

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 24 July 2026 21:54
To: Planning
Subject: Planning Application Comments - 3/2026/0488 FS-Case-859911338

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0488

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

Comments: I object to the application on the following basis:

This application to build six large modern houses in a Green Belt location will be completely at odds with the surrounding area. The design(s) are unsympathetic and discordant. They will overlook existing residential properties and bring light and noise pollution to an otherwise peaceful area. This development will result in adverse long term visual harm and is contrary to policies DMG1, DMG2, DME1 and DME2 of the Ribble Valley Core Strategy and the National Planning Policy Framework inc. paragraph 135.

Flooding - Rainwater running off the fields down Snodworth Road is still excessive despite Lancashire County Council carrying out culvert works last year. The rainwater running downhill behind The Nook will run towards the proposed development.

Accessibility - Our local amenities such as the SPAR shop, pharmacy and railway station are all located lower down in the village. There are no footpaths either side of Snodworth Road therefore residents would have to drive there, increasing traffic on an already congested road.

Traffic issues - Any vehicles attempting to access Snodworth Road from the proposed access road are likely to have the front of their vehicles taken off given the blind spot coming up the hill by Sondaw and Nip Nook and Dove Cottages.

Likewise, travelling down Snodworth Road in the direction of Hyburn and Meadows End, such is the layout of the road, it is very difficult to see what traffic is coming uphill and unfortunately, there are drivers exceeding the speed limit regularly.

Due to the proposed 300 homes development in Langho and the 1,200 new homes at Sunnybower, this will increase the traffic on the already busy rat-runs of Snodworth Road and York Lane.

This road is precarious not to mention dangerous in icy conditions.

This application refers to data from crashmap.co.uk which shows Snodworth Road and York Lane as 'safe roads'. This is incorrect, given the number of motor accidents that have occurred on Snodworth Road alone, so this data is unreliable.

The size and volume of plant machinery will cause severe congestion and is an accident waiting to happen given the narrow access to the proposed site.

The proposed development will result in the loss of watercourse units. Insufficient details have been submitted to demonstrate an appropriate strategy. Biodiversity Net Gain contrary to Schedule 7A of the Town and Country Planning Act 1990.

An important habitat for local wildlife will be lost – the local deer herd, owls (which includes a pair of Barn Owls), bats, toads and newts will be severely affected.

This application has not assessed the impact of development upon this habitat, within and adjacent to the site, whether appropriate protection can be provided for these species. This is contrary to Key Statement EN4 and policy DME3 Ribble Valley Core Strategy and National Planning Policy Framework.

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

27th July 2026

Planning Dept.

RVBC

Clitheroe

BB7 2RA

RE: Planning Application Objection – REF 3/2026/0488

Proposed Development: Construction of 6 residential dwellings with landscaping.

Site Address: Land to the rear of The Nook, Snodworth Rd, Langho.

Dear Sir/Madam

I am writing as a local resident to formally lodge my objection to the above planning application.

The reasons are as follows;

Highway Safety and Access Concerns

The local road network, specifically Snodworth Road and York Lane, consists of narrow, substandard lanes that lack adequate continuous pedestrian footways. These roads already struggle to contend with the amount of traffic that currently use them as a short cut to and from the M65, Blackburn, Gt Harwood, Whalley and Clitheroe.

Both entrance/exit areas on Snodworth and York Lane are on blind bends. There have been several RTA's on the bend at York Lane, where the road is reduced to a single track due to unavoidable resident parking down one side.

(This traffic will soon be much greater, following the approval of the 300 houses on land adjacent to Langho Train Station and the traffic heading over from the new Sunny Bower development)

Impact on the Character of the Area/Greenbelt

The proposed 6 dwellings seem modern in appearance and entirely out of keeping with the semi-rural character of York Lane and Snodworth. I understand that this is also classed as Greenbelt. The applicant has failed to demonstrate any "Very Special Circumstances" that would outweigh the harm caused to the Green Belt.

Ecological Impact and Loss of Bio Diversity

The area we live in is inhabited by deer, owls, (Barn and Tawny owls have nests nearby) Bats and Newts (endangered species).

The deer in particular currently use the proposed area, crossing from field to field.

I believe the site has already been cleared of multiple trees, hedgerows in preparation for this development.

