

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 17 July 2026 18:49
To: Planning
Subject: Planning Application Comments - 3/2026/0487 FS-Case-857867129

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0487

Address of Development: Former Salt Store, Skipton Road (A59), Gisburn

Comments: I recognise the need for additional housing within the borough and do not object to the redevelopment of suitable previously developed sites in principle.

However, I have concerns that this application raises a number of important issues which I ask the Council to consider carefully before granting Permission in Principle.

The application relies on the existing access directly onto the A59 and states that the detailed highway arrangements will be considered at the Technical Details stage. I am concerned that the principle of development is being established before sufficient evidence has been provided to demonstrate that the access can safely serve up to six dwellings.

Having lived in Gisburn for [REDACTED], I have observed that traffic approaches this location at the national speed limit before entering the village on the blind bend in the road. In my experience, many vehicles, particularly HGVs, appear to maintain their speed until after entering the village, especially during the evening and at night.

The planning statement refers to the existing lay-by as allowing vehicles to pull clear of the highway. However, I question whether the existing lay-by is of sufficient length to safely accommodate vehicles slowing to enter the site or waiting to rejoin the A59. I ask that Lancashire Highways carefully assess the suitability of the existing access, vehicle speeds, visibility splays, turning movements and whether the existing lay-by can safely serve a residential development of up to six dwellings. I also ask the Council to ensure that any future proposal demonstrates that construction traffic, service vehicles and emergency vehicles can safely access and leave the site without creating unacceptable risks on the A59.

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

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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 July 2026 17:40
To: Planning
Subject: Planning Application Comments - 3/2026/0487 FS-Case-858015207

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0487

Address of Development: Turnpike Delph A59 Gisburn

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