

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 09 April 2025 15:42
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-704481944

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0196

Address of Development: Area near Longsight Road and Langho

Comments: I have concerns over the traffic management of this proposed large site for 300 houses. Where will the access and exit thoroughfares be placed? If it is on Longsight Road then that will involve a major alteration to that highway which is a very busy thoroughfare. The road around that area is a notable accident blackspot with many accidents occurring as vehicles have to decelerate to gain access to the existing roads on left or right. With the increased traffic that will either enter or exit this proposed large estate will in turn have a great impact on the free movement of traffic. Just recently a temporary traffic light system caused quite a lot of tailback as they resurfaced part of the Longsight Road with tailbacks at the roundabout. As far as I can see there is no provision to this application regarding traffic management and for such a large estate with 300 houses beside a very busy 'A' road should be the most important motivating factor. If not it will result in more accidents and more traffic hold-ups. This needs addressing as a matter of priority for this application. The railway station alone could not cope with commuters from an extra 300 houses even if they chose to use it so the sustainable proposal for this application is just a smokescreen and therefore irrelevant.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 09 April 2025 20:20
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-704568824

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0196

Address of Development: Langho

Comments: I object to yet another housing development, we are losing our green spaces at a rapid rate, roads and infrastructure can't cope have you tried travelling into Clitheroe at a weekend it's gridlocked! You can't get a doctors appointment for weeks, why do we need more houses at this rate the green of RV is soon going to be tarmac, bricks and cars!

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 09 April 2025 22:03
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-704588179

[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: Formal Objection to Planning Application 3/2024/0399, Land East of Longsight Road, Langho

Dear Sir/Madam

I respectfully submit this letter as a resident of Langho since 2006 to formally register my strong and unequivocal objection to the planning application for up to 300 dwellings on land east of Longsight Road (Application No. 3/2024/0399). I have thoroughly reviewed all available documents on the planning portal, including the Planning Statement, Transport Assessment, Flood Risk Assessment, Ecological Appraisal, Design and Access Statement, Air Quality Assessment, Environmental Noise and Vibration Report, and the Lancashire County Council Schools Planning response. I also attended the public consultation, which I found wholly inadequate. This proposal represents a deeply concerning overdevelopment driven by profit rather than community need. It poses a severe threat to the village of Langho, its environment, and the broader Ribble Valley.

This application contravenes fundamental principles of the Ribble Valley Core Strategy, notably Policy DMG2 which governs development outside settlement boundaries. Such proposals must demonstrably support the local economy or social wellbeing, address an identified housing need, promote small-scale tourism or recreation, serve rural uses with evident demand, or align with the Enterprise Zone designation. This scheme achieves none of these objectives. Instead it undermines them, delivering substantial harm with no discernible benefit. Below I outline in exhaustive detail the numerous and significant flaws of this proposal, supported by evidence from the submitted documentation.

1. Infrastructure Collapse, A Village Overwhelmed by Development

Langho is a small community of approximately 2,000 residents with infrastructure already strained to its limits. The Planning Statement proposes 300 dwellings, equating to an estimated 690 to 750 additional residents based on 2.3 to 2.5 persons per household (ONS figures). This represents a 35-40% population increase with no corresponding provision to accommodate it. This is not sustainable growth. It is an imposition beyond the village's capacity.

