

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 19 May 2026 16:45  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-839305717

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 3/2026/0078

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

**Comments:** My objection is based on the following grounds:

1. Unsustainable Development in the Countryside

The proposed development is located within the countryside and would erode the rural character of the area. The site is not an appropriate location for further development and the proposal would urbanise an area that should remain protected from unnecessary expansion.

2. Traffic and Highway Impact

The proposal would inevitably increase vehicle movements on local roads which are already under pressure. The surrounding road network experiences congestion and safety concerns, particularly at peak times, and the application does not appear to adequately address the likely increase in traffic generated by the development.

3. Failure to Consider Cumulative Development at Mellor Brook

There appears to have been insufficient consideration of the cumulative impact of recent and ongoing development in Mellor Brook. Existing infrastructure and roads are already affected by growth in the area, and this application should not be considered in isolation. The cumulative effect on traffic, services, and the character of the locality must be properly assessed before any decision is made.

4. Surface Water Flood Risk Concerns

Mellor Brook already lies within an area affected by high-risk surface water flooding. It is understood that water runoff from the proposed development would discharge into a stream which flows directly towards Mellor Brook. The application does not appear to adequately demonstrate how increased surface water runoff will be prevented from worsening existing flooding problems downstream. Given the known flood risk issues in Mellor Brook, this matter requires far greater assessment before any development is approved.

5. Historic Landfill Site nearby

There is also a historic landfill site located within approximately 150 metres of the proposed development site, which is understood not to be an inert landfill. The application does not appear to properly assess the potential implications of this nearby landfill site, including possible land contamination, ground gas migration, environmental risks, or impacts on future occupants and the surrounding area. This issue requires detailed investigation before any planning permission could reasonably be considered.

6. Loss of Important Wildlife Habitat and Ecological Corridor

The site directly abuts an established woodland area that is extremely important for local wildlife. In addition, the wooded area to the south of the proposed development forms part of an important wildlife corridor connecting Abbott Brow to Mammon Wood. This corridor is actively used by a range of species and is of significant ecological value.

A registered badger sett is located within approximately 150 metres of the site, and camera traps have recorded both foxes and badgers regularly using the wildlife corridor. Furthermore, video evidence of an otter was captured within the Mellor village boundary last year, providing clear evidence of riparian mammals within the local area and highlighting the ecological sensitivity of nearby watercourses.

There is also substantial evidence that the proposed development site itself supports ground nesting birds and contains significant populations of field voles and mice, which are an important food source for local raptor species.

A walkover survey undertaken on 18/05/2026 identified the following raptor species on or close to the site:

- o Barn Owl
- o Tawny Owl
- o Little Owl
- o Kestrel
- o Sparrow hawk
- o Buzzard

In addition, Nightjars have been recorded in the area during the last two summers.

The cumulative ecological importance of this site appears to have been seriously underestimated.

The loss and fragmentation of habitat caused by the proposed development would have a devastating impact on local wildlife, biodiversity, and the integrity of the wildlife corridor.

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

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 19 May 2026 18:15  
**To:** Planning  
**Subject:** Planning Application No: 3/2026/0078 Location: Land at Causeway Farm, Longsight Road, Balderstone, 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.

Goof afternoon,

Please take this as an objection to the planning application submitted as above on the following grounds ;-

- 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.
- Loss of habitat for wildlife.
- This proposal will put pressure on already inadequate local infrastructure eg schools, shops, doctor's surgery etc.

Having loved locally all my life i [REDACTED] and pond dipping in the local areas I know the pond within this field is home to Great Crested Newts.

[REDACTED]

[REDACTED]

Sent from [Outlook for iOS](#)

**From:** [REDACTED]  
**Sent:** 19 May 2026 18:33  
**To:** Planning  
**Subject:** Planning Application No: 3/2026/0078 - Objection

**⚠ External Email**

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

**19th May 2026**

Planning Department  
Ribble Valley Borough Council  
Church Walk  
Clitheroe  
BB7 2RA

**Re: Planning Application No. 3/2026/0078**

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

Dear Sir/Madam,

I wish to formally object to the above planning application for the construction of 85 dwellings on land opposite Causeway Farm.

My objection is based on the following planning grounds:

**1. Development in Open Countryside**

The proposed site lies within land designated as **Open Countryside** and sits **outside any defined settlement boundary**. Ribble Valley planning policy states that development in these areas should only occur where **exceptional circumstances** are demonstrated. In this case, no compelling or exceptional justification has been provided.

