

From: [REDACTED]
Sent: 30 May 2026 15:43
To: Planning
Subject: Petition against planning for 85 new build houses

⚠ 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 writing to formally object to Planning Application 3/2026/0078 relating to the proposed construction of 85 houses on land at Causeway Farm, Longsight Road, Balderstone.

My objection is based on several planning concerns.

Firstly, the development would lead to a significant increase in traffic on Longsight Road and surrounding local roads. The area already experiences considerable traffic, and an additional 85 homes would increase congestion and raise road safety concerns for residents, pedestrians, and cyclists.

Secondly, the proposal would place further pressure on local infrastructure and services, including schools, healthcare facilities, drainage systems, and public services. I am concerned that existing facilities may not have the capacity to accommodate such a substantial increase in population.

I am also concerned about the loss of valuable greenfield land and the impact this development would have on the rural character of Balderstone. The site forms part of the open countryside and contributes to the area's landscape and visual amenity. Development on this scale would permanently alter the character of the locality.

In addition, there are concerns regarding the environmental impact of the proposal, including the loss of wildlife habitat and biodiversity. The replacement of agricultural land with housing and associated infrastructure could also increase surface water runoff and contribute to drainage and flooding issues.

Given the rural location of the site, future residents are likely to be heavily dependent on private vehicles, raising questions about the sustainability of the development.

For these reasons, I respectfully request that Ribble Valley Borough Council refuse Planning Application 3/2026/0078.

Thank you for taking my comments into consideration.

Regards

A black rectangular redaction box covering the signature area.

From: [REDACTED]
Sent: 30 May 2026 15:48
To: Planning
Subject: Objecting to plans

⚠ 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.

Hello Kathryn Hughes,

I am writing to formally object to Planning Application 3/2026/0078 relating to the proposed construction of 85 houses on land at Causeway Farm, Longsight Road, Balderstone.

My objection is based on several planning concerns.

Firstly, the development would lead to a significant increase in traffic on Longsight Road and surrounding local roads. The area already experiences considerable traffic, and an additional 85 homes would increase congestion and raise road safety concerns for residents, pedestrians, and cyclists.

Secondly, the proposal would place further pressure on local infrastructure and services, including schools, healthcare facilities, drainage systems, and public services. I am concerned that existing facilities may not have the capacity to accommodate such a substantial increase in population.

I am also concerned about the loss of valuable greenfield land and the impact this development would have on the rural character of Balderstone. The site forms part of the open countryside and contributes to the area's landscape and visual amenity. Development on this scale would permanently alter the character of the locality.

In addition, there are concerns regarding the environmental impact of the proposal, including the loss of wildlife habitat and biodiversity. The replacement of agricultural land with housing and associated infrastructure could also increase surface water runoff and contribute to drainage and flooding issues.

Given the rural location of the site, future residents are likely to be heavily dependent on private vehicles, raising questions about the sustainability of the development.

For these reasons, I respectfully request that Ribble Valley Borough Council refuse Planning Application 3/2026/0078.

Thank you for taking my comments into consideration.

Regards

A black rectangular redaction box covering the signature area.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 May 2026 16:13
To: Planning
Subject: Planning Application Comments - Planning application search3/2026/0078 Application 3/2026/0078 FS-Case-842520692

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]k

Planning Application Reference No.: Planning application search3/2026/0078 Application 3/2026/0078

Address of Development: Causeway farm Ribble valley

Comments: There is no need to build more houses in the village of Mellor. Mellor lane is already taking a huge influx of cars from the new builds on whinney lane and the new build estate which is huge on ramsgreave. There is no valid reason to build anymore around the area. We have cars speeding in excess of 80 miles per hour up and down the lane, there are horses, walkers, runners, dog walkers and children walking to school. There is an abundance of wildlife, deer, hedgehogs and nesting birds and numerous other species. This is a small village, a good community with lots of history. It's disgraceful that you are even looking at this application. Leave Mellor village alone we do not want or need anymore houses that will absolutely ruin this village. There are more than a thousand going up at Mellor brook I believe which has ruined that area. Leave us well alone

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 May 2026 16:15
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-842520707

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: A59 farm

Comments: We have lived in Mellor for the past five years after moving from a busy nearby town. We moved to the area at a great cost to us financially to enjoy a quiet retirement surrounded by countryside. This development would greatly impact the residents of Mellor. As it is i and my husband could not see the doctor in Mellor due to the amount of patients already registered . The village school is small and we do not have the infrastructure to welcome more housing, cars and people in the village, if this development goes ahead it will kill all wildlife surrounding the village, impact the residents and cause Mellor to be just an extension of Blackburn. I strongly disagree that Blackburn needs more new houses and feel that Mellor residents should be left to enjoy the surrounding countryside.

