

[REDACTED]

From: [REDACTED]
Sent: 29 May 2026 15:38
To: Planning
Subject: Planning ref 3/2026/0078

⚠ External Email

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Planning ref 3/2026/0078

Location: Land at Causeway Farm, Longsight Road, Balderstone, BB2 7HZ Mine & my husband's strong objections are:

- The proposal is on land designated 'Open Countryside'
- The land is outside any settlement boundary.
- RVBC policy is to prefer brownfield sites, which this is not.
- RVBC Core Strategy dictates that major developments will be focussed on Clitheroe, Whalley and Longridge.
- There is no housing crisis in the Ribble Valley with Mellor Brook being over supplied when the housing development off Branch Road is up and running.
- For housing to be built in these numbers there must be an 'Identified Local Need', which there is not in the Mellor Brook / Balderstone area.
- major loss of habitat for wildlife.
- This proposal will put pressure on already inadequate local infrastructure eg schools, shops, doctor's surgery etc.
- It is claimed that the residents will mainly use public transport. Clearly in realty cars will predominate adding to the already congested roads and poor maintenance of

[REDACTED]

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

28 May 2026

**RVBC Planning Department
Council Offices
Church Walk
CLITHEROE
BB7 2RA
fao Kathryn Hughes**

Dear Sirs,

Planning Application No. 3/2026/0078

I am writing to object to the planning application to develop the Causewell Farm fields on the A59 for housing.

This land is outside the settlement area of the surrounding villages but the developer seems to be making the case that it is in easy access of the services such as Post Office, Pharmacy, Surgery etc in Mellor. Only a fit person could walk up the steep often boggy footpath to Mellor centre in 20 minutes as they suggest. Anyone else would have to walk the long way round via Mellor Brow or Abbots Brow both of which have no pavements and obviously the vast majority would drive up. Mellor already expects to see a big increase in traffic once the hundred or so houses are built on Branch Road and frankly yet more cars on our narrow roads would be intolerable. Mellor Lane and Mellor Brow are already a notorious rat run through the village between Mellor Brook and Ramsgreave at rush hours. Our village is not the same as Whalley or Langho which have both seen excessive housing development on their perimeters. Their centres and services are on main roads with easy access and parking, Mellor (which means high place in old English) is a small compact settlement on a hill accessed by narrow roads. The village centre itself can only be reached via narrow residential roads where street parking is prevalent and the few services themselves have very limited parking spaces for customers. It seems very unfair that Mellor residents, many who have lived here all their lives, will shortly be overwhelmed by such a huge increase in traffic and their roads made more dangerous and polluted than ever.

A major concern for me is also the damage the development will cause to such a diversity of wildlife in the area. I have lived here for over 40 years and in that time I have recorded 52 species of birds over the tetrad covering Causewell and Elswick farms. These sightings include Buzzard, Kestrel, Sparrowhawk, Barn owl and Tawny owl which is a testament to the rich food chain of song birds, mammals and invertebrates inhabiting the land. My own pond has attracted dragonflies, frogs, newts and a water vole over the years the latter two surely originating from Causewell Farm. We frequently see foxes and roe deer, there is even a deer warning sign on the A59 adjacent to the proposed estate! And contrary to the developer's ecology report there is a badger sett within 500 metres of the site. The wooded

stream and hedgerows provide a corridor of shelter and food for so much of this wildlife and it would be a tragedy if oak, ash, hazel, hawthorn, holly and blackthorn trees and bushes were ripped up to accommodate building works. Another green space lost to our wildlife and a valued local amenity gone forever.

I am opposed to this development on the grounds stated and I hope the Planning Committee will take my objections into consideration.

Yours faithfully

████████████████████

████████████████

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 29 May 2026 17:18
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-842335328

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Land at Causewell Farm, Longsight Road, Balderstone BB2 7HZ

Comments: I wish to object to the planning application to develop the Causewell Farm fields on the A59 for housing.

