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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 13 August 2026 13:06
To: Planning
Subject: Planning Application Comments - 3/2026/0488 FS-Case-865196009

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Planning Application Reference No.: 3/2026/0488

Address of Development: land to the rear of The Nook, Snodworth Road, Langho, BB6 8DR

Comments: Dear Planning Officer,

I wish to object strongly to planning application 3/2026/0488 for the erection of six dwellings and associated access and landscaping on land to the rear of The Nook, Snodworth Road, Langho.

Having reviewed the submitted information, I consider that the proposal would cause unacceptable harm and should be refused.

1. Development in the Green Belt and outside the settlement boundary

The applicant's own Planning Statement confirms that the application site is outside the defined settlement boundary of Langho and within the Green Belt.

The applicant seeks to rely principally upon the exception for "limited infilling in villages". However, this is a matter for careful planning judgement and should not simply be accepted because the site is physically close to existing houses.

The proposal is for six substantial detached four-bedroom dwellings, occupying approximately 0.54 hectares. This is not a minor addition to the existing built form. It would introduce a significant concentration of new residential development into a site which currently forms part of the established green and landscaped setting between York Lane and Snodworth Road.

The Council should consider whether six new dwellings genuinely constitute "limited infilling", rather than a substantive intensification of development on the edge of the settlement.

The fact that the site contains domestic garden features and existing access tracks does not, in itself, mean that the whole site should be regarded as previously developed land suitable for redevelopment. Indeed, the NPPF definition of previously developed land specifically excludes land in built-up areas such as residential gardens in appropriate circumstances.

The Council should therefore give substantial weight to the Green Belt designation and carefully

assess the effect of the proposal on Green Belt openness and the purposes of including land within the Green Belt.

2. Harm to the character and appearance of Langho

The proposed development would be out of keeping with the established character of this part of Langho.

The scheme comprises six large detached houses, all four-bedroom properties, with a combined residential development footprint and associated driveways, parking, gardens and infrastructure.

The applicant describes the site as well contained by vegetation. However, that vegetation is itself an important part of the character of the site. Replacing a significant proportion of the existing open, landscaped and semi-rural character with six houses and associated domestic infrastructure would inevitably urbanise the site.

The proposal would therefore change the character of this part of Langho from a green, landscaped edge to a more intensively developed residential environment.

The Council should assess the development as a whole, including:

- * six dwellings;
- * driveways and parking areas;
- * garages;
- * internal access arrangements;
- * boundary treatments;
- * lighting;
- * garden structures and domestic paraphernalia;
- * construction activity; and
- * the cumulative visual effect of the buildings.

This is particularly important given the site's location between established residential development and the more open landscape beyond.

3. Landscape and visual impact

I do not accept that the landscape impact can properly be described as negligible merely because the site is screened from some longer-distance viewpoints.

The immediate visual impact on residents, pedestrians and road users is a material planning consideration.

The site is visible from Snodworth Road, York Lane and the public right of way, and the existing mature vegetation contributes significantly to its green character.

The introduction of six substantial houses would result in a clear change in the appearance of the site. New buildings, roofs, driveways, garages, boundary treatments and domestic activity would be visible from surrounding public and private viewpoints.

The Council should therefore give proper weight to the localised visual impact, rather than relying predominantly upon the absence of significant long-distance views.

4. Highway safety – Snodworth Road access

I have particular concerns regarding the proposed use and intensification of the access from Snodworth Road.

The applicant's own Transport Note acknowledges that the existing visibility available at the Snodworth Road access is below the visibility normally required for a new junction on a 30mph road.

The Transport Note identifies visibility of approximately 2m x 28.6m northbound and 2m x 28.9m southbound. It also acknowledges that this is below the normal requirement for a new junction.

The applicant seeks to rely upon the fact that this is an existing access and that there have been no reported accidents at the junction.

That is not sufficient to demonstrate that the proposed intensification is safe.

