

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 14 May 2026 15:20
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-837882071

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Causeway farm,
Longsightedness Road'
BB2 7HZ

Comments: Hi,

I am responding on behalf of [REDACTED] to the above application. We have concerns due to the presence of setts in this immediate area. Our database show that there are 3 setts within a 2km radius, one that is only 0.5km from the centre of the proposed site. I have read the ecological report which states there are no badger setts within 1km. There is clearly an active badger group around this site and given this information, we would hope that the relevant surveys/investigations are carried out before this request is determined, and appropriate mitigation put in place dependant on what is found.

We would be happy to work with yourselves and the developer to ensure the best outcome for the badgers.

Yours faithfully

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 15 May 2026 16:13
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-838254861

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

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

Comments: The A59 is a high traffic road, currently at points in the morning and afternoon the traffic is at a standstill, from Huntley's Farm Shop to the proposed site. The road although restricted to 30mph is not adhered to, thereby making a risk for additional collisions and safety as the road is very difficult to cross which residents of the Mellor Brook area battle with. There is currently a new housing development in Mellor Brook in progress with 125 houses on land near to Myerscough Smithy Road, there is also a further housing development at the bottom of Mellor Brow. The green land needs to be protected, the road kill along the A59 deer and badgers, a sad sight to see, and increasing. The bats that resided in Mellor Brook have left, I would imagine due to traffic noise and increased lighting. I would like to add that the farm opposite the proposed site, who own this land is a total eye sore, very similar to a scrape metal yard, with old broken equipment and rubble piled 50 ft high, this needs to be addressed. Please do not let this application go through I am surrounded by new housing developments, the traffic noise has increased through the years, and during the summer months its too noisy to open windows to cool down.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 May 2026 09:38
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-838730451

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

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

Comments: I am absolutely against the above application, we walk our dog across these beautiful fields and often during the winter months see up to half a dozen deer grazing, then in the spring, doe's with their fawns, a pair of barn owls hunt these fields daily, these fields are within their home range (territory) where they can be spotted dropping to their prey, surviving on these GREEN fields to feed themselves and their young, bats can be seen at dusk also feeding in flight, amongst plenty more wildlife, bees, gold finch bullfinch, nuthatch, treecreeper, kestrel, goldcrest, mistle and song thrush, chiffchaff, wagtails, long tailed tits and many, many more bird species, badgers, squirrels (albeit grey) not to mention life within the ponds and the brook running along the site, these fields are supporting a wonderful ecosystem which must not be destroyed. Removal of just one small field will devastate the whole ecosystem within this area AND upset or even destroy it beyond these fields. The said land has several lovely public footpaths enjoyed by many walkers which would be destroyed.

The land is good, flat, easily farmed land which once built on is lost forever.

The A59 is once again becoming busier and busier and a times can be a real challenge to cross at the junction of Osbaldeston Lane and Abbott Brow at the Bay Horse pub, where there have been a number of accidents. St Mary's Osbaldeston Primary School just a short distance along the A59.

I cannot believe there is a shortage of homes now in the area with 121 new homes being built at present about 450 meters away. Nine new homes at Petre garage and 42 more at Northcote, not taking into account the vast numbers around Whalley, Barrow and Clitheroe in very recent years making it even more difficult for the children from our Ribble Valley area to find places at Ribble Valley schools.

The infrastructure is not sufficient for schooling particularly secondary or medical centres etc.

More concrete and tarmac further compounding the world's climate change.

The A59 is one of the main routes into the beautiful Ribble Valley, do not let it be destroyed further.