This land is outside the settlement area of the surrounding villages but the developer seems to be making the case that it is in easy access of the services such as Post Office, Pharmacy, Surgery etc in Mellor. Only a fit person could walk up the steep often boggy footpath to Mellor centre in 20 minutes as they suggest. Anyone else would have to walk the long way round via Mellor Brow or Abbots Brow both of which have no pavements and obviously the vast majority would drive up. Mellor already expects to see a big increase in traffic once the hundred or so houses are built on Branch Road and frankly yet more cars on our narrow roads would be intolerable. Mellor Lane and Mellor Brow are already a notorious rat run through the village between Mellor Brook and Ramsgreave at rush hours. Our village is not the same as Whalley or Langho which have both seen excessive housing development on their perimeters. Their centres and services are on main roads with easy access and parking, Mellor (which means high place in old English) is a small compact settlement on a hill accessed by narrow roads. The village centre itself can only be reached via narrow residential roads where street parking is prevalent and the few services themselves have very limited parking spaces for customers. It seems very unfair that Mellor residents, many who have lived here all their lives, will shortly be overwhelmed by such a huge increase in traffic and their roads made more dangerous and polluted than ever.

A major concern for me is also the damage the development will cause to such a diversity of wildlife in the area. I have lived here for over 40 years and in that time I have recorded 52 species of birds over the tetrad covering Causewell and Elswick farms. These sightings include Buzzard, Kestrel, Sparrowhawk, Barn owl and Tawny owl which is a testament to the rich food chain of song birds, mammals and invertebrates inhabiting the land. My own pond has attracted dragonflies, frogs, newts and a water vole over the years the latter two surely originating from Causewell Farm. We frequently see foxes and roe deer, there is even a deer warning sign on the A59 adjacent to the proposed estate! And contrary to the developer's ecology report there is a badger sett within 500 metres of the site. The wooded stream and hedgerows provide a corridor of shelter and food for so much of this wildlife and it would be a tragedy if oak, ash, hazel, hawthorn, holly and blackthorn trees and bushes were ripped up to accommodate building works. Another green space lost to our wildlife and a valued local

amenity gone forever.

I am strongly opposed to this development on the grounds stated and I hope the Planning Committee will take my objections into consideration.

From: [REDACTED]
Sent: 29 May 2026 18:41
To: Planning
Subject: Objection: Planning Application 3/2026/0078 - Land at Causeway Farm

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Planning Application No:3/2026/0078

Location: Land at Causeway Farm, Longsight Road,
Balderstone, BB2 7HZ

[REDACTED]
[REDACTED]

Dear Planning Department,

I strongly object to the proposed development of 85 houses on land opposite Causeway Farm (Ref: 3/2026/0078).

My objections are based on the following concerns:

1. Lack of Local Benefit

This proposal appears to primarily serve the interests of large developers rather than the needs of the local community. Development and investment would be better focused on regenerating existing run-down and underused areas in nearby Blackburn rather than building on open countryside.

2. Unsuitable Location

The proposed site is a greenfield area designated as Open Countryside and lies outside the settlement boundary. Approval of this application would conflict with RVBC planning policies, which prioritise brownfield development and direct major housing growth towards Clitheroe, Whalley, and Longridge.

3. No Demonstrated Housing Need

With the Branch Road development already underway, the area is already experiencing significant housing expansion. There is no clear evidence of a local need for a further 85 homes in this location.

4. Pressure on Infrastructure and Increased Traffic

Local schools, GP services, and infrastructure are already under strain and would struggle to accommodate additional demand from a development of this scale. The suggestion that most residents would rely on public transport is

unrealistic, and the development would inevitably lead to a substantial increase in vehicle traffic on local roads.

5. Environmental and Flooding Concerns

The proposed development would result in the loss of valuable green space and wildlife habitat. In addition, there are legitimate concerns regarding increased flood risk, particularly for properties on The Willows.

This council has already rejected development proposals for this site twice in 2024, and the reasons for those refusals remain equally relevant today. I therefore urge the council to reject this inappropriate application once again.

