

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 22 July 2026 13:55
To: Planning
Subject: Planning Application Comments - 3/2026/0486 FS-Case-859129980

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0486

Address of Development: BB7 4HW

Comments: I am in my [REDACTED]s I cross the a59 adjacent to the proposed new property,s twice daily. Motorists hgv drivers etc DO NOT observe the village speed limit, indeed recently a high profile rta occured near this point resulting in the death of a small child! Furthermore NO PAVEMENTS are present on either side of the a59. The access road is also a potential problem. In summary I object strongly on the basis of road and pedestrian safety

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 21 July 2026 22:25
To: Planning
Subject: Planning Application Comments - 3/2026/0486 FS-Case-858933723

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0486

Address of Development: Land at the end of End house cottages

Comments: Gisburn cannot tolerate more houses without additional infrastructure. The school is full, there are known issues with local water pressure, sewage system capacity which is greatly seen at periods of bad weather, and the flow of traffic coming through the village is already spoiling the village with increased road traffic accidents without the addition of more traffic attempting to pull out onto the A59. This junction is particularly hazardous as it follows the bend coming into the village from Skipton side increasing risk of poor visibility.

Parking is an issue in Gisburn as more people are parking on the A59 as limited residential parking is available as more families have 2 plus cars.

Gisburn is disproportionate to a small village setting eroding its rural character turning into a suburban extension.

In light of the above points, the proposed development is contrary to sustainable planning principles and directly violates local policies regarding highway safety, environmental protection, and village boundary design.

I strongly urge the Planning Committee to refuse planning permission for this application.

From: [REDACTED]
Sent: 21 July 2026 21:50
To: Planning
Subject: 3/2026/0486 comment on the proposed planning

⚠ 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.

Ben Taylor or whom it may concern,

I am writing in response to the letter about the proposed plans for up to six houses on the small paddock in between End House Cottages and the A59 by Spittle Syke, Gisburn BB7 4HW.

Firstly, I would like to address the drainage into Spittle Syke which End House Cottages and now Strawberry Field Estate runs into. This regularly fills to a level higher than the surrounding drains, rendering them inadequate and overflowing- more so since Strawberry Fields Estate was built.

The only practical access for clearing Spittle Syke and lowering the water level is from the side of the field where the proposed houses would be built, and further downstream. Adding more run-off and restricting access to this field would increase the risk of flooding to End House Cottages, which I consider completely unacceptable.

Another major concern is the access to End House Cottages. An additional one, let alone six houses will considerably increase the vehicular and pedestrian movements on an already dangerous junction, thus increasing the likelihood of incidents occurring. Although there was no mention of access in the permission in principle about this, it is assumed to be through the Cottage entrance. If so, access is on tight corner and subject to constant speeding cars, often travelling beyond the legal speed limit at all hours. Compounded by a dangerous right turn into the village due to minimal visualisation of the oncoming traffic from the left. Mentioned below are a few notable crashes;

1. Speeding vehicle crashing into a telegraph pole, causing enough damage to snap that pole off its structure. This occurred between End House Cottage entrance and the draining pond utilised by Strawberry Fields Estate within the last 5 years.
2. A separate road traffic accident occurred directly opposite End House Cottage entrance which involved a speeding car leaving the road through the fence. traversing towards Travellers Court, 200 meters away through a field before it finally came to a stop.
3. Most recently, on the 21/05/2026 a young boy tragically lost his life following a fatal road traffic incident involving two cars on the A59. Several other people were severely injured. The severity of the crash required numerous police vehicles, ambulances, fire-engines and helicopters. Whilst tragic, this also meant a significant amount of disruption to road users.

As for pedestrian access, there is no pedestrian right of way or traffic lights within Gisburn. The only access from End House Cottages towards the village is extremely slippery and would be made considerably worse by increased footfall. This in turn could lead to increased incidents involving pedestrians and vehicles, especially crossing the main road. Notably there are no measures in place for children or the elderly to access Gisburn safely.

As a [REDACTED], I understand how much disruption building six houses would cause to End House Cottages and End House Stud that currently use this private entrance. The building of Strawberry Fields Estate utilised private land for workmen, vehicles and building supplies which did not consider the residents of End House Cottages, whose private parking was encroached upon and made access impossible despite being notified this would not be the case. Disruption to current households, businesses and clients has not been thoroughly appreciated. Not only will there be a significant reduction in greenspace (which has already been diminished by the erection of Strawberry Field Estates) and privacy of the current residents, there will be a significant increase in noise pollution, disruption to already poor digital signal which currently only works facing the field in question, and potential for parking issues in an already crowded village.

These are my main concerns and why I, among many other residents, am against this proposal.

Regards,

[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 21 July 2026 21:47
To: Planning
Subject: 3/2026/0486. Email in response to the proposed planning

⚠ 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.

