

22 JUL 2026

DIRECTOR OF
RESOURCES

21 JUL 2026

FORMAL REPRESENTATION OF OBJECTION

Planning Application 3/2026/0513

Land off Longsight Road, Osbaldeston, BB2 7JB

Date 20/07/2026

1. Introduction

I wish to object to the above Permission in Principle (PiP) application for the erection of up to nine dwellings on land off Longsight Road, Osbaldeston.

As the occupier [REDACTED] the application site and would be one of the most directly affected by the proposed development.

Whilst I recognise the importance of delivering new housing within Ribble Valley, I do not consider that sufficient evidence has been submitted to demonstrate that residential development is acceptable in principle on this site.

The application relies heavily upon the site's location within the settlement boundary and the Council's housing land supply position. However, these considerations do not remove the need to properly assess the proposal against the environmental, heritage and residential amenity objectives of the Development Plan and the National Planning Policy Framework (NPPF)

2. Ecology and Biodiversity

This is my principal concern.

The Planning Statement repeatedly states that the site is not affected by statutory ecological designations. However, the absence of statutory designation does not demonstrate that the site has limited ecological value.

As the [REDACTED] the application site, I regularly observe a barn owl hunting over the field at dusk.

Barn owls are a protected species and rely upon rough grassland for hunting small mammals. The existing grazing paddock clearly provides suitable foraging habitat.

In addition, I regularly observe:

- bats flying over the field and along the mature hedgerows during spring and summer evenings;
- deer using the field and surrounding hedgerows as a movement corridor;
- numerous breeding birds associated with the mature hedgerows and trees.

These are regular first-hand observations gathered over time from my property.

The submitted Planning Statement provides very little ecological assessment beyond a statement that land elsewhere will be retained for Biodiversity Net Gain.

No evidence has been provided demonstrating:

- how the existing foraging habitat used by the barn owl will be retained or replaced;
- the effect of increased lighting on bats;
- the impact upon habitat connectivity;
- whether mature hedgerows will continue to function as wildlife corridors.

Whilst replacement landscaping is proposed, private domestic gardens cannot reasonably replace an established grazing paddock used by a barn owl for hunting.

I respectfully request that the Council is satisfied that appropriate ecological surveys have been completed before establishing the principle of residential development.

3. Character of the Area

The Planning Statement repeatedly describes the site as:

- "logical rounding off";
- "contained";
- "infill";
- "well related to the existing settlement."

Having [REDACTED] site, I do not believe that description accurately reflects its contribution to the village.

The application site is a substantial open grazing paddock that forms an important green space between existing developments.

From neighbouring properties the field provides:

- open views;
- a transition between built development and countryside;
- an important contribution to the rural character of Osbaldeston.

The attached photograph demonstrates that the site is experienced as open countryside rather than a visually enclosed infill plot.

Replacing this land with nine dwellings, roads, parking areas and domestic infrastructure would materially alter the character of this part of the village.

4. Residential Amenity

The indicative layout demonstrates that [REDACTED] will be directly affected.

Unlike many neighbouring properties [REDACTED] to both the proposed estate road and several residential plots.

This would introduce:

- vehicle movements immediately [REDACTED] property;
- headlight glare from vehicles entering and leaving the development;
- increased domestic lighting;
- additional noise and disturbance;
- significant change from an open rural outlook to built development.

Although detailed layout will be considered later, these effects are directly relevant when deciding whether residential development is acceptable in principle.

5. Artificial Lighting

This issue is not addressed within the submitted Planning Statement.

The application site is currently a relatively dark rural environment.

The proposed development would introduce:

- domestic lighting;
- security lighting;
- vehicle headlights;
- illuminated dwellings.

This would fundamentally alter the character of the site after dark and has potential implications both for neighbouring residential amenity and nocturnal wildlife; particularly bats and the barn owl regularly observed using the site.

6. Heritage

The Planning Statement acknowledges that St Mary's Church and St Mary's RC Primary School are Grade II listed buildings but suggests that heritage matters can be addressed during the Technical Details stage.

I respectfully disagree.

The application site forms part of the wider rural setting of these listed buildings.

Whilst boundary vegetation provides screening from some viewpoints, the existing paddock contributes positively to the historic rural character surrounding these heritage assets.