Kind regards,

Jenni Finney

Sent from my iPhone

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 29 May 2026 18:43
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-842353961

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Causeway farm development - longsight road Balderstone BB2 7HZ

Comments: I strongly object to this proposed development / I have lived in Mellor over twenty years and have already witnessed the extreme pressure the village is already under since housing was placed at the bottom of Whinney lane, with rat run traffic particularly. I have walked for years on the public footpaths and enjoyed on this land you are proposing to build on - owls - badgers- many deer that are already struggling - the natural pond of which is a water point for many animals - ancient trees and above all this is a needed green belt.

I also have found the junction at the bottom of abbots brow already horrendous with huge difficulty crossing or getting out to turn - it's a very dangerous section of road and what with the school on this road literally yards away absolutely ludicrous

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 29 May 2026 19:23
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-842362477

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Causeway Farm

Comments: I know that there is pond located there with crested newts which are protected, as well as bats living around this area and deer. We don't need extra housing creating more traffic and not to mention the strain on schools and doctors surgeries.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 29 May 2026 19:40
To: Planning
Subject: Planning Application Comments - Application 3 /2026/ 0078 FS-Case-842364795

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: Application 3 /2026/ 0078

Address of Development: Causeway farm

Comments: It seems sad that we see deer, listen to owls, all to go for a development that is certainly not needed off such a busy rd, it's nothing but greed. How anyone can even consider building on such a lovely place is beyond me, so I'm assuming that a doctors surgery and a school will also be in place

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 29 May 2026 19:41
To: Planning
Subject: Planning Application Comments - 3/20260078 FS-Case-842366375

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/20260078

Address of Development: Land at Causeway Farm
Longsight Road
Balderstone
BB2 7HZ

Comments: Rejection for this application.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 29 May 2026 19:42
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-842365739

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Land at causeway farm
Longsight road
Balderstone

Comments: I strongly object to this piece of green belt land being built upon. Particularly when there is brown belt land in Blackburn and Preston that could be developed. There is enough new development around the ribble valley - which is supposed to be an area of ourstanding beauty. We already have BAE and the traffic that comes with it. We need to protect the trees and nature for our environment to prosper. I moved from a city for the countryside five years ago and expected to have lovely views and walks. Why not pull down the many empty offices around the area or convert to housing. If this goes ahead we will be moving

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 29 May 2026 19:53
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-842367409

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Land at Causeway farm BB2 7HZ

Comments: It would be a crime to build on this land. It would flood a small village which would not have the necessary infrastructure to cope and accommodate the extra people, children and traffic. The roads are already quite busy and would not withstand a large influx that the unnecessary building would involve.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 29 May 2026 19:56
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-842368710

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Causeway farm

Comments: Natural habitat for wild life , trees , deer , badgers,
There is at least 2 herds of deer locally
Will cause more congestion etc on already dangerous stretch of A59
(Several serious accidents this year)

Overloading of local schools and GP services already an issue
(Not aware of any plans to build and fund any extra services)

Need more than ever to protect green belt land.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 May 2026 12:11
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-842472224

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Land at Causway Farm Longsight Road, Balderstone, BB2 7HZ

Comments: I strongly object to the proposed housing development on the basis of destruction of valued Green Belt environment within the Mellor area.

Green Belt environments not only support a wealth of natural habitat and wildlife - including hedgerows, established deciduous trees, flora and fauna, owls, deer, foxes and bats (all personally observed over many years of dog walking in the area). But, more importantly provides a natural space for important Mental Wellbeing recreation. "Getting back to nature" is a well recognised and medically promoted antidote to modern-day stress and strife. The many open footpaths, allowing access and general natural ambiance will be ruined for all that value the wellbeing benefits of the countryside in and around Mellor.

