

From: [REDACTED]
Sent: 20 April 2025 19:52
To: Planning
Subject: Planning Application Reference No.: 3/2025/0196 - Land off Longsight Road

 **External Email**

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Dear Sirs

Planning Application Reference No.: 3/2025/0196 : Land off Longsight Road

I wish to object to the above application in the strongest possible terms. My main reasons are outlined below:

- 300 homes represents about a 30% increase in the number of houses in Langho. This is absolutely massive and would fundamentally change the village. Something of this size can only be considered as part of a much wider plan for the village including proper planning for additional infrastructure and amenities. This has clearly not happened.
- The Ribble Valley has already had more than it's fair share of new houses. As regards the future the RVBC Local Plan 2008-2028 clearly states that the Council can already meet its housing targets through allocated sites. This proposed development is not one of these allocations. Considering a new speculative application is therefore both entirely unnecessary and undermines the Council's strategic planning framework.
- The land is open countryside and not within the settlement boundary. Therefore it should only be considered for development as a last resort, which is clearly not currently the case
- Local amenities such as doctors, dentists and schools are already inadequate so clearly cannot support this development.
- The A59 is already a very busy round. Access onto it from 300 new homes would clearly be problematic and dangerous.
- The development would also increase traffic on Whitehalgh Lane - a narrow, winding road that is clearly unable to support this.
- I understand that one of the apparent attractions of the site in respect of current guidance was it's proximity to a railway station. I should point out that Langho is a very poorly served station – only one train an hour and even this cannot be relied upon. Therefore I really do not believe that this should be considered a plus point.
- There is already a lack of green field space around Langho, therefore retaining this one is vital.

It is clear that the overwhelming view of local residents is that this is a completely un-necessary, ridiculous and inappropriate proposal. I trust that the Planning Committee will have a similar view and reject the application.

[REDACTED]

From: [REDACTED]
Sent: 21 April 2025 22:29
To: Planning
Subject: Planning Application Reference No.: 3/2025/0196 : Land off Longsight Road

 **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

I wish to object to the above application:

- 300 homes is completely out of proportion to the size of Langho.
- The Ribble Valley has already had a massive number of new houses. I understand that there already sufficient number of potential sites in the pipeline to meet government requirements, therefore besides being unsuitable this one is not needed.
- The land is open countryside and not within the settlement boundary of Langho
- Local amenities such as doctors, dentists and schools are already struggling and clearly cannot support this development.
- Access onto the A59 from 300 new homes would clearly add to congestion and would be dangerous.
- There is already a lack of green field space around Langho, therefore retaining this one is important. It is used extensively by dog walkers.

Loca residents are united against this potential development believing that it is completely unrealistic. I trust that the Planning Committee will reject the application.

Yours faithfully

[REDACTED]

Sent from my iPhone

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 21 April 2025 22:15
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-707758554

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0196

Address of Development: land off Longsight road, Langho, bounded by the railway Northcote and Wildmans farm

Comments: I would like to strongly object to the proposed building of 300 houses in Langho.

There are already so many well written letter of objections stating all the reasons this proposal should not be given permission to go ahead and i whole heartedly agree with them all and it saddens me deeply that we have the need to object in order to try and save more green fields from the destruction of being built on for profit by a minority.

So on a personnel level i would like to add that since we have lived here there has been a decline in the facilities for residents already living here, there was once a doctors surgery, restaurant, takeaway, pub, all gone, even a recent application for a community pub was rejected due to lack of parking and noise to neighbours, so how can building more houses be of any benefit to Langho?

We have already seen the impact of a new build estate in Langho, sadly caused by a minority of homeowners objecting to non residents walking threw the estate or using the children's playground built there, how sad is that and not what our community is about.

[REDACTED] the main road, when we first moved here the traffic was minimal during the day, now its relentless, a constant noise through Langho and the A59 behind, where there has already been too many road collisions. The increase in traffic is most likely due to all the new builds that have already taken place in the Ribble valley in the surrounding areas of Billington, Whalley, Barrow and Clitheroe.. So how are these roads suppose take even more traffic?

One of biggest reasons i bought My house like many others is that it backs [REDACTED], i look out my windows and feel privileged to have that view that nature provides of fields sweeping towards Longridge fell , where horses graze, wild life live and residents like myself walk and chat to each other in all seasons, all benefitting our physical and mental well being. How can a railway carpark compete with that?

I can only hope that common decency and respect for the current residents of Langho can win over the greed of a few but i doubt my opinion matters.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 21 April 2025 22:28
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-707763426

Name: [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0196

Address of Development: land off long sight road langho bounded by railway northcote park and wildman's farm

Comments: More houses around the Langho area are not necessary. Currently, there are multiply development's being built around Billington and Whalley. Clitheroe also has a vast number of dwelling being constructed around Edisford bridge. Back towards Blackburn there is also the developments at sunny bower, Roe Lee and Pleckgate/mellor. All these houses will easily meet the demand so why do we need another 300 more houses in what is supposed to be the village of Langho not the town of Langho.

Langho does not have the facilities to cope with the extra potential of over 600 men, women and children.

The potential of an additional 300 plus vehicles coming either through the village or using the A59 is going to cause even more issues with traffic. I feel that the entrance to the new estate will cause major issues on the A59 especially if a traffic light system is to be put into place to try control traffic safely. This is already a dangerous stretch of road with numerous RTA's in the past.

This area where the dwellings are proposed to be constructed is the last remaining green space within walking distance from the village and is used by the local community for various leisure activities, taking away this space would have an impact on the daily life of the local community. From a personal perspective, one of the reasons we bought the house we are in was because of the wonderful views we have as well as having the feeling of open space, if this development goes ahead we might as well of bought a house in the middle of a housing estate because that is how its going to feel, I'm sure a lot of other local residents will also feel the same way, that the lovely, quite village they once lived will lose its identity and one of its biggest assets, the green belt land that surrounds it.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 19 April 2025 21:24
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-707382826

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0196

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

Comments: Dear Sir/Madam,

Re: Objection to Proposed Development of 300 New Houses in Langho

I am writing as a concerned resident of Langho to formally object to the proposed development of 300 new houses in our village.

Langho is a small, close-knit rural community with limited infrastructure and resources. A development of this scale would significantly and negatively impact both the village and its residents. My concerns are as follows:

1. Unsustainable Strain on Infrastructure

Langho's roads, schools, medical services, and public transport are not equipped to handle such a large influx of new residents. There is already noticeable pressure on local services, and this development would push them beyond capacity, harming the quality of life for everyone.

2. Damage to Village Character and Environment

This proposed development would irreversibly change the rural character of Langho. The charm and identity of the village lie in its open spaces and natural setting—an overdevelopment like this would undermine what makes Langho unique and appealing.

