

From: [REDACTED]
To: [Planning](#)
Subject: Planning Application Comments - 3/2026/0078 FS-Case-844114447
Date: 04 June 2026 10:46:07

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

Planning Application Reference No.: 3/2026/0078

Address of Development: Land at Causeway Farm, Longsight Road, Balderstone. BB2 7HZ.

Comments: I strongly object to the proposed above development plans. Firstly the land is outside any settlement area, and there will be a detrimental effect and loss of habitat for wildlife. Secondly, with regards to traffic, Mellor Villiage is already becoming a busier through route with an increase in speeding traffic from the settlement at the Blackburn side of the villiage. This is affecting the local residents, and further housing in the close proximity will only increase this issue. The A59 is a notorious road for accidents, and having access for this proposed settlement will only exacerbate this.

Thirdly, there is already adequate housing for the area, with further housing being built at Mellor Brook. Adding even more housing will only put further pressure on housing, schools, shops and GPs.

I'm sure my sentiments are echoed by other residents of the Mellor area who also strongly object with the proposed application.

From: [REDACTED]
To: [Planning](#)
Subject: Planning Application Comments - 3/2026/0078 FS-Case-844113190
Date: 04 June 2026 11:03:20

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Land at Causeway Farm Longsight Road Balderstone BB2 7HZ

Comments: Dear RVBC Planning Department,

I am writing to express my opposition to the above project for the following reasons:

- The site lies outside the settlement boundary and in Open Countryside (Core Strategy DS1 and DMG2).
- The green belt around villages/Mellor is shrinking, the proposal would urbanise a rural site and harm landscape character (EN2 and DME2).
- A59 is already gridlocked during peak times especially around Mellor, a lot of through traffic as a result of that: further increase in traffic and highway safety on the A59, Abbott Brow and surrounding roads is not sustainable.
- Pressure on local schools, GP services, and infrastructure - impossible to catch up with the same, leading to a reduction in quality of life and safety.
- The shrinking and pollution of wildlife habitats, hedgerows, ponds, and ecological networks are leading to a growing number of animal deaths on roads. There are no measures in place to improve road safety for these animals. Furthermore, developments are consistently planned within green belts and near Areas of Outstanding Natural Beauty (AONBs). Nature is extremely endangered in Ribble Valley due to these thoughtless development approvals.
- The cumulative impact of this proposal, alongside recent developments in the area – including luxury five-bedroom developments that exacerbate the real housing crisis rather than solve it, as well as other robust developments in Whalley and Clitheroe – is significant.
- Flooding and surface water drainage concerns: reducing green surfaces leads to increased surface water loss, which negatively impacts water sustainability and nature preservation.

Thank you for considering my points. We should strive to maintain Ribble Valley as a desirable area to live, preserving its sustainable, healthy natural environment rather than turning it into a dumping ground.

From: [REDACTED]
To: [Planning](#)
Subject: Planning Application Comments - 3/2026/0078 FS-Case-844122503
Date: 04 June 2026 11:38:21

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

Planning Application Reference No.: 3/2026/0078

Address of Development: Land at Causeway farm, Longsight Road, Balderstone, BB2 7HZ

Comments: I strongly OBJECT on at least the following 13 grounds

1. There are a number of PROW's going through the area which include an historical cobble path.
2. It is outside of the settlement area.
3. A large LOSS of green space.
4. It will mean a LOSS of a wildlife corridor for resident deer, which are regularly seen in THEIR habitat.
5. PROTECTED newts (2025 protected on the protected species register) will LOSE THEIR habitat.
6. It will cause a LOSS of nesting sites for birds AND owls AND bats (protected species) which are regularly seen. Documented by local people.
7. There will be a LOSS of wetland which supports insects, newts and birds.
8. Disturbing precedence being set for future planning and development.
9. Mellor VILLAGE has already had a massive amount of new houses built on its boundary.
10. It will cause a LOSS of village identity.
11. A drainage issue will cause problems downhill of the site.
12. There is a flood risk as already flooding issues in Mellor.
13. There will be increased traffic on an already strained infrastructure.

From: [REDACTED]
To: [Planning](#)
Subject: Planning Application Comments - 3/2026/0078 FS-Case-844129716
Date: 04 June 2026 11:44:16

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Land at Causeway Farm Longsight Road
Balderstone BB2 7HZ

Comments: I am writing to complain about the application for housing on Causeway Farm

I have lived in Mellor most of my life I choose to live here because of it's natural beauty and nature at its finest, I feel very lucky to be able to live here.