**Formal Objection to Permission in Principle Application for up to Six Dwellings at BB7 4HW
(3/2026/0486)**

Dear Ben Taylor,

I write to formally object to the application for permission in principle for the development of up to six dwellings at BB7 4HW. Having considered the nature and location of the proposal, I respectfully submit that the site is unsuitable for the proposed development and that permission should be refused. I ask Ribble Valley Borough Council to give full and proper consideration to the matters set out below.

Highway Safety and Access

The proposed access arrangements raise significant highway safety concerns. The access road is situated in a location where vehicle speeds on entry into the village are a material consideration. The existing 30mph signage does not appear to provide sufficient mitigation, and the additional vehicle movements associated with up to six dwellings would increase the potential for conflict at this junction.

In my submission, the introduction of further residential traffic at this point would place additional pressure on an already constrained road environment. The application has not demonstrated that safe and suitable access can be achieved for all highway users, and this matter weighs strongly against the grant of permission.

Pedestrian Safety and Connectivity

Pedestrian access into the village is inadequate. The grassed route along the A59, adjacent to the rear gardens of the Strawberry Fields residences, is frequently slippery, muddy and unsuitable for safe pedestrian use, particularly during periods of wet weather. It would not be appropriate to rely on this route to serve additional residents, and increased pedestrian use arising from the proposal would give rise to further safety concerns.

Drainage, Sewerage and Infrastructure Capacity

The capacity of existing village infrastructure is a further significant consideration. Sewerage, water systems and drainage capacity should be assessed as central issues in determining the suitability of the proposal. Residents have previously been advised that local water and drainage infrastructure is already under pressure and may not be able to accommodate further development without adverse consequences.

The drainage implications are of particular concern. Additional roofs, hardstanding and associated surface water run-off would place further demand on the main drainage system through Gisburn, which already overflows during periods of heavy rainfall. Permission should not be granted unless robust and

independently assessed evidence demonstrates that the development can be accommodated without worsening existing flooding or drainage issues.

Impact on the Village

The cumulative impact of further housing in and around Gisburn should be afforded significant weight. The village is already subject to pressure from existing and proposed development. In the absence of adequate infrastructure, safe access and appropriate pedestrian provision, further residential growth would be inappropriate and premature.

The effect on existing residential amenity should also be given proper weight. The Strawberry Field Estate has already resulted in the loss of green space and has reduced the degree of privacy previously enjoyed by residents of End House Cottages. Further housing to the front of these properties would intensify that impact and would further affect residential amenity, outlook and privacy. In my view, this would represent an unacceptable additional burden on residents who have already experienced substantial change as a result of nearby development.

Employment and School Capacity

The availability of local employment opportunities is also relevant to the assessment of sustainable development. Additional housing should not be considered in isolation from access to sustainable local employment. In the absence of sufficient nearby employment opportunities, the proposal is likely to increase reliance on private car travel, add further pressure to surrounding roads and undermine the objective of sustainable development.

The availability of school places should also be addressed before any permission is granted. Local schools are understood to be under pressure, and the application provides no clear assurance that sufficient education capacity exists to accommodate additional families. Approving further dwellings without adequate evidence of education provision would place additional pressure on local services.

Conclusion

For the reasons set out above, I respectfully request that the Council refuses permission in principle for this application. The proposal raises substantial concerns in relation to highway safety, pedestrian access, drainage, sewerage, wider infrastructure capacity, local employment opportunities, school capacity, loss of green space, and harm to the privacy and residential amenity of existing residents. Should the Council nevertheless be minded to approve the proposal, I request that detailed, robust and independently verified evidence is required to address each of these matters in full before any decision is made.

Yours faithfully,

[Redacted Signature]

[Redacted Name]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 21 July 2026 21:44
To: Planning
Subject: Planning Application Comments - 3/2026/0486 FS-Case-858930770

[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: Ben Taylor or whom it may concern,

I am writing in response to the letter about the proposed plans for up to six houses on the small paddock in between End House Cottages and the A59 by Spittle Syke, Gisburn BB7 4HW. Firstly, I would like to address the drainage into Spittle Syke which End House Cottages and now Strawberry Field Estate runs into. This regularly fills to a level higher than the surrounding drains, rendering them inadequate and overflowing- more so since Strawberry Fields Estate was built. The only practical access for clearing Spittle Syke and lowering the water level is from the side of the field where the proposed houses would be built, and further downstream. Adding more run-off and restricting access to this field would increase the risk of flooding to End House Cottages, which I consider completely unacceptable.