Drainage/Excess Surface Water

The area in question seems to be a catchment area for excess water that drains from the hills above Whalley old road, through our fields and down into The Nook, through York Field and out onto York Lane at the said entrance/exit site. In heavy rain this water causes surface water flooding down York lane and Snodworth road and in winter this water freezes, turning the road into a skating rink.

Replacing the existing permeable green garden space with extensive hardstanding, roofs and access tracking for 6 homes will dramatically increase surface water runoff.

For the above reasons I ask the planning department to refuse permission.

Please acknowledge receipt of this objection.

(I am also a little bemused as to why we were not notified of this application [REDACTED])

[REDACTED]?)

Yours Sincerely

[REDACTED]

[REDACTED]

From: Planning
Subject: FW: Re-application 3/2026/0488 THE NOOK

[REDACTED]
Sent: 28 July 2026 13:50
To: Planning <planning@ribblevalley.gov.uk>
Subject: Re-application 3/2026/0488 THE NOOK

⚠ 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.

[REDACTED] [REDACTED] [REDACTED] h [REDACTED]
[REDACTED]

FOA Lucy Walker.

Dear Lucy, please find my comments /objections on the above.

Having lived in the lovely hamlet of Snodworth/Langho for [REDACTED] to say I am deeply upset and shocked at this application is an understatement to say the least.

It is common knowledge that emotions have been very high recently, regarding the 300 further homes granted in Langho,

It does seem to me that some companies/parties may be trying to exploit this further.

Objection 1

Proposal on Green belt land

The proposed development would be 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 H2 and policies DMG2 and DMH3 of the Ribblevalley core strategy.

Objection 2

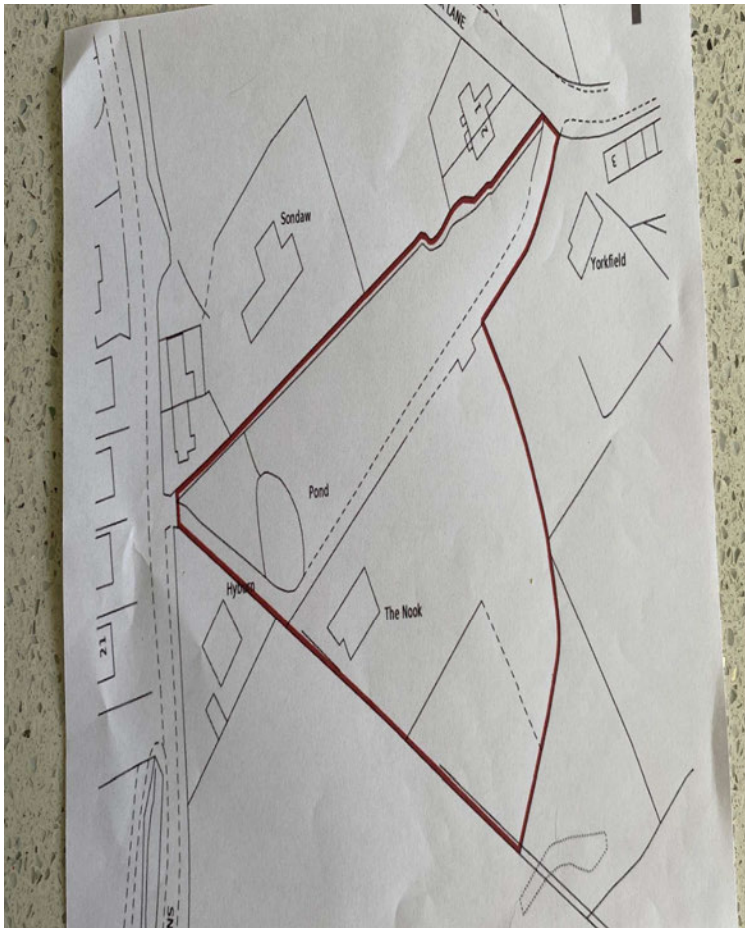
Access to and from Snodworth rd and York lane.

As I am sure you are aware, the above roads are very busy, especially Snodworth rd.

We are all bracing ourselves to what the additional 300 homes will bring.

The visual splay for upcoming traffic on Snodworth rd, on the same side is virtually none existent.

York Lane is not good either and under modern legislation this would not comply, both are not wide enough for two cars to pass.



This would result in a temporary blockage should one car want to enter and one exit! At both these points a public footpath would encroach and there are surely safety issues here.