3. Traffic and Safety Concerns

An increase in population of this size would bring a sharp rise in traffic levels, especially on narrow village roads and at key junctions. This raises serious concerns about road safety, particularly for pedestrians and children.

4. Environmental Impact and Loss of Green Space

The loss of green fields and potential destruction of wildlife habitats is deeply troubling. Developments of this magnitude should not come at the cost of the natural environment and biodiversity that are vital to our community and future generations.

5. Flood Risk and Drainage

More houses mean more hard surfaces and increased water runoff, which may lead to flooding in surrounding areas. The current drainage infrastructure may not be able to cope with such a substantial increase.

I strongly urge the council to reject this proposal and to protect the integrity and sustainability of Langho. Future development should be modest, carefully planned, and in genuine consultation with local residents.

Thank you for your time and consideration of this objection.

Regards

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 19 April 2025 21:35
To: Planning
Subject: Planning Application Comments - 3/2025/0192 FS-Case-707383530

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0192

Address of Development: Land Adjacent to Ferns Northcote Road Langho BB6 8BG

Comments: Dear Sir/Madam,

Re: Objection to Proposed Development of 8 New Plots Adjacent to Northcote Manor, Langho

I am writing as a resident of Langho to express my strong objection to the proposed development of 8 new residential plots on land adjacent to Northcote Manor.

While smaller in scale than some other recent proposals, this development raises several significant concerns for our village and its future:

1. Impact on Local Character and Heritage

Northcote Manor is not only a respected local business but a landmark with heritage value and strong ties to the village's identity. Building so close to this site risks undermining the Manor's historic setting and could affect its appeal, character, and long-standing contribution to the local economy.

2. Overdevelopment of Langho

Langho has already seen substantial residential development in recent years. The addition of more housing—no matter the size—represents further creeping urbanisation and contributes to a gradual erosion of the village's rural character.

3. Traffic and Access Concerns

Additional houses would mean more vehicles using narrow country lanes and local junctions. The increase in traffic near a busy hospitality venue like Northcote also raises safety concerns for pedestrians, staff, and guests.

4. Environmental and Landscape Impact

The land adjacent to Northcote Manor provides valuable green space and supports local biodiversity. Building on this site would mean a further loss of greenfield land and natural views, which are part of what makes Langho such a desirable and peaceful place to live.

5. Precedent for Further Development

Approving this application could set a precedent for future developments in similarly sensitive or unsuitable locations, contributing to the ongoing urbanisation of the area without due regard for long-term sustainability or resident sentiment.

I respectfully urge the council to consider the views of local residents and the long-term impact on

our village. This application should be rejected in order to preserve the character, environment, and livability of Langho.

Regards

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 19 April 2025 20:49
To: Planning
Subject: Planning Application Comments - 3/2025/0193 FS-Case-707379184

Planning Application Reference No.: 3/2025/0193

Address of Development: Land adjacent to Ferns Northcote Road Langho BB6 8BG

Comments: Dear Sir/Madam.

I am writing to formally object to the proposed development of multiple new houses for 3/2025/0193.

As a resident of the area, I have serious concerns about the impact this development will have on the local environment, infrastructure, and community. Specifically:

1. **Strain on Local Infrastructure:** The existing roads, schools, healthcare facilities, and public transport are already under pressure. An increase in housing will only exacerbate this problem, resulting in overcrowded schools, longer waiting times for medical services, and increased traffic congestion.
2. **Environmental Impact:** The proposed development may lead to the loss of green space and natural habitats that are vital for local wildlife and the wellbeing of residents. This could have lasting negative consequences on the area's biodiversity and overall environmental health.
3. **Loss of Community Character:** The scale and density of the proposed housing are not in keeping with the character of our neighbourhood. Such developments risk altering the unique identity of the area and reducing the quality of life for current residents.
4. **Flood Risk and Drainage:** Additional housing may increase the risk of flooding in the area due to greater surface water runoff and strain on existing drainage systems.

I strongly urge the council to reconsider this application and conduct a thorough review of its potential impacts. Development should be sustainable, community-led, and in line with the capacity of local services and infrastructure.

Thank you for considering this objection. I trust the council will take the views of local residents seriously when making its decision.

Regards



Planning application No. 3/2025/0196

Proposal for outline planning permission for up to 300 houses located on land off Longsight Road, Langho.

With reference to the above planning proposal, I wish to put on record my strong objections to the proposal. I sincerely hope that the planning officers and members will fully take on board the strength of feeling in the local community about this proposal.

My objections are as follows: -

1. Overdevelopment of the village.

The scale of this proposal is totally disproportionate to the relative size of Langho and would significantly alter the nature, identity and character of what is a semi-rural village. It would create an incredibly significant increase in its population and bring a dense urbanized feel to a small village community.

2. Lack of housing needs.

There is no evidence to suggest that Langho needs all this housing. A previous local plan showed a need for 18 houses, which has more than 0 by the Petre site expansion, the Northcote Park development and the current 8 house development being built. Recent developments have also greatly increased affordable housing opportunities in the village, which also has a good mix of housing types for all ages and price brackets.

The developer states that due to the lack of updated local figures, the council should give no weight to the existing local plan regarding this proposal!! I have been told that the current housing need was being discussed at the RVBC meeting on 18th April 2025. This presumably discussed the housing levels and needs. I think that any figure agreed will be at a very low level compared to the 300 proposed and that figure will be for the next 5 years. At the very least this proposal should be deferred until the Council's Local Plan, which sets housing need levels, has been agreed and then this proposal can be better judged on where it fits. Presumably this will perfectly illustrate the lack of need for this

development and stop this land developer riding roughshod over our community.

3. Pressure on existing local infrastructure

As far as I am aware the local schools have no capacity for a new influx of demand that would come from this proposal. I am told they are already stretched to even meet the demand of any current residents, so any rising fives in the village would struggle to be educated within the village. We don't want to see local children having to be bussed outside of the village, assuming there was capacity in Whalley, Barrow etc.

We have no village center pub, cafe or meeting place, no supermarket (other than a small Spa) no GP or dentist and the nearest ones are already under strain.

There doesn't seem to be any indication as to how the developer or indeed the council would manage the influx of so many people and support our village infrastructure.

Langho lacks the necessary amenities and infrastructure to effectively support such a development.

4. Misrepresentation of the community.

The whole of this proposal is riddled with inaccuracies which misrepresent the local community and its needs. For example, it states that we have bars, restaurants, cafes, and health services. The nursery is now closed, the Indian restaurant has been closed for years and is almost derelict, we have no café or petrol station and there are no railway parking spaces on Olive Bank, even though it lists 5 spaces in addition to those at the Indian restaurant. In a cynical moment I might be forgiven for wondering what other issues have been misrepresented with regard to our village and this proposal.