Additionally, road-traffic and population increase will place significant burden on already stretched local infrastructure.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 May 2026 13:08
To: Planning
Subject: Planning Application Comments - 3/2026/0399 FS-Case-842489052

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0399

Address of Development: Causeway farm osbalderson

Comments: I stongly object for plans for housing on the site opposite this farm.the land is not suitable for houses .there is a lot of wild life on those fields.also on a busy a59 .we dont want more housing

.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 May 2026 13:13
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-842488713

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Land at Causeway Farm Longsight Road Balderstone BB2 7HZ

Comments: I am writing to register my opposition to this housing development on the following grounds

- 1) There is no need for further and purely speculative new housing in the Mellor area at this time, New housing stock is being built in great numbers at Mellor brook. This is a speculative development that will irrevocably and unnecessarily damage the unspoilt local landscape and environment, replacing it with low quality dwellings that are out of place with the local built environment.
- 2) This proposal involves building on land that designated as open countryside. There are allowable exceptions but this does not appear to fit into any of them,
- 3) This proposed development will be a flood risk area as partially acknowledged by the presence of attenuation ponds in the plans which are necessary when the proposed site drainage is likely to be insufficient.
- 4) The applicants planning assumptions about the use of public transport are wildly optimistic.
- 5) There is no real offer of planning gain for exiting local residents. The eco opportunities offered are low cost, low utility and in one case, a reframing of waste land in the development as an amenity.
- 6) If allowed, this application opens the door to further development access in the farm land between this site and Mellor Village

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 May 2026 13:15
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-842491448

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Balderstone

Comments: I wish to object to the proposed development of 85 houses due to the significant lack of supporting infrastructure in the area. Local schools are already operating at or near capacity, and there is no clear provision for accommodating additional pupils. Public transport services are limited and insufficient to support a development of this size, likely increasing traffic congestion and car dependency. Healthcare services are also overstretched, with local GP surgeries and NHS dental practices struggling to meet existing demand. Approving this development without substantial investment in essential infrastructure would place an unacceptable burden on residents and local services

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 May 2026 13:21
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-842492444

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Land at Causeway Farm Longsight Road Balderstone BB2 7HZ

Comments: I strongly object to the proposed housing development on this site. The land is valued countryside that contributes significantly to the rural character and natural environment of our village. It contains a pond that supports a variety of wildlife, including newts and other important species, and development would inevitably threaten these habitats and reduce local biodiversity. The village infrastructure is already under considerable strain and is unable to accommodate hundreds of additional homes. Since the recent development at Whinney Lane, traffic levels have increased dramatically, making it extremely difficult to leave the village via that route during morning peak times due to the constant stream of vehicles. There has also been a noticeable increase in speeding traffic, raising concerns for the safety of residents and pedestrians. Furthermore, there are insufficient local facilities to support further large-scale housing growth. The village has only one small shop, a GP surgery that operates only a couple of times per week, and local schools that are already at capacity. This development would place unacceptable pressure on existing services and would be detrimental to the character, tranquillity and quality of life of our quiet village.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 May 2026 13:59
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-842499702

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Land at Causeway Farm Longsight Road Balderstone BB2 7HZ

Comments: I am very concerned about the environmental impact of this proposal and the lack of community infrastructure to support more residential building. A further increase in traffic around Mellor Brow is also a major concern.

From: [REDACTED]
Sent: 30 May 2026 14:25
To: Planning
Subject: Causeway Farm Development

⚠ 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.

Good afternoon

I strongly object to the following development:

Planning Application No: 3/2026/0078

Location: Land at Causeway Farm, Longsight Road, Balderstone, BB2 7HZ

I object because:

- The proposal is on land designated 'Open Countryside' and RVBC will only allow developments on this land if there are significant exception criteria.
- The land is outside any settlement boundary.
- RVBC policy is to prefer brownfield sites, which this is not.
- RVBC Core Strategy dictates that major developments will be focussed on Clitheroe, Whalley and Longridge.
- There is a flood risk particularly with those houses on the Willows.
- There is no housing crisis in the Ribble Valley with Mellor Brook being over supplied when the housing development off Branch Road is up and running.
- For housing to be built in these numbers there must be an 'Identified Local Need', which there is not in the Mellor Brook / Balderstone area.
- There will be a loss of habitat for wildlife.
- This proposal will put pressure on already inadequate local infrastructure eg schools, shops, doctor's surgery etc.
- It is claimed that the residents will mainly use public transport. Clearly the applicant does not live in the real world and cars will predominate.

