

[REDACTED]

From: [REDACTED]
Sent: 04 April 2025 11:00
To: Planning
Subject: Application 3/2025/0196 - Objection

 **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,

OBJECTION to planning

Application 3/2025/0196

Objection on grounds of TOO MUCH traffic in the Ribble Valley and the A59.

Access from A59 onto the proposed site will be hazardous, even though the report says otherwise. Will there be amendments to the road where Chapel Lane meets the A59? Over the years it has become an increasingly treacherous junction. This development will add more traffic onto this junction.

--

Kind Regards

[REDACTED]
Langho resident

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 04 April 2025 16:30
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-703047400

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2025/0196

Address of Development: Longsight rd

Comments: I think this is great news for the local community, we desperately need more local housing stock and I fully support this application

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 04 April 2025 19:07
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-703082253

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2025/0196

Address of Development: Land off Longsight road Langho - bounded by Railway, Northcote Park and Wildmans Farm

Comments: I would like to formally appose the application as the area does not have the infrastructure (no doctors, dentist, main school etc) in place for 300 houses. The A59 is very very busy and is already very difficult to access from Northcote Park already, without additional house - 300 houses could be 600-900 additional vehicles trying to access A59

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 04 April 2025 23:27
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-703116092

[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:

To:
Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

RE: Objection to Planning Application for 300 Dwellings in Langho

Dear Sir/Madam,

I am writing to register my strong objection to the proposed development of 300 dwellings in the village of Langho. The proposal is inappropriate, unsustainable, and deeply damaging to the character, environment, and community of the area.

1. Disproportionate Scale and Overdevelopment

Langho is a small rural village, and this development would drastically alter its scale and character. An additional 300 homes would increase the number of dwellings in the village by approximately one-third — a scale of growth that is entirely unsuited to a village of this size. It would overwhelm the existing infrastructure and result in unsustainable urbanisation, eroding the very identity of Langho and the wider Ribble Valley.

2. Style and Design Out of Keeping with the Local Area

The proposed development does not reflect the architectural character, building materials, or layout typical of Langho or other Ribble Valley villages. It risks introducing a generic suburban style that would be out of place and visually jarring in a historic and rural setting.

3. Strain on Infrastructure and Services

Local infrastructure is already under pressure. Schools, GP surgeries, and public transport services are limited and will not cope with the sudden increase in population. The proposal fails to address how these vital services will be supported or expanded.

4. Traffic, Road Safety and Longer Commutes

The roads in and around Langho, particularly Whalley Road and the routes near the train station, are already congested. An influx of vehicles from such a large development would significantly increase traffic, posing danger to pedestrians and cyclists and making commutes longer and more stressful. Emergency services access could also be compromised.

5. Environmental and Biodiversity Impact

The proposed site is home to mature and historical oak trees, along with wild rabbits, numerous bird species, and diverse insect life. In addition, horses currently graze on the fields, further reflecting the rural, agricultural nature of the land. These animals and habitats are vital for local biodiversity and community character. Destroying this environment would cause irreversible harm to wildlife and damage the area's ecological and cultural heritage.

6. Noise, Visual and Air Pollution

This development would introduce significant noise pollution, not only during construction but long-term from increased traffic and human activity. Visual pollution would also be substantial, with the loss of open green fields replaced by dense, modern housing. Additionally, air quality would deteriorate due to increased vehicle emissions and the removal of open green space that helps absorb pollution — all of which impacts residents' health and wellbeing.

7. Loss of Recreational Fields and Countryside Views

The fields marked for development are widely used by the community for dog walking, outdoor exercise, and general recreation. This open space is essential for physical and mental wellbeing and is one of the few remaining accessible green spaces in the area. The views of the surrounding countryside are part of Langho's identity and appeal — all of which would be lost under this plan.

8. Reduction in Property Values and Resident Turnover

Many residents chose Langho for its rural setting, tranquillity, and open views. This development will not only reduce local house prices but could drive existing residents to leave, leading to a breakdown of community cohesion and continuity.

9. Inadequate Community Consultation

A development of this scale requires thorough, transparent consultation with those who will be affected. Residents feel that their concerns have been dismissed or ignored, and that proper community engagement has not taken place.

10. Unnecessary Car Park

The inclusion of a new car park is unwarranted. Langho already has sufficient parking provision. The loss of green space for a facility that is not needed is short-sighted and environmentally irresponsible.