It would therefore be premature to establish the principle of residential development before the effect upon the setting and significance of the listed buildings has been fully assessed.

7. Biodiversity Net Gain

The Planning Statement simply states that adjoining land under the applicant's ownership will be retained for landscaping and Biodiversity Net Gain.

However, no Biodiversity Net Gain calculations have been provided.

The application does not demonstrate:

- existing habitat value;
- habitat losses;
- replacement habitat;
- how wildlife corridors will be maintained.

This information should be available before the principle of development is established.

8. Highway Safety

The proposal would introduce additional vehicle movements onto Longsight Road and onto the new internal estate road immediately adjacent to my property.

I request that the Council carefully considers:

- traffic generation;
- highway safety;
- refuse collection;
- delivery vehicles;
- visitor parking;
- emergency vehicle access.

9. Surface Water Drainage

The application site is currently undeveloped permeable grassland.

Development would replace much of this with buildings, driveways and roads.

The Council should be satisfied that suitable drainage measures can be delivered without increasing surface water runoff or flood risk.

10. Request for Site Visit

I respectfully request that the Planning Officer undertakes a site visit from [REDACTED]
[REDACTED] before determining this application.

The Planning Statement suggests the site is visually contained by mature landscaping. Whilst this may be the case from parts of Longsight Road, it does not reflect the experience of neighbouring residents.

[REDACTED] the application site is experienced as a substantial open grazing paddock forming an important part of the rural landscape.

A site visit from this location would provide a much more accurate appreciation of the site's contribution to the character of the area and the likely effect of the proposed development.

Conclusion

The applicant has not demonstrated that the principle of residential development on this site is acceptable.

In particular, I remain concerned that insufficient evidence has been provided regarding:

- the ecological value of the site;
- the regular use of the site by a protected barn owl;
- bat activity;
- wildlife connectivity;
- the impact on neighbouring residential amenity;
- the effect on the rural character of Osbaldeston; and
- the contribution the site makes to the setting of nearby listed buildings.

For these reasons, I respectfully request that **Ribble Valley Borough Council refuses Permission in Principle application 3/2026/0513.**

Yours faithfully,

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21st July, 2026.

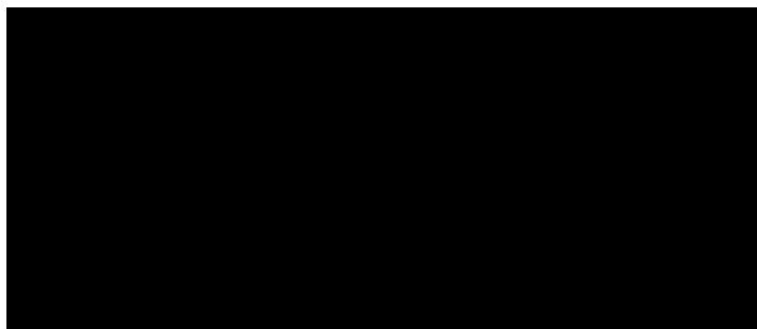
PLANNING APPLICATION NO 3/2026/0513.
LAND OFF LONGSIGHT ROAD, OSBALDESTON BB2 7JN.

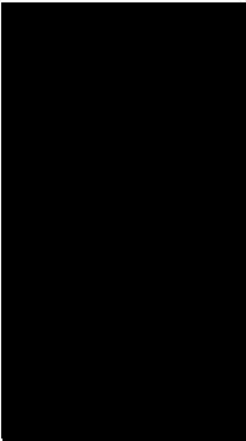
Sir/Madam,

We wish to object to this development on the following grounds.

