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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 10 August 2026 22:15  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0513 FS-Case-864398351

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**Planning Application Reference No.:** 3/2026/0513

**Address of Development:** Land off Longsight Road, Osbaldeston, BB2 7JB.

**Comments:** I am writing to formally object to planning application 3/2026/0513 for the erection of 9 dwellings on land off Longsight Road, Osbaldeston. I live nearby and wish to raise the following material planning considerations.

1. Harm to biodiversity and protected species

The site and surrounding land form part of a rural corridor that supports local wildlife, including newts and deer. which I have personally observed [in the field/pond/hedgerow] on or adjacent to the site.

Newts are a European Protected Species under the Conservation of Habitats and Species Regulations 2017, and it is unlawful to damage or destroy their breeding sites or resting places without a licence. I would ask the Council to confirm that:

A full ecological survey, including a newt eDNA/presence survey of any ponds within 500m of the site, has been carried out and submitted;

The impact on deer movement corridors and any loss of hedgerow, field margin, or woodland edge habitat has been properly assessed;

The scheme demonstrates the mandatory 10% Biodiversity Net Gain required under the Environment Act 2021, with a credible, monitored delivery and management plan — not just a paper commitment. Development of this greenfield site risks a net loss of habitat connectivity in an area that is otherwise open countryside, contrary to Key Statement EN2 of the Local Plan, which seeks to protect and enhance landscape and habitat value.

2. Highway safety

Longsight Road and the surrounding lanes are rural roads without the pavements, lighting, or traffic-calming infrastructure typical of a location suited to further residential development. Nine additional households will generate a material increase in vehicle movements, including construction traffic during the build phase. I have specific concerns about:

The safety of the proposed access point, including visibility splays for vehicles turning on to Longsight Road;

The cumulative effect of additional traffic on a road already used at speed, [near the Bay Horse Inn / St Mary's RC Primary School, where a fixed speed camera exists — indicating this is a recognised risk location];

Pedestrian and cyclist safety, given the absence of continuous footways connecting the site to village amenities.

I would ask that Lancashire County Council Highways be required to provide a full assessment of

cumulative traffic impact, not just impact from this application in isolation.

### 3. Precedent for further development

Approval of this scheme would set a clear precedent for further piecemeal housing development on adjoining countryside parcels in and around Osbaldeston, a Tier 2 village where the Local Plan directs growth only where there is proven local need. Once one greenfield site of this kind is approved, it becomes materially harder for the Council to resist similar applications on neighbouring land, leading to incremental, uncoordinated suburbanisation of a rural settlement — precisely the "coalescence" and loss of individual village character that has been cited as a reason for refusal in comparable recent applications in this Borough (e.g. the recent refusal of the Balderstone scheme off Longsight Road).

### Conclusion

For the reasons set out above — harm to protected species and biodiversity, highway safety risk, and the precedent this would set for further countryside development — I respectfully ask the Committee to refuse this application.