

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 02 June 2026 14:42
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-843453785

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Causeway Farm, Longsight Road, Balderstone.

Comments: I object to planning application 3/2026/0078 for up to 85 residential dwellings at Causeway Farm, Longsight Road, Balderstone.

This proposal represents a substantial greenfield development on agricultural land that would result in the urbanisation of an important rural site and cause significant harm to the character and appearance of the countryside surrounding Balderstone. The scale of development proposed is wholly out of keeping with the rural nature of the area and would permanently erode the open landscape that contributes to the village's identity and setting.

The application is submitted in outline form with only access to be determined. As a result, critical matters including layout, scale, landscaping, drainage, housing mix and appearance remain unresolved. It is therefore impossible for residents and decision-makers to fully assess the true environmental and visual impacts of a development of this magnitude.

There are also significant ecological concerns. Surveys undertaken in relation to the site identified the presence of great crested newts through positive eDNA testing. The submitted ecological information confirms that further surveys and mitigation would be required and that a Natural England license may be necessary before development can proceed. This demonstrates that protected species issues have not been fully resolved and raises uncertainty regarding the suitability of the site for development.

The ecological reports also identify the importance of existing hedgerows and watercourse corridors as wildlife habitats and commuting routes for bats. The reports acknowledge that disturbance or removal of these features could have adverse effects on local wildlife. The cumulative loss and fragmentation of habitats should be given significant weight in determining the application.

The proposal would place additional pressure on already stretched local infrastructure. Lancashire County Council has formally objected to the application on education grounds and has stated that it cannot guarantee sufficient school places will be available unless developer contributions are secured. The County Council has further indicated that, without these measures, the development could be considered unsustainable. This objection is highly significant and demonstrates that the impacts of the scheme on local services have not been adequately addressed.

Drainage and flood risk concerns also remain. United Utilities has highlighted constraints associated with existing sewer infrastructure crossing the site and the need to protect easements and access for maintenance. The site is adjacent to a watercourse and there remains uncertainty regarding the most appropriate method of surface water disposal. These matters are fundamental to the acceptability of

the development and should not simply be deferred.

In addition, the development would generate substantial additional traffic movements onto the A59 Longsight Road, increasing pressure on an already busy route and potentially affecting highway safety and local amenity. The route through Mellor Brook and the village of Mellor, specifically Mellor Lane has already seen a demonstrable increase in traffic flow, causing speeding concerns, congestion concerns and increased damage to an already failing road surface and network.

Taken together, the loss of countryside, unresolved protected species issues, ecological impacts, infrastructure constraints, drainage concerns, education shortfalls and traffic impacts clearly outweigh any claimed benefits of the proposal.

For these reasons, I respectfully request that Ribble Valley Borough Council refuse planning permission for application 3/2026/0078.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 03 June 2026 08:43
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-843670982

[REDACTED]

[REDACTED]

Lancashire

Email: ruthtaylor_88@hotmail.com

Planning Application Reference No.: 3/2026/0078

Address of Development: 85 no. residential units access off a59

Comments: I wish to formally object to planning application 3/2026/0078 for the proposed development of up to 85 residential properties on land at Causeway Farm, Longsight Road, Balderstone.

I have lived in Mellor for 37 years and currently live on Mellor Lane, a road that I and my family use every single day. Having grown up in this village, I have seen first-hand the increasing pressure placed on the local road network and the impact that rising traffic levels have had on both the character and safety of the area.

As a parent of three children, highway and pedestrian safety are among my biggest concerns. My children currently walk to and from school each day, however this is becoming increasingly difficult due to the existing volume and speed of traffic travelling through the village. Children should be able to walk safely within their own community, particularly when travelling to and from school, but the current conditions already make this a concern for many families.

The additional vehicle movements generated by a development of up to 85 new homes would inevitably worsen this situation. It would place even greater pressure on roads such as Mellor Lane, increasing risks for children, pedestrians and residents who rely on these routes every day.