1. We live in the [redacted] and as such we are immediately concerned with this development which is [redacted] Osbaldeston Lane is a two lane road and has no pavements and no street lighting. The amount of traffic using this lane is nothing short of tremendous. I would like to say that exit from our lane onto Longsight Road is difficult in the morning and again in the evening but that is not the case. The traffic is so busy we are constantly having to wait to gain access to the A59. Turning left out of the lane onto the A59 is difficult but turning right is impossible and we have to wait varying periods of time to get out of the lane. Accidents are prevalent at this junction and there have been deaths in the past. I have had to on occasions been forced to go down the lane and exit at the Fieldings Arms when travelling towards Preston.
2. We note that the exit and entry to this development is on the A59 and how close this is to St Marys Primary School and then St Marys Church. The church has a large car park to the front and an entrance and exit signs exist. This is also more dangerous than exiting Osbaldeston Lane and there have been several accidents at this entrance in the past. This part of the A59 is particularly busy when the children are going and coming from the school in the mornings and afternoons. There is no car park at the school. This means that the foot traffic on the road is greatly increased in the mornings and afternoons. There is also a bend on the A59 at this point which has double white lines and also there is a Speed Camera some 50/60 yards from the entrance to this development. It would be interesting to discover what sort and amount of prosecutions arrive out of the sighting of the Speed Camera. We also note from the plans that there is a facility for a footpath from the development onto Osbaldeston Lane with the obvious thought by the developer for safety reasons of the residents. This of course puts more foot traffic onto Osbaldeston Lane. This plan was provided to us by the owner of the land Mr Norman Feilding.

3. The A59 runs from York to Liverpool passing right in front of this development. When the A65 was constructed it was supposed to alleviate traffic from the A59 but unfortunately the full road was never constructed and consequently the amount of heavy goods vehicles along this road has never lessened. The heavy goods vehicle traffic is constant throughout the day and night. When the A59 arrives at the junction of Osbaldeston Lane and Abbots Brow there is the Bay Horse Public House on one corner and a large garage forecourt on the opposite corner. Again danger from all sides entering onto the A59.
4. A few years ago a planning application was received regarding building houses on the land behind the Bay Horse Public House. We objected to this development on similar grounds but in that case I personally conducted a traffic survey of traffic in and out and up and down the lane. This survey was forwarded to Ribble Valley Planning Department and if my memory serves me right it was 101 vehicles and people between 08.30 and 09.30 and 99 vehicles and people between 16.30 and 17.30. This survey took into account all types of vehicles including heavy goods vehicles, horse boxes, tractors and trailers, pedal cycles and motor cycles.
5. This planning application is ill conceived and ill thought out with no regards to the safety of all local residents and more to the point to the actual safety of the people who would be residents if the application was accepted.





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19th July 2026

Re: Objection to Planning Application 3/2026/0513 – Proposed development of up to nine dwellings on land off Longsight Road, Osbaldeston

Dear Sir or Madam,

I am writing to formally object to the above planning application.

My first concern is road safety. The proposed development would create another access point onto the busy A59. There are already several entrances and junctions nearby, including access points for St Mary's Primary School and the crossroads at Abbot Brow and Osbaldeston Lane. Visibility is restricted because of the bend in the road, trees and hedgerows. The additional traffic from the proposed homes could increase the risk of accidents.

I am also concerned about the loss of wildlife and habitats. The agricultural land and surrounding area are used by Great Crested Newts, barn owls, bats and deer. Building on the site could damage habitats and wildlife corridors.

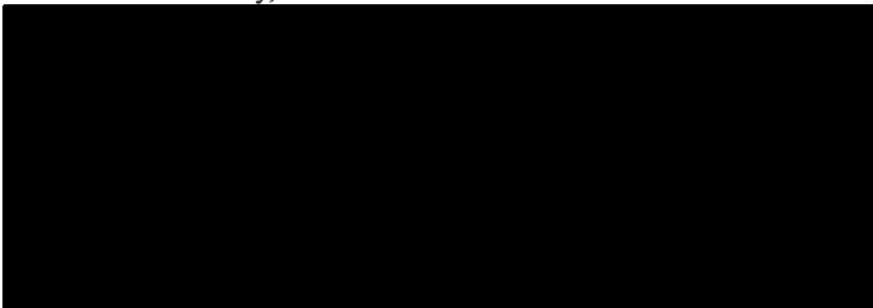
The development may also be out of keeping with the local area. The site is close to historic stone buildings, including St Mary's Church, the presbytery and parts of the school. The number and density of the proposed houses could harm the rural character and appearance of the area.

There are also concerns about drainage and sewerage. Existing systems serving the church, school and nearby cottages cross or run alongside the proposed site. These services should be fully assessed to make sure the development would not cause flooding, blockages or overloading.