11. Use of Public Footpath for Access

The proposal to build access routes through an existing public footpath is completely unacceptable. This footpath is used daily by residents and is a vital community asset. Its loss would negatively impact walkability, public health, and local tradition.

12. Profit Over People – Developer Motives

There is understandable concern that this development is being pushed by large building companies whose primary goal is financial profit, not community wellbeing. These companies often leave local authorities and residents to deal with the long-term consequences. Langho deserves thoughtful planning that puts people and place before profit margins.

13. Increased Tax Burden and Pressure on Local Services

The scale of this development will put significant pressure on council services, including road maintenance, refuse collection, and street lighting. There are serious concerns that local taxes will increase to cover the cost of servicing the expanded population — a burden that existing residents should not be forced to bear.

14. Responsibility of the Council and Community Opposition

It is the responsibility of Ribble Valley Borough Council to act in the best interests of its residents and to preserve the unique rural identity of its villages. The local community feels very strongly about this issue. There is widespread and passionate opposition to this proposal, and it is vital that the voices of local people are heard and respected in the planning process.

In conclusion, this proposal is incompatible with the needs, character, and environment of Langho. I respectfully urge the planning committee to reject this application and protect the integrity and sustainability of the Ribble Valley.

Yours faithfully,



[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 05 April 2025 06:39
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-703135490

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2025/0196

Address of Development: Land off long sight road Langho, bounded by the railway, northcote park and wildman's farm

Comments: Langho is a small village and is not capable of housing another 300 houses. The local schools and doctors are already at full capacity with large waiting lists to get a place and appointment. The road network is not fit for another 300 houses. The amount of accidents on the A59 without the houses is high and this will only increase this, making the road more dangerous.

[REDACTED]

From: [REDACTED]
Sent: 05 April 2025 12:36
To: Planning
Subject: Planning Application 3/2025/0196

 **External Email**

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

Hi,

I am emailing in response to the recent planning permission notice behind Langho railway station.

I want to share my concerns for the pressure 300 houses would put on already stretched local services. The local doctors surgery Whalley Medical Centre is already, in my opinion, dangerously over subscribed. When I need a blood test the waiting time is 3 or more weeks. If all the houses only had two occupants (which is unlikely) that is 600 people who will need to register at Whalley Medical Centre, without any investment into local medical care I am worried people will not get the help they are entitled to in time. Building work is already taking place on the outskirts of Whalley, investment in the housing sector alone is a fools errand as all the people who move into these houses will need to access local services.

[REDACTED], [REDACTED], and I can only imagine the capacity of the two local primary schools and the local secondary schools at this time, yet alone with the introduction of at least 150 children.

Finally the Spar in the village is overpriced and understocked. It is not a viable shop for a village, yet alone with the introduction of 300 dwellings.

I understand housing is needed but there is no other investment for the community, we don't need car parking spaces for the train station more than a doctors surgery and a some green space. I imagine I am not the only person who feels this way. I do not object to the housing being built, I do object to there being no investment in local infrastructure.

Regards,
[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 05 April 2025 13:32
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-703207483

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2025/0196

Address of Development: Longsight Road, Langho

Comments: Unbelievable.... The infrastructure just cannot take any more houses... Doctors, schools, dentists are all absolutely full to the brim. I am the business manager at a local school... We have no room for extra children... Is another back hander on the cards to make this application approved along promises of new schools and doctors.... Utterly disgusting. These home builders are lining their own pockets and ruining the lives of local people who have lived here always. Totally and utterly disagree with this application.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 05 April 2025 23:59
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-703287411

[REDACTED]

Address:

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0196

Address of Development: Northcote

Comments: I can not see how there can be any further houses in our area built without adding infrastructure such as schools and doctors. 300 houses could potentially lead to 2 adults plus 2 children per property, 2 cars per property using an already deteriorating, inadequate road infrastructure. Our area is already at breaking point and extra housing is not the answer.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 06 April 2025 08:42
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-703318357

[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: How will the doctors and svhools cope with a potential 1200 extra patients? We know that this is a done deal and we cannot influence any decision on this. The amoubt of building works undertaken in the Ribble Valley is ridiculous and it is still continuing. It wont be a green valley anymore but a concrete jungle. Before anymore houses are built, doctors surgeries and schools need to be built. More green areas are being destroyed

[REDACTED]

From: [REDACTED]
Sent: 06 April 2025 19:35
To: Planning
Subject: Planning Application Number: 3/2025/0196 - Objection

⚠ 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.