5. Traffic and road issues

The local roads are already very busy and there is congestion at certain times of day. This size of development would only increase that problem significantly. 300 houses would mean in excess of 300 extra cars on local roads. Whalley Road, near the train station and shops, is already a problem and exiting local estates onto the A666 is risky during the day as traffic is parked on both sides of the road and corners of the estate roads affecting visibility and increasing risk to motorists and pedestrians. Moorland Road residents, at the pharmacy end, already have people parking on both sides of their road making it harder to reverse out of drives and safely get out onto the A666. This is made worse due to people visiting the local shops and the newly installed parcel pick up point as well as the pharmacy. Whilst there is a very small car park for the pharmacy it's busy and not everyone can get on it. The delivery vehicles for the pharmacy and shops create additional parking problems. The comments about Whitehalgh

Lane in the proposal are clearly written by someone who hasn't visited it. It's a narrow and winding country lane with no pavements and effectively single track for some of the way. I walk around the area regularly and Whitehalgh Lane already causes issues as people use it as a rat run, drive too fast and if you're walking up it and a large car or transit van comes through, you have to flatten yourself against the roadside to avoid getting hit. Has anyone undertaken a proper risk assessment? The traffic calming measures would also need to be repeated on Moorland Road, Whinney Lane, York Lane and possibly Rogersfield too.

Other roads in the village are also narrow, rural access roads, such as Whinney Lane and York Lane. These are very busy at peak times and these rat runs will become even busier and increase the risk to residents and pedestrians and cyclists. Whoever thought that putting an exit from the proposed estate into Whitehalgh Lane to benefit cyclists and pedestrians clearly can't have visited the site as this would create an enormous risk to health.

The extra traffic on the A59 will also cause tailbacks when people are accessing the proposed site. It's ironic that some years ago Northcote Road was fully closed off from traffic coming out of the village onto the A59 and users coming from Old Langho have to turn left onto the A59 and go all around the roundabout to get to Preston, because it was deemed a risk area. Within the last 3 years a new exit from Northcote Park has been built and now another one is proposed. The mitigation proposed on the A59 seems woefully inadequate. Traffic will also be slowed down due to 2 bus stops. This increased traffic and use of the A59 at peak times this will cause major problems. The construction phase of such a development would undoubtedly cause significant disruption to existing residents and also to those using the A59 and A666. There would be an increased risk to local residents causing stress and anxiety and this could well affect local businesses too.

6. Green spaces and open countryside

I would imagine that many residents bought property in the village because it was semi-rural with lovely green spaces and beautiful views of open countryside across the Ribble Valley. This development would signal the permanent destruction of even more open green fields, particularly for the many residents on the edges of this proposed development. The properties at the end of Moorland Road and around Olive Bank have recently suffered the loss of some of their visual amenities through the building of Northcote Park. Views of Pendle Hill are almost obliterated. This development would mean the loss of all their remaining visual amenities to Longridge Fell and across the valley, in effect visual pollution. Houses along the southern edge of this proposed development would suffer the most. No longer looking directly at open countryside and a

beautiful green space , they'd look directly onto 2-2.5 storey housing and in turn be overlooked by those properties. Light pollution from the street lamps would also impact as well as noise pollution, especially during construction. The village would lose a green space currently occupied by horses, rabbits, birds and a whole host of flora, fauna and insects and other wildlife. This would be detrimental to the local biodiversity of the village. The woodpeckers who live in the copse would no longer visit our bird table as they would be driven out of the copse by construction noise and subsequent traffic and the new residents daily activities. These fields are used by local residents for dog walking, casual leisure and fitness pursuits that all contribute to the health and well-being of local residents. The developers say they'll put in some small green areas to provide for our health and well-being, but that would be less than we currently have and that was already reduced recently by the Northcote Manor development. The developers have retained a footpath, but a footpath through a residential housing estate can't possibly compare to a rural footpath through local open countryside. The loss of this semi-rural setting and open countryside would make is less appealing to attract new people to the village when existing housing becomes vacant and would no doubt impact house prices too. Considering the developments already ongoing in the Ribble Valley, its main attraction of beautiful open countryside is being rapidly eroded and no one will want to visit it, thus affecting tourism and its related jobs and businesses.

7. Car Park proposal

The only part of this whole proposal worthy of positive thought is the provision of a car park. It would provide EV access to those houses such as the terraced houses who cannot easily install a charging point. It would also help to alleviate the parking issues around the shops and pharmacy area. The Indian restaurant only provides a small number of spaces for rail users and anyone trying to park in other places is subject to a large fine. It does seem ridiculous that the proposed car park covers provision for disabled spaces when there is no disabled access to the platforms. However, the car parking issue could be addressed by other means than the developer's proposals if RVBC would care to take up the issue. Maybe they could come to an arrangement with the owner of the restaurant on additional provision or even compulsory purchase the now almost derelict restaurant and develop it as a car park and perhaps a community amenity with potential for a café. I am sure the residents of Moorland Road, that section of Whalley Road and those adjacent local businesses, would be very supportive of such an initiative. We just do not need 300 houses to be built in order to get a car park!

Please note my strong objection to this proposal based on the above objections. Please note that this development would increase the size of the population by around 31% and that developer consultation indicated 71% of residents wanted no more development. RVBC rejected an application for 132 houses on an adjacent site 11 years ago(ref. 3/2014/0687), so I would ask the council to consider what if anything has changed since that rejection, other than the proposal is now for 300 houses, whilst additional houses have recently been built or are being built in Langho. This should adequately show that the need is not there and therefore I respectfully ask that you reject this proposal.

Thank you

[REDACTED]

[REDACTED]

RIBBLE VALLEY : Planning Application ref 3/2025/0196 OBJECTION

Outline Planning permission for 300 homes in Langho

I wish to raise my objection to the above referenced Planning Application.

1. Current Housing Need:

a) The previous Local Plan showed housing needs in the area for 18 houses. This has been more than met (trebled) by the housing developments at Petre Garage, Northcote Road and Northcote Park. The next Local Plan is due in April 2025 so should take this into account as being met and indeed OVERDEVELOPED. It should be noted that RVBC should have requested Section 106 funding for these three developments to support local infrastructure, yet no community rail parking or other local facilities has ever appeared.