I also feel that the housing will be far from affordable housing as stated. The roads of Mellor are broken and full of pot holes as it is without adding yet more traffic.

I also do not feel that residents of Mellor will be listened to regarding this matter and that the powers that be will push ahead regardless.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 May 2026 16:21
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-842522854

[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 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. It will completely ruin a beautiful area and kill natural the natural habitat for many wild creatures and plants

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 May 2026 16:40
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-842524152

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

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

Comments: Loss of countryside / agricultural land – development would encroach on open countryside or productive farmland.

Traffic and highway safety – increased traffic, inadequate access

Impact on neighbouring properties – loss of privacy

Environmental concerns – harm to wildlife habitats and impact to biodiversity.

Flooding and drainage – increased flood risk, inadequate drainage, or pressure on existing drainage systems.

Noise, light, and disturbance – increased noise, light pollution, or disruption inconsistent with a rural area.

Pressure on local infrastructure – schools, doctors, utilities, sewage systems, or other services may lack capacity.

Landscape and visual impact – development would damage the rural landscape.

Conflict with local planning RVBC core strategy

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 May 2026 16:47
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-842526837

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Causeway Farm, Longsight Road, Osbaldeston, BB2 7HZ

Comments: How can the area sustain these houses? I brought my family up in Mellor Brook two sons both now over 20 and the area has not changed in fact the amenities have gone backward. No transport links in the evening, Doctors already overspill to Blackburn, schools in Osbaldeston and Balderstone cannot cope with more children that 80 + homes will bring. The wildlife in the area is at risk of being forced out already never mind with more homes and loss of habitat. This development cannot go ahead The A59 is already a busy road with more than its fair share of accidents.

[REDACTED]

From: [REDACTED]
Sent: 30 May 2026 17:41
To: Planning
Subject: Objection Re 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.

We strongly object to the planning application re Application No 3/2026/0078. Land at Causeway Farm, Longsight Road, BB2 7HZ.

From [REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 30 May 2026 17:49
To: Planning
Subject: Planning Application No3/2026/078

⚠ 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 Ms Kathryn Hughes.

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

I write to voice my concerns at yet more land being used for housing in an area that does not need it in my humble opinion.

The fact that GP are already full to capacity and don't have the appointments to care for an already expanding population. Schools cannot offer the places needed now sadly. So the fact that 85 dwellings are being applied for now on a busy road adds to ever more frustrated drivers. Also residents.

Not least of which the wildlife, is seeing restrictions on its ever decreasing habitat.

When visiting Whalley it has had extensive housing boom and the village is changing rapidly. Though this is only a personal observation.

I note the fact that the future residents will use public transport...in an ideal world maybe though this is very much doubted.

Within Mellor Village Land is coming up for sale sadly. Blackburn is already encroaching around the Brownhill area. Again habitat has been lost.
In short houses without infrastructure in place first.

Having lived within the area for twenty eight years we have seen our village grow. I always felt that the Ribble Valley Council and indeed our Parish Council are of sound judgement. I hope so.

Our village gets gridlock now, it can only get worse with ever more housing stock.

So it is for the above reasons that I strongly object.

Yours sincerely

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 May 2026 18:16
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-842539564

[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 planning application as the proposal will put pressure on an already inadequate local infrastructure eg schools and doctors surgery's

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 May 2026 18:22
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-842540314

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Land near Causeway Farm, longsight road

Comments: Too many houses being built on green belt land. Land has ponds etc that house newts, water deer, badges, bats etc. Access issues and traffic will increase onto the local roads, a59 in particular. Semi rural area, noise pollution issues

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 May 2026 18:30
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-842541368

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Land near Causeway way farm , longsight road

Comments: I strongly object, strain on local services, more noise and road traffic issues, countryside ruined