**2. Conflict with the Ribble Valley Core Strategy**

The Core Strategy clearly directs major housing growth towards **Clitheroe, Whalley and Longridge**, where infrastructure and services are better suited to accommodate expansion. This proposal conflicts with the spatial strategy by introducing a **large-scale development in an unsustainable rural location**.

**3. Preference for Brownfield Development**

National and local planning policy prioritises the use of **previously developed (brownfield) land**. This application proposes development on **greenfield countryside**, which undermines these policies and sets an undesirable precedent for further countryside encroachment.

**4. Lack of Demonstrated Local Housing Need**

For developments of this scale, an **identified local housing need** must be demonstrated.

There is no clear evidence of such a need within the **Mellor Brook / Balderstone area**, particularly given ongoing and recently approved housing developments nearby.

## 5. Flood Risk Concerns

Parts of the site are known to experience **surface water and flood risk**, particularly in areas near the Willows, Mellor Brook. Development here risks worsening drainage and flooding for both new and existing residents.

## 6. Impact on Wildlife and Rural Character

The development would result in a **significant loss of countryside and wildlife habitat**, harming biodiversity and eroding the rural character of the area.

## 7. Pressure on Local Infrastructure and Services

Local infrastructure is already under strain. An additional 85 homes would place further pressure on:

- Local schools
- GP surgeries and healthcare services
- Shops and community facilities
- Road capacity and safety

There is insufficient evidence that these services can accommodate such growth.

## 8. Unsustainable Transport Assumptions

The proposal suggests residents will rely on **public transport**, which is unrealistic given the rural location and limited services. In practice, this development would be **car-dependent**, leading to increased traffic, congestion and road safety concerns along Longsight Road and surrounding routes, causing increased risk to St Mary's Osbaldeston School pupils, staff and parents/guardians.

## 9. Precedent for Further Development

Approving this application would create a **harmful precedent**, making it difficult to resist future large-scale housing proposals in surrounding countryside.

## Conclusion

For the reasons outlined above, this proposal represents **unsustainable development** that conflicts with local and national planning policy and would have a significant negative impact on the countryside and local infrastructure.

I respectfully request that Ribble Valley Borough Council **refuse planning permission** for this application.

Yours faithfully,



**From:** [Redacted]  
**Sent:** 19 May 2026 19:15  
**To:** Planning  
**Subject:** Fwd: Planning Application No: 3/2026/0078 - Objection

**⚠ 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.

Sent from my iPhone

Begin forwarded message:

**From:** [Redacted]  
**Date:** 19 May 2026 at 18:34:49 BST  
**To:** [Redacted]  
**Subject:** Fwd: Planning Application No: 3/2026/0078 - Objection

Please can you top and tail this with your details so it's an independent objection and send the email in to the email address below.

X

Sent from my iPhone

Begin forwarded message:

**From:** [Redacted]  
**Date:** 19 May 2026 at 18:32:55 BST  
**To:** planning@ribblevalley.gov.uk  
**Subject:** Planning Application No: 3/2026/0078 - Objection

[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]

19th May 2026

Planning Department  
Ribble Valley Borough Council  
Church Walk  
Clitheroe  
BB7 2RA

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

Dear Sir/Madam,

I wish to formally object to the above planning application for the construction of 85 dwellings on land opposite Causeway Farm.

My objection is based on the following planning grounds:

### **1. Development in Open Countryside**

The proposed site lies within land designated as **Open Countryside** and sits **outside any defined settlement boundary**.

Ribble Valley planning policy states that development in these areas should only occur where **exceptional circumstances** are demonstrated. In this case, no compelling or exceptional justification has been provided.

### **2. Conflict with the Ribble Valley Core Strategy**

The Core Strategy clearly directs major housing growth towards **Clitheroe, Whalley and Longridge**, where infrastructure and services are better suited to accommodate expansion. This proposal conflicts with the spatial strategy by introducing a **large-scale development in an unsustainable rural location**.

### **3. Preference for Brownfield Development**

National and local planning policy prioritises the use of **previously developed (brownfield) land**.

This application proposes development on **greenfield countryside**, which undermines these policies and sets an undesirable precedent for further countryside encroachment.

### **4. Lack of Demonstrated Local Housing Need**

For developments of this scale, an **identified local housing need** must be demonstrated. There is no clear evidence of such a need within the **Mellor Brook / Balderstone area**, particularly given ongoing and recently approved housing developments nearby.

### **5. Flood Risk Concerns**

Parts of the site are known to experience **surface water and flood risk**, particularly in areas near the Willows, Mellor Brook.