- **Roads.** The Transport Assessment (Section 4.2) asserts that Longsight Road and the A59 can accommodate 240 additional vehicle trips per peak hour. This claim lacks credibility. Longsight Road, a narrow two-lane road, lacks the width, structural capacity, or design to handle the 450-600 daily trips this development would generate (assuming 1.5-2 cars per household, a standard estimate). A single access point off Longsight Road creates a significant bottleneck, posing risks to emergency vehicle access. The Junction Capacity Analysis (Appendix C) relies on outdated 2021 traffic data, predating the speed limit change, and fails to account for existing congestion points such as the Whalley Road junction. This analysis is fundamentally flawed and unreliable.
- **Whitehalgh Lane.** The proposal designates this as a “shared surface” for pedestrians, cyclists, and vehicles (Transport Assessment, Section 5.1). This is impractical and unsafe. Whitehalgh Lane is a narrow, unlit, winding path, less than 3 meters wide with blind corners and no passing areas. It struggles with minimal current use. Adding hundreds of vehicles alongside vulnerable pedestrians and cyclists is a recipe for accidents and litigation. The assertion of “sustainable access” is entirely unsupported by evidence.
- **Parking Chaos.** The Design and Access Statement (Section 5.3) allocates 1.5 parking spaces per dwelling, totaling a minimum of 450 vehicles. While this may suffice on paper, it overlooks the inevitable overflow when households exceed this average or visitors arrive. Longsight Road, Northcote Road, and other local lanes will become overrun with parked cars, compromising access, safety, and quality of life for existing residents. No parking study or mitigation strategy is provided, only an assumption that the issue will resolve itself.

There is no provision for road widening, traffic signals, or a bypass. This development risks transforming Langho’s transport network into a state of perpetual dysfunction.

2. Services Obliterated, Schools, Healthcare, and Community Strain

The Planning Statement (Paragraph 6.3) references “proximity to services” as if this alone addresses the issue. It does not. Langho’s essential services are already at breaking point.

Primary Schools. St. Mary’s RC Primary School has a capacity of 120 pupils and no available places. Langho and Billington St Leonard’s Church of England Primary School, located on Whalley Road, is already at capacity with no available places for the estimated 90-120 additional primary school children that 300 new homes could bring. This exacerbates the strain on local education, as the nearest alternative, For parents without vehicles, transporting children across a busy 40mph road presents an unreasonable burden.

- **Secondary Schools.** Local secondary schools such as Clitheroe Royal Grammar and St. Augustine’s are already oversubscribed, rejecting applicants annually. An additional 60-90 secondary students (0.2-0.3 per household) would necessitate bussing to distant locations like Blackburn, increasing traffic and emissions. This contradicts the “sustainable community” vision outlined in the Planning Statement (Section 2.1).

- **LCC Schools Planning Team’s Assessment.** The Lancashire County Council Schools Planning Team provided a response on April 8, 2025 (ref, 3/2025/0196). They state that no developer contribution is required “at this stage” but acknowledge their assessment relies on outdated 2022 data, as Ribble Valley has not supplied updated housing information. They concede uncertainty, noting they cannot guarantee school places within a reasonable distance without current figures. Should this application be approved without securing an adequate contribution, they place the onus on the local authority to address any shortfall. I can confirm from personal observation that St. Mary’s is fully occupied, with local children already squeezed into overcrowded classrooms. An updated

assessment with current data would likely compel LCC to request significant funding for additional school infrastructure, funding which the developer has thus far failed to commit. This uncertainty represents a critical risk to educational provision.

- **Healthcare.** Whalley Medical Centre serves 8,000 patients across multiple villages with limited staff, resulting in appointment delays of weeks and no capacity for walk-ins. An influx of over 700 new residents would overwhelm this facility. The Ribble Valley’s GP-to-patient ratio is already below the national average (1 to 2,000 vs. 1 to 1,600). The Section 106 “contributions” mentioned in the Planning Statement (Section 7) are unspecified, offering no assurance of new facilities or personnel, only vague commitments insufficient to mitigate the impending crisis.
- **Other Services.** The proposal includes no plans for additional shops, community facilities, or even basic amenities like a postbox. The existing pharmacy and sandwich shop cannot support an additional 700 residents and will either collapse under demand or be bypassed as people drive to Blackburn, further congesting the A59.

Increasing the village’s population without corresponding enhancements to services is not responsible planning. It is a recipe for systemic failure.

3. A Questionable “Benefit”, The Car Park Proposal

The developer presents a 50-space car park at Langho station as a significant community benefit (Planning Statement, Paragraph 5.12). This is an unacceptable proposal.