The route through Mellor Brook and Mellor, particularly Mellor Lane, is already under considerable strain. There are existing issues with speeding vehicles, congestion and deterioration of road surfaces. These roads were not designed to accommodate continual increases in traffic, and further development will only intensify these problems.

The proposed site is agricultural greenfield land which forms part of the open countryside setting of Balderstone and neighbouring villages. A housing development of this scale would permanently alter the rural character of the area and result in the loss of valuable open landscape that contributes significantly to the identity of the community.

I am also concerned that this application has been submitted only in outline form, meaning important matters such as the final layout, design, landscaping, drainage arrangements and overall

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 02 June 2026 15:21
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-843469590

[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 feel that this planning application and plan for the 85 houses along with commercial buildings is just not in keeping with the locality. There is no requirement for new business in the area and therefore no need for housing to accompany it.

Looking at the area chosen, which is outside of the Mellor Brook settlement boundary, I don't see why it would be considered for any building at all. With all the natural beauty and wildlife apparent all around.

Also traffic consideration given the already bustling A59 and adjoining roads at several points throughout the day. This will become much worse putting further strain on the surrounding areas. Mellor village itself and leading down into Mellor Brook, already groans with the through traffic that has become almost constant, day & night. Having previously lived on Mellor Lane for 10 years, the change in traffic levels over that period was quite something. Adding further business and housing, along with the houses already being built at the Mellor Brook development off Myerscough Smithy Road, will only bring more congestion & misery.

I think a better area needs finding and considering.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 02 June 2026 16:42
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-843508600

[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 have the strongest objections to the proposed development, the first being that the area does not have a pressing need for new housing.

It does not fit the RVBC policy to prefer brownfield sites.

The proposed development would put an undesirable pressure on the local infrastructure which is already stretched and will be further stretched with the completion of building off Branch Road, Mellor Brook.

Traffic levels are already approaching urban levels totally unsuited to the rural nature of the locality and a further 85 dwellings will undoubtedly exacerbate the situation.

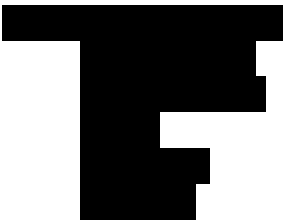
[REDACTED]

From: [REDACTED]
Sent: 02 June 2026 17:39
To: Planning
Subject: Planning 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.

To: Ribble Valley Borough Council



Re: Planning Application 3/2026/0078
Land at Causeway Farm
Longsight Road
Balderstone
BB2 7HZ

I wish to register strongly my objection to the above application.

There are many reasons to object to this proposed development of 85 more houses in the area that are not required, some are listed below:

There is no shortage of houses especially with the development taking place in Mellor Brook. Extra houses means extra people, and the local area is already under a lot of pressure with only a couple of schools, one doctor's surgery and two local stores for provisions.

The roads are in a poor condition due to the increased numbers of traffic from all the other 'local' developments and is becoming more like an urban area than the countryside which it is. There could be potentially, in excess of another 100 cars, assuming that each house could have two cars which is the norm these days.

No consideration will be given to any wildlife with their habitat disappearing.

Public transport in the area is limited and it appears, from information within the application, that the survey on the 'current' traffic situation took place in 2022, a tad out of date by now.

The proposal is on land designated as 'Open Countryside' which we are seeing less of as more developments take place. RVBC prefer brownfield sites which this is definitely not. For housing to be built in these numbers there should be an identified local need. Is there? Not really, I think.

I trust that this objection will be considered along with hopefully many others.

From: [REDACTED]
Sent: 02 June 2026 17:49
To: Planning
Subject: Objection to Planning 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.

Dear Planning Officer,

I wish to formally object to Planning Application 3/2026/0078 relating to the proposed development of 85 dwellings on land at Causeway Farm, Longsight Road, Balderstone, BB2 7HZ.

My objection is based on the following planning concerns:

1. Highway Safety and Traffic Impact

The proposed development would generate a significant increase in vehicle movements onto Longsight Road (A59) and surrounding local roads. This route is already heavily used, particularly during peak commuting hours, and additional traffic from 85 new homes would increase congestion and raise concerns regarding highway safety for motorists, pedestrians and cyclists.