Another major concern is the access to End House Cottages. An additional one, let alone six houses will considerably increase the vehicular and pedestrian movements on an already dangerous junction, thus increasing the likelihood of incidents occurring. Although there was no mention of access in the permission in principle about this, it is assumed to be through the Cottage entrance. If so, access is on tight corner and subject to constant speeding cars, often travelling beyond the legal speed limit at all hours. Compounded by a dangerous right turn into the village due to minimal visualisation of the oncoming traffic from the left. Mentioned below are a few notable crashes;

1. Speeding vehicle crashing into a telegraph pole, causing enough damage to snap that pole off its structure. This occurred between End House Cottage entrance and the draining pond utilised by Strawberry Fields Estate within the last 5 years.
2. A separate road traffic accident occurred directly opposite End House Cottage entrance which involved a speeding car leaving the road through the fence. traversing towards Travellers Court, 200 meters away through a field before it finally came to a stop.
3. Most recently, on the 21/05/2026 a young boy tragically lost his life following a fatal road traffic incident involving two cars on the A59. Several other people were severely injured. The severity of the

crash required numerous police vehicles, ambulances, fire-engines and helicopters. Whilst tragic, this also meant a significant amount of disruption to road users.

As for pedestrian access, there is no pedestrian right of way or traffic lights within Gisburn. The only access from End House Cottages towards the village is extremely slippery and would be made considerably worse by increased footfall. This in turn could lead to increased incidents involving pedestrians and vehicles, especially crossing the main road. Notably there are no measures in place for children or the elderly to access Gisburn safely.

As a [REDACTED] I understand how much disruption building six houses would cause to End House Cottages and End House Stud that currently use this private entrance. The building of Strawberry Fields Estate utilised private land for workmen, vehicles and building supplies which did not consider the residents of End House Cottages, whose private parking was encroached upon and made access impossible despite being notified this would not be the case. Disruption to current households, businesses and clients has not been thoroughly appreciated. Not only will there be a significant reduction in greenspace (which has already been diminished by the erection of Strawberry Field Estates) and privacy of the current residents, there will be a significant increase in noise pollution, disruption to already poor digital signal which currently only works facing the field in question, and potential for parking issues in an already crowded village.

These are my main concerns and why I, among many other residents, am against this proposal.
Regards,

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 21 July 2026 14:09
To: Planning
Subject: Planning Application Comments - 3/2026/0486 FS-Case-858764845

[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 BB74HW

Comments: Formal Objection to Permission in Principle Application for up to Six Dwellings at BB7 4HW

Dear Sir or Madam,

I write to formally object to the application for permission in principle for the development of up to six dwellings at BB7 4HW. Having considered the nature and location of the proposal, I respectfully submit that the site is unsuitable for the proposed development and that permission should be refused. I ask Ribble Valley Borough Council to give full and proper consideration to the matters set out below.

Highway Safety and Access

The proposed access arrangements raise significant highway safety concerns. The access road is situated in a location where vehicle speeds on entry into the village are a material consideration. The existing 30mph signage does not appear to provide sufficient mitigation, and the additional vehicle movements associated with up to six dwellings would increase the potential for conflict at this junction.

In my submission, the introduction of further residential traffic at this point would place additional pressure on an already constrained road environment. The application has not demonstrated that safe and suitable access can be achieved for all highway users, and this matter weighs strongly against the grant of permission.

Pedestrian Safety and Connectivity

Pedestrian access into the village is inadequate. The grassed route along the A59, adjacent to the rear gardens of the Strawberry Fields residences, is frequently slippery, muddy and unsuitable for safe pedestrian use, particularly during periods of wet weather. It would not be appropriate to rely on this route to serve additional residents, and increased pedestrian use arising from the proposal would give rise to further safety concerns.

Drainage, Sewerage and Infrastructure Capacity

The capacity of existing village infrastructure is a further significant consideration. Sewerage, water

systems and drainage capacity should be assessed as central issues in determining the suitability of the proposal. Residents have previously been advised that local water and drainage infrastructure is already under pressure and may not be able to accommodate further development without adverse consequences.

The drainage implications are of particular concern. Additional roofs, hardstanding and associated surface water run-off would place further demand on the main drainage system through Gisburn, which already overflows during periods of heavy rainfall. Permission should not be granted unless robust and independently assessed evidence demonstrates that the development can be accommodated without worsening existing flooding or drainage issues.

Impact on the Village

The cumulative impact of further housing in and around Gisburn should be afforded significant weight. The village is already subject to pressure from existing and proposed development. In the absence of adequate infrastructure, safe access and appropriate pedestrian provision, further residential growth would be inappropriate and premature.

The effect on existing residential amenity should also be given proper weight. The Strawberry Field Estate has already resulted in the loss of green space and has reduced the degree of privacy previously enjoyed by residents of End House Cottages. Further housing to the front of these properties would intensify that impact and would further affect residential amenity, outlook and privacy. In my view, this would represent an unacceptable additional burden on residents who have already experienced substantial change as a result of nearby development.

