

[REDACTED]

From: [REDACTED]
Sent: 07 September 2026 14:54
To: Planning
Subject: Comments on Planning Application No. 3/2026/0645 (submitted by Mr Blades of Blades Developments)

⚠ External Email

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For the attention of the Director of Economic Development & Planning:

Dear Sir/Madam

We, the undersigned, would like to register our comments on the above planning application (No. 3/2026/0645 submitted by Mr Blades of Blades Developments) for permission in principle for 1 detached dwelling on land adjacent to 7 Higher Ramsgreave Road, Ramsgreave, BB1 9DJ (registered on 1.9.26).

1. This application is for a completely new dwelling on a site where there is no existing dwelling and where there has been no former dwelling within living memory. The site is within the Green Belt and, although there are existing properties adjacent, these consist only of the old farmworkers' cottages, farmhouse and its adjacent converted barn set within pastures in what is primarily a rural area. Therefore to grant approval for this application would be allowing new residential development in a Green Belt area which we believe is inappropriate.
2. Any such dwelling would occupy a prominent position on the east/west ridgeline known locally as "Top of Ramsgreave" and would be highly visible on the skyline in both the northerly and southerly directions. This extensive view currently consists of fields and farmsteads and cottages and any further development along this ridgeline would in our view be detrimental to the overall landscape.
3. There would also be potential road safety concerns relating to an additional entrance/exit for any such property which would open onto a narrow rural road with a 60mph speed limit, which is increasingly busy due to its use as a "cut-through" between the A666 and A59.
4. In addition to the above objections, we have serious concerns that, although this application is only for 1 dwelling, if approval is granted there is the danger that a precedent will be set for further residential developments along the length of Higher Ramsgreave Road/ Mellor Brow which would seriously compromise the whole rural nature of this area and the Green Belt itself.

Yours faithfully

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 07 September 2026 14:34
To: Planning
Subject: Planning Application Comments - 3/2026/0645 FS-Case-871879974

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] 8 [REDACTED]

Planning Application Reference No.: 3/2026/0645

Address of Development: Land adjacent to 7 Higher Ramsgreave Road
Ramsgreave
Blackburn

Comments: Please can you advise where we can see the plans for this development as it backs [REDACTED]
[REDACTED]. We feel we can't make an informed decision as to whether we would object to this development or not as we can't or haven't seen the plans for the property.
We also feel that if another property be placed on Higher Ramsgreave Road that special attention needs to be considered by the council and Highways department to alter the speed along the road as it currently is 60mph so this would be a major decision in to the outcome of us objecting to the development.