FAO: Kathryn Hughes

With regard to the above planning application for the proposed building of up to 300 new houses in the fields adjacent to the railway line in Langho, we would like to strongly raise our objections due to the following concerns:

1. The A59 is a seriously busy single carriage 60 mph speed limit road and we feel this would get much more busy and potentially dangerous, even given the proposed reduced limit the prospectors were suggesting. Realistically, 300 houses would more than likely equate to circa 600 extra vehicles.
2. Whitehalgh Lane is also a busy thoroughfare for a country lane and in the 4 years we have lived there (we live just off the A59, adjacent to Whitehalgh Lane) there have been 5 cars veered off the lane and into the field due to dangerous driving (said field is earmarked as a bio net gain area). The additional cars will almost certainly add to the busy traffic on Whitehalgh Lane and we feel this potentially could lead to an increased likelihood of accidents.
3. There is a diverse habitat of wildlife in the fields earmarked for development, including protected species. We feel this is incredibly damaging to a thriving wildlife population and ultimately will result in a breakdown of a complex ecosystem.
4. Facilities including doctors and dental surgeries are already at capacity and difficult to obtain appointments. Should planning permission be granted, this will no doubt increase difficulties in services to an already overwhelmed system. We suspect the same concerns will apply to local schools.
5. [REDACTED]

6. We fully appreciate that affordable housing is necessary for our communities, and there are already lots of affordable properties on the market within 3 miles of Langho. It seems illogical to us to build more houses when there are so many available within a 3 miles radius?

We sincerely hope this development will not proceed.

Regards, [REDACTED]

Sent from my iPad

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 06 April 2025 21:50
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-703460096

[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 wish to object to this application because of the lack of sufficient infrastructure and amenity in Langho and the increased impact on access to and from the A59.

Langho is a village which has seen commercial decline in recent years, with the loss of Indian restaurant (now empty and in poor state of repair and uncertain future), Chinese take away (now converted to one of numerous hair/beauty shops), and the Petre Arms pub (empty around 5 years and no sign of anything positive).

The Spar convenience store is tired and lacks investment. There is very little (or nothing) that provides a platform for community to be built. An application to turn a closed nursery into what would have been a community pub was rejected by the council.

300 more homes (or perhaps 700 new residents) are unlikely to have a community, facilities or infrastructure from which to prosper.

From a transport perspective the A59 already presents a challenge for Northcote Park residents to access due to speed and volume of traffic. Adding another 300-400 vehicles per day requiring access will provide problems. I am aware of 2 accidents within 100 metres of the Northcote Park estate in the past 2 years and presumably there are more. Adding additional traffic into the proposed development to facilitate station parking could add another 200 vehicle movements a day. Again, the infrastructure will not support this.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 07 April 2025 11:42
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-703599180

[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: Has anyone considered the infrastructure outside of the development? The schools are full. The local GP surgery (Whalley) has a 2year waiting list. There are no dentist spaces. The planning documents say traffic calming will be added to Whitehalgh Lane to improve pedestrian and cycle access - how do they plan to do this with already restricted width of the road. Has anyone monitored the current traffic levels on Whitehalgh Lane? It's dangerous/difficult enough now at peak times, never mind adding any extra traffic activity from the development. From my house, we regularly see traffic incidents at teh junction of the A59 and Whitehalgh Lane - this will only make it worse. As regards visual impact, I'm one of those most affected from [REDACTED]. Even at year [REDACTED] it is listed as "major-moderate". Are there any compensation plan for those affected as the visual impact will have a negative effect on my property value. Even though the nearest dwellings are listed as 1.5 storey, there are no pictures within the application that will show the true impact. I can provide them if required. I know that my house is immediately adjacent to the railway, but isn't there now a legally required buffer zone between rgaway and residential properties? Ther is a car park planned - all this will do is add traffic to teh estate form outside users, as estate dwellers will most likley walk. (TBH, the car park should have been provided with the previous develoment at Northcote Farm but somebody within RVBC planning missed that one)

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 07 April 2025 18:54
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-703817586

[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 am objecting to the planning application for the proposed development of 300 houses in the small village of Langho, which I believe to be wholly unsuitable and unsustainable. While I understand the need for housing, the scale of this project raises several concerns regarding its potential impact on the environment, the village's infrastructure, and the local community. It also threatens both the character and the functionality of the village and the wider Ribble Valley.