Employment and School Capacity

The availability of local employment opportunities is also relevant to the assessment of sustainable development. Additional housing should not be considered in isolation from access to sustainable local employment. In the absence of sufficient nearby employment opportunities, the proposal is likely to increase reliance on private car travel, add further pressure to surrounding roads and undermine the objective of sustainable development.

The availability of school places should also be addressed before any permission is granted. Local schools are understood to be under pressure, and the application provides no clear assurance that sufficient education capacity exists to accommodate additional families. Approving further dwellings without adequate evidence of education provision would place additional pressure on local services.

Conclusion

For the reasons set out above, I respectfully request that the Council refuses permission in principle for this application. The proposal raises substantial concerns in relation to highway safety, pedestrian access, drainage, sewerage, wider infrastructure capacity, local employment opportunities, school capacity, loss of green space, and harm to the privacy and residential amenity of existing residents. Should the Council nevertheless be minded to approve the proposal, I request that detailed, robust and independently verified evidence is required to address each of these matters in full before any decision is made.

Yours faithfully,

A black rectangular box redacting the signature of the author.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 July 2026 17:29
To: Planning
Subject: Planning Application Comments - 3/2026/0486 FS-Case-858011228

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0486

Address of Development: Land to south of end house cottages, main street Gisburn BB7 4HW

Comments: Access to this area from and onto the A59 is currently inadequate and dangerous. A recent road accident with fatality occurred close to this site.

Traffic control entering the village and through the village is inadequate. Vehicles do not travel at the 30 miles an hour speed limit. Vehicles approach and come into the village at fast speeds. There is no safe crossing of the main Road. If this development goes ahead please first put in a safe crossing across the A59 in the village. Children cross the main road travelling to and from school and to bus stops.

There are no official footpaths from the area of planned development to the village. People walk dangerously along the grassy roadside and often cross the A59 on a corner with limited view of approaching traffic.

The village water and drainage system appears to be already overwhelmed as multiple water leaks, pressure issues, overflow and cut offs have occurred.

Is there an adequate sewage system for further development? Blockages have previously occurred.

The village has expanded without any amenity or school expansion. The school size is limited and car parking and traffic at the school is already over capacity causing chaos every school day. Increased development will potentially increase traffic and pressure on the school to expand. Before the school can increase capacity, please ensure there is a solution for adequate car parking and safe drop off and collection of the school children.

Thank you

22 JUL 2026

July 21st 2026

Dear Sir/Madam,

Planning Application No. 3/2026/0486

With regard to this planning application, I have several concerns relating to the proposed site.

The A59 is a very busy and dangerous road - particularly the part near the proposed site. Over the last five years there have been several serious accidents which have included fatalities and the services of the air ambulance. The Local Plan identifies Highway Safety and this is a key factor as the access point is already very busy due to vehicles from existing houses along with deliveries and business vehicles for the stud.

The view as you leave the site onto the A59 is hampered by vegetation and being at the end of a long corner, this makes crossing the traffic to turn towards Eusburn difficult and hazardous. Additional fencing and signs will increase the danger.

Traffic through the village is heavy, loud and fast -

the 30 mph speed limit is rarely adhered to, particularly early morning and early evening. As a main road for traffic across the country it is an extremely busy road. Additional vehicles (potentially 12+ for the proposed houses plus delivery, visitors etc) would increase the traffic use at this difficult access point enormously.

The village is already congested due to vehicles - particularly at the beginning and end of the school day. Many parents living in the village do not walk their children to ^{from} school - they drive, park inappropriately then travel on to/from work. Additional vehicles would add to this congestion as there is insufficient parking in the village. The proposal states a footpath from the village to the proposed site; this is not the case. It is a narrow dangerous verge which is hazardous and bumpy and not appropriate for prams etc.

Transport links are not conducive to working day hours and so a vehicle is needed to access employment and support services. This does not support the demographic identified throughout council policies and aims for future housing needs. The opportunities for work in the village are limited

as there are very few businesses operating in the area

The piece of land identified, although deemed undeveloped, is currently used for agricultural purposes. The stream along the west and north of the site, would be affected by access and works on the land. It gets very full and floods at certain times of year. Any maintenance work can only be accessed from the proposed site. The proposal would also infringe on Council policies regarding open spaces and natural habitats.

This development would affect my property and my neighbour's properties by a loss of light (overshadowing), a loss of privacy (overlooking) and be overbearing to views and subject us to additional noise levels.

Based on other developments in the village, properties are not aimed at retaining local people who work primarily in the farming industry and these houses are large and not built for first time buyers which appears to contravene policies and plans outlined on the council website.

In conclusion, and looking at the housing needs of the Borough - identified in various documents - there are better sites in larger settlements offering a more sustainable and accessible development for more properties than the plans outlined here, for less than ten dwellings.

Yours faithfully,

