

HED DPD Submission  
Ribble Valley Borough Council  
Church Walk, Clitheroe BB7 2RA

4 March 2019

Dear Sirs

**Consultation on Proposed Main Modifications – Additional Housing Sites  
MM4 - Langho Site 1 – South of Laycocks Farm, Langho**

I wish to comment on the re-designation of the site now termed MM4. I do not consider it to be a site that should be considered as potentially suitable for housing. My reasons are:

- (1) Since it was not considered suitable before I do not see why the situation should be different now.
- (2) Access from the site via Northcote Road onto the A666 is awkward, in particular, the nearby railway bridge obstructs the sight-line.
- (3) Since the site is on the edge of Langho and on the main access road, any development would extend the built-up area to the detriment of the general environment.
- (4) The existing approved developments in Langho mean the numbers of new dwellings allocated to Langho in the approved plan has already been exceeded by a substantial margin (planning application 3/2018/0844, which was approved after the current status report was produced, means it has more than doubled). I do not see the need to add another "potential site".
- (5) In view of the significantly larger sites already being considered in the Ribble Valley, inclusion of this site would not have any meaningful impact on the potential housing supply in the wider area. It is therefore un-necessary.
- (6) Langho, particularly when combined with those in Billington, has already had a substantial number of developments. Any further ones would be excessive for the immediate locality.
- (7) The suggestion that the area could be suitable for "about 10 units" would result in a development completely out of keeping with the rest of the road.

Consequently, I do not believe that site labelled MM4 should be re-designated as a site potentially suitable for housing.

If however, it is essential that there is some development on that site then putting a limitation of two or three bungalows of a similar standing to Ferns (the Bungalow at the corner of the site) would be more in keeping with the location.

Thank you