

From: [REDACTED]
Sent: 03 June 2026 16:01
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-843887509



Planning Application Reference No.: 3/2026/0078

Address of Development: Causeway Farm, BB2 7HZ

Comments: It would take away fields, ponds etc for all the wildlife etc and create to many traffic problems in the area
Our surrounding countryside is beautiful, why destroy it

From: [Contact Centre \(CRM\)](#)
To: [Planning](#)
Subject: Planning Application Comments - 3/2026/0078 FS-Case-843958626
Date: 03 June 2026 19:37:19

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0078

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

Comments: I objected the last time there was a planning application for this area, amongst other reasons, due to the destruction of habitat for wildlife - clearly this still stands. This proposal is on land which is designated open countryside and RVBC only permit development on such land if there are significant exception criteria. Your core strategy states that you will focus on Whalley and Clitheroe for major developments - and you certainly are putting houses in there - although there doesn't seem to be any focus on additional amenities such as doctor's surgeries or an additional secondary school. Where are the children from these families going to be attending school? The demand for high school places is intense already. Finally, how are the roads going to cope with the additional traffic? The roads in the area are currently an absolute disgrace. Church Lane and Mire Ash have a huge number of potholes (I think one was "fixed" last week. There has been additional traffic going through the village due to roadworks which has obviously aggravated the incredibly poor state of the roads and traffic comes to the primary school (for which presumably demand will increase) and therefore traffic will again increase. There are potholes along the A59. The people in this development will be driving cars, they will not be getting the bus - that's an absolute fantasy. You cannot support the road infrastructure now. You will certainly not be able to do so with additional traffic. This application needs to be rejected immediately.

From: [Contact Centre \(CRM\)](#)
[Planning](#)
Subject: Planning Application Comments - 3/2026/0078 FS-Case-843978401
Date: 03 June 2026 20:50:23

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Land causeway farm, Longsight road,bb2 7hz

Comments: I would like to object this application. Not only is it so damaging to the local wildlife but it will cause so much extra traffic coming through a tiny village. We already have a big building project at the bottom of Mellor brook which is already going to put a lot of strain on all the local networks

From: [REDACTED]
To: [Planning](#)
Subject: Planning Application Comments - 3/2026/0078 FS-Case-843996795
Date: 03 June 2026 22:30:39

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

Planning Application Reference No.: 3/2026/0078

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

Comments: My objection to planning Application No: 3/2026/0078

Location: Land at Causeway Farm, Longsight Road, Balderstone

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.

[REDACTED]

I am objecting because of the following points:

- 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.

kind regards



From: [REDACTED]
To: [Planning](#)
Subject: Planning Application Comments - 38169 FS-Case-843996985
Date: 03 June 2026 22:33:16

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 38169

Address of Development: Longsight Balderstone

Comments: I strongly object to these houses. There is planning in place for houses down the road at Copster Green. How many people are you planning on adding to one stretch of road! The extra traffic along here will be ridiculous, it's an already busy road!

From: [REDACTED]
To: [Planning](#)
Subject: 3/2026/0078 Causeway Farm, Mellor
Date: 03 June 2026 22:59:16

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/Madam,
I wish to object to the above application.

1-The proposed development would be set in designated Open Countryside where no exceptional need has been demonstrated and is not in keeping with the character of the area.

2-The site is located outside any defined settlement limits.

3-The experience of users of the several public rights of way would be significantly affected by the proposed development.

4- The site pond has previously been assessed and identified as likely to harbour Great crested newts and is a general habitat for much other wildlife.

5-The proposed development would cause great harm to the landscape and detrimental visual impact in this sensitive area at the foot of Mellor Moor and hill.

Kind regards,

[REDACTED]

[REDACTED]

Sent from my iPhone

From: [REDACTED]
To: [Planning](#)
Subject: Planning Application Comments - 3/2026/0078 FS-Case-844000079
Date: 03 June 2026 23:14:51

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Land at Causeway Farm Longsight Road

Comments: i strongly object to these planned developments on environmental grounds and the detrimental affect on wildlife, environment and affect of increased traffic in the area. Once developed upon it will never be the same as animals birds etc will be disrupted move away and be deprived of int the area . The local area already has at least one development with no doubt to be increased once started. While planned numbers of houses can be explained it appears that such large increases are not necessary as numbers of population increase in area may not be as described.

Traffic increase in roads. The roads will not cope with increased traffic leading to to Enterprise Zone . The traffic as it stands today is increasing and is already a risk to accidents. The road down to the small village Mellor Brook is at times blocked and the width of road interrupted by sleeping bumps which while calms speeding traffic makes the buildup on that road inevitable. Traffic flow up from Preston New Road to Mellor and Mellor brow and up from Yew Tree Drive again difficult as narrows as it goes up to Mellor brow exiting on a difficult junction on a bend.

This planned development will spoil the views, the environment and everyday activity of people who live in the beautiful area with its green spaces that are already in ever greater decline.

I strongly oppose the plans.

From: [REDACTED]
To: [Planning](#)
Subject: Planning Application Comments - 3/2026/0078 FS-Case-844045970
Date: 04 June 2026 08:02:16

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Causeway farm long sight road 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. There are already many deers getting run over due to loss of habitat and their home.
- 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.

From: [REDACTED]
To: [Planning](#)
Subject: Planning Application Comments - 3/2026/0078 FS-Case-844048084
Date: 04 June 2026 08:06:19

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Causeway farm, longsight road

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. There are already many deers getting run over due to loss of habitat and their home.
- 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.

From: [REDACTED]
To: [Planning](#)
Subject: Planning Application Comments - 3/2026/0078 FS-Case-844049323
Date: 04 June 2026 08:11:23

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Causeway farm, longsight road 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.
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- 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. There are already many deers getting run over due to loss of habitat and their home.
- 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.

From: [REDACTED]
To: [Planning](#)
Subject: Planning Application Comments - 3/2026/0078 FS-Case-844050134
Date: 04 June 2026 08:14:12

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Causeway farm. Longsight road, Balderstone

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.
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- 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.

From: [REDACTED] [1](#)
To: [Planning](#)
Subject: Planning Application Comments - 3/2026/0078 FS-Case-844050549
Date: 04 June 2026 08:16:03

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Causeway farm, longsight road balderstone

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. There are already many deers getting run over due to loss of habitat and their home.
- 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.

From: [REDACTED]
To: [Planning](#)
Subject: Planning Application Comments - 3/2026/0078 FS-Case-844093650
Date: 04 June 2026 10:05:30

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0078

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

Comments: 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

From: [REDACTED]
To: [Planning](#)
Subject: Planning Application Comments - 3/2026/0078 FS-Case-844097352
Date: 04 June 2026 10:10:31

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0078

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

Comments: 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
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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

From: [REDACTED]
Subject: [Planning](#)
Date: Planning Application Comments - 3/2026/0078 FS-Case-844098954
04 June 2026 10:14:20

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0078

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

Comments: 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