

Act 319/14

**Diane Neville**

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**From:** John Macholc  
**Sent:** 03 September 2014 11:13  
**To:** Diane Neville  
**Subject:** FW: Ribble Valley Borough Council (RVBC) Core Strategy and Proposed Development in Langho

Re core strategy

**From:** ~~John Macholc~~  
**Sent:** 26 August 2014 10:49  
**To:** Colin Sharpe  
**Cc:** ~~John Macholc~~  
**Subject:** Ribble Valley Borough Council (RVBC) Core Strategy and Proposed Development in Langho

John Macholc,

Planning Department, Ribble Valley B.C.

Re: Ribble Valley Borough Council (RVBC) Core Strategy and proposed development Langho.

I wish it to be formally noted that I did not receive the leaflet distributed on behalf of Hallam Land Management nor did I receive the official notification from RVBC informing me of the planning application and the deadline for raising concerns or objections.

I have lived in Langho for over 10 years with my wife and now young family. My wife is a teacher in the local primary school and I am a pharmacist in the local area..

I have inspected the Core Strategy in its latest form (as at August 2014). I agree with the Authority's plan for new dwellings in terms of numbers and the equitable geographical distribution of such developments.

In particular, I have looked at the proposals for Langho and Copster Green. I fully agree with the projections for these settlements. I see that Langho needs to provide 18 additional houses to fulfil its obligations between now and 2028.

I feel that the Authority have a coherent Core Strategy which will allow progress, but most definitely not at the expense of losing the quality of the environment and lifestyle enjoyed by me and fellow residents.

I maintain that the proposed development is contrary to the RVBC Core Strategy Document and the RVBC District wide Local Plan.

I also believe that the development is actually outside the existing settlement boundaries and will not have sufficient access to or communication with the existing village. This is due of course to the restricted access under the railway line and the geographical boundary the line imposes. This will mean that the majority of journeys to and from the new development will be by car. This will impose a further burden heavy burden of traffic on what is already a limited road network in Langho.

Many of the car journeys will be associated with the school run exacerbating an existing problem with parking and increasing the danger to our local schoolchildren. Increased car fumes will be a further environmental burden on residents.

I have concerns about the disabled, elderly and very young who will not have adequate walking and cycling routes to and from the proposed developments.

I have doubts about the current sewerage and utilities capacity and the further strains that the new development may have on these.

I also have concerns about an increase in antisocial behaviour as the combination of the underpass and extra parking area may well provide an area where some of these antisocial elements congregate. I am aware of incidents of reported criminal activity locally associated with antisocial behaviour.

I am saddened by the thought of the environmental impact. The development will mean the loss of lush green fields and habitat for many animals, birds and insects. I see bats most nights which frequent the area. I have also sited badgers in the area of the proposed development. The endangered bee orchid has been sited at the back of the railway station.

Finally the increased traffic on the A59 and the fact that people will be encouraged to make right hand turns from/to the estate across a fast flowing primary route will be a major safety issue. Indeed the development of a woodland burial site (off Northcote Rd) was refused planning permission solely on the grounds of its proximity to and its effect upon the A59.

I sincerely request the members of the Planning Committee to reject this application for the proposed development.

Yours sincerely

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