Objection 3

Water courses and flood risk

On inspection of the application, I note it states that there are NO streams or water courses within 20m!

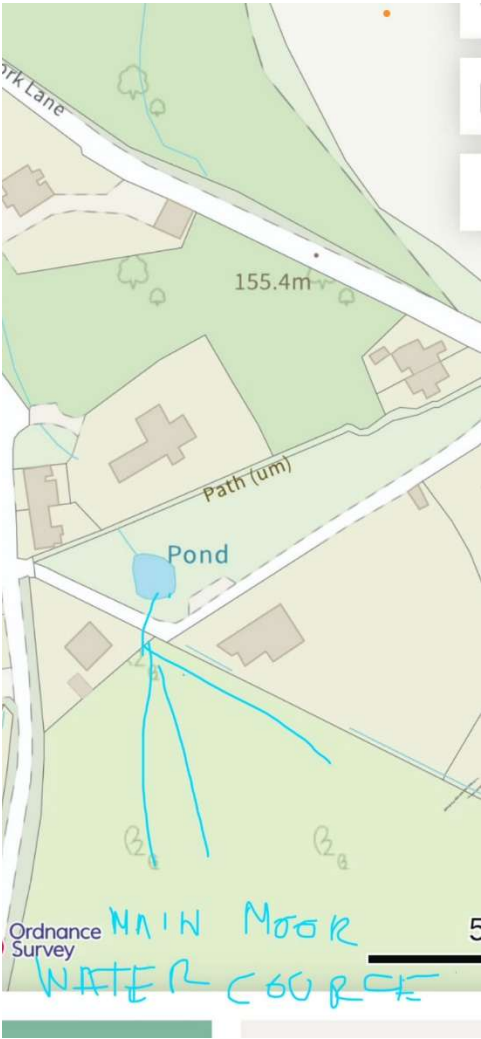
This is certainly not true, please see attached images.

The Nook has several major water courses that flow from Fish moor, some flow onto my land and continue to the Nook.

There is also a waterfall at the top side of the property, and several other courses to the York lane side

On the land registry boundaries it clearly shows a large pond, this is not shown on the proposal and if it was, would be under the first property on the Snodworth rd end.

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).



Objection 4

Accessibility

The proposal states local amenities and transport.

There are no buses to this immediate area.

The shops and railway station are only accessible safely by car.

There are no pavements on Snodworth rd or Whinney lane.

York lane has pavement at the bottom, but has a 100m gap in the middle with no pavement to the top section.

Both are very dangerous and steep for pedestrians.

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.

Objection 5

Impact visual, unsympathetic to the surroundings and landscape

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.

Objection 6

Loss of wildlife and habitat

[REDACTED] in this location, including the Nook , are so fortunate to have an abundance of wild life, some quite rare.

I know there are toads and newts on our land that come from the pond on the Nook.

There are also Bat colonies.

Barn owls are a regular sight along with Deer and Hares.

The bird species that live in the hedge rows of the Nook include,Nut hatch, woodpecker, yellow finch, bull finch, Wren and many more.

Looking at the trees and bushes etc that they will have to remove, will certainly threaten some of these.

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.

Objection 7

Privacy and overlooking.

Given the size and situation of the proposed, [REDACTED].

During construction heavy plant and delivery lorries would [REDACTED].

Objection 8

Access for the above

Construction Lorrie's, low loaders, plant, cranes etc.

These would have to enter and exit through very narrow points onto extremely busy roads

On a final note regarding road safety, the application states that there are no reported accidents.

This again questions the integrity of the application and data used.

The tree [REDACTED] has been hit several times recently (to my knowledge but there could be more)

Two cars have been write offs hitting that tree and I had to get the local authorities to inspect both times.

Neighbours have had walls downed and cars badly damaged.



Please consider all of the above Lucy.

There really is a lot at stake for us all, young and old.

Our lovely village and area are constantly under threat.

I do feel if this application is passed, it will open the flood gates for further development on Green belt and where will that stop!

It is our future.

Yours sincerely

A solid black rectangular box used to redact the signature of the sender.



Planning application reference no 3/2026/0488

Address of development

The Nook
Snodworth Rd
Langho.

27 JUL 2026

Dear sir/madam,

I am writing to oppose the application of 6 houses to be built off Snodworth Rd / York Lane.

Surely there are enough houses being built in Langho already with out having to build more on Green Belt and off a busy road.