Thank you.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 May 2026 14:35
To: Planning
Subject: Planning Application Comments - 03/2026/0078 FS-Case-842505303

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 03/2026/0078

Address of Development: Land at Causeway Farm
Longsight Road
Balderstone
BB2 7HZ

Comments:

- It is claimed that the residents will mainly use public transport. This is absolutely untrue- in the real world cars will be used. Mellor village is already a rat run for BAE employees & elderly & young people will be extremely vulnerable as traffic increases
- The proposal is on land designated 'Open Countryside' and RVBC will only allow developments on this land if there are significant exception criteria.
- RVBC policy is to prefer brownfield sites, which this is not.
- RVBC Core Strategy dictates that major developments will be focussed on Clitheroe, Whalley and Longridge.
- There is a flood risk particularly with those houses on the Willows.
- There is no housing crisis in the Ribble Valley with Mellor Brook being over supplied when the housing development off Branch Road is up and running.
- For housing to be built in these numbers there must be an 'Identified Local Need', which there is not in the Mellor Brook / Balderstone area.
- Loss of habitat for wildlife.
- This proposal will put pressure on already inadequate local infrastructure eg schools, shops, doctor's surgery etc.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 May 2026 14:40
To: Planning
Subject: Planning Application Comments - No: 3/2026/0078 FS-Case-842503787

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: No: 3/2026/0078

Address of Development: Causeway Farm
Longsight Road
Balderstone
BB27HZ

Comments: I would like to object to the proposal to build 85 house on the land opposite Causway Farm.
My reasons are.
The loss of greenfield land that is designated open countryside and the adverse affect on local wildlife.
The increase in the number of cars/ traffic using the small number of roads in ths area.
There is already a lack of local infrastructure and this will put added pressure on schools, shops, GPs etc to meet the needs of an additional 85 homes.
Thank you

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 May 2026 15:42
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-842514654

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Land at Causeway Farm, Longsight Road, Balderstone, BB2 7HZ

Comments: Planning Application No: 3/2026/0078

Location: Land at Causeway Farm, Longsight Road, Balderstone, BB2 7HZ

The above planning application relates to a proposal to build 85 houses on the land opposite Causeway Farm. This is the same plot as the twice rejected application for a commercial / industrial estate in 2024.

I object in the strongest possible terms to the proposal to build houses on this plot of land.

There are numerous powerful, valid reasons why this application should be rejected, which I will list below.

The increase in traffic into and off the development onto only during the process of building but also from resident vehicles when occupied would cause a significant risk and to road users and pedestrians on a road, part of which is currently limited to 50mph, this is a fast road.

Infrastructure in our local area is already stretched very thinly and provides barely adequate services. There are no NHS dentists accepting new patients, waits for GP appointments are ridiculously long, local shops are almost non-existent and roads are either in bad state of repair, too narrow due to parked cars or used as race tracks by local youths passing through in excess of speed limits. Water supply is regularly disrupted and many of us keep supplies of bottled water due to the regularity of this. Electric supply too is frequently broken.

This application comes on the back of commencement of work on 120 houses on Mysercough Smithy/Branch Road area, which will add an impossible burden to the locality.

Other than this I would ask you to note;

- The proposal is on land designated 'Open Countryside' and RVBC will only allow developments on this land if there are significant exception criteria.
- The land is outside any settlement boundary.

- RVBC policy is to prefer brownfield sites, which this is not.
- RVBC Core Strategy dictates that major developments will be focussed on Clitheroe, Whalley and Longridge.
- There is a flood risk particularly with those houses on the Willows.
- There is no housing crisis in the Ribble Valley with Mellor Brook being over supplied when the housing development off Branch Road is up and running.
- For housing to be built in these numbers there must be an 'Identified Local Need', which there is not in the Mellor Brook / Balderstone area.
- Loss of habitat for wildlife.
- This proposal will put pressure on already inadequate local infrastructure eg schools, shops, doctor's surgery etc.
- It is claimed that the residents will mainly use public transport. Clearly the applicant does not live in the real world and cars will predominate.

Once again, I object in the strongest possible terms.

Regards