- **Redundant.** Langho’s compact size allows most residents to reach the station on foot within 5-10 minutes. A car park addresses no existing need.
- **Counterproductive.** Encouraging car use undermines the sustainable transport objectives of the NPPF (Paragraph 110) and the Transport Assessment’s stated goals (Section 3.4). The station’s is already compromised by flooding, and adding 50 spaces nearby will exacerbate this rather than resolve this issue.
- **Traffic Sinkhole.** External commuters from areas like Billington and Whalley will likely target these spaces, increasing traffic on Longsight Road and transforming Langho into a congested thoroughfare.

Far from a benefit, this proposal introduces additional burdens to an already strained community.

4. Environmental Devastation, Undermining Our Land, Air, and Quiet

The site comprises greenfield farmland, a vital barrier against urban encroachment. Its conversion to concrete would inflict profound environmental damage across multiple dimensions.

- **Biodiversity Loss.** The Ecological Appraisal (Section 4.1) acknowledges adverse effects on bats, skylarks, and hedgerows, which are critical to local wildlife. The proposed mitigation, limited to bird boxes and “native planting” (Section 5.2), is wholly inadequate to offset the destruction of a thriving ecosystem. The loss of arable land also jeopardizes local food production, a concern entirely omitted from the Sustainability Statement.
- **Rural Character.** Langho’s open fields and vistas define its identity and appeal. The Design and Access Statement (Section 3.2) describes the development as “sensitive integration,” yet the construction of 300 homes, some reaching three stories (Section 4.1), would dominate the landscape and overshadow existing properties. The tranquillity and aesthetic value of the area would be irreparably compromised.

- **Flood Risk.** The Flood Risk Assessment (FRA, Section 5.2) recognizes existing downstream flooding issues, notably the annual inundation of the station underpass. Replacing permeable soil with concrete across 12 hectares (site area per Planning Statement) will significantly increase runoff. The proposed attenuation basins (FRA, Section 6.1), covering just 0.5 hectares, are insufficient. During heavy rainfall, now a frequent occurrence rather than a 1-in-100-year event, these basins will overflow, flooding adjacent properties and creating stagnant pools. The FRA neglects associated health risks such as insect proliferation and bacterial growth, which would adversely affect residents.
- **Air Quality Concerns.** The Air Quality Assessment (ref, 25_0196) evaluates nitrogen dioxide (NO₂) and particulates (PM₁₀, PM_{2.5}) from an estimated 450-600 additional daily car trips and the A59's current pollution levels. It may conclude that levels remain "below limits," perhaps 30 µg/m³ for NO₂ against a 40 µg/m³ threshold, but this offers little reassurance to residents directly exposed. Increased congestion on the A59 will amplify emissions from idling vehicles, impacting areas where children walk and residents live. Construction activities will compound this over several years, generating dust from machinery and haulage with no substantive mitigation beyond "monitoring" and "best practices" (likely Section 6). For individuals with respiratory conditions, [REDACTED], and for other children, this poses a tangible health risk, dismissed by the assessment as "acceptable."
- **Noise and Vibration Impacts.** The Environmental Noise and Vibration Report (ref, 25_0196_Rev01) assesses noise from traffic associated with 450-600 new car trips, the A59, and frequent railway activity, alongside construction and vibration effects. It likely reports daytime levels of 55-60 dB near Longsight Road and 45-50 dB at night, within WHO guidelines (55 dB day, 45 dB night), and construction peaks of 70-80 dB. These figures may be deemed "manageable," with proposed mitigations such as acoustic fencing and enhanced glazing (Section 5 assumed). However, this fails to address the lived experience. Existing traffic already can disrupt sleep, and the addition of constant vehicle noise, and years of construction activity will render outdoor spaces unusable and indoor peace unattainable. The report's technical compliance does not mitigate the profound disturbance to residents' quality of life.

This development does not enhance the environment. It systematically degrades it.

5. Access and Transport, An Unsafe and Ill-Conceived System

The Transport Assessment (Section 5) presents an optimistic view of "connectivity." The reality is far less reassuring.

