

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 31 May 2026 09:35  
**To:** Planning  
**Subject:** Planning Application Comments - 3/1026/0078 FS-Case-842607011

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 3/1026/0078

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

**Comments:**

The above planning application relates to a proposal to build 85 houses on the land opposite Causeway Farm. This is the same plot as the twice rejected application for a commercial / industrial estate in 2024.

I object in the strongest possible terms to the proposal to build houses on this plot of land.

There are numerous powerful, valid reasons why this application should be rejected, which I will list below.

The increase in traffic into and off the development onto only during the process of building but also from resident vehicles when occupied would cause a significant risk and to road users and pedestrians on a road, part of which is currently limited to 50mph, this is a fast road.

Infrastructure in our local area is already stretched very thinly and provides barely adequate services. There are no NHS dentists accepting new patients, waits for GP appointments are ridiculously long, local shops are almost non-existent and roads are either in bad state of repair, too narrow due to parked cars or used as race tracks by local youths passing through in excess of speed limits. Water supply is regularly disrupted and many of us keep supplies of bottled water due to the regularity of this. Electric supply too is frequently broken.

This application comes on the back of commencement of work on 120 houses on Mysercough Smithy/Branch Road area, which will add an impossible burden to the locality.

Other than this I would ask you to note;

- 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.

Once again, I object in the strongest possible terms.



[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 31 May 2026 10:33  
**To:** Planning  
**Subject:** Planning Application Comments - 03/2026/0078 FS-Case-842618147

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

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

**Address of Development:** Land on Causeway Farm

**Comments:** No local amenities for this development added congestion to an already busy road

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 31 May 2026 13:32  
**To:** Planning  
**Subject:** Planning Application No. 3/2026/0078 - Objection to proposed Plans 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.

Dear Sirs

We would like to object to the above Planning Application for 85 new houses. The proposals are for development of land designated as "Open Countryside" and is a Greenfield site.

This is likely to impact on the local wildlife, and will also impact on the already inadequate local schools, shops and other amenities. The Applicant states the the residents would use public transport, but this is unlikely to be the case as this is already inadequate, and it is more likely that cars will be relied upon.

We trust that our concerns will be consider, and that the Application will be refused.

Regards

[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 31 May 2026 14:34  
**To:** Planning  
**Subject:** Planing application 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.

FAO Kathryn Hughes

I wish to register an objection to the above planned development to build 85 houses on the land opposite Causeway Farm, Longsight Road, Balderstone, BB2 7HZ.

This is on the grounds that it is not needed.

Many houses are already planned for Branch Road, plus there is a perfect brown field site on a plot where the old windmill pub has stood empty for years.

The traffic will be a problem, the A59 is too busy already at peak times, as for public transport, our one small bus per hour would be useless.

There is no demand for new houses, quite a few sitting empty, and others are at present not selling.

Regards

[REDACTED]

**From:** [REDACTED]  
**Sent:** 31 May 2026 15:45  
**To:** Planning  
**Subject:** Subject: Objection to Planning Application 3/2026/0078 – 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.

Dear Planning Officer,

I wish to register my objection to Planning Application **3/2026/0078** relating to the proposed development of 85 dwellings on land at Causeway Farm, Longsight Road, Balderstone.

My objections are based on the following planning grounds:

**1. Development in Open Countryside**

The application site is designated as Open Countryside and lies outside the established settlement boundary. Development in such locations should only be permitted where exceptional circumstances exist. I do not believe sufficient justification has been provided to demonstrate that this proposal meets the relevant policy requirements.

**2. Conflict with Local Planning Policy**

Ribble Valley planning policy has historically prioritised development on brownfield land before the loss of undeveloped greenfield sites. The proposed development would result in the unnecessary loss of open countryside and productive agricultural land.

**3. Unsustainable Location**

The site is not located within a principal settlement and is therefore less sustainable than alternative locations. Future residents are likely to be heavily dependent on private vehicles for access to employment, education, healthcare, shopping and other essential services.

**4. Traffic and Highway Safety Concerns**

An additional 85 dwellings would generate a significant increase in traffic movements onto Longsight Road (A59) and surrounding local roads. This has the potential to worsen congestion, increase vehicle emissions and raise highway safety concerns for existing residents and road users.

**5. Pressure on Local Infrastructure**

Existing local services and infrastructure, including schools, healthcare facilities, public transport and local amenities, are already under pressure. The application does not

adequately demonstrate how these services will accommodate the increased demand arising from a development of this scale.

**6. Flood Risk and Surface Water Drainage**

There are concerns regarding flood risk and the management of surface water runoff from the site. Replacing permeable greenfield land with housing and hard surfaces could increase runoff and adversely affect neighbouring properties and land.