2. Pressure on Local Infrastructure and Services

The scale of the proposed development would place additional pressure on local infrastructure, including GP services, schools, public transport and other community facilities. There is concern that existing services are already operating under considerable demand and that the development would exacerbate these pressures without sufficient provision for expansion.

3. Loss of Greenfield Land and Rural Character

The site currently forms part of the open countryside that contributes to the rural setting and character of Balderstone. Development of this scale would result in the permanent loss of greenfield land and would significantly alter the character of the area, creating urbanisation in a location that is presently open and rural.

4. Landscape and Visual Impact

The development would have a substantial visual impact when viewed from surrounding roads, public rights of way and neighbouring properties. The loss of open views and countryside would harm the local landscape character and setting.

5. Environmental and Ecological Concerns

The site may provide habitat for wildlife and contribute to local biodiversity. Development could lead to habitat loss and ecological disruption. I request that any ecological assessments submitted with the application are carefully scrutinised and independently reviewed where necessary.

6. Drainage and Flood Risk

Given increasing concerns regarding surface water flooding and extreme weather events, I am concerned that replacing permeable agricultural land with housing, roads and hard surfaces could increase runoff and place additional pressure on local drainage systems.

For the reasons outlined above, I believe this proposal would have an unacceptable impact on the local area and is contrary to the principles of sustainable development. I therefore respectfully request that Ribble Valley Borough Council refuse Planning Application 3/2026/0078.

Thank you for taking my comments into consideration.

Yours faithfully,

[Redacted signature]

[Redacted address]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 02 June 2026 19:10
To: Planning
Subject: Planning Application Comments - 3/2026-0078 FS-Case-843560351

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026-0078

Address of Development: Land at Causeway Farm, 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.

The main reason I object is the loss of habitat for the wildlife- we walk the dogs and see deer, foxes and owls every day in that bottom field and all of this will be lost.

- 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.
- 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 but this will not be the case- Abbot Brow is already an absolute death trap with cars speeding up it every day- even more from this building and someone will lose a life.

Please reconsider with these points,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 02 June 2026 20:23
To: Planning
Subject: Planing application No3/2026/0078

⚠ 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.

To Kathryn Hughes

Please take my objection to above planning application.
Which location is Land at causeway farm Longsight road Balderstone BB2 7HZ

In my mind there is no reason this should be agreed to for these reasons .
There is no habitat there to add to apart from wild life that have been there for a long time .that would have nowhere else to go .
They wouldn't take in to account that more doctors/schools would be needed.
Amount of cars that would add to what already is a very busy road will make it more dangerous.
From [REDACTED] Please respond to acknowledge you have received my email thank you Sent using the mobile mail app

[REDACTED]

From: [REDACTED]
Sent: 02 June 2026 20:29
To: Planning
Subject: Planning application No 3/2026/0078 Land at Causeway Farm

⚠ 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.

For the attention of Kathryn Hughes

I am strongly objecting to the proposed application to build 85 more houses on the Causeway Farm Land.

Firstly, RVBC policy is to prefer brownfield sites..... this area is certainly not. I regularly walk these fields and see natural wildlife in their natural habitat.

Secondly, this area is not adjacent to any settlement boundary.

Thirdly, the local infrastructure will be totally inadequate to cope with the demand for schools, doctors surgery's shops etc.

Finally, the A59 is a very busy road at whatever time of day. I regularly wait a long time to exit Abbot Brow and Pennine Service station on to the A59. Another 100+ cars would add further to the chaos!

Please respond wen you've received this objection.

Kind Regards

[REDACTED]

environmental impact remain unresolved. Residents and decision-makers should have a complete understanding of the consequences before a development of this scale is considered.

There are also significant ecological concerns. The submitted information identifies protected species issues, including evidence relating to great crested newts. The requirement for further surveys, mitigation measures and potentially additional licensing demonstrates that the ecological impact of the development has not yet been fully addressed.