2. Local Infrastructure Pressure

a) Local Schools in the area are already at maximum pressure. Using the Governments ONS figures a housing development of 300 houses would incur 195 children of school age. There is NO infrastructure to cope with this meaning that the vast majority of residents would need to drive their children to school, causing much more road traffic issues for the local population. Using the same Government ONS figures, a 300 home estate this size would have an average of (low to high estimate) 360 – 420 cars leading to traffic pressures within the area and on major roads into Blackburn and Whalley.

b) Though not classed as “Green Belt”, the proposed area is a natural green break between the centre of Langho, the railway and the busy A59. It is also essential to stop continual “land-creep” towards Blackburn and other significant housing areas that way. The proposed development does not take into account the impact of Housing height on current houses. Given the sloping area of the development, the area adjacent to the railway should have NO housing over single storey or be a green area.

3. Traffic & Individual Road Safety

a) Entrance/Exit into Whitehalgh Lane is not viable given the narrowness of the road for the 400 cars that would be on the estate resulting in the proposed entrance/exit being out onto the extremely busy A59. It should be noted that an exit/entrance on the opposite side of the road further up only allows turning left, illustrating how dangerous the road has been flagged. It should also be noted that the residents on Northcote Park are also flagging up how dangerous it is to exit their estate which adjoins this proposed development. Hallam’s plan of a walking/cycling entrance/exit to the estate along Whitehalgh Lane doesn’t take into account the narrowness of the road, it’s proposed location on a narrow section of road with two 90 degree angle blind turns, nor the fact that there is no pavement on this road up into the village centre - and there cannot be due to the location of a rail bridge! This road is currently turning into a rat run at peak times, making it extremely dangerous to walk down. This whole area and main roads needs traffic calming measures if an extra 400 cars are using it.

4. Inaccuracy of content in submission by Hallam

a) Hallam states that no weight should be given to the existing Local Plan as it is out of date. This is factually incorrect as it is the process of being updated, will be discussed by RVBC on the 18th April (well

withing the timeframe of this planning application, as Hallam should have known). As such this application should be rejected as it takes into no account of what will be the current Local Plan and whether this application meets it.

b) Hallam states the facilities that they say are available in the village, however there is No Village Centre Pub, No Café, No Meeting Place, No Supermarket (just a very very small Spa shop), No local GP, No local Dentist, No local Health Centre, No petrol station. This statement is deliberately painting a false picture.

c) Hallam states that there is 5 Parking Places available on Olive Bank. There actually is NO public Parking on Olive Bank which is in fact a single entrance small area with Residents parking. This is another typical “Cut and Paste” exercise from professional Land-Grabbers Hallam, the same as they have done on previous applications around Ribble Valley . They gloss up an application by putting “Parking Facilities” for the station, including access parking for disabled...when there is no physical access for mobility impaired onto either Station Platform – they should have picked up on this on a visit. It should be noted by the Committee that Hallam also stated this on their previous planning application in the village for the Northcote Park development, this “parking facility for the Station” subsequently disappeared was developed as a grassed children’s play area that is hardly ever used. Hardly a the “Community Facility” it was originally highlighted as. It should also be noted that rail parking is only available on the local ex Indian Restaurant car park for a very small number of cars (less than 8) and this will disappear once the site is developed into Housing.

Many thanks for considering my points.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 20 April 2025 09:39
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-707424249

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0196

Address of Development: A59, Longsight Road, bordered by Northcote Park and Wildmans Farm.

Comments: I strongly object to the proposal of building 300 houses.
Increased traffic from these houses will only make the current overloaded local narrow lanes much worse to navigate for the village residents.
The already strained local services will not be able to accommodate the increase in population.
The loss of green space for people to use and to support wildlife is unacceptable.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 20 April 2025 09:15
To: Planning
Subject: Planning Application Comments - Application 3/2025/0196 FS-Case-707421414

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

Address of Development: Longsight rd A59 new housing estate

Comments: Why we haven't been asked our opinion on this development I don't know? We own the [REDACTED] will be directly opposite this development? On the A59?? [REDACTED] and they have been asked to comment?

We strongly object to this development. The road is dangerous enough without adding another entrance on to it. Surely Ribble valley have filled their obligation on house builds numbers already. Open countryside is NOT to be destroyed for an ugly housing estate. 300 houses is a huge ask! 30 maybe but 300!!!

No thank you!!

There are much more suitable sites than a beautiful area on the outskirts of an of an AONB!!

Do the right thing and protect it please!!!

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 20 April 2025 09:16
To: Planning
Subject: Planning Application Comments - 03/2025/0196 FS-Case-707422130

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 03/2025/0196

Address of Development: Proposed Development of 300 Homes in Langho

Comments: Response to Planning Application – Objection to Proposed Development of 300 Homes in Langho

I strongly object to the proposed development of 300 new homes in the small village of Langho. This large-scale expansion is entirely unsuited to the character and capacity of the village.

Langho's current infrastructure is already under strain. The local primary school currently creates a huge amount of traffic at peak times. Increasing the population by hundreds will place unmanageable pressure on education services.

Similarly, essential services such as GP surgeries, dental practices, and public transport are limited. There is no guarantee these will be expanded in line with the proposed development, potentially leaving residents without adequate access to healthcare and amenities.

Langho's roads are narrow and already congested during peak times. An influx of cars will worsen traffic and increase the risk of accidents.

Finally, the surrounding fields and woodland support a rich variety of wildlife. Building on this land would destroy habitats and damage the local ecosystem.

Langho is a rural community, not equipped to absorb such a massive development. I urge the planning committee to reject this application to preserve the village's character and sustainability.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 03/2025/0196

Address of Development: Response to Planning Application –Proposed Development of 300 Homes in Langho

Comments: Response to Planning Application – Objection to Proposed Development of 300 Homes in Langho

I strongly object to the proposed development of 300 new homes in the small village of Langho. This large-scale expansion is entirely unsuited to the character and capacity of the village.

Langho’s current infrastructure is already under strain. The local primary school creates an huge amount of traffic at peak times Increasing the population by hundreds will place unmanageable pressure on education services.

Similarly, essential services such as GP surgeries, dental practices, and public transport are limited. There is no guarantee these will be expanded in line with the proposed development, potentially leaving residents without adequate access to healthcare and amenities.

Langho’s roads are narrow and already congested during peak times. An influx of cars will worsen traffic and increase the risk of accidents.

Finally, the surrounding fields and woodland support a rich variety of wildlife. Building on this land would destroy habitats and damage the local ecosystem.

Langho is a rural community, not equipped to absorb such a massive development. I urge the planning committee to reject this application to preserve the village's character and sustainability.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 April 2025 18:19
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-707211727

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0196

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

Comments: I object for various reasons.

Whitehalgh lane is too narrow for two way traffic to be increased.

The incapacity of available Primary Schools in the village. The lack of local facilities ie. GP Dentist etc. Would a large new housing estate impact on the value of local houses and my property?

