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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 23 July 2026 22:06
To: Planning
Subject: Planning Application Comments - 3/2026/0513 FS-Case-859630655

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Planning Application Reference No.: 3/2026/0513

Address of Development: Site off Longsight Road between Osbaldeston Lane and St Marys Church and School.

Comments: The field adjacent to the development site is designated as an ecological area in the Ribble Valley Borough Council's core strategy (Policies DME2 and DME3 refer)
The junction between the A59/Osbaldeston Lane and Abbott Brow is already a dangerous one with several accidents having occurred over the past 30 years. The safety issue is compounded by the close proximity of St Marys school and parents accessing it morning and afternoon by car off the A59. Any further provision of access in close proximity to this junction is inappropriate and compromising road and pedestrian safety to an unacceptable degree. I therefore object to this development.

From:

23 July 2026 19:20

To:

Planning

Subject:

Application 3/2026/0513

⚠ External Email

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Re: Planning Application 3/2026/0513 – Land off Longsight Road, Osbaldeston, BB2 7JB

To whom it may concern;

I wish to formally object to the above application for Permission in Principle for up to nine dwellings.

Whilst I appreciate the need for new housing, I do not believe this site is an appropriate location for residential development for the following planning reasons.

****1. Highway Safety****

The proposed access arrangements raise significant highway safety concerns. The development would introduce additional vehicle movements onto the A59, a heavily trafficked route. Although this section is subject to a 30mph speed limit, the existing road alignment restricts visibility for drivers entering and leaving the site.

Given the proximity of the primary school, increased traffic movements also have the potential to create additional risks for children and families travelling to and from school.

****2. Impact on the Primary School****

The site lies immediately adjacent to the local primary school. Construction activity over many months would inevitably result in noise, vibration, dust and heavy construction traffic. This would adversely affect the education, wellbeing and safety of pupils and staff and significantly reduce the quality of the learning environment.

****3. Harm to Heritage Assets****

The proposed development is adjacent to both the Grade II listed church and the Grade II listed primary school. These buildings are important heritage assets whose historic setting contributes significantly to their character and significance.

The introduction of a modern housing development in such close proximity risks causing harm to that setting. I ask that the Council give careful consideration to its statutory duty to preserve the setting of listed buildings when determining this application.

****4. Biodiversity and Wildlife****

The site currently provides valuable habitat for wildlife, including deer, owls and nesting birds and forms part of an important wildlife corridor. Development would fragment habitats, reduce ecological connectivity and diminish local biodiversity.

Given the increasing importance placed on Biodiversity Net Gain and habitat protection, I request that comprehensive ecological surveys be undertaken and that the impact on wildlife corridors is fully assessed before any principle of development is established.

****Conclusion****

Permission in Principle should only be granted where a site is genuinely suitable for residential development. In my view, the cumulative impacts on highway safety, the neighbouring school, biodiversity and the setting of Grade II listed heritage assets demonstrate that this site is not an appropriate location for housing.

I therefore respectfully request that Ribble Valley Borough Council refuse Application 3/2026/0513.

Yours faithfully,

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