My concern is with the future generations that want to live in Englands lovely countryside ,I know that there is a need for housing but not to the detriment of this land where deers roam freely with rabbits owls and Bats which are protected and a pond with protected species in also

I'm sure there is other places that housing can be placed in fact not far down the road there is a site being built on for new houses so I'm sure there is no need for anymore in this area Which leads me to facilitating more people's need for Doctors Schools and services in this area which are very stretched as it is

My complaint may not have all the points of others but I am writing this from the view of someone that loved the countryside and wants it left for others to enjoy,And not go from a lovely village into a small town

From: [REDACTED]
To: [Planning](#)
Subject: Planning Application Comments - 3/2026/0078 FS-Case-844145695
Date: 04 June 2026 11:45:56

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Causeway farm

Comments: I strongly disagree with building anywhere in Mellor we have too much wildlife badges dear Bird and our schools cannot take any more children

From: [REDACTED]
To: [Planning](#)
Subject: Objection to p/a 3/2026/0078
Date: 04 June 2026 16:23:47

External Email

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[REDACTED]

I would like to object to the housing proposal at causeway farm , Longsight road , balderstone with a number of reasons

- increased demand on stretched local amenities and infrastructure - including schools , policing , emergency services
- road traffic increase to already overused residential roads through mellor which even now struggle to cope with the volume of non-local traffic in terms of safety and road state
- dramatic impact on local wildlife as proposed site is home to a wealth of flora and fauna including deer , owls , foxes , badgers .
- already a number of local residential projects in flight or recently completed - including mellor brook , Wilpshire , yew tree drive giving alternative housing choices .

Regards

[REDACTED]

From: [REDACTED]
To: [Planning](#)
Subject: Planning Application Comments - 3/2026/0078 FS-Case-844320255
Date: 04 June 2026 18:44:54

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Land at Causeway Farm Longsight Road Balderstone BB2 7HZ

Comments: I would to object to this proposed development, there is a large development that is well underway in Mellor Brook, not only is there a lack of infrastructure to support more homes and families what about the wildlife that existing in these fields and woodlands, does the council not care!

From: [REDACTED]
To: [Planning](#)
Subject: Planning application no. 3/2026 /0078
Date: 04 June 2026 20:19:13

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.

Dear Sirs

I wish to oppose the planning application as stated above re land at Causeway Farm, Balderstone BB2 7HZ.

My reasons are as follows:

1. I am very concerned about the lack of infrastructure to cope with the increased proposed houses and the needs involved.
2. The loss of green space for the area.
3. Loss of village identity.

Please would you be so kind as to note my objection and bring it before the planning officer accordingly.

Yours faithfully

[REDACTED]

From: [REDACTED]
To: [Planning](#)
Subject: Planning Application Comments - 3/2026/0078 FS-Case-844365281
Date: 04 June 2026 22:14:34

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Causeway farm
Longsight Road
Mellor brook

Comments: I wish to object to this development as such a large influx of housing isn't needed in a small village. There is no commitment to improve the infrastructure around Mellor brook and facilities for these houses e.g. road links, doctors, schools. The a59 is already at a standstill most mornings and evenings in that area and you are adding hundreds of more cars into that with this development, clearly the residents will not mainly use public transport, this isn't the 1960's. There is also the loss in habitat for wildlife of which there is plenty in that area e.g. deer, owls, & other birds and mammals. The proposal is on land designated 'Open Countryside' and RVBC will only allow developments on this land if there are significant exception criteria.

- The land is outside any settlement boundary.
- RVBC policy is to prefer brownfield sites, which this is not.
- RVBC Core Strategy dictates that major developments will be focussed on Clitheroe, Whalley and Longridge.
- There is a flood risk particularly with those houses on the Willows.
- There is no housing crisis in the Ribble Valley with Mellor Brook being over supplied when the housing development off Branch Road is up and running.
- For housing to be built in these numbers there must be an 'Identified Local Need', which there is not in the Mellor Brook / Balderstone area.

Please do not grant this planning, there is not valid reason to over turn the previous 2 failed applications.