Finally, allowing this development could set a precedent for further building on nearby agricultural land, resulting in the gradual loss of the countryside.

For these reasons, I respectfully ask the Council to refuse planning application **3/2026/0513**.

Yours faithfully,





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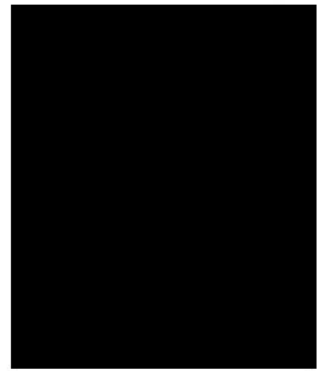
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Finally, allowing this development could set a precedent for further building on nearby agricultural land, resulting in the gradual loss of the countryside.

For these reasons, I respectfully ask the Council to refuse planning application 3/2026/0513.

Yours faithfully,





19th July 2026

Permission in Principle Application for the erection of up to 9 dwellings on land off Longsight Road, Osbaldeston, BB2 7JB

Dear Sir or Madam,

I wish to lodge several objections against the above proposal:

My first objection is on the grounds of safety

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- The proposed development would create an additional access point onto the A59, a major east-west route. There are already eight existing entrances and exits in close proximity to the proposed access, including two serving a nearby primary school.
- A busy crossroads connecting Abbott Brow and Osbaldeston Lane is located approximately 50 metres from the proposed access. The junction is used daily by a significant number of agricultural vehicles, vehicles serving the nearby riding centre, and 4x4 vehicles entering, leaving, or crossing the A59. There is also a documented history of serious road traffic accidents at this location.
- Visibility for drivers travelling westbound along the A59 from Clayton-le-Dale towards Mellor Brook is restricted. The curvature of the road, together with the trees and hedgerows bordering St Mary's Church and the nearby school, significantly limits the available sightline on the approach to the proposed site entrance and exit.
- The proposed development of nine dwellings is likely to generate at least 18 additional vehicles, resulting in a significant increase in traffic entering and leaving the site. This would add further pressure to an already heavily trafficked section of the A59 and increase the potential risk of road traffic accidents.

My second ground for objection relates to the potential loss of ecological value and biodiversity resulting from the proposed development.

- The proposed development would result in the loss of agricultural land that currently provides habitat and ecological value. This appears inconsistent with the objectives of the Environment Act 2021, including the statutory commitment to halt the decline in species abundance by 2030 and to secure measurable improvements for nature. The ecological implications of the proposal therefore require careful and comprehensive assessment, particularly given that Lancashire Wildlife Trust has described the development as “deeply concerning”. This expert concern should be afforded significant weight when considering the potential loss, disturbance and fragmentation of existing habitats.
- The proposal appears to conflict with Policies DME2 and DME3 of RVBC’s adopted Core Strategy. The proposed development could result in the loss, disturbance and fragmentation of important countryside features and wildlife habitats, including long-established ponds, where Great Crested Newts thrive, barn owls foraging and nesting habitat, bats and established wildlife corridors used by deer. The RSPB have responded most favourably to my objection. This could cause significant harm to local biodiversity, landscape character and ecological connectivity.
- The proposal has a vacant field adjacent to the proposed dwellings on the north-western side of the development is designated as an ecological area. However, there does not appear to be any provision for access to the site for the ongoing maintenance of hedges, vegetation or other ecological features. We are therefore concerned that, without suitable access and a clear maintenance plan, the area could become neglected, overgrown and potentially unsafe.
- The RVBC’s Core Strategy Paragraph 1.22 demands an SEA (Strategic Environmental Assessment) be undertaken before any proposal is considered and Biodiversity Net Gain calculations need to be submitted.

My third ground for objection relates to the number, density and overall quality of the proposed dwellings.

- The character of the immediate surrounding area is defined by two distinct forms of development: long-established historic stone buildings, including the adjacent church, presbytery and parts of the school, which have recognised heritage significance; and a limited number of more modern, post-1960s dwellings. The proposed development appears to respond inadequately to this established local character and would be out of keeping with the architectural style, materials and historic setting of the area. As a result, it risks causing harm to the distinctive character and visual quality of the locality.