I live [REDACTED], (a route used regularly to get to the M65) this small local lane is already extremely busy and at busy times we cannot get off our driveway, Which, is unacceptable and an increase in traffic will make this much worst.

A large housing estate will change the character and image of the small, quiet village of Langho completely and negatively.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 April 2025 17:45
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-707203354

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0196

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

Comments: I feel that the small village of Langho cannot cope with such a large increase of houses and traffic. The area is made up of a two way road and narrow country lanes not designed for a large increase in traffic. Three hundred houses will virtually double the population of the village!

Langho is a small, quaint and quiet place to live. We chose to live here because it has a small village community feel to it. A large housing development will completely change the character the village currently enjoys.

A major concern is the impact of extra traffic. We [REDACTED], it is used as a main route to get to the M65. It is also used by parents parking to drop off and collect their children from St Mary's School. St Mary's church and the Community Centre are also on York lane. People regularly park on both sides of the lane, they park on pavements and block driveways! This makes it risky to get off our driveways and unsafe for pedestrians and especially children! A housing estate of over three hundred homes will increase the traffic significantly resulting in an even more busy, dangerous road for residents and users of the school and Church.

Whitehall Lane is already a busy, narrow lane with blind bends, few passing places and oncoming cars on the wrong side of the road. There are no pavements. Increased traffic will result in chaos and accidents. There are many walkers and dog walkers in the area.

The A59 is a fast, two way, busy road. The increased traffic will impact on that making it even more dangerous.

There are very limited facilities in the village of Langho- a small grocery shop and some Hairdressers. There is no GP or Dentists. The two local Primary Schools are full or very limited spaces. A housing development of 300 homes will mean many more children in the area, where can they go?

Local transport links are limited the village train station is very small and trains very unreliable and expensive. However, it is more likely that most families will just commute using their cars thereby doubling the volume of traffic in the village and creating mayhem on the already busy York Lane.

Developing such a large site will result in a huge amount of construction vehicles bringing in building materials etc. through the village for many many years to come. This will be extremely disruptive for the residents of Langho. It will create, noise, dirty, dusty roads and cause air pollution. The heavy vehicles will be dangerous to pedestrians and damage roads.

The housing estate will ruin the beautiful views in the lovely village of Langho. It will impact negatively on the countryside, the wildlife and trees etc.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 21 April 2025 22:43
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-707775882

[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: formally object to the proposed housing development near Whitehalgh Lane, Langho. This development raises significant concerns across several key areas: planning policy, infrastructure capacity, road safety, environmental impact, and community wellbeing.

?

1. Conflict with Planning Policy (EN2 – Open Countryside)

The proposed development site is designated as EN2 – Open Countryside. According to the Ribble Valley Local Plan, EN2 land is to be protected, enhanced, and restored due to its intrinsic landscape value and its contribution to local character. This development would result in the permanent loss of open countryside and directly contradicts this policy, undermining the long-term spatial vision of the borough.

?

2. Inadequate and Misleading Statements in the Developer’s Submission

The Design and Access Statement (DAS) references local facilities and amenities, including schools and shops, in a misleading manner. There is only one small shop in Langho, and both local primary schools are already at full capacity. The area lacks cafés, bars, community spaces, and meaningful recreational facilities beyond a single aging playground. The suggestion that the development is “close to amenities” does not reflect reality.

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3. Failure to Address School Capacity

The application fails to address the pressing issue of school capacity. Local and county education policies require developments to be supported by adequate infrastructure, including school places. However, there is no evidence that local schools can accommodate the significant increase in demand that would result from up to 300 new homes. With most homes proposed being 2–4 bedrooms, a large number of families with school-aged children can be expected.

This will force many parents to drive their children to schools further afield, directly undermining the developer's claims of promoting walkability and sustainable travel.

?

4. Severe Highway and Pedestrian Safety Risks

Whitehalgh Lane is a narrow, unlit rural road with no pavements or pedestrian infrastructure. It is already known for dangerous bends, poor visibility, and frequent winter accidents due to its off-camber layout and secondary gritting status. The suggestion that it will serve as a pedestrian access route is not only unrealistic but dangerous. Promoting pedestrian or cycling access here is highly irresponsible and places residents at risk.

Turning right onto the A59 is extremely hazardous, with long delays at peak hours. The development would exacerbate this already critical issue.

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5. Grossly Underestimated Traffic Impact

The traffic impact assessment is wholly inadequate. The claim of 33–36 additional vehicle movements during peak times is not credible for a development of this scale. Based on census data, 90% of households in the area own at least one vehicle, and 48% own two or more. This means the development could easily generate 600–900 vehicle trips per day.

Many of these journeys will take the shortest and most direct route – turning left up Whitehalgh Lane toward Snodworth or Whinney Lane and the A666/M65 – not turning right onto the A59 as the assessment implies. The flawed assumptions regarding traffic flow and underestimation of local trips seriously compromise the validity of the transport analysis.

?

6. Strain on Local Healthcare Services

Healthcare services in Langho and surrounding areas are already overstretched, particularly for children's and mental health provision. With the loss of local GP and pharmacy services (incorrectly referred to in the application as this is currently a tanning salon!), the addition of hundreds more residents will worsen access and reduce the quality of care for existing patients.

?

7. Inadequate Public Consultation

A single consultation event is entirely insufficient for a proposal of this scale, which would increase the local housing stock by nearly 33%. The Statement of Community Involvement's claim that this constitutes "extensive" engagement is misleading and fails to reflect genuine community participation.

?

8. Environmental & Biodiversity Impact

The site is home to a wide range of wildlife, including deer, barn owls, and bats, all of which rely on the local fields and hedgerows for habitat. The development would lead to habitat destruction, disrupt biodiversity, and diminish a valuable green corridor.

Additionally, the land is currently agricultural. Its development would reduce local food production, increase surface water runoff, and put pressure on already overloaded sewage and drainage systems. This raises the risk of flooding and pollution.

?

9. Loss of Landscape Character and Visual Amenity

The proposed development would fundamentally alter the rural character of Langho. It would dominate the landscape, damage long-standing scenic views, and create noise and visual disturbance. This could impact tourism, affect farming operations, and permanently degrade the area's natural beauty.

?

10. Local Amenities Are Inadequate

The village has very limited amenities – a single small shop, minimal public transport, no cafés or pubs, and a small train station with limited capacity and irregular service. The development's scale far exceeds what the area can reasonably support, further diminishing quality of life for both existing and future residents.

?

11. Failure to Align with Housing Strategy and Local Need

The Ribble Valley Local Plan (2019) and the Core Strategy to 2028 identify a need for only 21 new homes in Langho. This target has already been exceeded with recent developments, such as Northcote Manor/Pringle Homes, delivering 42 homes in 2023 alone. The SHLAA does not identify further requirements in this area. As such, this proposal significantly exceeds planned growth and contradicts the area's strategic planning framework.

