in our full services already. Think about the people that have to live in the village not the people that live miles away and have nothing to do with our beautiful village.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 03 April 2025 23:10  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0196 FS-Case-702769965

[REDACTED]

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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:** Dear RVBC,

I would like to make comment to completely oppose this development in the interests of the local residents and community of Langho due to the following concerns:

**Scale:** the sheer scale of this development of 300 new dwellings will increase the household numbers of the village of Langho by at least a 3rd. According to google there are currently 966 households in the small village of langho and an increase of 300 more will equate to a minimum of 31% rise in the area of households (\*this figure excludes no. of people which could be far higher!). Based on this and without supporting infrastructure it is clear the top priority of this application is financial. This is incredibly concerning as the village will become overwhelmed and overdeveloped.

**Wildlife:** the site has a public walkway which has been utilised by the villagers for decades, as a means of exercise, leisure, dog walking and relaxation. The site offers beautiful views of the country side and supports a local eco system. Many animals thrive in harmony on the site including wild rabbits, native birds, insects and historic trees. Several horses also graze on the site and it offers tranquility to local residents who live adjacent, bordering the busy A59 longsight roads.

This site will wipe out access for wildlife, many wild animals and birds will undoubtedly suffer, residents will no longer have access to the beauty of the area as it will be over developed. Once grass lined paths with trees, birds and stunning views will be replaced by cars, bricks and concrete. Once lost, the natural beauty of the area can never be enjoyed again by locals and visitor's alike.

**Flooding:** The site will also increase risk of flooding, as the development on clay soil-prone to flooding reduces the number of fields able to soak up excess water. This has already become apparent on the nearby development of northcote park, where the road regularly floods. This development will only exacerbate this.

**Revenue:** langho is an area of beauty, a quaint village nestled under pendle hill and bordered with the popular tourist village of clitheroe. Over development of this site will make the area unappealing and less attractive to visitors to the ribble valley. Reducing revenue for local business, shops, hotels as people will go elsewhere.

The plans also mention that the site will help the council meet buildings quotas, again this completely lacks insight into the needs of the community.

Langho is a small village- 300 dwellings are not needed or wanted and there is very strong feeling about this within the community. Residents do not want where they live to be utilised to tick boxes for quotas. Large developments should be built close to city centre so that residents of such can easily get to work, school, travel etc. Langho completely lacks the infrastructure to support this development. There will be no extra school places, no extra gp or hospital appointments, local traffic and already long commutes will become heavier and longer.

Noise and pollution: the site buildings works will be too extensive, long in duration and noisy causing all manner of disruption to the area.

The noise from added traffic, pollution, residents etc will create environmental chaos.

Although it maybe thought a carpark is needed for the station it will unlikely be used by any of the residents living near the site. Having a car park close to residential dwellings is also not advisable, there is risk of added noise, rubbish, people loitering, children being knocked down, car theft/damage. It appears that a car park has been added on to 'sweeten the plans' to push the application through. The car park is actually too close to the neighbouring houses and playground which will cause added air pollution and noise.

The development will also reduce the house prices of all the properties neighbouring the site, as they will no longer benefit from the beautiful views of the fields and hills and trees. This will mean residents will

try to sell up and move out before

the site is built or they will sell at a loss. This could essential reduce revenues for rvbc but increase costs of added refuse, roads, lighting needed.

I have noticed already several for sale house signs bordering the site and I am seriously considering leaving the area myself if the development goes ahead.

People come to live in langho because it is simply beautiful, quiet, with fresh air and country views- this development will destroy that and if approved will make langho unrecognisable from its former but all too familiar as an overdeveloped concrete new build estate.

Langho should not be used to line the pockets of building companies, they dont care, they will take their money and run.

Rvbc has a responsibility to protect what is special about its villages and retain that for the good of the community.

I implore rvbc to please reject this application, as it is not wanted or needed in langho, the local community feel very strongly about this. Please make a stand with the people of langho.

Thank you

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 04 April 2025 01:17  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0196 FS-Case-702785308

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

**Address of Development:** longsight road Langho

**Comments:** Why are you considering more homes to be built in our overextended villages ? What was once field to walk, play and enjoy have given way to estates that local people cannot afford to buy into.

Our local doctors are at. capacity as are our schools. Multiple estates have been built on the promise of providing amenities. These NEVER happen.

Our beautiful villages are now almost nose to tail and approaching joining up with Clitheroe to become one. Effectively destroying our locality.

I urge RVBC not to approve this and subsequent large scale development from money driven companies.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 04 April 2025 02:16  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0196 FS-Case-702791384

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

**Address of Development:** Longsight road development

**Comments:** Billington and surrounding areas are already struggling to slow with the influx of houses-300 is unsustainable and devaluing the area.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 04 April 2025 08:37  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0196 FS-Case-702832389

[REDACTED]

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[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:** We do not have the infrastructure for 300 new dwellings in Langho. Our doctors, dentists & schools in the area are already full to capacity for the residents already living in Langho, Whalley, Billington. So where, pray tell are a these potential new families going to go to school, nursery & for medical care???

Whitehalgh Lane is a lovely NARROW country road with few passing points. All that extra traffic (300 extra cars) is going to cause absolute chaos on the roads around Langho!!!

The idea of sticking 300 new dwellings in Langho which ARE NOT WANTED OR NEEDED & THERE ISNT THE CAPACITY FOR hasn't been thought out in the slightest, all about money as usual!!

Not to mention that the fields where they are wanting to build these dwellings constantly floods, so what about all the issues its going to cause with drainage??!!

Stupid money making idea, that is going to cause all sorts of issues for the beautiful area of Langho & its CURRENT residents & SHOULD NOT BE ALLOWED TO GO AHEAD!!

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 04 April 2025 08:57  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0196 FS-Case-702840835

[REDACTED]

[REDACTED]

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

**Address of Development:** Land of Longsight Road Langho bounded by the railway. Northcote park and wild man's farm

**Comments:** My issue with the constant amount of new builds going up. Is that School Capacity are not being taken into consider. As before too long there will be too many children for the schools in the surrounding area to take on.

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 04 April 2025 09:04  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0196 FS-Case-702840998

[REDACTED]

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

**Address of Development:** Long site Road Langho

**Comments:** I oppose to the above planning permission.

On the grounds of the A59 network already being extremely busy. More houses means more cars and that section of the A59 up to the

Ribchester lights already causes a bottle neck every day!

Exiting out of Northcote Park is already extremely dangerous due to volume of traffic at busy times.

More importantly, Langho is a small village with no infrastructure to support another 300 families.

GP surgery is at capacity as are local schools.