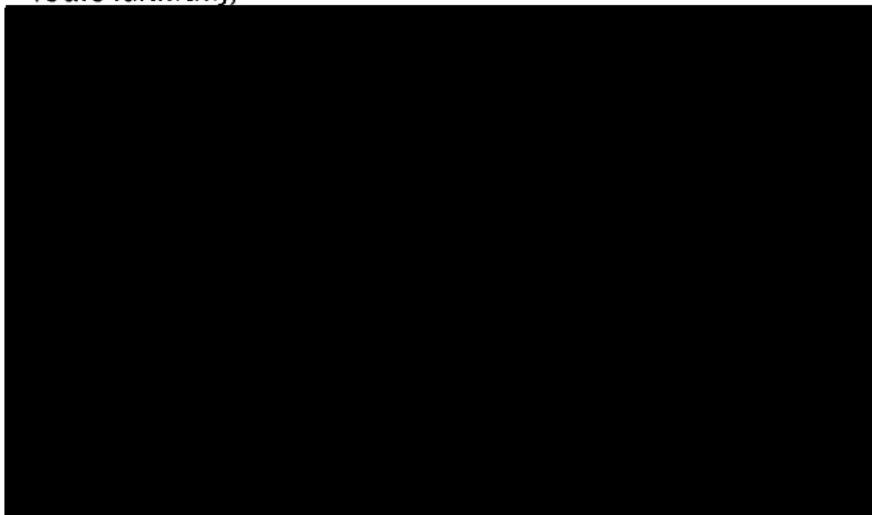
My fourth ground for objection relates to the adequacy of the existing water supply, drainage and sewerage infrastructure to accommodate the proposed development.

- It is unclear whether the capacity and implications of the existing water, drainage and sewerage infrastructure have been fully assessed as part of this proposal. Particular consideration should be given to the relevant Water Resources Management Plan and to the requirement for an appropriate and effective Sustainable Drainage System.
- The existing drainage and sewerage system serving St Mary's Church and the school crosses the proposed development site before continuing towards Osbaldeston Lane, immediately adjacent to my property. In addition, the drainage and sewerage infrastructure serving the cottages to the south-east of the site runs along its south-eastern boundary. These existing services must be accurately identified and thoroughly assessed to ensure that the development would not overload, obstruct or otherwise adversely affect the local drainage and sewerage network.

My fifth ground for objection concerns the precedent that approval of this application could set for further development in the surrounding area.

In conclusion, I therefore strongly object to the above planning proposal.

Yours faithfully,



22 JUL 2026



19 July 2026

Re: Objection to Planning Application 3/2026/0513 – Permission in Principle for up to nine dwellings on land off Longsight Road, Osbaldeston

Dear Sir or Madam,

I am writing to formally object to the above planning application.

My first concern relates to **highway and public safety**. The proposed development would introduce an additional access point onto the A59, which is already a busy and heavily used route. There are several existing entrances and junctions nearby, including access points serving St Mary's Primary School and the crossroads at Abbott Brow and Osbaldeston Lane. Visibility is also restricted by the bend in the road, together with established trees and hedgerows. The additional vehicle movements generated by the development would, in my view, increase the risk of accidents at an already challenging location.

I am also concerned about the **ecological impact** of developing this agricultural land. The site and surrounding area provide valuable habitats for wildlife, including Great Crested Newts, barn owls, bats and deer. Development could result in the loss or fragmentation of these habitats and wildlife corridors. These concerns should be fully assessed, particularly in light of the objections and observations raised by wildlife organisations.

The proposed development also appears to be **out of keeping with the character of the surrounding area**. The site is close to historic stone buildings, including St Mary's Church, the presbytery and parts of the school. The number and density of the proposed dwellings could adversely affect the rural character, appearance and historic setting of the locality.

There are also significant concerns regarding **drainage and sewerage infrastructure**. Existing drainage and sewerage systems serving the church, school and nearby cottages cross or run alongside the proposed site. The Council should be satisfied that these services have been accurately identified and that the development would not cause overloading, obstruction, flooding or other adverse effects.

Finally, approving housing on this agricultural site could establish an undesirable **precedent for further development** within the surrounding countryside, leading to the gradual loss of its rural character and ecological value.

For these reasons, I respectfully request that the Council refuses planning application 3/2026/0513.

Yours