Impact on Tourism and Local Identity

Langho is considered a gateway to the Ribble Valley, an area renowned for its natural beauty and appeal to tourists. Large scale, suburban type housing developments risk undermining this identity, discouraging tourism and the economic benefits it brings, affecting local businesses that rely on this sector. Visitors are drawn to the area by its rural charm, which would be compromised by urban expansion on this scale.

Scale of the Project Relative to Village Size

Langho is a small semi-rural village, and the scale of the proposed development seems disproportionate to its size. According to google, there are approximately 966 households in Langho, a development of 300 houses would be increasing the size of the village by almost one third, without improving any of the amenities or infrastructure. A development of this magnitude would represent a substantial increase in population, significantly altering the character of the village, and putting undue pressure on existing infrastructure, local services, and the community's way of life.

Transport and Safety Concerns (A59 and Whitehalgh Lane)

One of the most significant concerns is the increased traffic that would result from the development. Langho is located along the A59, a major road that already sees a high volume of traffic, particularly during peak hours. The A59 is the main route which links Langho with Preston in the West and Clitheroe/Yorkshire in the East, with the increased volume of motorists, traffic slowing as a result of entry/exit to the development and a number of new measures proposed (additional bus stops and pedestrian crossing) this route will become bottle necked and mean local residents face further delays in their daily commutes. In addition, as recently as February 2025, a serious injury was obtained following a crash on the A59 in Langho. The addition of 300 households turning on and off

the A59, and so close to the other development at Northcote Park raises significant concerns about future incidents.

Whitehalgh Lane is a rural road, not designed to handle a high volume of traffic. It has stretches which can only accommodate single cars, tight bends and as a result near misses often occur. Whitehalgh Lane is already extremely busy as a shortcut from the A59 into Langho and it would be remiss not to consider the impact an additional 300 houses would have on this Lane. Residents of the proposed development are undoubtedly going to utilise Whitehalgh Lane as a shortcut to access Langho and beyond. Given the the proposed increase in traffic, there is a significant safety concern. The increased traffic flow from a development of 300 homes would undoubtedly exacerbate the issues above, leading to a higher risk of collisions and endangering both residents and visitors.

Amenities

Langho lacks the necessary amenities to support such a large development.

The local children's park is small and would not be big enough to host an additional 300 families.

The planning application suggests that the area has excellent transport links and people will be able to walk/cycle and use public transport. The reality, is that this is an area where the majority of people rely on a car. The train links from Langho station are unreliable; often delayed or cancelled. There are no supermarkets, doctors, dentists, secondary schools, cafes, shops (beyond the village Spar) that can be reached by foot. The local buses are not regular enough to make this a viable option for the average commuter and as such increased traffic will impact noise and air pollution, contradicting sustainable planning principles.

Pressure on Education and Healthcare

Local schools are facing capacity issues and healthcare services in the area are stretched thin. The proposed development offers no new provision for these services, making it difficult to see how essential care and education can be maintained.

As a parent of a child who is due to go into reception in September 2025, we are already concerned that they will not get into the local school due to fact that it is over subscribed. What school spaces are there for an additional 300 households?

Without significant investment in local infrastructure, such as healthcare and education the project would place excessive strain on these already overstretched facilities. Additionally, the lack of essential public services will likely lead to an increased reliance on private transport, further exacerbating local traffic issues and environmental impact.

The planning application incorrectly states that there is a doctor's surgery within walking distance of the proposed development which is incorrect, there is no doctor's surgery in Langho and the nearest surgery cannot be reached on foot as stated. It only takes a moment to clarify this information on the internet, if the developers have failed to get this point correct, what else could be misleading on their application?

Environmental Impact

The development would result in the loss of green space and potentially agricultural land, affecting local wildlife and biodiversity. There are also concerns regarding erosion of the green belt and increased flood risk.

Impact of Construction on Local Roads and Traffic Delays

In addition to the long-term concerns regarding increased traffic, the construction phase of the proposed development will inevitably cause significant disruption to local roads. Langho's infrastructure is not designed to support the scale of a project of this magnitude, and as such, we can expect considerable delays and congestion on local roads, particularly along the A59 and Whitehalgh Lane.

