

## Carly Miskell

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**From:** Diane Clarke [REDACTED] > on behalf of Town Planning NWC  
<TownPlanningNWC@networkrail.co.uk>  
**Sent:** 24 June 2025 16:01  
**To:** Carly Miskell  
**Subject:** ribble valley 3/2025/0196 Land off Longsight Road Langho Outline 300 dwellings  
Northern Rail comments

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**Planning Application No: 3/2025/0196 Grid Ref: 370230 434438 Proposal: Outline planning application for up to 300 residential dwellings, associated access, rail station car park, green infrastructure and sustainable drainage systems (all matters reserved except for access). Location: Land off Longsight Road Langho bounded by the railway Northcote Park and Wildmans Farm,**

Carly

Please see the comments below from Northern Rail – they note the following:

*‘Land to the south of the site will be safeguarded for future improvements to the train station to facilitate step free access. See Appendix A. Developer As per the S106 agreement’*

Langho station is on, in relative terms, the recently reopened line from Blackburn to Clitheroe.

***In regards to the car park proposals Northern welcome the car park proposals. Only comments would be to provide 20% passive provision for any future EV charging requirements, if required, and we would reduce the disabled bays down by 2 to provide 3 disabled and 46 standard bays. This should be a planning requirement and should be fully funded by the developer.***

***Generally, would it be possible to look at improving the drainage in the subway which is prone to flooding during heavy rainfall and to renew the wayfinding signage in and around the station and refreshing paintwork.***

***There is a note in the planning documents that those using the trains park in the disused car park of the former Pritira restaurant nearby, Northern were not sure whether this is on a formal or informal basis.***

***In the 4.3 Public Transport of the Travel Plan section is reference to S106 monies being used to enhance the station to improve accessibility particularly for those with mobility impairments (grey area shown next to the station on the Masterplan).***

Should the developer wish to discuss this with Northern Railways then please contact:

**Simon Ashworth**  
Integrated Transport Manager



**From**

**Diane Clarke**  
**Town Planning Technician NWC**  
**Network Rail**  
[TownPlanningNWC@networkrail.co.uk](mailto:TownPlanningNWC@networkrail.co.uk)

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