

Carly Miskell

From: Kathryn Hughes
Sent: 30 March 2026 15:20
To: Carly Miskell
Subject: FW: Consultation on planning application, 3/2025/0196, Land off Longsight Road Langho

FYI

Kathryn Hughes

Kathryn Hughes
Principal Planning Officer
Economic Development and Planning
Ribble Valley Borough Council
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www.ribblevalley.gov.uk



Further information and additional advice on permitted development rights and submitting planning applications can be found at www.planningportal.co.uk

From: Nicola Berry <Nicola.Berry@ribblevalley.gov.uk>
Sent: 29 April 2025 15:18
To: Kathryn Hughes <Kathryn.Hughes@ribblevalley.gov.uk>
Subject: RE: Consultation on planning application, 3/2025/0196, Land off Longsight Road Langho

Hi Kathryn

Air quality

Looked at the Logica group air quality report document reference J20-16048A-10-F2 dated 25.02.2025 no issues with the report.

Lighting

Lighting scheme

The lighting scheme should comply with the Institution of Lighting Professionals Guidance Note for the reduction of obtrusive light 2021(or later versions). It should be designed so that it is the minimum needed for security and operational processes and be installed to minimise potential pollution caused by glare and spillage.

| Illuminated area m ² | Zone E1 | Zone E2 | Zone E3 | Zone E4 |
|---------------------------------|---------|---------|---------|---------|
| Up to 10.00 | 100 | 600 | 800 | 1000 |
| Over 10.00 | n/a | 300 | 600 | 600 |

Environmental Zones

| Zone | Surrounding | Lighting Environment | Examples |
|------|-------------|----------------------|----------|
|------|-------------|----------------------|----------|

| | | | |
|----|-----------|----------------------------|---|
| E0 | Protected | Dark | UNESCO Starlight Reserves, IDA Dark Sky Parks |
| E1 | Natural | Intrinsically dark | National Parks, Areas of Outstanding Natural Beauty etc. |
| E2 | Rural | Low district brightness | Village or relatively dark outer suburban locations |
| E3 | Suburban | Medium district brightness | Small town centres or suburban locations |
| E4 | Urban | High district brightness | Town/city centres with high levels of night-time activity |

The guidance advises that, where an area to be lit lies on the boundary of two zones or can be observed from another zone, the limits used should be those applicable to the most rigorous zone.

Noise

Looked at the Hoare Lea Environmental Noise and Vibration Report Revision 1 26th February 2025 Document reference: 1015814-HLE-RP-AC-Environmental noise and vibration report-Rev01.docx the LAeq levels during the day and at night were high. The WHO guidelines on community noise states that to prevent serious annoyance during the daytime, outdoor areas should be less than 55dB there is no mention of how this is to be achieved in the report.

Additionally, the report suggests detail of bedrooms and references BS8233 (which is the same as the WHO guidelines in that bedrooms shall be 30dB at night.) The WHO guidelines also state that an LAmax of 45dB shall be achieved.

The report discusses acoustic specification of walls, glazing ventilation and plant noise but an assessment of indoor sound levels given the specifications proposed needs to be included in any future report.

Thanks

Nicola Berry - Environmental Health Officer (Pollution)

Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA

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From: Carly Miskell <Carly.Miskell@ribblevalley.gov.uk>

Sent: 31 March 2025 10:43

To: Billington & Langho Parish (parishclerk@billingtonlanghopc.org) <parishclerk@billingtonlanghopc.org>; LCC Planning Contributions <schools.planning@lancashire.gov.uk>; Public Rights of Way Planning Consultations <PROWplanning@lancashire.gov.uk>; lhsplanapps@lancashire.gov.uk; LLFAconsultations@lancashire.gov.uk; Countryside <countryside@ribblevalley.gov.uk>; Winston Robinson <Winston.Robinson@ribblevalley.gov.uk>; Environmental Health <EnvironmentalHealth@ribblevalley.gov.uk>; Environment Agency (CLPlanning@environment-agency.gov.uk) <CLPlanning@environment-agency.gov.uk>; development.plans@enwl.co.uk; Natural England <consultations@naturalengland.org.uk>; planning.liaison@uuplc.co.uk; Network Rail <townplanning.lnw@networkrail.co.uk>

Subject: Consultation on planning application, 3/2025/0196, Land off Longsight Road Langho

Please will you let Kathryn Hughes have your comments on the above planning application? (Please respond to planning@ribblevalley.gov.uk FAO Kathryn Hughes)

The application is for - 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).

Here is a link to view the submitted documents on our website [Planning Application - Ribble Valley Borough Council](#)

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