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12. Climate and Sustainability Concerns

This development contradicts sustainability principles. It promotes car dependency due to a lack of viable public transport and local infrastructure. Additionally, it contributes to increased carbon emissions and reduces land available for natural water absorption, increasing flood risk.

The suggestion that this development promotes “low car ownership” and “sustainable travel” is entirely unfounded, particularly given the rural setting, poor public transport options, and high car ownership rates.

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Conclusion:

This development is inappropriate in scale, location, and timing. It conflicts with multiple local planning policies, overwhelms existing infrastructure, poses significant safety risks, and undermines the rural character of Langho. It fails to address realistic school and healthcare capacity, does not provide for the community's needs, and contradicts the sustainability principles it claims to support.

I urge the planning committee to consider how such a development would affect your own families and communities – in terms of traffic, school places, environmental quality, and long-term livability – and reject this application in the strongest possible terms.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 21 April 2025 22:52
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-707776706

[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 formally object to the proposed housing development above. This development raises significant concerns across several key areas: planning policy, infrastructure capacity, road safety, environmental impact, and community wellbeing.

?

1. Conflict with Planning Policy (EN2 – Open Countryside)

The proposed development site is designated as EN2 – Open Countryside. According to the Ribble Valley Local Plan, EN2 land is to be protected, enhanced, and restored due to its intrinsic landscape value and its contribution to local character. This development would result in the permanent loss of open countryside and directly contradicts this policy, undermining the long-term spatial vision of the borough.

?

2. Inadequate and Misleading Statements in the Developer’s Submission

The Design and Access Statement (DAS) references local facilities and amenities, including schools and shops, in a misleading manner. There is only one small shop in Langho, and both local primary schools are already at full capacity. The area lacks cafés, bars, community spaces, and meaningful recreational facilities beyond a single aging playground. The suggestion that the development is “close to amenities” does not reflect reality.

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3. Failure to Address School Capacity

The application fails to address the pressing issue of school capacity. Local and county education policies require developments to be supported by adequate infrastructure, including school places. However, there is no evidence that local schools can accommodate the significant increase in demand that would result from up to 300 new homes. With most homes proposed being 2–4 bedrooms, a large number of families with school-aged children can be expected.

This will force many parents to drive their children to schools further afield, directly undermining the developer's claims of promoting walkability and sustainable travel.

?

4. Severe Highway and Pedestrian Safety Risks

Whitehalgh Lane is a narrow, unlit rural road with no pavements or pedestrian infrastructure. It is already known for dangerous bends, poor visibility, and frequent winter accidents due to its off-camber bends and secondary gritting status. The suggestion that it will serve as a pedestrian access route is not only unrealistic but dangerous. Promoting pedestrian or cycling access here is highly irresponsible and places residents at risk.

Turning right onto the A59 is extremely hazardous, with long delays at peak hours. The development would exacerbate this already critical issue.

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5. Grossly Underestimated Traffic Impact

The traffic impact assessment is wholly inadequate. The claim of 33–36 additional vehicle movements during peak times is not credible for a development of this scale. Based on census data, 90% of households in the area own at least one vehicle, and 48% own two or more. This means the development could easily generate 600–900 vehicle trips per day.

Many of these journeys will take the shortest and most direct route – turning left up Whitehalgh Lane toward Snodworth or Whinney Lane and the A666/M65 – not turning right onto the A59 as the assessment implies. The flawed assumptions regarding traffic flow and underestimation of local trips seriously compromise the validity of the transport analysis.

?

6. Strain on Local Healthcare Services

Healthcare services in Langho and surrounding areas are already overstretched, particularly for children's and mental health provision. With the loss of local GP and pharmacy services (incorrectly referred to in the application as this is actually a tanning salon and has not been a GP surgery for many years), the addition of hundreds more residents will worsen access and reduce the quality of care for existing patients.

?

7. Inadequate Public Consultation

A single consultation event is entirely insufficient for a proposal of this scale, which would increase the local housing stock by nearly 33%. The Statement of Community Involvement's claim that this constitutes "extensive" engagement is misleading and fails to reflect genuine community participation.

?

8. Environmental & Biodiversity Impact

The site is home to a wide range of wildlife, including deer, barn owls, and bats, all of which rely on the local fields and hedgerows for habitat. The development would lead to habitat destruction, disrupt biodiversity, and diminish a valuable green corridor.

Additionally, the land is currently agricultural. Its development would reduce local food production, increase surface water runoff, and put pressure on already overloaded sewage and drainage systems. This raises the risk of flooding and pollution.

?

9. Loss of Landscape Character and Visual Amenity

The proposed development would fundamentally alter the rural character of Langho. It would dominate the landscape, damage long-standing scenic views, and create noise and visual disturbance. This could impact tourism, affect farming operations, and permanently degrade the area's natural beauty.

?

10. Local Amenities Are Inadequate

The village has very limited amenities – a single small shop, minimal public transport, no cafés or pubs, and a small train station with limited capacity and irregular service. The development's scale far exceeds what the area can reasonably support, further diminishing quality of life for both existing and future residents.

?

11. Failure to Align with Housing Strategy and Local Need

The Ribble Valley Local Plan (2019) and the Core Strategy to 2028 identify a need for only 21 new homes in Langho. This target has already been exceeded with recent developments, such as Northcote Manor/Pringle Homes, delivering 42 homes in 2023 alone. The SHLAA does not identify further requirements in this area. As such, this proposal significantly exceeds planned growth and contradicts the area's strategic planning framework.

?

12. Climate and Sustainability Concerns

This development contradicts sustainability principles. It promotes car dependency due to a lack of viable public transport and local infrastructure. Additionally, it contributes to increased carbon emissions and reduces land available for natural water absorption, increasing flood risk.

The suggestion that this development promotes “low car ownership” and “sustainable travel” is entirely unfounded, particularly given the rural setting, poor public transport options, and high car ownership rates.

?

Conclusion:

This development is inappropriate in scale, location, and timing. It conflicts with multiple local planning policies, overwhelms existing infrastructure, poses significant safety risks, and undermines the rural character of Langho. It fails to address realistic school and healthcare capacity, does not provide for the community's needs, and contradicts the sustainability principles it claims to support.