From: [REDACTED]
To: [Planning](#)
Subject: Causeway Farm Development
Date: 04 June 2026 22:51:39

External Email

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Ref - 3/2026/0078

I write in the strongest terms to oppose this proposed development.

After failing twice to get some commercial development, why should we now be threatened with houses.

This land has always been farmland and should stay that way. As a neighbouring land owner, we are blessed with fields full of animals and wildlife. Daily I see a number of deer, owls, kestrel, hares and know of badger sets. This development would have a detrimental impact on our open spaces and wildlife.

There is currently a large housing development being built off Branch road, so how many more houses does a small village need. There is not enough services to accommodate the extra houses and the A59 is already queued up at peak times. Add another 100 plus vehicles to the mix turning off the A59 will be carnage. There is a history of accidents on that stretch and this will add to it.

If this development is granted, where will it stop?

I strongly oppose this development and please let's ensure that our beautiful countryside is left for us to use and not taken over by brick buildings.

[REDACTED]

From: [REDACTED]
Sent: 04 June 2026 22:59
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-844372335

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Causeway farm

Comments: I strongly object to this land being used for development of houses. This is a village and we do not have the infrastructure to support the population this would bring. The roads through Mellor are terrible and being used as a rat run with cars speeding through the village. The increase in noise levels would be traumatic for the environment and a massive impact negatively on the amazing wildlife we have there. The wild deer and hares. Rabbits and owls that habit this land would be devastating for them. We don't want or need more housing in this area we don't have enough GPs in the area to support current inhabitants and schools are all full this build would be aesthetically terrible just leave our green belt land alone

From: [REDACTED]
To: [Planning](#)
Subject: Planning App No 3/2026/0078 Land at Causeway Farm
Date: 05 June 2026 01:33:09

External Email

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Planning Application No: 3/2026/0078
Land at Causeway Farm, Longsight Road, Balderstone, BB2 7HZ

Dear Planning Officer,

I wish to register my objection to the above planning application for the construction of 85 dwellings at Causeway Farm, Balderstone.

My objection is based on the following planning concerns:

1. Development in Open Countryside

The application site is located within land designated as Open Countryside and lies outside the established settlement boundary. Development of this scale would represent a significant encroachment into the rural landscape and would undermine policies intended to protect the countryside from unnecessary development.

2. Unsustainable Location

The site is not located within one of the principal settlements identified for major growth. The Council's planning strategy directs larger-scale residential development towards locations where services, employment opportunities and infrastructure are already concentrated. This proposal appears inconsistent with that approach.

3. Pressure on Local Infrastructure

An additional 85 homes will place further demands on local facilities and services, including schools, healthcare provision, local roads and community infrastructure. Existing facilities in the area already experience pressures, and it is unclear whether adequate capacity exists to accommodate the increase in population.

4. Highway and Traffic Impacts

The proposal is likely to generate a substantial increase in vehicle movements on Longsight Road and surrounding routes. Given the limited availability of public transport and the rural nature of the location, residents are likely to rely heavily on private cars. This raises concerns regarding road safety, congestion and environmental impacts.

5. Flood Risk and Drainage

There are concerns regarding the suitability of the site in relation to surface water management and flood risk. Development of greenfield land can increase runoff and

potentially exacerbate flooding issues affecting neighbouring properties and surrounding areas. Robust evidence should be required to demonstrate that flood risk will not increase.

6. Loss of Greenfield Land and Biodiversity

The development would result in the loss of undeveloped countryside and could negatively affect local wildlife habitats and biodiversity. Greenfield sites provide ecological value and contribute to the rural character of the area. Any loss of habitat should be carefully considered and avoided where possible.

7. Lack of Demonstrated Local Need

I am not aware of evidence demonstrating a specific local need for a development of this scale within Balderstone. Other housing developments in the wider area are already under construction or approved, and the cumulative impact of additional housing should be properly assessed before further permissions are granted.

8. Cumulative Impact on the Character of the Area

The scale of the proposed development is out of keeping with the character of Balderstone and surrounding countryside. Approval of this application could set an undesirable precedent for further speculative development on nearby greenfield sites, leading to gradual erosion of the area's rural identity.

For the reasons outlined above, I respectfully request that Ribble Valley Borough Council refuses planning application 3/2026/0078.