Existing hedgerows, watercourses and wildlife corridors provide important habitats and routes for local wildlife. Damage or removal of these features risks long-term harm to biodiversity and the rural environment.

The proposal would also place additional pressure on local infrastructure and services. Concerns regarding school capacity and the ability of existing services to accommodate this level of growth demonstrate that the area may not have the infrastructure needed to support such a significant development.

Drainage and flooding concerns remain unresolved, including issues relating to existing sewer infrastructure, nearby watercourses and surface water management. These matters are essential considerations and should not simply be dealt with after approval.

I fully understand the need for housing; however, new development must be appropriate, sustainable and supported by the necessary infrastructure. This proposal would have a damaging impact on the countryside, increase existing traffic and pedestrian safety problems, place further strain on services and permanently change the character of the local area.

For these reasons, I strongly urge Ribble Valley Borough Council to refuse planning permission for application 3/2026/0078.

From: [REDACTED]
Sent: 03 June 2026 08:48
To: Planning
Subject: Fw: Planning 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.

Dear Planning,

I wish to object to the proposed development on the land at Causeway Farm, Longsight Road, Balderstone

The land is home to significant wildlife which will be destroyed if the development goes ahead. The pond on the land is home to Newts and various aquatic wildlife.

The land is regularly used by locals and ramblers, especially in the summer months.

The proposed development will put pressure on infrastructure.

The area already suffers from heavy traffic, especially at peak times and this will add to the pressure.

For houses to be built in these numbers there should be an identified local need. This is not the case in Mellor Brook / Balderstone.

RVBC strategy dictates that major developments will be focused on Clitheroe Whalley and Longridge

The land is outside any settlement boundary

The land is designated open countryside.

The land is not a brownfield site

Best Regards

From: [REDACTED]
Sent: 03 June 2026 09:56
To: Planning
Subject: Planning 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.

Subject: Objection to Planning Application No. 3/2026/0078 – Land at Causeway Farm, BB2 7HZ

Dear Sir/Madam,

I am writing to formally object to the proposed development under **Planning Application No. 3/2026/0078 at Land at Causeway Farm, BB2 7HZ.**

My objection is based on the following planning considerations:

1. Lack of Identified Local Housing Need

For a development of this scale to be considered appropriate, there should be a clearly evidenced and **identified local housing need**. In this instance, no such need has been demonstrated for the **Mellor Brook / Balderstone area**.

The proposal appears to represent speculative development rather than responding to a specific, evidenced demand within the local community. As such, it conflicts with the principles of plan-led, sustainable development and risks overdevelopment in a rural area without justification.

2. Impact on Local Character and Landscape

The proposed development is out of keeping with the existing rural character of the area. It would urbanise a currently open and undeveloped landscape, resulting in a significant and irreversible change to the visual character of the countryside.

3. Traffic and Highway Safety

The development is likely to result in increased traffic generation, placing additional pressure on local roads that may not have the capacity or infrastructure to safely accommodate this. Concerns include:

- Increased congestion
- Reduced road safety for pedestrians and cyclists
- Potentially inadequate access and visibility arrangements

4. Environmental Concerns

The site is likely to have ecological value, including potential habitats for wildlife. Development may:

- Lead to habitat loss
- Disrupt biodiversity
- Impact nearby green spaces and natural features

A robust ecological assessment and mitigation strategy should be clearly demonstrated.

5. Infrastructure and Local Services

The development may place additional strain on local infrastructure, including:

- Schools
- Healthcare services
- Drainage and utilities

There is insufficient evidence that existing services can accommodate this level of growth without adverse impacts.

6. Drainage and Flood Risk

Concerns remain regarding surface water management. Development on this land could:

- Increase local flood risk
- Affect surrounding properties and land

Clear and effective drainage solutions must be demonstrated.

7. Noise and Disturbance

The proposal would result in increased noise, disruption, and disturbance during both construction and ongoing occupation, adversely affecting nearby residents.