I urge the planning committee to consider how such a development would affect your own families

and communities – in terms of traffic, school places, environmental quality, and long-term living conditions – and reject this application in the strongest possible terms.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 21 April 2025 23:13
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-707776206

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0196

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

Comments: Strongly object to the proposed development. The proposed size of the development is completely out of proportion with the existing village. Laughable that the developers feel they have sufficient mitigations in place to offset the social & environmental impacts of such a development. Anyone who lives in the Ribble Valley and uses the A59/ A666 knows that a development of this scale cannot be supported by the existing, already heavily congested road network. The offer of station car park is an absolute joke for a train service to Manchester that takes longer and costs more than if done by car. Local services & amenities are already overstretched and underfunded. This isn't how you achieve the governments long term strategic vision of building more affordable housing in better connected and serviced communities.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 21 April 2025 23:25
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-707779729

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0196

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

Comments: Strongly object to the proposed development. The proposed size of the development is completely out of proportion with the existing village. Laughable that the developers feel they have sufficient mitigations in place to offset the social & environmental impacts of such a development. Anyone who lives in the Ribble Valley and uses the A59/ A666 knows that a development of this scale cannot be supported by the existing, already heavily congested road network. The offer of station car park is an absolute joke for a train service to Manchester that takes longer and costs more than if done by car. Local services & amenities are already overstretched and underfunded. This isn't how you achieve the governments long term strategic vision of building more affordable housing in better connected and serviced communities.

[REDACTED]

[REDACTED]

[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 strongly object to planning application 3/2025/0196 for up to 300 dwellings and associated infrastructure.

This development raises significant concerns across several key areas: planning policy, infrastructure capacity, road safety, environmental impact, and community wellbeing.

1. Conflict with Planning Policy (EN2 – Open Countryside)

The proposed development site is designated as EN2 – Open Countryside. According to the Ribble Valley Local Plan, EN2 land is to be protected, enhanced, and restored due to its intrinsic landscape value and its contribution to local character. This development would result in the permanent loss of open countryside and directly contradicts this policy, undermining the long-term spatial vision of the borough.

2. Inadequate and Misleading Statements in the Developer’s Submission

The Design and Access Statement (DAS) references local facilities and amenities, including schools and shops, in a misleading manner. There is only one small shop in Langho, and both local primary schools are already at full capacity. The area lacks cafés, bars, community spaces, and meaningful recreational facilities beyond a single aging playground. The suggestion that the development is “close to amenities” does not reflect reality.

3. Failure to Address School Capacity

The application fails to address the pressing issue of school capacity. Local and county education policies require developments to be supported by adequate infrastructure, including school places. However, there is no evidence that local schools can accommodate the significant increase in demand that would result from up to 300 new homes. With most homes proposed being 2–4 bedrooms, a large number of families with school-aged children can be expected. This will force many parents to drive their children to schools further afield, directly undermining the developer’s claims of promoting walkability and sustainable travel.

4. Severe Highway and Pedestrian Safety Risks

Whitehalgh Lane is a narrow, unlit rural road with no pavements or pedestrian infrastructure. It is already known for dangerous bends, poor visibility, and frequent winter accidents due to its off-camber bends and secondary gritting status. The suggestion that it will serve as a pedestrian access route is not only unrealistic but dangerous. Promoting pedestrian or cycling access here is highly irresponsible and places residents at risk.

Turning right onto the A59 is extremely hazardous, with long delays at peak hours. The development would exacerbate this already critical issue.

5. Grossly Underestimated Traffic Impact

The traffic impact assessment is wholly inadequate. The claim of 33–36 additional vehicle movements during peak times is not credible for a development of this scale. Based on census data, 90% of households in the area own at least one vehicle, and 48% own two or more. This means the development could easily generate 600–900 vehicle trips per day.

Many of these journeys will take the shortest and most direct route – turning left up Whitehalgh Lane toward Snodworth or up Whinney Lane and the A666/M65 – not turning right onto the A59 as the assessment implies. The flawed assumptions regarding traffic flow and underestimation of local trips seriously compromise the validity of the transport analysis.

6. Strain on Local Healthcare Services

Healthcare services in Langho and surrounding areas are already overstretched, particularly for children's and mental health provision. With the loss of local GP and pharmacy services (incorrectly referred to in the application as this is now a tanning salon), the addition of hundreds more residents will worsen access and reduce the quality of care for existing patients.

7. Inadequate Public Consultation

A single consultation event is entirely insufficient for a proposal of this scale, which would increase the local housing stock by nearly 33%. The Statement of Community Involvement's claim that this constitutes "extensive" engagement is misleading and fails to reflect genuine community participation.

8. Environmental & Biodiversity Impact

The site is home to a wide range of wildlife, including deer, barn owls, and bats, all of which rely on the local fields and hedgerows for habitat. The development would lead to habitat destruction, disrupt biodiversity, and diminish a valuable green corridor.

Additionally, the land is currently agricultural. Its development would reduce local food production, increase surface water runoff, and put pressure on already overloaded sewage and drainage systems. This raises the risk of flooding and pollution.

9. Loss of Landscape Character and Visual Amenity

The proposed development would fundamentally alter the rural character of Langho. It would dominate the landscape, damage long-standing scenic views, and create noise and visual disturbance. This could impact tourism, affect farming operations, and permanently degrade the area's natural beauty.

10. Local Amenities Are Inadequate

The village has very limited amenities – a single small shop, minimal public transport, no cafés or pubs, and a small train station with limited capacity and irregular service. The development’s scale far exceeds what the area can reasonably support, further diminishing quality of life for both existing and future residents.

11. Failure to Align with Housing Strategy and Local Need

The Ribble Valley Local Plan (2019) and the Core Strategy to 2028 identify a need for only 21 new homes in Langho. This target has already been exceeded with recent developments, such as Northcote Manor/Pringle Homes, delivering 42 homes in 2023 alone. The SHLAA does not identify further requirements in this area. As such, this proposal significantly exceeds planned growth and contradicts the area’s strategic planning framework.

12. Climate and Sustainability Concerns

This development contradicts sustainability principles. It promotes car dependency due to a lack of viable public transport and local infrastructure. Additionally, it contributes to increased carbon emissions and reduces land available for natural water absorption, increasing flood risk.

The suggestion that this development promotes “low car ownership” and “sustainable travel” is entirely unfounded, particularly given the rural setting, poor public transport options, and high car ownership rates.

Conclusion:

This development is inappropriate in scale, location, and timing. It conflicts with multiple local planning policies, overwhelms existing infrastructure, poses significant safety risks, and undermines the rural character of Langho. It fails to address realistic school and healthcare capacity, does not provide for the community’s needs, and contradicts the sustainability principles it claims to support.

I urge the planning committee to consider how such a development would affect your own families and communities – in terms of traffic, school places, environmental quality, and long-term quality of living – and reject this application in the strongest possible terms.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 21 April 2025 21:29
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-707763666

Name: [REDACTED]

Address: [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 strongly object to this development due to the immense strain it will put on our already overloaded local infrastructure. Our doctors' surgeries are full, and I often have to wait up to three weeks for an appointment. The local dentist is impossible to get into, with a long waiting list. The schools in Langho are already overpopulated and cannot accommodate any more students. There are simply not enough services to support an additional 300 homes.

