

Late Items – Planning & Development Committee				 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Meeting Date: 23 July 2026					
Briefing version			Issue Date:		
Committee Version		•	Issue Date:	23/07/2026	
Application Ref:	3/2026/0078	Outline planning application for up to 85 no. residential units with access applied for off A59 Longsight Road (all other matters reserved) Land south of Causeway Farm, Balderstone BB2 7HZ		REC:	REFUSAL

Since the publication of the Committee Agenda the Committee are asked to note the following updates on this application:

LCC Highways have confirmed that the bus service contribution would be £20,000 for 5 years and used to improve the frequency of the 25/25a service which is currently only 2 hourly day time service.

LCC Footpaths have not provided any formal comments to date.

LCC Education have confirmed that the request for contribution assessment is based on their adopted Education Contribution Methodology which uses a radius rather than driving distances. In some cases driving distances might preclude some of the schools listed as accessible and include others. They confirm the primary school radius distances as follows:-

The only Primary School within the 2 mile radius is:

St. Mary’s RC Primary School Osbaldeston - 0.27 miles (450m)

The next nearest primary schools are:

Mellor St. Mary CofE Primary School - 0.6miles (1km) via the PROW’s; 0.9 miles (1.6km) by road
Balderstone St Leonards CofE Primary School - 1.36 miles (2.2km)

There are no High Schools within the 3 mile radius. The nearest within the district include:

St. Augustine’s RC High School Billington – 5 miles (8km)
Ribblesdale School Clitheroe - 9 miles (14.5km)
Clitheroe Royal Grammar School – 11 miles (17.5km)
Bowland High School - 14 miles (22km)
Longridge High School – 4 miles (6.5km)
St. Cecilia’s RC Technology College Longridge - 4 miles (6.5km)

Whilst in Blackburn with Darwen there is:

Pleckgate High School – 2.55 miles (4.1km)
Westholme – 2.8 miles (4.5km)
Witton Park High School – 3.66 miles (5.9km)
QEGS – 3.72 miles (6km)

Officer response: Were the authority in a position to be agreeing education contributions to be secured then it would ask LCC to reconsider the named secondary schools in RVBC taking account of driving distances.

Off-site leisure and recreation contributions – it has been confirmed that a contribution towards improved facilities at Fielden Farm, Mellor Brook/St. Mary's Gardens Mellor would be sought.

Great Crested Newts (GCN) - The agent has provided a response from their appointed ecologist stating that the certificate they have is still applicable as there is no material change to the ecological impacts. However, no evidence has been submitted to support this from Natural England. Therefore, the officer advice on this issue is unchanged as supported by ecology advisors GMEU.

Additional Information - The agent has submitted further information in an attempt to address drainage, noise and highways issues, however, given the lateness in receiving this – and that importantly even if these issues were to be overcome it would not alter the recommendation to refuse planning permission - the additional information has not been accepted.