The access would be very poor and also there is a public footpath running adjacent to the proposed development, so when wagons + lorries are delivering supplies it would be very dangerous for people walking in that area.

What about schools, doctors etc to accomodate all the extra residents these houses will bring. Please do not spoil another of the few green spaces we have left in Langho, when they are gone they are lost forever,

yours faithfully



FAO Lucy Walker

Planning Application No: 3/2026/0488

Proposal : erection of 6 dwellings with associated access and landscaping

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

I reside [REDACTED]

[REDACTED] I strongly oppose this proposal on the following grounds of safety and the impact on the environment which is designated Green Belt land.

1. Safety objections

1.1 The volume and speed of traffic

Snodworth Road is already a dangerous road. There have been numerous accidents just above and below the access point to The Nook in the time that we have resided at our property (please see accident images 1-6). For example, last year a car coming down the hill collided with [REDACTED]. In a separate incident, a car crashed into the tree just outside Hyburn coming up the hill. We have also twice had to [REDACTED] because of cars driving into it. I have attached photos of various accidents, but we also have witness statements and an insurance claim if evidence is required. The volume of the traffic, the speed of the traffic and the narrowness of the road are all contributing factors, but particularly, cars coming down the road do so at pace on what is a blind bend, just before The Nook's access.

The community on Snodworth Road has lobbied Ribble Valley Borough Council and Lancashire County Council numerous times for calming measures to slow the traffic on the road, to no avail. Planning permission has just been granted for 300 new houses to be built on the fields at the back of Langho train station. This application was initially rejected by Ribble Valley Borough Council (traffic volume was a consideration) and overturned on the grounds of national building policy. We are bracing ourselves to see the impact of these new houses being built on the volume of traffic up Snodworth Road.

1.2 There is no provision for pedestrians on Snodworth Road, York Lane or Whinney Lane

I note that the site is considered a 'sustainable location'. Please note that no public transport runs on Snodworth Road or York Lane. The assumption that people can walk from the proposed properties to the amenities and public transport links at the foot of the hill on Whalley Road is a false assumption. The gradient of the hill, the lack of pavements and the speed and volume of traffic would mean that any individual would get in a car to run errands or to drop off their children at a local school. I am fit and healthy and would not consider 'popping to the shops' on foot as there is no safe way down to Whalley Road in Langho.

From Snodworth Road (no pavement) you have the option to walk down York Lane (pavement only at the foot of the hill) or Whinney Lane (no pavement). York Lane is particularly chaotic and busy when the pre/after school club runs at St Mary's RC Church and when it is drop off and pick-up time at St Mary's Roman Catholic Primary School. Whinney Lane is the most direct route to the train station but has blind bends and cars that come up the hill at speed due to the gradient.

Please see images 7 and 8 of Snodworth Road. Image 7 is at rush hour when traffic is trying to pass each other up and down the lane. Image 8 is a large articulated lorry coming up the lane. Would you let your child walk down that road?

Lucy, I would invite you to visit this site on any weekday 8.00-9.30 and 15.00-18.00 and observe the traffic, you would come to the same conclusions.

In summary, the proposal 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

1.3 Narrow access to The Nook

The Nook's access drive from Snodworth Road is narrow and will only accommodate a single car and not a two-way flow of traffic. This will cause stationary traffic on a blind bend. The vision splay from The Nook onto Snodworth Road is also inadequate.

The inclusion of two households accessing their properties on Snodworth Road will further exacerbate the problem. It is not unreasonable to assume there would be at least another six cars (three per property) entering and exiting the drive,, not to mention service vehicles (couriers and bin collection). I would also like to point out that the current occupants use Snodworth Road to enter their property and York Lane to exit their property, so there would be an additional two cars using this entrance to enter and exit.

Our drive is on a steep angle and our vision is limited when we pull out onto Snodworth Road, the increase in vehicle activity in and out of The Nook's entrance would make this more challenging and dangerous.

I note from the application that 'modern legislation would not allow' additional access from such a site, so it is already considered by modern day planners to be dangerous.

1.4 Construction traffic

The building of these properties will require heavy plant machinery to enter and exit the drive on Snodworth Road. The access is narrow and requires larger vehicles such as

courier vans to make several adjustments when making a left turn onto the property. This will cause disruption and considerable additional danger on the road.