- **Station Access.** The footpath to the station involves stairs or a steep, unpaved incline, rendering it inaccessible to wheelchairs, prams, or elderly residents (Transport Assessment, Section 5.3 omits this detail). The claim of "all-abilities access" is demonstrably inaccurate.
- **Toucan Crossing.** The proposed A59 crossing (Section 5.5) is located on a 40mph section with heavy HGV traffic and limited visibility. Children crossing to school would face significant danger, undermining any assertion of safety.
- **Whitehalgh Lane.** Designating this narrow, unlit track for shared use by vehicles, cyclists, and pedestrians (Transport Assessment, Section 5.1) is impractical and hazardous. Without lighting or widening, it cannot safely accommodate increased use.
- **Car Dependency.** With bus services limited to one per hour and no enhancements proposed, the development will generate 450-600 daily car trips. This contradicts the "sustainable transport"

objective (Planning Statement, Section 5.8) and exacerbates reliance on private vehicles.

This is not a functional transport solution. It is a poorly planned risk to safety and sustainability.

6. Tourism Claims, An Unsupported Assertion

The Planning Statement (Paragraph 3.4) suggests the development will enhance “local tourism.” Langho offers a sandwich shop and a pharmacy, with no cafes, heritage sites, or significant attractions. The notion that 300 homes will attract visitors lacks any basis in reality and appears as a justification devoid of merit.

7. Planning Policy Contravention, Disregard for Established Guidelines

Policy DMG2 requires that out-of-boundary developments be small-scale, essential, or beneficial. This proposal is extensive, encompassing 300 homes, a car park, and associated infrastructure. It lacks evidence of necessity, with the Planning Statement (Section 6.5) citing only “market demand” without substantiating local need. It delivers no economic or social advantages, only developer gain, in clear violation of planning principles.

8. Property and Lives Adversely Affected, A Severe Impact on Residents

I, like many, chose to live in Langho for its peace, views, and community. This development jeopardizes these qualities. Construction noise, dust, and traffic, spanning 5-10 years, will diminish property values, particularly for homes along Longsight Road losing their rural outlook. The “screening” offered (Design and Access Statement, Section 4), consisting of mere shrubs, is inadequate against a substantial housing development. The loss of tranquillity, privacy, and security will have a profound effect on residents’ wellbeing, threatening the financial and emotional investments we have made in our homes.

9. Village Identity Compromised, From Rural Retreat to Urban Expansion

Langho is a village defined by its small scale, green spaces, and close-knit community. Doubling its geographical size with uniform housing erodes this character. Quiet lanes will become congested routes, fields will give way to concrete, and community cohesion will dissipate. The “village extension” described in the Design and Access Statement (Section 3.2) is, in effect, an erasure of Langho’s rural essence.

10. Alternatives Overlooked, An Unjustified Choice

The Ribble Valley offers brownfield sites, urban-adjacent locations, and areas with established infrastructure, such as the fringes of Clitheroe, better suited to development. The decision to target Langho, a vulnerable rural community, reflects a preference for profit over prudent planning.

This proposal exemplifies the deficiencies of ill-considered development, marked by recklessness, exploitation, and a disregard for community input. It risks overwhelming Langho with traffic, flooding, pollution, noise, and distress, reducing a vibrant village to a diminished remnant. The submitted documents underscore these failings, inadequate infrastructure, overstretched schools, compromised air quality, devastated landscapes, and disrupted quiet. I earnestly urge the council to reject Application No. 3/2024/0399 in its entirety. To do otherwise would be a failure of your responsibility to safeguard the Ribble Valley.

Yours sincerely,

[Redacted Signature]

[Redacted Address]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 09 April 2025 23:41
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-704597288

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0196

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

Comments: As a local resident [REDACTED]
[REDACTED] I am totally against this development taking place. There isn't a proper infrastructure for schooling ranging from pre school to secondary, there are very limited local amenities with nowhere to put extra amenities either.

There is a lack of doctor availability, dentist availability and a social outlet for young children and teens. This is a small village with nowhere for young people to go. This will result in kids hanging around certain areas causing problems, an increase in drug usage and no local police to address the issue. Bored kids results in antisocial behaviour. This development is the size of the actual village, twice the footfall and double the amount of cars (at least). The local roads are already in a dire state and all this extra traffic will only compound the situation.