2. Traffic and Congestion

The A59 is already heavily congested, and adding another entrance so close to the roundabout will cause significant congestion. With ongoing developments in nearby towns like Clitheroe, Whalley, and Billington, traffic in the area is becoming unbearable. As many of us commute, this is a major issue that hasn't been addressed in the plans. The road network cannot cope with further strain, and there is no direct rail service to Preston to ease the burden on roads.

3. Loss of Village Character and Increased Population

Langho will no longer be the small village many of us have chosen to live in. With the proposed 300 new homes, the population will increase by a third, and the village will be transformed into a small town. This will dramatically change the character of the area, and I fear it will become overcrowded with little in the way of additional amenities. This is not what we moved here for, and it will ruin the peaceful rural atmosphere.

4. Environmental Impact and Green Belt Concerns

This development will destroy a significant amount of green belt land that is important for wildlife and for recreational use. The area is a beautiful part of Langho, and I, along with many others, use it for outdoor activities. It's heartbreaking to think this green space will be lost forever. I also worry about the increased flood risk that could result from covering the land with concrete and tarmac. The council should be protecting this green space, not allowing it to be destroyed for more housing.

5. Lack of New Amenities to Support the Development

There are no plans to provide additional services to support the new residents. Langho already has one shop, no pub, and limited facilities, and it's difficult to see how the area can cope with so many

more people. What additional facilities will the council provide to ensure these new residents have access to the same services that we currently struggle to use? I'm concerned that this development will only benefit the developers and not the existing residents.

6. Negative Impact on Local Schools and Medical Services

The local schools and medical practices are already stretched to their limits. How will they cope with 300 additional families? The schools are full, and the medical services are overwhelmed. These services should be upgraded or expanded alongside the housing development, but there are no plans for this. This proposal only adds to the pressure on services that are already failing to meet the needs of the current population.

7. Noise and Disruption During Construction

If this development goes ahead, we will face years of disruption. The construction will cause noise pollution, dust, and traffic issues for those of us who live nearby. This will significantly affect our quality of life. The impact on residents cannot be underestimated, especially when we're already living in an area that is struggling with congestion and limited services.

8. Impact on Property Value and General Living Conditions

The introduction of 300 new homes will dramatically change the environment I have invested in. Many of us moved to Langho because of the quiet, rural nature of the area. If this development goes ahead, we will lose our views, and property values will decrease. There's a real risk that this development will lead to overcrowding and a loss of the community spirit that currently exists.

9. Lack of Developer Contribution to the Local Area

It's disappointing to see that little will be contributed to the community from this development. I don't see how this large-scale housing project will benefit anyone but the developers. There are no clear plans for improving local infrastructure, and residents have expressed concerns about how this development will negatively impact us without any significant benefit in return.

Conclusion

I urge the council to reconsider this proposal. Langho simply cannot accommodate 300 new homes without serious consequences for our infrastructure, community character, and quality of life. I believe it is crucial to prioritise the needs of existing residents and ensure that our village retains its identity, green spaces, and adequate services.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 21 April 2025 21:18
To: Planning
Subject: Planning Application Comments - 3/2025/0196 FS-Case-707761466

[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 strongly object to this development due to the immense strain it will put on our already overloaded local infrastructure. Our doctors' surgeries are full, and I often have to wait up to three weeks for an appointment. The local dentist is impossible to get into, with a long waiting list. The schools in Langho are already overpopulated and cannot accommodate any more students. There are simply not enough services to support an additional 300 homes.

2. Traffic and Congestion

The A59 is already heavily congested, and adding another entrance so close to the roundabout will cause significant congestion. With ongoing developments in nearby towns like Clitheroe, Whalley, and Billington, traffic in the area is becoming unbearable. As many of us commute, this is a major issue that hasn't been addressed in the plans. The road network cannot cope with further strain, and there is no direct rail service to Preston to ease the burden on roads.

3. Loss of Village Character and Increased Population

Langho will no longer be the small village many of us have chosen to live in. With the proposed 300 new homes, the population will increase by a third, and the village will be transformed into a small town. This will dramatically change the character of the area, and I fear it will become overcrowded with little in the way of additional amenities. This is not what we moved here for, and it will ruin the peaceful rural atmosphere.

4. Environmental Impact and Green Belt Concerns

This development will destroy a significant amount of green belt land that is important for wildlife and for recreational use. The area is a beautiful part of Langho, and I, along with many others, use it for outdoor activities. It's heartbreaking to think this green space will be lost forever. I also worry about the increased flood risk that could result from covering the land with concrete and tarmac. The council should be protecting this green space, not allowing it to be destroyed for more housing.

5. Lack of New Amenities to Support the Development

There are no plans to provide additional services to support the new residents. Langho already has one shop, no pub, and limited facilities, and it's difficult to see how the area can cope with so many

more people. What additional facilities will the council provide to ensure these new residents have access to the same services that we currently struggle to use? I'm concerned that this development will only benefit the developers and not the existing residents.

6. Negative Impact on Local Schools and Medical Services

The local schools and medical practices are already stretched to their limits. How will they cope with 300 additional families? The schools are full, and the medical services are overwhelmed. These services should be upgraded or expanded alongside the housing development, but there are no plans for this. This proposal only adds to the pressure on services that are already failing to meet the needs of the current population.

7. Noise and Disruption During Construction

If this development goes ahead, we will face years of disruption. The construction will cause noise pollution, dust, and traffic issues for those of us who live nearby. This will significantly affect our quality of life. The impact on residents cannot be underestimated, especially when we're already living in an area that is struggling with congestion and limited services.

8. Impact on Property Value and General Living Conditions

The introduction of 300 new homes will dramatically change the environment I have invested in. Many of us moved to Langho because of the quiet, rural nature of the area. If this development goes ahead, we will lose our views, and property values will decrease. There's a real risk that this development will lead to overcrowding and a loss of the community spirit that currently exists.

9. Lack of Developer Contribution to the Local Area

It's disappointing to see that little will be contributed to the community from this development. I don't see how this large-scale housing project will benefit anyone but the developers. There are no clear plans for improving local infrastructure, and residents have expressed concerns about how this development will negatively impact us without any significant benefit in return.

Conclusion

I urge the council to reconsider this proposal. Langho simply cannot accommodate 300 new homes without serious consequences for our infrastructure, community character, and quality of life. I believe it is crucial to prioritise the needs of existing residents and ensure that our village retains its identity, green spaces, and adequate services.