

## Nicola Gunn

---

**From:** Planning  
**Subject:** FW: 3/2026/0074 extention please

---

**From:** Parish Clerk Billington and Langho Parish Council <[parishclerk@billingtonlanghopc.org](mailto:parishclerk@billingtonlanghopc.org)>  
**Sent:** 24 February 2026 08:13  
**To:** Lucy Walker  
**Subject:** RE: 3/2026/0074 extention please

### 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.

The parish council discussed this application at the meeting last night, further to this the parish council object to the proposed development at **Elker Lane**.

We believe this specific proposal is unsuitable for the site based on established planning history, environmental safety, and infrastructure capacity.

Our objection centers on the following these material considerations:

#### 1. Deviation from Approved Masterplan

This land was originally integrated into the planning consent for the Elker Meadows estate, specifically designated for a children's nursery. This designation was a key component of the community infrastructure design. Permitting a different development on this plot contradicts the original planning intent and the conditions under which the Elker Meadows development was initially justified.

#### 2. Documented Flood Risk and Drainage Concerns

The site poses a demonstrable flood risk to both new and existing residents:

- **Historical Precedent:** Elker Meadows has experienced three significant flooding events.
- **Water Management:** The stream adjacent to this land is the primary source of previous flooding.
- **Infrastructure Interference:** The site currently relies on a private overflow trench for water management. Construction at the proposed entrance would likely obstruct this vital drainage path, increasing hydraulic pressure on the stream and elevating the flood risk for the wider community.

#### 3. Traffic Impact and Public Safety

Since the estate's inception, the expansion of St Augustine's RC High School has drastically increased the volume of traffic on Whalley Road and Elker Lane. There are 12+ school buses each day traveling Elker Lane.

- Congestion: Peak-time traffic is already at a critical level.
- Public Realm: Recent Parish discussions regarding parking on grass verges highlight the existing strain on local infrastructure.
- Safety: Additional residential density will further compromise the safety of students and residents in an already congested school zone.

4. This development is outside the settlement area.

On 03/02/2026 16:10 GMT Lucy Walker < > wrote:

Hi Rachel,

A short extension to the consultation period is no problem. However, please note that the application is due to be determined by Friday 6<sup>th</sup> March so I would be grateful if your comments could be submitted as soon as possible following the Parish Council meeting.

Kind regards,

**Lucy Walker | Assistant Planning Officer**

Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, BB7 2RA

**From:** Parish Clerk Billington and Langho Parish Council <[parishclerk@billingtonlanghopc.org](mailto:parishclerk@billingtonlanghopc.org)>

**Sent:** 03 February 2026 07:09

**To:** Planning <[planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)>

**Subject:** 3/2026/0074 extension please

Good morning,

The next meeting of the parish council is the 23rd February. We would like to discuss this application for which we are going to raise objections.

Would you please grant us an extension for responding.

Kind regards,

Rachel

Clerk to the Parish Council