During the construction phase, the movement of large vehicles, construction machinery, and delivery

trucks will likely cause regular disruptions to the flow of traffic. The A59, which is already a busy road, will be particularly affected, leading to delays for residents and commuters trying to navigate through the area. This will also increase the likelihood of accidents, particularly given the narrow nature of some local roads and the risk of conflicts between construction vehicles and general traffic. Moreover, road closures, diversions, or the presence of construction vehicles blocking lanes could exacerbate delays, further inconveniencing local residents and visitors.

The construction phase could also harm local businesses, particularly those that rely on the free flow of traffic. Delays on local roads may deter customers from visiting, potentially affecting the viability of these businesses during the construction period.

This proposal represents clear over development, planning should be strategic, balance and integrated with the infrastructure, not led by speculative large scale construction without a master plan. The proposal is out of proportion, out of character and out of alignment with Langho's needs. The development does not respect the village's scale or capacity, and fails to offer the necessary infrastructure, service or environmental protections to justify it's size. For these reasons, I urge the Council to refuse the application and protect Langho from unsustainable over-development.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 07 April 2025 18:55
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-703791790

[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 am objecting to the planning application for the proposed development of 300 houses in the small village of Langho, which I believe to be wholly unsuitable and unsustainable. While I understand the need for housing, the scale of this project raises several concerns regarding its potential impact on the environment, the village's infrastructure, and the local community. It also threatens both the character and the functionality of the village and the wider Ribble Valley.

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One of the most significant concerns is the increased traffic that would result from the development. Langho is located along the A59, a major road that already sees a high volume of traffic, particularly during peak hours. The A59 is the main route which links Langho with Preston in the West and Clitheroe/Yorkshire in the East, with the increased volume of motorists, traffic slowing as a result of entry/exit to the development and a number of new measures proposed (additional bus stops and pedestrian crossing) this route will become bottle necked and mean local residents face further delays in their daily commutes. In addition, as recently as February 2025, a serious injury was obtained following a crash on the A59 in Langho. The addition of 300 households turning on and off

the A59, and so close to the other development at Northcote Park raises significant concerns about future incidents.

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trucks will likely cause regular disruptions to the flow of traffic. The A59, which is already a busy road, will be particularly affected, leading to delays for residents and commuters trying to navigate through the area. This will also increase the likelihood of accidents, particularly given the narrow nature of some local roads and the risk of conflicts between construction vehicles and general traffic. Moreover, road closures, diversions, or the presence of construction vehicles blocking lanes could exacerbate delays, further inconveniencing local residents and visitors.

The construction phase could also harm local businesses, particularly those that rely on the free flow of traffic. Delays on local roads may deter customers from visiting, potentially affecting the viability of these businesses during the construction period.

This proposal represents clear over development, planning should be strategic, balance and integrated with the infrastructure, not led by speculative large scale construction without a master plan. The proposal is out of proportion, out of character and out of alignment with Langho's needs. The development does not respect the village's scale or capacity, and fails to offer the necessary infrastructure, service or environmental protections to justify it's size. For these reasons, I urge the Council to refuse the application and protect Langho from unsustainable over-development.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 05 April 2025 09:47
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-703164033

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2025/0196

Address of Development: Land off longsight road, Langho

Comments: Having attended their open meeting back in December I was dismayed then at the proposed scale and impact of this development. It is out of scale to the surrounding village and its amenities. It is creating housing to attract people to the Ribble valley not provide for existing residents who as with the Northcote development will not be able to afford them. In other words it is purely speculative and about profit not housing needs. Its impact on the already busy a59 will create more congestion and potential accidents. No assessments of the impact on the narrow local roads such as Whitehalgh lane was available at the meeting or on increasing the potential rat runs through the Rogersfield estate. There will be considerable disruption for neighbouring properties for many years and the car park proposed for rail users is inadequate. The offered public spaces do not compensate for the loss of a lovely walk across fields to be replaced by tarmac. When the full application is made it should be rejected out of hand and as can be seen by the comments on the neighbourhood sites that is what the resident of Langho and billington would support. Stop putting developers profit above actual housing built for locals.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 05 April 2025 14:16
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-703212837

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2025/0196

Address of Development: LANd south of long sight road, Langho

Comments: Having read through some of the documents we are amazed at how such experienced speculative land agents can be so submit an application with so many errors.

To point at 3 that were raised at the public meeting they held but clearly could not be bothered to correct.