The issue is not simply whether the existing single dwelling can use the access safely. The proposal would increase and intensify vehicular movements associated with additional houses, residents, visitors, deliveries, refuse collection and servicing.

The Parish Council has specifically raised concern that vehicles serving three properties would have to access and leave via Snodworth Road at a location where visibility of approaching traffic is restricted.

This concern deserves careful consideration by Lancashire County Council Highways and the Local Planning Authority.

The absence of a recorded accident history does not demonstrate that a junction with restricted visibility is appropriate for a materially intensified residential use.

5. Traffic, deliveries and servicing

The development would inevitably generate additional vehicle movements.

The Transport Note focuses substantially upon ordinary residential traffic, but the Council should also consider the cumulative effect of:

- * residents' vehicles;
- * visitors;
- * delivery vans;
- * postal vehicles;
- * refuse vehicles;
- * tradespeople;
- * taxis and private hire vehicles;
- * emergency vehicles; and
- * construction traffic during the development phase.

The Parish Council has specifically raised concerns regarding delivery and service vehicles using the Snodworth Road access.

The Council should be satisfied that all such movements can take place safely without creating conflict with existing highway users.

6. Drainage, watercourses and the existing pond

There are particularly important concerns regarding drainage.

The Parish Council has reported that several watercourses run through the site and that there is a substantial pond, approximately 30 feet in diameter, which is not properly identified in the information submitted.

This is a significant matter.

The applicant proposes a SuDS strategy and refers to rearranging an open watercourse. However, before permission is granted, the Council should establish the existing drainage regime and ensure that all existing watercourses, ponds and sources of surface water have been properly identified and assessed.

The Council should not assume that the submitted drainage proposals adequately address existing conditions until the actual site drainage has been independently verified.

Particular attention should be given to:

- * existing watercourses;
- * the pond;
- * groundwater;
- * the existing water table;
- * surface-water flows;
- * the effect of development on neighbouring properties;
- * the proposed alteration or relocation of any watercourse;
- * the capacity and maintenance of proposed SuDS;
- * exceedance routes; and
- * the effect of increased impermeable surfaces.

The Parish Council has also reported historic problems with the water table affecting the nearby footpath.

These matters warrant a robust assessment before the application is determined.

7. Ecology and wildlife

The existing site appears to have considerable ecological value associated with mature vegetation, trees, hedgerows, water features and established garden habitat.

The Parish Council has specifically raised concerns regarding newts, bats and owls, as well as wildlife activity associated with the existing pond.

The presence of a pond is particularly relevant because ponds and associated vegetation can provide habitat and ecological connectivity even where they are not themselves designated sites.

The Council should therefore ensure that the ecological assessment adequately addresses:

- * amphibians, including great crested newts where appropriate;
- * bats and bat roost potential;
- * nesting birds;
- * owls and other birds;
- * hedgehogs and other small mammals;
- * aquatic and wetland ecology;
- * existing trees and hedgerows; and
- * the ecological function of the site as a wildlife corridor.

Any proposed Biodiversity Net Gain calculation should not be allowed to obscure the need first to avoid and minimise harm to existing habitats.

8. Trees and vegetation

The mature vegetation surrounding the site is not merely cosmetic screening.

It contributes to:

- * the visual character of the area;
- * biodiversity;
- * habitat connectivity;
- * privacy;
- * landscape setting;
- * surface-water management; and
- * the perception of openness.

The Council should ensure that the submitted arboricultural information accurately identifies all relevant trees and that adequate protection is provided not merely for tree trunks but for their root protection areas during construction.

The long-term loss or degradation of established vegetation should be given appropriate weight.

9. Residential amenity

The proposal would place a substantial amount of new residential development in close proximity to existing properties.

The Council should carefully assess:

- * overlooking;
- * loss of privacy;
- * overbearing impact;
- * loss of outlook;
- * loss of light;
- * noise;
- * disturbance;
- * vehicle movements;
- * headlights;
- * construction impacts; and
- * the effect of new garden and boundary arrangements.