I would also like to challenge whether the public right of way which runs from the access to The Nook on Snodworth Road to York Lane, would remain open during construction. I would suggest that to allow heavy machinery onto the site there would be a need to rip out boundary hedges at the entrance and to temporarily close the public right of way. I have a licence to homeboard dogs and I use this right of way almost every day to walk safely to York Lane and then by pavement up to the reservoirs at the top of the hill. If my assumption is correct, I will be forced to walk down Snodworth Road, on the road, with the animals.

1.5 Safety during the Winter

Snodworth Road is considered an emergency corridor for ambulances as it is a direct route from the Ribble Valley to Blackburn Infirmary. As such, it is gritted constantly throughout the Winter. However, the water run-off from the fields and moorland above, washes the salt away and makes it ineffective. Every year, Snodworth Road turns into an ice-rink. It was shut twice by the police in 2025 because it was dangerous to come up or down the road. Please see images 9 – 11 of the road conditions and the accidents caused by these conditions outside The Nook entrance, where the gradient and camber of the road makes it most dangerous.

2. Environmental objections

2.1 The proposal is on Green Belt Land

The proposed development is on Green Belt land. If this development was granted it would result in development, 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.

2.2 Important environmental habitats will be destroyed

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).

It is stated in the proposal that the 10% Biodiversity Net Gain for this proposal has not been met for this development and will be offset elsewhere, but where? And in what form? Will we as residents benefit? The two streams which run through the property and the pond on the property have not been acknowledged which leads me to believe that

all the linear habitats, streams and hedgerows have not been fully accounted for in the BNG assessment.

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.

At the very least I would have expected a 'Habitat Suitability Index (HSI)' for the pond. What will happen to the wildlife which uses this site and its watercourses? We have bats, amphibians (including newts), nesting moor hens, nesting barn owls (how have they been taken into account on this site?), hares and deer which are all visible (and for most audible) on this site (see images 12 and 13). What will the impact be on bats and owls as a result of the light pollution generated by these six properties?

Great Crested Newts are discounted but there is no evidence of a Habitat Suitability assessment and no further survey has been conducted to discount (e.g. eDNA survey), do Ribble Valley Borough Council believe that this is sufficient information to confidently discount the presence of Great Crested Newts at the site?

I would also like to point out that in preparation for this planning application, numerous mature trees have been felled on the property. I also note in the application that 'the majority' of the remaining trees will be retained, which suggests that there is further felling to be done.

2.2 The Nook site accommodates important water courses

The water courses are important for native wildlife (as above) and for flood risk management.

Snodworth Road is on a steep hill. Water flows down the hill and is captured in the fields and gulleys above The Nook. The Nook itself has a stream which runs to the right of the property (as you face it) and a pond which feeds a stream which [REDACTED]

[REDACTED] There is also a stream which flows down the left side of the property onto Sondaw's land. In the application the 'no' box is selected under the Assessment of flood risk section which asks 'is the proposal within 20 meters of a watercourse?' The answer should be 'yes'. The pond for example, is of a significant size (at one point it accommodated a rowing boat). Where will this water go? I note that there is a small stream created as a 'feature' on Plot 1, this will not accommodate the run-off.

2.3 Flooding

The application form states incorrectly that this site is not in an area which floods. We have lived on our property [REDACTED] and have been flooded twice from road water run-off which breaches the gully at The Nook's entrance. We have had to take mitigating

measures to lower the ground [REDACTED] so the water runs away, raise the [REDACTED] and to [REDACTED]. Please refer to images 14 - 16 which demonstrate the run-off the road, across The Nook entrance, [REDACTED] from [REDACTED]. Images 17 and 18 show the volume of water that flows down the road, [REDACTED] from The Nook to Sondaw.

2.4 The building design is not in keeping with the surrounding properties

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 and York Lane and existing neighbouring properties, including the view from the Tin Man sculpture at the top of the hill. 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 houses are considered two storey dwellings, but I would argue that they are three floors. The architect's drawings show a pitched roof (House type B&C) with dormer windows. Is it not the case that any additional buildings must not exceed the current height of the buildings on the hill? We are surrounded by bungalows, so this type of property is not in keeping with the vernacular and will stand proud of the hill.

A final note...

Whilst I appreciate that this is not grounds for an argument I would also like the current residents to note that we consider the two properties at the front of the Nook (no idea why the planning application states 'Land to the rear') an invasion of our privacy. In the plans the boundary hedge will be removed and at least one of the [REDACTED], removing any current privacy that we have.

