

[REDACTED]

From: [REDACTED]
Sent: 23 July 2026 11:35
To: Planning
Subject: Re: FW: Planning Application Comments - Application 3/2026/0513 FS-Case-859427498

⚠ External Email

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Yes it is [REDACTED]
Thank you

On Thu, 23 Jul 2026 at 11:31, Planning <planning@ribblevalley.gov.uk> wrote:

[REDACTED]

Subject: RE: Planning Application Comments - Application 3/2026/0513 FS-Case-859427498

Dear [REDACTED]

I acknowledge receipt of your two responses. Can you please resend this with your name on as we can't accept anonymous responses? Your personal details will be redacted for uploading on to our website, however, we need the full details on the paper file to consider.

Kind regards.

Planning Dept

Ribble Valley Borough Council

Council Offices

Church Walk

Clitheroe BB7 2RA

Further information and additional advice on permitted development rights and submitting planning applications can be found at www.planningportal.co.uk

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>

Sent: 23 July 2026 11:10

To: Planning <planning@ribblevalley.gov.uk>

Subject: Planning Application Comments - Application 3/2026/0513 FS-Case-859427498

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

Address of Development: Osbaldeston

Comments: think this is a great opportunity and I think it will look very slick and modern if built. Having read the objections regarding hedges and wildlife, I think everyone on Osbaldeston lane has their own boundary of their own garden.. no one has a right of a view, any solicitor will tell you that and what happens on the other side of that fence where the land is isn't any concern of theirs... they have no right to be putting gates in boundary fences and making their own access into private land, mowing the field that isn't their property or their access at all! This is illegal to be going on someone else's property/ land. As for the wildlife there are all the other fields around Osbaldeston oh and let's not forget the rest of the field from beechwood onwards that isn't being built on ..! really hope this application gets passed. I fully support it whole heartedly.

Thank you

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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Application In Principle – 3/2026/0513

In our opinion, the above planning application should be rejected for the following reasons:

- Osbaldeston is classified as a Tier 2 settlement. According to the National Planning Policy Framework (NPPF) 2024, a Tier 2 settlement has less capacity for future growth. Therefore, only local needs housing and developments able to deliver appropriate regeneration benefits should be permitted. Neither of these criteria are met in this case. At present, there is a large housing development in the process of construction to the west of Branch Road, Mellor Brook, which should satisfy any local needs and addresses Section 5 of the NPPF to deliver a sufficient supply of homes. Also, the need for regeneration is unsupported and inappropriate in this area.
- The proposed access to/from the development onto the A59 is alarming to say the least. This is a VERY busy east/west trunk road which has become more heavily congested, particularly since the development of many housing estates across the Ribble Valley – with even more in the pipeline! Within metres of the proposed development, there is a crossroads at the Bay Horse Public House which has been the scene of many accidents in the past – some fatal. Adjacent to the site, the St Mary's Church, school and centre access the A59 on a blind bend. To add a third junction between the two would seem dangerous to say the least and should be given the utmost consideration when evaluating this application.
- It should be noted that, although the applicant identifies 4 buses that have routes through Osbaldeston, 2 of them offer no evening and limited weekend services. The remaining 2 are exclusively school services. Access to buses and services on the south side of the A59 by pedestrians would necessitate crossing the road with a significant risk to safety.

- An ecological area on the northern boundary of the proposed development appears to have been isolated with no access to it for maintenance, survey or study. It is an important habitat for wildlife, flora and fauna and needs to be managed appropriately.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application No. 3/2026/0513

BB 27 JB

Dear Mr Hopkins

We are responding to your letter dated the 13th of July 26.

We have seen the proposed planning application and would like to point out a few things that will affect us at our cottage.

First there is an earthenware sewage pipe running parallel to the cottage approximately one meter inside the field. We are most concerned that in the future this pipe will fracture as the current owner of the field is growing a number of trees directly over the said pipe.

On your plans the gardens of the proposed houses seem to extend almost to the cottage wall and to repair the said pipe would mean felling the trees and excavating the said pipe.

I can't see how this would be possible as there doesn't seem to be access for a large machine. The pipe seems to be approx 1 metre deep.

Secondly we are also concerned that in case of a fire at the rear of our cottage the emergency services would not be able to access the property by driving into the field.

Yours Sincerely,