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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 21 July 2026 10:48
To: Planning
Subject: Planning Application Comments - 3/2026/0488 FS-Case-858676125

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Planning Application Reference No.: 3/2026/0488

Address of Development: The Nook, Snodworth Road , Langho

Comments: The proposed development would result in the introduction of an incongruous, unsympathetic, and discordant form of development, particularly when viewed from public vantage points along Snodworth Road + York Lane and existing neighbouring properties. This would result in adverse, long term and permanent visual and landscape harm contrary to Policies DMG1, DMG2, DME1 and DME2 of the Ribble Valley Core Strategy and the National Planning Policy Framework including paragraph 135.

The proposed development would result in the loss of existing habitat and watercourse units, with insufficient details being submitted to demonstrate an appropriate strategy for achieving the statutory requirement for Biodiversity Net Gain contrary to Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).

The application fails to carry out appropriate assessments to fully assess the impacts of the development upon habitats within and adjacent to the site including whether appropriate protection and enhancement can be provided for protected species and their habitat. This is contrary to Key Statement EN4 and policy DME3 of the Ribble Valley Core Strategy and the National Planning Policy Framework.

If the planning application is accepted and goes ahead, the size and amount of Plant,Diggers,Cranes,low loaders ,that would be needed. followed by supplies, brick block wagons etc.having to go through those narrow access points aside from haveing to go up Snodworth or York Lane would be impossible

The proposed development would result in a significant development in a rural location on roads that do not have pavements for pedestrian traffic resulting in future residents being reliant on a private motor vehicles to get to and from the properties contrary to Key Statement DM12 and Policies DMG1 and DMG3 of the Ribble Valley Core Strategy and the National Planning Policy Framework. This increase in traffic would make two notoriously dangerous junctions that provide access to The Nook even worse.

The proposed development is classified as Green Belt and as a means that the development is outside of a defined settlement, which fails to meet any of the exception criteria for allowing development in such location contrary to Key Statements DS1 and H2 and Policies DMG2 and DMH3 of the Ribble Valley Core Strategy.

The artist impressions also clearly show that there will be no through route and it is 2 individual cul-de-sacs with 4 properties accessed, both in and out, from York Lane and 2 properties (closes to The

Nook) accessed, both in and out, from Snodworth Rd. Whilst the vision splays are not too bad when exiting on to York Lane it would mean that all traffic in and out for 2 of the new properties as well as The Nook would have to be via Snodworth Rd which has a very poor view of oncoming traffic, particularly that coming up the hill. This is an accident waiting to happen

The amount of traffic using both Snodworth Road and York lane has increased over the years we have lived in Langho due to increased house building in the Ribble Valley and now with the 300 houses application being successful in Langho (which is an absolute joke) and the proposed 1200 homes being build at Sunny Bower, these country lanes will be death traps. It is beyond comprehension for the residents already living in the area. No account is given to infrastructure such as doctors surgeries, schools, shops, post offices etc. There are no school places in the Ribble Valley so children will be forced to go to school out of the area again increasing the volume of traffic on these narrow country lanes.

The amount of water that runs down Snodworth Road when it rains is immense and then in winter it freezes causing road users to skid, we have had cars end up on our drive and neighbours have had cars taking avoiding action going on to their gardens. Again how someone has not been killed as yet is only by luck. Pedestrians run a severe risk on Snodworth Road of being injured as in places the lane is only wide enough for 1 car and the amount of potholes that appear at the edge of the road causes car users to have to swerve into the middle of the road to miss them. Lancashire County Council must be wasting enormous amount of money continually having to come to repair the road, again due to the amount of traffic and the continual water draining off the fields.

I would hope that the Coucil sees sense and refuses this application.