

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 25 July 2026 14:41
To: Planning
Subject: Planning Application Comments - 3/2026/0513 FS-Case-859999661

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0513

Address of Development: Land off Osbaldeston Lane

Comments: 1. The traffic between the esso station and St Mary's church gets really busy. So much so that it's difficult to pullout or cross at the Bay Horse.

2. The number of accidents and fatalities on this stretch must be taken into account as I know of at least 5 fatal accidents, even after it was made 30 mph.

3. Looking at the plan it seems there is land locked piece of field left, which there is no provision for the maintenance of it in the plans.

The above points need to be considered.

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 27 July 2026 03:58
To: Planning
Subject: Planning Application Comments - 3/2026/0513 FS-Case-860228497

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0513

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

Comments: I object to the application for the permission in principal planning application dated June 2026 that has been submitted for the erection of up to 9 dwellings on the land off Longsight Road, Osbaldeston, BB2 7JB.

I do not believe this site is an appropriate location for residential development for the following planning reasons:

1. Highway Safety

Within 70m on the A59 east of the proposed site entrance is the entrance serving St Mary's RC Primary School and St Mary's Church. The view here is poor due to the curve of the road and vegetation. Within 70m west there is the Abbots Brow/Osbaldeston Lane crossroads, the Bay Horse Pub car park entrance and a car showroom entrance.

It is already difficult to safely access the A59 Longsight Road along this short stretch of road. The A59 at this point is very busy. It can take many minutes before there is a safe gap in the traffic and often relies upon a kind-hearted driver already on the A59 stopping to allow a vehicle out. After several minutes, drivers waiting to pull out onto the A59 can become impatient which increases the risk of accidents.

Immediately next to the proposed site entrance there is a GATSO speed camera which has been in-place since approximately the year 2000. It is my understanding that speed cameras are located at accident blackspots.

Although this section is subject to a 30mph speed limit, in the 12 months leading to September 2016 a total of 22,063 speeding tickets were issued in East Lancashire 11,580 of which came from the speed camera at the proposed site entrance.

In May 2007 there was a fatal crash outside the Bay Horse pub on the corner of the A59 and Osbaldeston Lane when a Peugeot 106 pulled out onto the A59 into oncoming traffic and was hit by a Toyota Auris and a skip wagon.

In May 2020 a woman sustained serious injuries when her vehicle crashed into the lamp post/railings at St Mary's RC Primary School.

In June 2023 there was a crash in the vicinity of St Mary's RC Primary School.

In March 2024 there was a collision at St Mary's Presbytery.

We have submitted a Freedom of Information Request to the Lancashire Constabulary to establish whether there have been any further accidents. Yet another entrance such as the one to the proposed site is likely to contribute further to the accident potential, increasing the risk for road users and pedestrians, especially for children and families travelling to and from school and church.

2. Drainage and Sewerage

Existing surface and foul water systems run alongside the proposed site. The burden of up to 9 additional dwellings may lead to flooding, blockages and overloading. The footprint of the proposed dwellings and driveways will reduce the opportunity for rainfall to soak away naturally. During periods of heavy rainfall the water can already pond on the grazing paddock area downhill from the proposed development.

3. Loss of Wildlife

No provision for keeping the existing pond which is inhabited by great crested newts is shown on the Proposed Site Plan. The current grazing paddock is also used as a corridor for deer and is frequented by rabbits, hares, barn owls, tawny owls, buzzards and bats in search of food. The planned development would adversely affect all of these habitats.

4. Maintenance of the Remaining Grazing Paddock Area

The Proposed Site Plan shows no means of access to the remaining grazing paddock area which gives me cause for concern over how it will be maintained in its current attractive state. I would not want it to become an abandoned eyesore full of weeds and brambles, spoiling the outlook for the residents of Osbaldeston Lane.

[REDACTED]

From: [REDACTED]
Sent: 27 July 2026 09:37
To: 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.

From: [REDACTED]
Sent: 27 July 2026 08:00
To: [REDACTED]
Subject:

From: [REDACTED]
Sent: 27 July 2026 08:19
To: [REDACTED]
Subject:

I would like to add my support for housing application 3/2026/01513 on Longsight Road.

This is a small development that that I believe could benefit the local community. The sturdiest of footholds for economic mobility start with housing. Surely, the local businesses would benefit. It would also help keep alive the local schools, particularly Osbaldeston that is significantly under subscribed and churches.

I could understand objections to an entrance on Osbaldeston Lane where we already have fast moving traffic flying down every morning and evening due to the local Balderstone school having to take pupils from outside of the area to keep open. But to object on the basis of extra traffic on an exit on the A59 which carries believed 15,000 / 30,000 vehicles on a day between Preston and the Ribble Valley is ludicrous. If each new house (there are 9) had two cars which would be 18 vehicles, it would add less than 0.08% to the A59 traffic.

In regard to the wildlife, the local village of Osbaldeston is over a1000 acres. The planned area of development is less than 0.2%. I believe local wildlife are more in danger, again from traffic each morning and afternoon from Balderstone primary.

To ease the housing crisis in this country is a long road to go down but a journey of 1000 miles starts with one step. We need small village housing.

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

[REDACTED]

From: [REDACTED]
Sent: 27 July 2026 14:07
To: Planning
Subject: Aw: RE: 3/2026/0513, Land off Osbaldeston Road - Permission in principle application for the erection of up to No9 dwellings.
Attachments: 25 July 2026, Draft response, 1.docx

 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.