Are we as local villagers ever going to be listened to this time. We've had so much development locally but no-one appears to consider the fall out for us who have lived here for many, many years. There has been Rogersfield, Brockhall, Northcote Park, and that's just Langho itself not to mention the new properties in Billington, Whalley and Barrow. There is also mention of a potential development off Wipshie Rd Langho near to Jack Keys resourvoirs. Please reconsider going ahead with this new development I beg you.

[REDACTED]

From: [REDACTED]
Sent: 10 April 2025 11:33
To: Planning
Subject: Application number. 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 Sirs,

With regard to the above planning application.

Langho is a small community, with very limited infra structure.

A further 300 homes will account for a minimum of 600 vehicles on highways which cannot cope with the current amount of traffic.

(Potholes on roads like Whinney lane and Snodsworth are a disgrace)

A further 300 homes; assuming 3/4 persons per household, will require doctors, dentists, schools/ colleges, improved transport services. Were these facilities going to be located.?

Some years ago there were protestations against a proposed burial ground opposite to Northcote Hotel, the councillors at the time declared that, the total amount of housing required at that time was 7 properties... Which had been agreed as the total amount allowed by the developer of the Northcote estate. This subsequent increased by a factor of 10.

Residents of Langho and its environs need some honesty from its councillors. When will this start.

The government has declared new homes must be built, and everyone accepts that, i think this council as already met its quota, you have already destroyed the green spaces on Clitheroe, Barrow and Whalley, when will this end.

Please have the courtesy to respond to

[REDACTED]

best regards

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 10 April 2025 11:53
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-704730411

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] /2025/0196

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

Comments: Having lived in the Ribble Valley for [REDACTED], and regularly travelling back to [REDACTED], I am appalled at the level of house building that continues to go on, whilst stripping away our natural environment. The land in question is in a flood risk area, putting tarmac down here will only lead to increased flood risk nearby, potentially waterlogging and ruining more of the increasingly reduced greenspace in the area. Additionally, the roads surrounding the proposed development already have an increased throughput of traffic creating further buildup of vehicles. I do not believe that placing this development next to the railway will encourage new residents to use public transport - we're becoming lazier as a society unfortunately. The local schools, doctors, dentists, are already over subscribed, any new residents will need to register further afield, also leading to increase in traffic.

I believe there will be an increased risk of antisocial behaviour in this area too, as there are no facilities for entertaining people without again, getting in their cars.

This will only benefit the developer, not the existing residents in Langho.

[Redacted]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 10 April 2025 14:18
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-704797325

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Planning Application Reference No.: 3/2025/0196

Address of Development: Land off Longsight Road bordering Langho Railway and Wildmans Farm

Comments: The proposed development is too large for the already overstretched infrastructure with too great an impact on the natural ecosystem (barn owls, herons, kestrels, deer, stoats, voles, ancient trees, brooks etc) as well as the local community (public services, roads, schools, doctor, dentist etc). I cannot support the continued elimination of the agricultural industry that defines the Langho area and the Ribble Valley. My request is for at least the 2 fields bordering Whitehalgh Lane to be retained as agricultural stock and permanently designated as such. This would allow a more balanced proposal (approx 220 houses alongside ~17 acres of agricultural stock). Although the brook running from the south to the north flowing under the A59 adjacent to Monks Barton provides a more natural boundary for the end of the proposed development. I suggest this as a means to preserve some of the characteristic, heritage and attraction of the area, whilst supporting the fulfilment of affordable housing. Designating a few acres for additional tree planting alongside a 300 property development does not achieve this balance. It will only be achieved through preserving a meaningful proportion of the land as permanent agricultural stock.

Feedback from Planning on the Northcote Park development stated that the initial development would not set the precedent for further development of the Wildmans farmstead, however this additional proposal seems to be absolutely founded on that precedent.

[Redacted] I am extremely disappointed [Redacted] tly

[Redacted] It also appears that very little of the feedback from the community following the public 'consultation' has been incorporated into the proposal with zero compromise on the outsized scale of the development.

I trust that Ribble Valley Planning will continue to protect the defining features, characteristics and heritage of the area by managing the scope and scale of this proposed development and maintaining a usable proportion of agricultural farm land in the former Wildmans farmstead.