Yours faithfully,

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Planning](#)
Subject: Planning Application Comments - 3/2026/0078 FS-Case-844429616
Date: 05 June 2026 08:48:00

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Land opposite Causeway Farm
Longsight Rd
Mellor

Comments: I wish to object to the proposed development at the above location. This is a natural habitat for important wildlife. I do not believe the infrastructure exists to support further house building in this location. A significant safety issue exists with access onto the A59 an extremely busy road a potential for another 160 vehicles 2 per dwelling)which already has a history of accidents at the junction with Abbott Brow/ Balderstone.

From: [REDACTED]
To: [Planning](#)
Subject: Planning Application Comments - 3/2026/0078 FS-Case-844435107
Date: 05 June 2026 08:53:22

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Causeway Farm, Balderstone, BB2 7HZ

Comments: I wish to object to this planning development.
Here are just some of the many reasons:

- The proposal is on land designated 'Open Countryside'.
- The land is outside any settlement boundary.
- RVBC policy is to prefer brownfield sites, which this is not.
- RVBC Core Strategy dictates that major developments will be focussed on Clitheroe, Whalley and Longridge.
- There is a flood risk particularly with those houses on the Willows.
- There is no housing crisis in the Ribble Valley with Mellor Brook being over supplied when the housing development off Branch Road is up and running.
- For housing to be built in these numbers there must be an 'Identified Local Need', which there is not in the Mellor Brook / Balderstone area.
- Loss of habitat for wildlife.
- This proposal will put pressure on already inadequate local infrastructure eg schools, shops, doctor's surgery etc.
- It is claimed that the residents will mainly use public transport. Clearly the applicant does not live in the real world and cars will predominate - majority of houses have more than one vehicle.

The people of Mellor, Mellor Brook, Balderstone, Osbaldeston and surrounding areas do not want this in any way shape or form!

From: [REDACTED]
To: [Planning](#)
Subject: Planning Application Comments - 3/2026/0078 FS-Case-844442085
Date: 05 June 2026 09:13:57

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Causeway Farm

Comments: This would destroy what little green belt land left in Mellor.
The wildlife would be destroyed

From: [REDACTED]
To: [Planning](#)
Subject: Planning Application Comments - 3/2026/0078 FS-Case-844502931
Date: 05 June 2026 11:21:57

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: causeway farm

Comments: Objection to Planning Application

I object to this proposal on the grounds that it represents unsustainable development in the countryside and would result in the further erosion of the rural character of the area.

The application also fails to adequately consider the cumulative impact of development at Mellor Brook. In particular, approximately 125 houses are currently being constructed locally, which will already place significant additional pressure on local infrastructure.

Insufficient regard has been given to the combined traffic and highway impacts arising from existing and proposed developments. The cumulative increase in vehicle movements is likely to worsen congestion, highway safety concerns, and pressure on the local road network.

For these reasons, I respectfully request that the application be refused.

From: [REDACTED]
To: [Planning](#)
Subject: CAUSEWAY FARM DEVELOPMENT Planning Application No: 3/2026/0078
Date: 05 June 2026 11:41:58

External Email

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Planning Application No: 3/2026/0078

Location: Land at Causeway Farm, Longsight Road, Balderstone, BB2 7HZ

[REDACTED]

We oppose the above development for the following reasons:

- The proposal is on land designated 'Open Countryside' and RVBC will only allow developments on this land if there are significant exception criteria - there is no significant exception criteria for this application.
- The land is outside any settlement boundary.
- RVBC policy is to prefer brownfield sites - - this is not.
- RVBC Core Strategy dictates that major developments will be focussed on Clitheroe, Whalley and Longridge.
- There is a flood risk particularly with those houses on the Willows.
- There is no housing crisis in the Ribble Valley with Mellor Brook being over supplied when the housing development off Branch Road is up and running.
- For housing to be built in these numbers there must be an 'Identified Local Need', which there is not in the Mellor Brook / Balderstone area.
- this proposal will result in loss of habitat for wildlife.
- This proposal will put pressure on already inadequate local infrastructure eg schools, shops, doctor's surgery etc.
- It is claimed that the residents will mainly use public transport - this is not a claim rooted in reality - cars will predominate and add to the already high pressure on roads at peak times in and out of Mellor and Mellor Brook and in and out of Blackburn and Preston.

