

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 29 May 2026 20:01  
**To:** Planning  
**Subject:** 3/2026/0078 OBJECTION FAO Kathryn Hughes

⚠ External Email

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Site :  
Causeway Farm Longsight Road Balderstone BB2 7HZ

Here we are again.

As development on this land has repeatedly been rejected, I sincerely trust, a speedy rejection will be also be repeated, as many of the grounds of previous rejections will stand .

- 1) decimation of wildlife, trees and beauty seen from far and wide
- 2) precious green belt where I have walked my dogs for over 40 years and will destroy open views
- 3) will open the floodgates for further and wider development /for the scourge to continue
- 4) dangerous noisy and hazard road
- 5) unsuitable . Look elsewhere!

Make no mistake the residents/the community feel extremely strong/ will challenge this application to the hilt and we expect a swift conclusion to this nonsense please.

Kindest regards

[REDACTED]

Sent from my iPhone

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 29 May 2026 20:04  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-842370213

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

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

**Address of Development:** Causeway Farm

**Comments:** Objection to the planning application for houses on the Causeway Farm land. The A59 is a major road and access from this is already difficult from Osbaldeston Lane to A59, if the proposed development is to go ahead this will exacerbate an already challenging situation. The development would significantly increase traffic and make the current bus stops just along the road at the Bay Horse public house more dangerous than they already. The land is also home to many species of wildlife including deer and owls. I object to the development.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 29 May 2026 20:06  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-842371077

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

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

**Address of Development:** Causeway Farm

**Comments:** • 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.
- 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.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 29 May 2026 20:15  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-842372056

[REDACTED] Gray

[REDACTED]

Lancashire

[REDACTED]

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

**Address of Development:** Land at causeway farm, Longsight road, BB27HZ

**Comments:** The proposal is on land designated for open countryside  
The land is outside any settlement boundary  
RVBC prefer brown field sites this is not  
This being a major development does not sit within the strategy for RVBC of focussing on Clitheroe,  
Whalley and Longridge  
This gives a flood risk  
There is no requirement for housing with a development on Branch Road already surpassing the  
requirements  
Loss of habitat and wildlife  
This will put additional  
Pressure. In inadequate local infrastructure

I therefore object to this proposal

Thanks

[REDACTED]

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 29 May 2026 20:19  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-842369968

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

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

**Address of Development:** Causeway Farm Mellor

**Comments:** I strongly object to granting planning permission to build houses on this land. I am objecting on the grounds of:

- 1: Access would create more cars and pedestrians on an already busy road which would lead to more accidents further congestion the road. There is also poor visibility, near a bend which again has much potential for accidents.
2. Strain on infrastructure - Not enough amenities in the area. Doctors is already fully booked and we have to go to Blackburn for an appointment, schools don't have the capacity to intake more children - especially as the development in Mellor Brook will bring more families with children.
3. Ecological and Biodiversity: will harm local wildlife habitats and biodiversity. Deers, owls, newts, hares and pond life to name but a few species that would die due to having no green, natural space to live. A large area has already been destroyed at Mellor Brook.
4. The development is not in keeping with the local area of a small community village. Urban sprawl would create additional environmental impacts including noise pollution.

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 29 May 2026 20:46  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-842376984

[REDACTED]

**Address:**

[REDACTED]

[REDACTED]

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

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

**Comments:** Development not in keeping with the local area, high accident black spot on A59, green belt land containing amazing varieties of wildlife, owls, newts, hare, deer to name a few. No requirement for further new builds when no improvements made to local infrastructure (schools, doctors etc).

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 29 May 2026 20:49  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2024/0771 FS-Case-842378047

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 3/2024/0771

**Address of Development:** Causeway Farm  
Mellor

**Comments:** We object to the housing application that has been lodged on this site.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 29 May 2026 20:51  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2023/0148 FS-Case-842378658

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 3/2023/0148

**Address of Development:** Causeway Farm  
Mellor

**Comments:** We object to the housing application that has been lodged on this site.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 29 May 2026 20:50  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-842376254

[REDACTED]

**Address:**

[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 lodge my objection to this planning application. This is an area of outstanding natural beauty with multiple varieties of wildlife not least of all deer, newts, owl, bats, hare. This is countryside that should be protected not developed. It is adjacent a busy road A59 50mph, high accident black spot egress/access to a housing estate with almost 100 houses could mean at least 200 additional cars. There is no requirement for more housing in this area. There is already a planned development of 221 houses in nearby mellor brook less than half a mile away and no thought is being given to local amenities - schools, doctors etc already at capacity.

This planning application should be robustly denied for the sake of the local village community

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 29 May 2026 20:52  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-842372082

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

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

**Address of Development:** Causeway Farm Development  
Longsight Rd  
Balderstone  
BB2 7HZ

**Comments:** I object to this development on the grounds that more houses would put a severe strain on already oversubscribed GP's and schools. (As per item 26 0078 LCC Schools 14 May).

This site is a habitat for wildlife such as, deers, badgers, bats, owls and Great Crested newts have been sighted in the field pond. (This is also confirmed by Newt EDNA survey attached to the planning application).

Mature trees are also situated in the fields.

The A59 is already prone to traffic build up, so another development (in close proximity to the one on Smithy Rd, Mellor Brook) is going to cause serious delays for commuters and public transport.

For the reasons outlined above, I respectfully request that the local Planning Authority refuse this application. I ask that full consideration be given to the concerns raised regarding its impact on infrastructure, nature and transport.

Yours faithfully

[REDACTED]

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 29 May 2026 22:04  
**To:** Planning  
**Subject:** Planning Application Comments - 03/2026/0078 FS-Case-842384588

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 03/2026/0078

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

**Comments:** I would like to oppose this development on the grounds that it is wholly unacceptable to our local community.

This development is clearly not adjoining any neighbouring villages or towns and is a standalone development in an area that we locals feel is an area of outstanding natural beauty and is a haven for an amazing number of different wildlife, many of which are endangered such as hedgehogs and newts, and is a safe haven for the many other animals that are being driven from their natural habitats due to other large developments which are ongoing in the local area.

I will finish by saying please take the time if you are making decisions regarding this application to visit the site and just spend even a small amount of time to just take note of the surroundings and the wildlife you are going to affect, and the effect your decision is going to have on our local community. Once it is gone, it is gone forever.

I'm sure you know your job but please just ask yourself, is this development going to benefit the local community? Is it really feasible with it being so far away from established communities and infrastructure?

Please make the right decision.

Kind regards

[REDACTED]