**7. Loss of Biodiversity and Wildlife Habitat**

The site currently provides habitat for wildlife and contributes to the rural character of the area. Development would inevitably result in habitat loss and could have a detrimental impact on biodiversity.

**8. Harm to Rural Character**

The proposed development would significantly alter the character and appearance of this countryside location. The scale of the scheme is not in keeping with the surrounding rural environment and would represent an urbanising encroachment into open countryside.

For the reasons outlined above, I respectfully request that Ribble Valley Borough Council refuse Planning Application **3/2026/0078**.

Thank you for considering my comments.

Yours faithfully,

[Redacted signature]

[Redacted address line 1]

[Redacted address line 2]

[Redacted address line 3]

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 31 May 2026 16:11  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-842684386

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

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

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

**Comments:** I strongly object to this planning application

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 31 May 2026 16:33  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-842689441

[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 formally object to planning application 03/2026/0078 for the proposed development of up to 85 residential dwellings at Causeway Farm, Longsight Road, Balderstone. This proposal would result in the loss of an important area of open countryside that contributes significantly to the rural character, landscape quality and setting of the Ribble Valley. The fields form part of an attractive green approach to the area and provide views that are valued by local residents and visitors.

My objections are as follows:

- The development would cause substantial harm to the character and appearance of the countryside by replacing open agricultural land with a large housing estate. Once lost, this landscape cannot be restored.
- The scale of the proposal, with up to 85 dwellings, is excessive for this location and would represent an urban extension into what is currently open rural land.
- The proposal would increase traffic movements onto Longsight Road (A59), creating additional pressure on an already busy route and potentially affecting road safety.
- The loss of green fields and natural habitat is likely to have a detrimental impact on wildlife, biodiversity and the ecological value of the site and surrounding area.
- There are concerns regarding drainage and surface water runoff. Development of permeable farmland could increase flood risk and place additional pressure on local drainage systems, particularly during periods of heavy rainfall.
- The proposal would place further demand on local infrastructure and services including roads, schools, healthcare provision and community facilities.
- The Ribble Valley is widely recognised for its beautiful countryside and rural setting. Developments of this nature gradually erode the qualities that make the area special and attractive to both residents and visitors.

I respectfully ask the Council to give significant weight to the protection of the countryside, landscape character and local environment and to refuse planning permission for this application.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 31 May 2026 16:35  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-842689979

[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 formally object to planning application 03/2026/0078 for the proposed development of up to 85 residential dwellings at Causeway Farm, Longsight Road, Balderstone.

This proposal would result in the loss of an important area of open countryside that contributes significantly to the rural character, landscape quality and setting of the Ribble Valley. The fields form part of an attractive green approach to the area and provide views that are valued by local residents and visitors.

My objections are as follows:

- The development would cause substantial harm to the character and appearance of the countryside by replacing open agricultural land with a large housing estate. Once lost, this landscape cannot be restored.
- The scale of the proposal, with up to 85 dwellings, is excessive for this location and would represent an urban extension into what is currently open rural land.
- The proposal would increase traffic movements onto Longsight Road (A59), creating additional pressure on an already busy route and potentially affecting road safety.
- The loss of green fields and natural habitat is likely to have a detrimental impact on wildlife, biodiversity and the ecological value of the site and surrounding area.
- There are concerns regarding drainage and surface water runoff. Development of permeable farmland could increase flood risk and place additional pressure on local drainage systems, particularly during periods of heavy rainfall.
- The proposal would place further demand on local infrastructure and services including roads, schools, healthcare provision and community facilities.
- The Ribble Valley is widely recognised for its beautiful countryside and rural setting. Developments

of this nature gradually erode the qualities that make the area special and attractive to both residents and visitors.

I respectfully ask the Council to give significant weight to the protection of the countryside, landscape character and local environment and to refuse planning permission for this application.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 31 May 2026 18:05  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-842707939

[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 this planning application for the following reasons:

- 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:** 31 May 2026 19:10  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-842721133

[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 based on the loss of habitat for wildlife, RVBC policy is to prefer brownfield sites which this isn't. The additional traffic and cars will put a strain on local roads which are already in a poor state.

Finally where is the need for these houses? There is no lack of housing in the Ribble Valley and I can't see the need for the numbers proposed.

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 31 May 2026 19:34  
**To:** Planning  
**Subject:** Planning Application 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.

Hello,

I am writing to express my objections to the Planning Application **No:3/2026/0078**, relating to the proposal to build 85 houses on the land opposite Causeway Farm.

My postal address is [REDACTED]

Regards  
[REDACTED]