Yours faithfully

[REDACTED]

From: [REDACTED]
To: [Planning](#)
Subject: Planning Application Comments - 3/2026/0078 FS-Case-844514410
Date: 05 June 2026 11:52:00

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Land at Causeway Farm, Longsight Road, Balderstone, BB2 7HZ

Comments: I wish to object to the proposed building of 85 houses on the above mentioned land, I am concerned due to the problems which would be caused due to the additional traffic on the A59 and through the village of Mellor. I am concerned that the houses would be built on open countryside and this would have an impact on the local wildlife and many habitats would be lost. I feel that the the development would change the area of Mellor and Osbaldeston from being a rural area into a built up area and that additional houses and cars would cause extra pollution in the area.

From: [REDACTED]
To: [Planning](#)
Subject: Planning Application Comments - 3/2026/0078 FS-Case-844516752
Date: 05 June 2026 11:58:41

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Land at Causeway Farm, Longsight Road Balderstone BB2 7HZ

Comments: There is no necessity to build house on green belt land in this area. I object most strongly.

There are due to be 221 new homes in phase 1 of a new housing development less than 0.5 miles of this land at Mellor Brook with more to follow in subsequent phases. The local infrastructure cannot cope. Schools, roads, doctors, dentists.

This land is on a busy 50mph stretch of A59 a known accident black spot only a short distance from the planned entry/exit of this proposed development.

Local wildlife habitats will be destroyed. Deer etc have already been affected by the size and escalation of the BAE site in very close proximity to this planned development and wildlife will be impacted further by the mellor brook housing development already underway. Where will this destruction of our beautiful ribble valley green space end? The Ribble Valley is a tourist attraction known as an area of outstanding natural beauty NOT for housing estate after housing estate as far as the eye can see as has already destroyed places like Whalley, Clitheroe, Barrow.

This development must not be allowed to proceed.

From:



- 3/2026/0078 FS-Case-844513358

Date:

05 June 2026 11:58:53



Planning Application Reference No.: 3/2026/0078

Address of Development: causeway farm

Comments: I object to this application for 85 dwellings on the grounds that it constitutes unsustainable development in the country side and would result in the unnecessary loss of rural character and further urbanisation of the area. Good agricultural land does not need houses.

The application also fails to properly assess the cumulative impact of the development of Mellor Brook. There are already 125 houses being built in the Mellor Brook village even though these are under the jurisdiction of South Ribble Council.

No consideration has been given to the extra traffic this development would cause and it seem amazing that the applicant thinks that the occupiers will only use public transport so there would be no impact on the roads according to them.

Further more, the application does not adequately address the cumulative impact on the water drainage and flood risk. Evidence from the Catchment Based Approach (CaBa) mapping and government flood-risk data identifies areas downstream at Mellor Brook as being at high risk of surface water flooding. If surface water runoff from this development is discharged into the watercourse flowing towards Mellor Brook, there is potential for flood risk downstream to be exacerbated. This could increase flood risk to existing residential properties and result in associated economic impacts for householders especially in The Willows.

Given the unsustainable country location and the failure to adequately assess the cumulative impacts of development on highways, drainage infrastructure and downstream flood risk, I

respectfully request that planning permission be refuse.

[REDACTED]
To:

[REDACTED]
[Planning](#)

Subject:

Planning Application Comments - 3/2026/0078 FS-Case-844522961

Date:

05 June 2026 12:10:08

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Land at causeway farm, longsight road balderstone BB2 7HZ

Comments: I strongly object to this planned housing development.

This stretch of A59 is an accident black spot and 50mph the planned entry/exit onto such a busy stretch of road is not acceptable

The local infrastructure is not able to cope with more housing. There is already phase 1 of 221 houses being built at Mellor Brook not more than half a mile away with more to follow in later phases. Too much of our beautiful green space is being eroded and wildlife displaced.

The rapid expansion of the nearby BAE enterprise zone has already impacted deer habitat to name but one species affected by this destruction of green areas.

Houses are not appropriate here. Build them on areas like the soon to be demolished windmill hotel at Mellor Brook but not in our green spaces.

The Ribble Valley is meant to be an area of outstanding natural beauty not a house brick jungle. This development needs to be stopped and the area left to the abundance of wildlife using this space.