The fact that separation distances may technically comply with minimum standards does not automatically mean that the development would provide a satisfactory relationship with neighbouring properties.

The overall scale and positioning of the proposed houses must be considered in the context of the actual topography and relative levels of the site.

10. Site levels and visual prominence

The site is not simply a flat development parcel.

Changes in level are an important consideration because buildings positioned on rising or elevated ground can appear substantially more prominent than their footprint suggests.

The Council should therefore carefully assess the proposed finished floor levels, ground regrading, retaining structures, driveways and building heights in relation to existing neighbouring properties and public viewpoints.

Any apparent visual containment provided by existing vegetation should also be assessed on the basis of what will remain after construction and what can reasonably be expected to remain in the long term.

11. Public right of way

The application refers to the public right of way along the northern boundary.

The Council should ensure that the right of way remains safe, usable and attractive throughout construction and after completion.

The reported historic problems with water levels and the footpath make this particularly important.

Any alteration, surfacing or landscaping should not adversely affect drainage or the established character of the route.

12. Housing supply does not outweigh site-specific harm

I recognise that Ribble Valley has a housing requirement and that the Council's housing land supply position is an important material consideration.

The applicant relies heavily upon the Council's housing land supply position and the so-called tilted balance.

However, a shortfall in housing supply does not mean that every site is suitable for development.

The Council's own 2025 housing land availability information records an annual housing requirement of 305 dwellings and confirms that the Council is preparing a new Local Plan. The housing position must therefore be balanced against the specific planning harms associated with this site.

The NPPF does not remove the need to properly consider Green Belt, landscape, highway safety, biodiversity, drainage, design and residential amenity.

Indeed, the NPPF requires development to achieve well-designed places which are sympathetic to local character and provide a high standard of amenity, while its environmental policies require the protection and enhancement of the natural environment.

13. The applicant's case for "limited infilling" should not be accepted without careful scrutiny

The applicant describes the site as a contained plot within Langho and argues that the proposal would not represent outward expansion.

However, the application site remains outside the defined settlement boundary and within the Green Belt.

The Council should consider the actual spatial effect of the proposal rather than its description as "infill".

Six substantial dwellings on this site would represent a material increase in built development and domestic activity.

The question is not simply whether houses already exist around the site. It is whether this particular scale and form of development represents the type of limited infilling intended by Green Belt policy.

I consider that it does not.

14. Cumulative impact

The Council should also consider the cumulative effect of housing development in and around Langho.

Individual applications should not be considered in isolation where the combined effect is to progressively erode the character of the village edge, increase traffic and place additional pressure on local infrastructure and drainage.

This proposal would add six substantial market dwellings to the local housing stock and would contribute to the incremental urbanisation of an area which currently retains an important green and landscaped character.

Conclusion

For the reasons set out above, I respectfully request that planning permission be refused.

In particular, I ask the Council to give significant weight to:

1. The site's location outside the defined settlement boundary and within the Green Belt.
2. The failure of the proposal to convincingly demonstrate that six substantial dwellings constitute limited infilling in a village.
3. Harm to the established landscape and visual character of this part of Langho.
4. The intensification of the Snodworth Road access despite acknowledged restricted visibility.
5. Highway safety concerns arising from additional residential, delivery and servicing traffic.
6. The presence of existing watercourses and a substantial pond and the need for a properly verified drainage assessment.

7. Potential impacts upon amphibians, bats, birds and other wildlife.
8. The loss or degradation of mature vegetation and associated habitat.
9. Potential impacts upon the privacy and residential amenity of neighbouring properties.
10. The impact of the development upon the public right of way and local drainage conditions.
11. The cumulative effect of further development upon the character and infrastructure of Langho.

The Billington and Langho Parish Council has itself strongly objected to this application, raising concerns including highway safety, restricted visibility, watercourses and the pond, scale and character of the development, drainage and wildlife. These concerns should be given careful consideration alongside the other representations received. (Ribble Valley Borough Council²)

I therefore respectfully request that application 3/2026/0488 be refused.

Regards