1. There is no doctors surgery in Langho and indeed has not been for many years.
2. The roundabout between the a59 and a666 has no controlled traffic. Indeed the a666 has no controlled crossings all the way through Langho.
3. The traffic survey seems to rely on a mumbo jumbo was national statistics rather than what actual is and will be the case with this development. Anyone leaving the estate and travelling to Blackburn will come up Whitehalgh Lane. Some will the cut through midfield and rogersfield. This happens already at rush hours morning and night. If travel flow on Snodworth increases by the percentage stated then the impact on Whitehalgh will be much greater than estimated. The road is already very busy and there have been many accidents that are not reported. The survey conveniently understates the impact on the roads around the development to justify no extra works and therefore costs to a developer.

The queues for the traffic lights at the longridge junction are already long at rush hours, add to these and cars will start short cutting.

The scheme is completely out of scale with the existing village and any essential amenities that are available. It is purely speculative and without any merits. It is unnecessary for any housing requirements in the Ribble Valley.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 07 April 2025 23:15
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-703866714

[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 am deeply concerned around this proposal. The land at present is a home for lots of wildlife, which I note has dwindled since their habitat was cut back recently I assume in light of said application. [REDACTED], I am also concerned about the increased traffic, particularly on Whitehalgh lane - the statistics provided do not show an accurate picture of how dangerous this road is. I know this too well as I [REDACTED] many near misses. I also wonder where all of the children from this proposed estate are going to go to school? The area is not well equipped for the amount of children which will come from the development - only two primary schools local with many from surrounding areas already attending.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 03 April 2025 17:25
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-702708661

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2025/0196

Address of Development: Longsight Rd, Langho

Comments: I utterly condemn in the strongest terms the further overdevelopment of the once beautiful and rural Ribble Valley. Every developer and the council involved in the obliteration of our beautiful area should hang their heads in shame. What has happened to Whalley, Barrow and Clitheroe is unforgiveable. This new development is another nail in the coffin as we become just an awful appendage of Blackburn and Hyndburn. Who will come to this area once it is nothing but housing? Nobody is in favour of this except those wishing to greedily line their pockets. Listen to the people if you want to do anything worthwhile in life.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 08 April 2025 11:47
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-703983025

[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 am writing to express my deep sadness about the proposed development at this site.

I fully support the need for the provision of new housing and local infrastructure development, and indeed wish very much it would be possible for me to buy a property locally and have a high quality of life here, but such proposals threaten to take local people even further from that possibility.

For a start, local services and amenities are nowhere near equipped for a development of this size and this proposal threatens to make them even more difficult to access. Secondly, Langho simply cannot support the increase of car traffic that 300 units would generate. Maintenance of local road infrastructure is dire. As there is no work here, and new residents will need to travel long distances for it, they will rely on cars. As a consequence of this they are also highly unlikely, furthermore, to spend money in local businesses on a day-to-day basis. STILL further is the question of the ecological impact of increased car traffic, noise, and light pollution. The proposed size of this development does not make sense in terms of the structural possibilities or needs of the village.

In terms of the natural environment, I have had personally a long relationship with the plant life and wildlife inhabiting this site and they are an important part of my physical and emotional connection to the place I grew up. These fields have been an important sanctuary for me throughout my life and especially notably during the Covid period. This site in particular has hosted ancient woodland and the bluebells which grow there in the spring have already suffered from the adjacent development to the east of the proposed site. The destruction of the remaining trees would be unacceptable, and I simply do not buy the promises to protect them outlined in these plans. They will not be upheld. I have seen this happen to the section of woodland at the east of the proposed development site. Public land access is already so limited, and the few footpaths here have been a lifeline for me, while we are constantly being disenfranchised from our relationship with the natural world by the priorities of private development. This proposal is just more of the same, offering no meaningful solution to existing and presently already worsening social problems. I imagine having children locally and sharing this with them, but the possibilities of this I fear are becoming vanishingly thin. I do not want to see more development in this direction.