Development here risks worsening drainage and flooding for both new and existing residents.

### **6. Impact on Wildlife and Rural Character**

The development would result in a **significant loss of countryside and wildlife habitat**, harming biodiversity and eroding the rural character of the area.

### **7. Pressure on Local Infrastructure and Services**

Local infrastructure is already under strain. An additional 85 homes would place further pressure on:

- Local schools
- GP surgeries and healthcare services
- Shops and community facilities
- Road capacity and safety

There is insufficient evidence that these services can accommodate such growth.

### **8. Unsustainable Transport Assumptions**

The proposal suggests residents will rely on **public transport**, which is unrealistic given the rural location and limited services.

In practice, this development would be **car-dependent**, leading to increased traffic, congestion and road safety concerns along Longsight Road and surrounding routes, causing increased risk to St Mary's Osbaldeston School pupils, staff and parents/guardians.

### **9. Precedent for Further Development**

Approving this application would create a **harmful precedent**, making it difficult to resist future large-scale housing proposals in surrounding countryside.

### **Conclusion**

For the reasons outlined above, this proposal represents **unsustainable development** that conflicts with local and national planning policy and would have a significant negative impact on the countryside and local infrastructure.

I respectfully request that Ribble Valley Borough Council **refuse planning permission** for this application.

Yours faithfully,



[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 19 May 2026 19:44  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-839350712

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 3/2026/0078

**Address of Development:** Causeway Farm, Longsight Road

**Comments:** I wish to OBJECT to the application for the following reasons.

1. This is open countryside – greenbelt area – we should be protecting our natural sites to support environment, agriculture and wellbeing of local residents. I am very concerned about loss of wildlife & habitat and green spaces,
2. More housing is not needed – development of 121 houses already commenced in Mellor Brook – we will have an excess of housing. The new proposed development will be detrimental to the character of our village
3. Transport plan fails to recognise that the walk to local facilities is either on very rough and muddy paths through fields with approx. 100m vertical ascent or narrow lanes with no pavement, some blind bends – very dangerous
4. Traffic survey does not take into account the industrial development off the BAE link road or the future Prospect Homes development in the village. There has been a noticeable increase in traffic and congestion in recent years. Traffic lights on the link road cause queues beyond Canberra Club whilst the Ribchester lights has similar long queues.
5. Crossing the A59 can be difficult at peak times – which people would be required to do if using buses
6. This proposed development will have an adverse impact on existing residents as people travel to work, school, shops. Branch road already has high volume of traffic hence intro of calming measures

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 26 May 2026 08:57  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-841004912

[REDACTED]

[REDACTED]

Lancashire

[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 planning application detailed above due to several reasons outlined below:

The proposal is on land designated “open countryside” and RVBC policy will only allow developments on this land if there are significant exception criteria – none have been detailed. The land is outside any settlement boundary, RVBC policy is to prefer brownfield sites, which this is clearly not.

RVBC core strategy dictates that major developments will be focused in Clitheroe, Whalley and Longridge. For housing to be built in these numbers, there must be an “identified need” which there is not in the Mellor / Balderstone area.

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.

This proposal will put pressure on already inadequate local infrastructure e.g. shops, transport, doctors surgery etc.

It is claimed that the residents will mainly use public transport– highlight unlikely that public transport would be used given the lack of services in this capacity / area.

Loss of significant habitat and green fields is also a big concern as would light and noise pollution from the development.

I trust that my comments and observations will be duly recorded.



**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 26 May 2026 16:49  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-841204165



Lancashire



**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 planning application due to several reasons: the proposal is on land designated open countryside and the proposed plan does not align with RVBC policy.

The land is outside any settlement boundary - RVBC policy is to prefer brownfield sites which this is clearly not.

RVBC core strategy dictates that major developments will be focused in Clitheroe, Whalley and Longridge. For housing to be built in these numbers, there must be an identified need which there is not in the Balderstone / mellor area.

There is no housing crisis in this area with mellor brook being oversupplied when the development off branch road is up and running.

There is a flood risk to those houses on the Willows.

This proposal will put pressure on already inadequate local infrastructure e.g. shops, transport and doctors surgeries. etc

It is claimed that residents will mainly use public transport - highly unlikely given the lack of services / capacity in this area - more likely that each property would have at least 2 cars!

Loss of significant habitat and green fields is a big concern as would the noise and light pollution from this development.