From:



3/2026/0078

Date:

05 June 2026 12:13:27

External Email

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we wish to object the above planning application , with the reasons that what was given to us, and our own thoughts ,



From:

[REDACTED]

[REDACTED]

[Planning](#)

Subject:

Planning Application Comments - 3/2026/0078 FS-Case-844524339

Date:

05 June 2026 12:13:44

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Causeway farm

Comments: Complete destruction of natural habitat including protected species, wildlife, increased volume of traffic in an already busy area not designed for such volume, parking and pedestrian safety. Facilities Schools, Healthcare,

To: [REDACTED] [Planning](#)
Subject: FW: Objection to planning proposal 3/2026/0078 at Causeway Farm BB2 7HZ
Date: 05 June 2026 14:04:14
Attachments: [image001.png](#)

FYA

Thanks

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

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

From: [REDACTED]
Sent: 05 June 2026 13:13
To: [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 02 June 2026 08:53
To: [REDACTED]
Subject: Objection to planning proposal 3/2026/0078 at Causeway Farm BB2 7HZ

 **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.

I am objecting to the above as a resident of Mellor and a person who regularly uses the A59 at Mellor Brook and it's immediate area.

* There is currently building of a housing development off Branch Road already, which is going to put pressure on all local facilities ie schools, doctors etc

* RVBC policy is to prefer brownfield sites, which this again is not.

* Public transport is limited in this area so cars will predominate. Higher Commons Lane is not wide enough to accommodate this extra traffic if Balderstone School has to absorb it.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Land at Causeway Farm, Longsight Road, Balderstone BB2 7HZ

Comments:

I object to the proposed development on the following grounds:

1. Unsustainable Development in the Countryside. The proposed development is in the countryside and would harm the area's rural character. The site is unsuitable for further development, and the proposal would introduce an urbanising effect in an area that should remain protected from unnecessary expansion.

2. Traffic and Highway Impact. The proposal would increase traffic on local roads that are already under pressure. The surrounding network already experiences congestion and safety concerns, particularly at peak times, and the application does not appear to deal adequately with the extra traffic the development would create.

The applicant's Traffic and Transport Assessment is now out of date, as it is based on data from September 2022. Since then, there has been significant development in Whalley and Clitheroe, as well as ongoing development in Mellor Brook, all of which have added to traffic levels on the A59.

The traffic plan also fails to consider the impact on Abbot Brow, including the likelihood that it could be used as a shortcut or rat run for traffic travelling into Blackburn and towards the M65 network. The impact on Abbot Brow has not even been considered or mentioned.

3. Surface Water Flood Risk. The Statutory Planning Consultation response dated 26 May 2026 has already recommended refusal because the proposal does not address concerns about flooding and surface water run-off. Mellor Brook is already affected by a high risk of surface water flooding. It is understood that run-off from the development would discharge into a stream flowing directly towards Mellor Brook. The application does not adequately show how additional run-off would be prevented from worsening existing flooding downstream. Given the known flood risk in Mellor Brook, this issue requires much more thorough assessment before any development is approved.

The Lead Local Flood Authority has also objected to the application on the following basis:

Objection 01 – Inadequate Surface Water Sustainable Drainage Strategy In the absence of an acceptable surface water drainage strategy, the Lead Local Flood Authority objects to the application and recommends refusal of planning permission until sufficient information is provided to the Local Planning Authority.

Objection 02 – Inadequate Site-Specific Flood Risk Assessment In the absence of an acceptable site-specific flood risk assessment, the Lead Local Flood Authority objects to the application and recommends refusal for the following reasons: The flood risk assessment submitted with the application does not comply with paragraph 020 of the Planning Practice Guidance. As a result, the requirements of paragraph 181 of the National Planning Policy Framework are not met, and the assessment does not provide an adequate basis for evaluating the flood risks arising from the proposed development. Paragraph 181 of the National Planning

Policy Framework requires applicants to demonstrate, through a site-specific flood risk assessment, that:

- within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location.
- the development is appropriately flood resistant and resilient so that, in the event of flooding, it can be brought back into use quickly without significant refurbishment.
- it incorporates sustainable drainage systems unless there is clear evidence that this would be inappropriate.
- any residual risk can be safely managed.
- safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

In particular, the submitted assessment fails to provide adequate measures to show that the development would be flood resistant and resilient, as required by paragraph 181 of the National Planning Policy Framework. The applicant has not provided evidence of mitigation measures or explained how areas of high surface water flood risk would be managed after development. **This failure alone is sufficient to justify refusal of planning permission.**

4. Historic Landfill Site Nearby. There is a historic landfill site about 150 metres from the proposed development, which is known not to be inert landfill. The application does not appear to adequately assess the potential effects of this nearby site, including land contamination, ground gas migration, environmental harm, and risks to future occupants and the surrounding area. The applicants have not identified these issues on any of the Land Surveys. This concern requires detailed investigation before planning permission can reasonably be considered.

