

From: [REDACTED]
Sent: 26 April 2026 09:21
To: Planning
Subject: FAO: Lucy Walker re: Application 3/2026/0232

⚠ External Email

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Dear Ms Walker

RE: Objection to Planning Application 3/2026/0232 - Petre Garage, Langho.

I would like to object to this planning application. In line with the Ribble Valley Borough Council Core Strategy and the Government's planning framework, I have linked my concerns directly to the relevant policies. The proposal appears to conflict with several key requirements, but I have listed below my main concerns.

- **Highway Safety Concerns (DMG1 & NPPF 110–111)**

LCC Highways Department have cited in their response, three personal injury collisions within 300m of the site in the last five years, including a serious cyclist injury. Whalley Road is already a fast and busy road with heavy congestion leading up the roundabout at peak times, and is heavily used by families walking to and from St Leonard's primary school. There has not been any safe crossing provision for many years now i.e. no crossing patrol officer and LCC have refused requests for zebra crossing and pelican crossings, despite repeated requests by the school and families. Additional traffic from nine dwellings, including the disruptive construction phase poses a critical danger, large construction vehicles will need to operate in a constrained area simultaneously with school commute times, endangering children where no safe crossings exist. The small site footprint will likely force heavy machinery to maneuver or park on narrow footways/carriageways, creating severe cumulative impacts on road safety and congestion.

- **Former Petrol Station (DME2 & NPPF 183)**

Part of the site is a disused petrol station, raising serious concerns about ground contamination and fuel tank integrity. No contaminated land assessment or remediation strategy appears to have been submitted, contrary to Policy DME2 and NPPF 183.

- **Environmental Concerns and Logic**

Additionally, with plans for a new petrol station nearby (opposite Northcote), it seems environmentally questionable to construct new fuel tanks when existing tanks likely already exist on this site.

The proposal to develop housing on this disused petrol station while simultaneously planning a new petrol station close by makes no sense. It is illogical to suggest a housing development that creates a contamination risk and ignores existing infrastructure, only to build a new version of that same infrastructure seconds away. It's bad for the environment and dangerous for our children.

For these reasons, the proposal fails to comply with Policies DMG1 and DME2 of the Ribble Valley Core Strategy and with NPPF paragraphs 110–111 and 183. I therefore respectfully request that the application be refused.

Yours faithfully,

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