I trust my comments and observations will be duly noted.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 26 May 2026 07:51  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-840983110

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 3/2026/0078

**Address of Development:** Causeway farm  
Longsight Road  
Osbaldeston

**Comments:** In reponse to the application for up to 85 dwellings off the A59 I would like to raise some points.

1. There is already building work started behind Branch Road which will have a major impact on the schools and doctors about. The doctor's mentioned is only an outreach centre that is open a couple of days a week.
2. There has been a couple of major crashes at the junction with the A59 from Commons Lane/Abbotts Brow. Allowing another minor road to join the A59 trunk road would cause more problems.
3. Walking to the amenities with the exception of the Spar on Longsight road is up a very steep , unpaved road. Nobody would frequently walk up this hill to get to the school, doctors and shops.
4. There is a bus once an hour to Clitheroe and Preston, but there are no other transport services about.

At present I believe that there is no requirement for these houses which will have an impact on the infrastructure around.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 24 May 2026 17:14  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-840655929

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 3/2026/0078

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

**Comments:** My wife & I strongly OBJECT to this proposal for up to 85 residential units. Our reasons are as follows:-

1. HEALTH & SAFETY :

- a) The proposed development is very near (c 100m) a dangerous junction of Abbots Brow & Longsight road...the A59 on which it will sit is already a very busy road.
- b) The proposed development is very near (c 150m) a primary school & a church on a very busy road.
- c) There is already a petrol station & a pub opposite the proposed development.

To have more traffic in such a busy area which will risk injury to school children, church goers & other motorists is not at all sensible or wise.

2. COUNTRYSIDE/ECOLOGY ISSUES :

The proposed development would be in an area where there are regular sightings of barn owls, deers & foxes & is an area where many people like to walk & enjoy the countryside.

The Council should be doing all it can to promote open & green spaces.

3. URBAN SPRAWL :

There is already a new residential development being worked upon in Mellor Brook, only c 250 m away.

That development should be more than adequate in such a small village.

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For all the above reasons, we both strongly OPPOSE the proposed application.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 24 May 2026 09:28  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-840583934

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 3/2026/0078

**Address of Development:** LAND AT CAUSEWAY FARM, LONGSIGHT ROAD, BLADERSTONE, BB2 7HZ

**Comments:** FLOOD RISK TO OUR PROPERTIES ON [REDACTED] !!  
WE HAVE PREVIOUSLY BEEN FLOODED TWICE ON THE WILLOWS DUE TO THE DRAINAGE ON THE REFERRED LAND AND THE COUNCIL PUT A CULVERT SCREEN TO HELP IT, UNFORTUNATELY THE COUNCIL DOES NOT MAINTAIN IT, THEREFORE ADDED PRESSURE OF 85 NEW HOUSES WILL ENFORCE THE PRESSURE OF WATER FROM THE DRAINAGE OF THE LAND INTO THE PIPES UNDER THE WILLOWS.

THIS PROPOSAL WILL PUT PRESSURE ON ALREADY INADEQUATE LOCAL INFRASTRUCTURE, EG SCHOOLS, SHOPS, DOCTORS SURGERY ETC.THERE ARE ALREADY 120 NEW HOUSES BEING BUILT OFF BRANCH ROAD AS WE SPEAK, WHICH WILL BE AN ADDED 100-150 CARS IN THE VILLAGE. WE DONT NEED MORE HOUSES IN OUR VILLAGE.  
DAVID ATTENBOROUGH WILL BE APPALLED BY ALL COUNCILS USING GREEN BELT LAND WHICH WILL BE LOSS OF HABITAT FOR WILDLIFE AND RVBC POLICY IS TO PREFER BROWNFIELD SITES, WHICH THIS IS NOT!. PLEASE SUPPORT OUR COMMUNITY RBVC.

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 22 May 2026 10:31  
**To:** Planning  
**Subject:** land opposite causeway farm longsight road balderstone 3/2026/0078

 **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 Sir

We wish to object to the above application on the following grounds:

- a. The land is designated open country side
- b. RVBC strategy outline 3 areas for development but not Balderstone

Yours faithfully

[REDACTED]

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 21 May 2026 23:48  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-840097676

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 3/2026/0078

**Address of Development:** Causeway farm

**Comments:** I would like to object to this development on a few points the wildlife deer are seen in the area all the time the pond what is there has newts and great crested newts in it also a number off bats are regulally seen in and around the trees their .there isnt enough schools or doctors places in the area and the increase in traffic on an already busy road the A59 over the next 3 to 4 years would be unbearable .