Appendix

3. Summary of images enclosed with this objection

Please note these images are either directly outside The Nook's access point onto Snodworth Road or directly either side of The Nook's access point onto Snodworth Road.

- Accident Images 1- 3 – the car which [REDACTED] ([REDACTED])
- Accident images 4-5 – an accident outside our neighbour's house ([REDACTED])
- Accident image 6 – a car which had [REDACTED] ([REDACTED])

- Traffic image 7 – cars trying to pass each other at rush hour (outside The Nook's access onto Snodworth Road)
- Traffic image 8 – yet another articulated lorry getting stuck because it is an unclassified rural lane (outside The Nook's access on Snodworth Road)
- Winter image 9 – Snodworth Road closure due to Winter conditions
- Winter image 10 – Winter accident (outside Nip Nook)
- Winter image 11 – Winter accident (outside Hyburn)

Please note, these images are taken around the properties directly boarding The Nook on the Snodworth Road side.

- Enviro video 12 – owls on the property (perched above Nip Nook)
- Enviro image 13 – deer (on the ground of Sondaw)
- Flooding image 14 – flood water flowing across Snodworth Road and across the entrance to the Nook
- Flooding image 15 – our house flooded
- Flooding video 16 – water breaching the gully to the right of The Nook, onto our property and running through the boar hole onto Nip Nook
- Flooding image 17 – water running down Snodworth Road and lifting the drains
- Flooding video 18 – flood water breaching the stream which runs from the pond at the Nook onto Sondaw property

From: [REDACTED]
Sent: 28 July 2026 21:37
To: Planning
Subject: planning application concerns 3/2026/0488

⚠ External Email

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28/07/2026

Dear Sir/Madam,

**Planning Application no: 3/2026/0488 for the erection of 6 dwellings at "The Nook",
Snodworth Road, Langho, Blackburn BB6 8DR.**

I wish to make an objection to the above application.

The land is **green belt** and outside the settlement boundary.

The proposed dwellings are totally out of keeping with the scale, form, materials or architectural character with the surrounding area, which are primarily bungalows and cottages and will be visible from public vantage points. This will result in 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. Significant overshadowing and direct overlooking leading to a loss of privacy for neighbouring properties is unacceptable.

The proposed development is in a rural location and Snodworth Road, being a steep unclassified country lane, has no pavements, limited street lighting and no road markings. Whinney Lane and the lower half of York Lane both have no footpaths. There is no public transport near the site, which will result in increased car traffic on already over used country lanes, access to which will be extremely dangerous due to the poor visibility onto Snodworth Road and York Lane. Snodworth Road itself already has well over 2000 cars per day using it, 15% of which travel much faster than the speed limit for the road and this is set to increase much more with the recent granting of permission for another 300 houses in Langho village.

There are three watercourses running through property including a wildlife pond. Springs also develop during heavy rain and any disturbance of these would lead to greater problems of flooding than we already have to contend with year on year.

The area of the proposed development has a wide range of longstanding biodiversity including bats, hares, toads, newts, frogs, owls etc. 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.

There is a well established public footpath running through the proposed development land connecting Snodworth Road with York Lane. This footpath crosses both the proposed site entrances and is next to the

driveways of adjacent neighbours properties. This is an additional safety issue if there are to be multiple residences using these existing driveway accesses.

Yours faithfully,

[Redacted signature]

[Redacted signature]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 29 July 2026 09:51
To: Planning
Subject: Planning Application Comments - 3/2026/0488 FS-Case-860945807

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0488

Address of Development: The Nook Snodworth road Langho Bb68dr

Comments: Regarding the planning application for 6 houses to be built on green belt land is not in keeping with the immediate area. The land has many habitats for wild life as would be obvious to anyone visiting the site. There are numerous water courses and ponds not shown on plans which slow down water flowing and effecting properties in the area. The 6 properties would increase the hard standing with driveways and access roads as well as the houses themselves. Access to the properties is on roads snodworth road, York lane used as a rat runs to Blackburn, Clitheroe, local school both not wide enough to pass oncoming cars in many places without care, and on Snodworth at the proposed entrance to properties. This would be a major point as to accessibility for hgv's. Entering the area never minding the site. [REDACTED]

[REDACTED]