Thanks for your email. I am happy that it be reclassified as not confidential.

Regards,

[REDACTED]

Sent: Monday, July 27, 2026 at 10:22 AM
From: Planning <planning@ribblevalley.gov.uk>
To: "[REDACTED]" >
CC: Planning <planning@ribblevalley.gov.uk>
Subject: RE: 3/2026/0513, Land off Osbaldeston Road - Permission in principle application for the erection of up to No9 dwellings.

Dear [REDACTED]

You have sent this email as confidential. For it to be considered by the officer as a representation it cannot be confidential. It will be redated for online but the email will be included in the planning file which the general public can request to see now and in the future. Please let me know how you would like to proceed.

Kind regards

Planning Department

Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA

T: 01200 425111 | E: planning@ribblevalley.gov.uk | W: www.ribblevalley.gov.uk

From: [REDACTED]
Sent: 25 July 2026 16:52
To: Planning <planning@ribblevalley.gov.uk>
Subject: Re: 3/2026/0513, Land off Osbaldeston Road - Permission in principle application for the erection of up to No9 dwellings.
Importance: High
Sensitivity: Confidential

⚠ 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.

25 July 2026

Dear Ms Walker,

Re: 3/2026/0513, Land off Osbaldeston Road - Permission in principle application for the erection of up to No9 dwellings.

We wish to raise a number of issues relating to the application on the site with which we are familiar as it is on the route of the circular walk we undertake very regularly.

First, what of **the impact on the character and appearance of the area**? We have it that there has been in place for some time an understanding that the site would be developed in some way. Having said that, what is presently proposed – nine identical dwellings on a constricted site, according to the site plan – is wholly inappropriate for the surrounding area.

Secondly, as to any **loss of privacy, day- or sunlight and noise and disturbance during construction**, we cannot comment on these: no doubt those more directly affected by the proposed development will respond as they will.

Thirdly, **highway safety** cannot be ignored. Both the map and the site plan shown in the application are selectively cropped in such a way as to obscure the issues. The crossroad whereby Osbaldeston Lane crosses Longsight Road (the A59) south-east into Abbot Brow is a dangerous junction. Moreover, there are four other points of in- and egress to public and commercial premises adjacent: to the south-west, the entry and exit to the Bay Horse car park is a matter of 20 metres away; two access points at St Mary's church and school lie to the north-east; and entry/exit to the newly re-furbished garage and car salesroom lies metres away from Abbot Brow almost opposite the Bay Horse. One hundred metres to the south-west lies the Spar convenience store and Pennine petrol station with their separate entrance and exit on the A59. However, what the map and site plan, as edited and published, do not show is the blind left-hand bend, travelling south-west to north-east on the A59, just beyond St Mary's. In addition, there are the several access points – tracks and driveways – for fields and housing along this stretch of road.

Fourthly, **the impact on heritage assets, ecology and biodiversity** is self-evident. Both the neighbouring St Mary's church and school are Grade 2-listed buildings. The site includes two dew ponds with attendant fauna and, to the north-west, lies an area of considerable ecological interest. In no way can the proposed development be said to enhance any of these.

Fifthly – and turning to **design and visual amenity** – there are few details in the architect's submission other than the reference to "up to nine dwellings". These would appear all to be of similar appearance, that being wholly out of character with surrounding properties, both secular and ecclesiastical, all of which are characterised by their uniqueness. Moreover, what is shown is cramped: in the absence of garages, spaces are shown for two vehicles per dwelling thereby compounding further the highway safety issues outlined in our third point.

In fine, whilst accepting in principle the desirability of some modest development on this site, the importance of mitigating any deleterious impacts cannot be overstated. Whilst the principle is sound, this application for Permission in Principle is not.

Yours sincerely,

[Redacted signature]

[Redacted signature]

Ribble Valley's visitor economy is booming – and our tourism team has won a top award for its eye-catching stand at the British Tourism and Travel show.

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[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 28 July 2026 11:30
To: Planning
Subject: Planning Application Comments - 3/2026/0513 FS-Case-860663359

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0513

Address of Development: Land off Longsight Road

Comments: I wish to register my objection to Planning Application 3/2026/0513 for the proposed development of nine bungalows on Longsight Road.

My principle concern is the impact this development will have on road safety and traffic congestion. Longsight Road is already a heavily used route, with high traffic volumes and fast moving vehicles, particularly during peak hours. Additional traffic generated by nine new dwellings (in addition to the significant amount already being built in Mellor Brook) would inevitably increase the number of vehicle movements entering and leaving the site, creating further conflict with through traffic and risk of collisions.

The proposed access raises concerns regarding visibility, the ability of vehicles to enter and exit the site safely and the potential for turning vehicles to obstruct traffic. This is likely to worsen congestion and reduce safety for motorists, pedestrians and cyclists who use this stretch of road. Last December a member of the Osbaldeston community was knocked over on Longsight Road only 150 metres from the proposed new site. She later died as a result of the collision.

The cumulative impact of additional traffic should not be underestimated. Increased congestion could also affect access for emergency services and contribute to longer journey times for existing residents.

In my view, the local highway network is not suitable to accommodate the additional traffic associated with this development without adversely affecting highway safety.