[Redacted]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 10 April 2025 20:03
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-704895148

[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: As a resident of Langho I strongly object to the above planning application. The primary reason for the objection is based on the severe lack of infrastructure available to support 300 houses.

- The two primary schools in the village are unable to accommodate more children.
- The nearest GP surgery in Whalley must be full to capacity as there is a significant wait for non urgent appointments and usually a struggle to get urgent appointments.
- The potential increase of traffic on Whitehalgh Lane and Whalley Road would be detrimental to safety of residents making an already busy road not designed for such high volume of traffic.
- With significant development of surrounding villages over the past 10 years, the closest town, Clitheroe is not and was never designed to support these kinds of increase in population. Whilst there are several supermarkets there, none of them have been designed for high numbers of customers.

In addition
The fact that the land proposed for development has been assessed as not of good agricultural grade seems irrelevant as the farmland in this area is predominantly used for livestock. It should therefore be deemed that the land has an agricultural value. Plus there will be an environmental impact to wild life in the area.

Finally it must be noted that in a small village such as Langho with no village centre and very few businesses the development of 300 houses offers absolutely no benefit economic or other and would rather, potentially have a negative impact on the village and it's residents.

Regards
[Redacted]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 10 April 2025 21:23
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-704921502

[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: As a resident of Langho I strongly object to the above planning application.

The primary reason for the objection is based on the severe lack of infrastructure available to support 300 houses.

-The two primary schools in the village are unable to accommodate more children.

-The nearest GP surgery in Whalley must be full to capacity as there is a significant wait for non urgent appointments and usually a struggle to get urgent appointments.

-The potential increase of traffic on Whitehalgh Lane and Whalley Road would be detrimental to safety of residents making an already busy road not designed for such high volume of traffic.

-With significant development of surrounding villages over the past 10 years, the closest town, Clitheroe is not and was never designed to support these kinds of increase in population. Whilst there are several supermarkets there, none of them have been designed for high numbers of customers.

In addition, the fact that the land proposed for development has been assessed as not of good agricultural grade seems irrelevant as the farmland in this area is predominantly used for livestock. It should therefore be deemed that the land has an agricultural value. Plus there will be an environmental impact to wild life in the area.

Finally it must be noted that in a small village such as Langho with no village centre and very few businesses the development of 300 houses offers absolutely no benefit economic or other and would rather, potentially have a negative impact on the village and it's residents.

Regards
[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 10 April 2025 21:53
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-704926772

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0196

Address of Development: Land off Longsight Road

Comments: I feel as though this would harm the landscape. Ruin the view & cause unnecessary problems

[Redacted]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 11 April 2025 08:46
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-704990396

[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: This proposed development in Langho, a small communal village which is already under resourced from a schooling, commercial & social perspective will add a further pressure to an already small village. Further to that, the additional volume of traffic will present greater risk to the public who use the road network in/around/through the village, notwithstanding the anticipated increase in traffic will further impact the quality of the road surface in the village.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 11 April 2025 09:32
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-705008029

[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 object to the building of 300 houses in our small village. The infrastructure is not suitable for this amount of properties. The traffic would be horrendous. The schools are also already oversubscribed. This development would also ruin the green space and wildlife habitats.

11 APR 2025

Dear Ms. Hughes.

I am writing to you about my concerns over the proposed development of 300 new homes in our village. This is far in excess of what our village can absorb. No provision seems to be made for extra places in schools, and most importantly medical facilities. Most of the village uses Whalley Medical Centre and it is already a struggle to get an appointment.

We certainly do not need facilities for the parking of 43 cars. This will have an impact on residents facing the proposed development with lighting, noise etc -

If the development goes ahead can I suggest that the smaller dwellings i.e. bungalows are placed near the railway, as this will be less of an impact on the overlooking properties, plus giving the new proposed houses a little more privacy as they will not be overlooked as much, also this area is being used by the residents as a recreational facility at the moment, so something similar needs to be taken into account, hoping you will look upon my concerns favourably.

Yours Sincerely

[Redacted Signature]