I am completely and utterly tired of seeing development projects nakedly motivated by short-term profit incentives, by non-local companies, with weak and frankly offensive justification tacked on as an afterthought. The majority of local residents have already expressed their objections and the expectation it will reduce quality of life in surrounding homes. If it is not designed in service of the local community, what is the objective? Investment should be made in local infrastructure and services ahead of permission being given to projects like this one. These developments will be looked back on as a mistake, driven by greed, extractivism, and a complete absence of care for the environment or local community life.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 08 April 2025 13:27
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-704063029

[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: Absolutely ridiculous proposal. Langho is rammed as it is, the roads are not safe for children to cross. The green space is taken up by other new building projects. There is one shop, one neglected park, one school. We should be proud of our beautiful little village and not greedily turn it into a monstrous estate that does not serve even the people who would eventually live there. So much nature and greenery abandoned.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 08 April 2025 13:41
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-704067953

[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 is too large for the amenities in the local area. Schools are already at capacity and dentists and doctors too. There are other non greenbelt areas of land within the local area that would be much better suited to a development such as this. Our beautiful countryside should be protected and free for the many deer, birds, bats, owls, rabbits etc that already inhabit it. If Ribble Valley Council truly value the nature of the area they need to stop destroying it with over development, the likes of which are ruining other local areas such as Whalley, Barrow and Clitheroe.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 08 April 2025 14:04
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-704080736

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2025/0196

Address of Development: Longsight road langho

Comments: Strongly object to this application due to lack of general infrastructure in langho

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 08 April 2025 14:12
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-704072901

[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: The impact this will have on the traffic surrounding this site is frightening. It is already dangerous for the people pulling out of northcote park onto a high speed road- A59. This road is a dangerous stretch of road that alot of drivers do not respect. The road is already quite narrow for the amount of traffic it has.

The new residents will then use Whitehalgh lane as a cut through which again is not fit for purpose. It is not wide enough at points for 2 cars to pass each other. Moorland road will then also we used as a 'Rat run' which then starts to endanger all the children that play in those areas as the traffic flow will increase considerably.

We do not have the local infrastructure to support more residents in this area. We have two primary schools in Langho which are pretty much at full capacity. Where do extra children go to school?

We dont have enough dentists or doctors surgeries with available places to support extra residents. We only have 1 village shop (Spar) and 1 local dining facility (Black bull).

If this planning application is accepted for all these houses, the Ribble valley is going to rapidly lose its appeal to the outside community for its rural location and green appeal.

The land which they want to build on is the natural habitat for so much wildlife - rabbits, hares, deer, lots of bird species, squirrel... the list is endless. These animals will essentially be pushed out and probably end up having to cross the A59 which will result in a lot of wildlife death.

The decrease in house prices is will be large (my house) as the privacy and uninterrupted view will be gone.

Overall, I object to this plan massively. Langho has ALOT to lose by accepting this plan and not alot to gain. It will be a huge mistake.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 08 April 2025 16:14
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-704133501

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2025/0196

Address of Development: Land off longsight road langho , 300 houses

Comments: I fully object against this planning application.

This will be detrimental to the surrounding area of langho. Making it a once small village turning it into a very busy cut through town. The village doesn't have the amenities to sustain this amount of people , we have one small shop , no pubs , one sandwich shop and two hair dressers. This is not enough to keep up with the demand and nor is there space to build extra shops. We don't even have a petrol station near by.

The traffic is bad enough as it is on the A59, this will only contribute even more to the danger of the road. In rush hour this road is deadly , you cannot turn onto Longsight road from whitehalsh lane without waiting 5/10mins to get out and that is what it's like now never mind when you have another 500-600 more cars wanting to use that road.

My house is facing whitehalsh lane leading down to proposed site. This lane is really busy 24hrs a day, cars are flying down this road using as a cut through to the A59, speeding it's not long before someone is killed! you have tractors using this road from

Clarksons farm which in its self is dangerous! We have had cars break heavily day and night because a car is coming the other way due to lack of sight on the road , its a single track road for half the lane it CANNOT take anymore traffic!

I strongly abject against this whole idea of this and surely there is a more sustainable less obtrusive place to build a large housing estate. Spoiling people views of the Ribble valley with ugly cheap new build houses that do not fit in with the area.

Not to mention the impact on nature eg badgers , birds and other wildlife that live in the little land we have left around langho , the fields are usually filled with horses and have rabbits all over the fields in summer. You have already taken up a large amount of land by building the big houses opposite Northcote Manor and you want to build more it's not feasible for more house's!!

Choose somewhere else that doesn't directly affect a lovely small village , soon langho , barrow, Clitheore and the rest will all be connected by your unthoughtful ideas of building anywhere you possibly can with no concern for anything else but lining your pockets with extra income.

I totally understand new houses are needed but surely this is not the destination for this large housing estate.

The whole village is against this proposal and we will make sure our voices are heard.....

Thank you for you time.