I strongly object to this application.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 May 2026 10:31
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-838752987

[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 object to this development for a number of reasons. First, that previous applications to develop this land for "industrial use" have all been refused. Also this housing development is not required as there is already another large residential development under construction within Mellor Brook only 400 metres from this site. The building works will pollute the stream which borders the site and it is a valuable green space for local wildlife which includes Barn Owls, Tawny Owls, Foxes, Roe Deer as well as the resident amphibians and song birds. Vehicles entering and leaving this site will go onto the A59 which at this point is national speed limit and is plagued with speeding traffic. The development will spoil the landscape and be very detrimental to the look of the open green aspect hillside which leads up to Mellor village on top of the hill.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 May 2026 14:27
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-838880961

[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 oppose the planning permission as the development would hinder the view. It will negatively affect the light and privacy of myself and the neighbors.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 18 May 2026 17:20
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-838958688

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Causeway farm Longsight road Balderstone

Comments: In light of many significant concerns regarding road safety, environmental protection, biodiversity, tree preservation, and flood risks, no additional infrastructure I respectfully submit that this application should be refused. The cited legal precedents further substantiate the grounds upon which this objection is based and illustrate how similar concerns have previously led to the rejection of planning applications. I trust that the Planning Department will give due consideration to the points raised above.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 19 May 2026 13:40
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-839213396

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

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

Comments: I believe this development to be inappropriate for the follow reasons

Destruction of Green belt land

Access to the site, both during the building work and following completion would put further pressure on an already very busy road. There are already traffic hold ups due to the nearby petrol station, the crossroads at the Bay Horse pub and St Mary's school. Despite this being a 30 Mph zone traffic regularly travels faster and access/egress to these existing roads can be hazardous. I am especially concerned about access to and from the school which can be dangerous at the end of the school day. Many parents also cross the A59 at the Bay Horse crossroads to access Balderstone school.

There is already another housing development underway very close by and another development would put further pressure on local facilities and infrastructure. It is claimed that there are schools, doctors, shops etc available in nearby Mellor. For those of us living in Mellor we already have to contend with traffic using the narrow lanes in and out of the village, both to access facilities or as a rat run and further pressure on these roads. These roads also have residential on road parking which restricts flow of traffic in an out of the village.

I cannot comment whether our schools have capacity but certainly our medical practice is already under pressure. It is already challenging to get a doctors appointment.

In summary I don't believe that this development is in keeping with a semi rural area and our local roads and infrastructure cannot cope with additional pressure

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 19 May 2026 13:58
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-839209863

[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 wish to comment on several aspects of the proposal:

RVBC Core Strategy

- the proposal is on land which is outside any settlement boundary
- the land is classed as Open Countryside which the strategy seeks to protect
- your policy is to prefer brownfield sites, of which this not is one
- for developments of this size there must be an identified local need
- the proposal fails to meet any exception criteria for development
- the strategy is for major developments to be focused upon Clitheroe, Whalley and Longridge

Environment

- there will be an inevitable loss of habitat
- the bat and newt surveys are 4 years out of date
- there is a flood risk for houses on the Willows

Planning Statement

- the document claims that the residents will use public transport - really!
- it also claims that the proposal will support local services (7.5.1). In reality it will put yet further pressure on local schools, shops and doctor's surgery, all of which are already inadequate
- the planning statement is aggressive in its claims, such that it questions RVBC policies and claims they are contrary to Government guidance.
- it appears that the main justification for this proposal is that there is a countrywide housing crisis whereas in reality Ribble Valley Council is in control of developments according to the Core Strategy and is fulfilling it's requirements
- there has been no public consultation by the applicant which leads me to conclude, based on previous rejections on this site, that they wish to keep public and parish council objections to a minimum
- whilst the huge Branch Road development in Mellor Brook is within another Borough Council, its impact cannot be ignored on housing supply and on the village etc.
- in 2.1.3 the planning statement almost resorts to saying the area is visually poor so making it worse does not matter

- 7.3.5 claims the land to be under utilised and should be given over to housing. The same could be said to half the land in the Ribble Valley. That is no justification

Even the applicant accepts that 'the development lies in the Open Countryside and is technically contrary to certain Core Strategy Policies'. It is not technically contrary IT IS CONTRARY.

There is always pressure on local authorities to release land for building, as greed is often a very strong driver, however a decision to accept this application will open the flood gates and you as RVBC will have nowhere to turn when it comes to refusal of the next one.

[REDACTED]

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]

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

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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 volunteered with the Mellor Brook Cub Scouts 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](#)