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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 22 July 2026 22:24
To: Planning
Subject: Planning Application Comments - 3/2026/0486 FS-Case-859291264

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0486

Address of Development: Land to the South of End House Cottages (off A59) Main Street Gisburn
BB7 4HW

Comments: The access from the development onto the A59 is adjacent to the bend entering the village with poor visibility. Traffic often enters the village well in excess of the speed limit and poses a real safety concern. I have written several times about the danger crossing the A59 at this location, hoping to get some speed control. Having vehicles emerging from the side road at this point will only increase the risk of accidents. There is no footpath joining the proposed development to the village, only a verge which becomes very muddy in winter.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 17 July 2026 18:27
To: Planning
Subject: Planning Application Comments - 3/2026/0486 FS-Case-857858113

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0486

Address of Development: Grid ref 383348 448975
Land to the South of End Cottages (off A59) Main St, Gisburn BB7 4HW

Comments: I recognise the need for additional housing within the borough and do not object to new housing in principle. However, I have concerns that this particular site raises a number of serious issues which I ask the Council to consider carefully before granting Permission in Principle.

The proposed access is via a narrow lane that already serves existing properties. It is not clear from the submitted documents whether this lane is an adopted public highway or a private access road, nor whether it is capable of safely accommodating the additional traffic generated by up to six additional dwellings. I ask the Council to satisfy itself that there are adequate legal rights of access and that the lane is suitable for construction traffic, emergency vehicles and future residents.

I am also concerned about highway safety. The site is located on the eastern approach to Gisburn, on a blind bend in the road. Vehicles travel from the national speed limit into the 30mph limit immediately after the blind bend.

Having lived in the village for [REDACTED] years, I have observed that this issue is more noticeable during the evening and at night, when many vehicles, particularly HGVs, appear to maintain their speed through the village. I ask that Lancashire Highways carefully assess actual vehicle speeds and visibility from the access lane and the safety of vehicles joining and leaving the A59.

Finally, the site currently forms part of the open countryside and marks the eastern edge of the village. Development of this field would extend the built form beyond the existing village boundary and alter the character of the eastern approach to Gisburn. I ask the Council to carefully consider the impact this would have on the character and appearance of the village.

Thank you for taking these comments into account when determining the application.



Ben Taylor
planning@ribblevalley.gov.uk

22.7.26

Dear Sir

We are writing to object about the
Planning application no 3/2026/0486
Grid ref:383348 448975
For Permission in principle to build up to 6 houses on land to the south of End House Cottages.
Along the A59 into Gisburn.

The location

The access to the proposed development is sited just before a bend. This is already a dangerous junction due to the lack of view to the left and the speed of which the traffic actually is travelling. Increasing the sheer volume of vehicles needing to use this junction would add to that problem. Even more so if drivers leaving at this junction need to try and peer around solid structures too.

Access if permission is granted for the building of houses

If this does get the go ahead, there is at present only a very narrow bridge that would not allow wagons to use it. Size or weight wise. The present access does not have enough space for wagons to turn around. Neither is there room for other contracting vehicles to park without major disruption to local residents at End House cottages, The End House Stud and Strawberry Fields Estate.

Tarmac pathway

Although the application mentions it being within walking distance to bus stops etc. There actually is no pavement from the End House Cottages and in-front of that end of the Strawberry Field development. That stretch of grass gets very muddy and slippery encouraging people to walk on the actual A59.

Sewage

The village was advised years ago that the sewage works were not likely to be able to support more development. So that service certainly needs to be checked out for capacity to be able to actually service more development in the village.

Surface Water

In the village there are areas that flood when there is heavy rain. One of these areas is in-front of End House Cottages, due to the fact the surface drains run into the beck that runs between the cottages and the proposed development. With more housing and tarmac reducing the natural soak away abilities of that green space- the flooding can only get worse. With houses being potentially being built on that area it will also stop access to allow the stream to be cleaned when it silts up - thus adding a greater flood problem for the current occupiers of End House cottages and End House stud.

I hope you will take into consideration these points while you are debating the application for 6 houses on this small plot of green space.

Yours sincerely