5. Loss of Important Wildlife Habitat and Ecological Corridor. The site directly borders established woodland of significant value to local wildlife. The woodland south of the proposed development also forms part of an important ecological corridor linking Abbott Brow and Mammon Wood and is extensively used by a range of species. A registered badger sett lies within about 150 metres of the site, and camera traps have recorded both foxes and badgers using the corridor. Video evidence of an otter was recorded within the Mellor village boundary last year, indicating the presence of riparian mammals in the area and highlighting the ecological sensitivity of nearby watercourses. The applicants' own surveys have also provided compelling evidence of ground-nesting birds and substantial populations of field voles and mice, which are an important food source for local birds of prey.

Surveys by the Applicants own surveyors have recorded the following raptor species on or near the site: Barn Owl, Tawny Owl, Little Owl, Kestrel, Sparrowhawk and Buzzard. Nightjars, Curlews, Oyster Catchers have also been recorded in the area during the last two summers. The ecological importance of the site appears to have been seriously underestimated. The habitat loss and fragmentation that would result from the proposed development would cause significant harm to local wildlife, biodiversity, and the integrity of the wildlife corridor.

In addition, both the Arboriculture and Design Access Statement Assessment have found that the existing site at Causeway Farm was found to be of potential value to foraging/commuting bats and quite clearly state in their documentation that” ***it is an offence to destroy, obstruct access to any structures which is used for shelter or protection of bats***”

The applicants' surveys also indicate that the eDNA survey returned positive results, meaning further mitigation for great crested newts would be required before the development could proceed. A total of six surveys are required on the waterbody between mid-March and mid-June in suitable weather conditions, three of which must be conducted between mid-April and mid-May. These surveys include torching, egg searches, bottle trapping, and hand netting, and are used to assess population size. The applicants have not conducted these surveys nor provided any details of mitigation.

Five ponds have been identified in the area and tested positive for the presence of **Great Crested newts**.

6. Light Pollution. The applicants' surveys do not appear to consider the effects of light pollution, despite its significant impact on wildlife.

Artificial light at night disrupts natural day-and-night cycles that many species depend on for navigation, foraging, and avoiding predators. **Nocturnal animals** such as bats, owls, and frogs may reduce or stop feeding in illuminated areas, which increases their vulnerability and affects their energy levels. Migratory birds can also become disoriented by artificial lighting, leading to exhaustion and collisions with lit structures.

7. Effect of Schools and Services. LCC School Planning services have recommended that the proposed development be rejected, and their reasons are listed within the planning documents.

For these reasons, I respectfully ask that the application be refused.

[REDACTED]

From: [REDACTED]
To: [Planning](#)
Subject: Planning Application Comments - 3/2026/0078 FS-Case-844592453
Date: 05 June 2026 15:09:22

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

Planning Application Reference No.: 3/2026/0078

Address of Development: Causeway Farm Longsight Road Balderstone BB2 7HZ

Comments: I would like to object to this application to build 85 houses.

There is already a new housing development being built at Mellor Brook and additional houses would put too much pressure on the local infrastructure and services.

The A59 road in this area is already extremely busy and the crossroads at the Bay Horse public house has become extremely hazardous. It is already very challenging to turn onto the A59 here and additional local traffic would only exacerbate this. Traffic is heavy all day, not just at rush hour. St Mary's school is close to the crossroads and school start and finish times also add pressure with most pupils arriving by car. More local traffic could only worsen road danger, let alone the influx of HGVs during the building work.

The application states that there are sufficient local services to meet the needs of new residents. I cannot comment on the availability of school places but there is certainly already lack of capacity in the local GP practice with is sometimes taking a number of weeks to get an appointment. In addition, use of Mellor local facilities would necessitate car journeys up and down the already congested narrow residential roads in and out of the village.

A housing development on this farmland would be completely out of character with the local area.

I don't believe that this development is either needed or wanted and ask that the application be rejected.