Conclusion

For the reasons outlined above, I strongly urge the Council to **refuse this planning application**. The proposal fails to demonstrate an identified local housing need and does not adequately address its wider impacts on the environment, infrastructure, and local community.

I request that my objection is fully considered in the decision-making process.

Yours faithfully,

A large black rectangular redaction box covering the signature area.

Sent from [Outlook for iOS](#)

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 03 June 2026 12:10
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-843778832

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Causeway farm

Comments: Our beautiful little village cannot cope with extra houses , vehicles (it is dangerous enough as it is) the infrastructure has no room for more our wildlife and wonderful people will all suffer are we not allowed any beauty around us anymore

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 03 June 2026 12:11
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-843772987

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Land at causeway farm, longsight road, BB2 7HZ

Comments: I object strongly to this planned development mainly due to traffic reasons. We have lived in the local area for 4 years, and over this time the volume of traffic and issues relating to this increase such as accidents and delays have increased. There have been a considerable number of housing developments in Clitheroe and the surrounding area, all of which share the main access route of the A59. There are a considerable number of cars and vehicles travelling to and from the nearby BAE factory, and all of this traffic combined results in daily queues in the morning and late afternoon. It feels unsafe to walk along the pavement on the A59 with my young child due to the close proximity to the road and the high speed of cars and volume of heavy goods vehicles that currently use the A59. My child attends school in Balderstone, and exiting onto the A59 from Osbaldeston Lane feels dangerous and can sometimes mean waiting over 5minutes for a sufficient gap in traffic. There have been numerous accidents around this junction and on this stretch of road in recent years, despite speed limits, and I would strongly object to any increase in traffic in this immediate area from this proposed development. Traffic will continue to increase due to expansion at BAE systems, and ongoing housing developments in Mellor Brook and surrounding areas and I feel that this, along with the loss of more green space, lack of sufficient local amenities should be considered.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 03 June 2026 12:12
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-843776835

[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 development - I simply cannot believe it's been put through after the land was already refused for industrial use - The wildlife needs protecting already the deer population locally is suffering not to mention owls, badgers and a pond sits on this land that is full with life.

I live on Mellor Lane and the traffic since the recent house builds down at the bottom of Winney lane has increased considerably and the village is literally suffering we have problems with speeding and congestion on a daily basis. We have no doctors surgery at Mellor now for the most part and honestly I feel heart broken at the thought of more property being built-

There are several public footpaths with historic value one of which is the old cobbled mill path that used to bring workers up from Osbaldeston to Elswick Mill.

At the bottom of Abbots brow I daily join the a59 and it's horrendous as it is with the volume of traffic add another junction to this less than 30 metres or so will make it terribly dangerous there are already too many accidents/

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 03 June 2026 12:28
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-843788845

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

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

Comments: Do not want houses building here

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 03 June 2026 12:32
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-843790580

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Causeway farm
Longsight road

Comments: The area is a hub for wildlife so this will decimate a lot of habitats. The volume of traffic currently cutting up through Mellor to go through to Blackburn is already high abc often at speed. As a horse rider the roads are becoming unsafe and an accident waiting to happen.

[REDACTED]

From: [REDACTED]
Sent: 03 June 2026 12:10
To: Planning
Subject: Planning Application No:3/3026/0078

⚠ 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.

LAND AT CAUSEWAY FARM, LONGSIGHT ROAD, BALDERDTONE BB2 7HZ

I am writing to object to this planning application.

The fact that previous applications have been declined indicates the view that this land should not be developed. An additional 85 houses likely to generate an additional 170 extra vehicles is the worst possible outcome. There is already significant congestion on the A59 which is requiring increasing maintenance .

There is no lack of housing in the locality with several large sites in the area already with planning or commencing development. More are simply just not needed.

The land is not within a settlement area or one with priority development needs.

The development will inevitably increase the hard surface area reduce drainage in an area of high rainfall and increase flooding risk.

There appears to be no valid reason for this unnecessary development and I appeal to the planners and planning committee to reject it.

[REDACTED]

PS please confirm receipt of this objection