

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 29 May 2026 22:33  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-842392756

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

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

**Address of Development:** Land at causeway farm longsight road bb2 7hz

**Comments:** I strongly object to more houses being built in the local area, 150+ houses being built currently at Mellor brook on green agricultural countryside that we so valuably need. Protect our environment, green areas and look after the Ribble valley. We do not need to be built up more!

**From:** [REDACTED]  
**Sent:** 29 May 2026 23:18  
**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.

I strongly object to this application for the following reasons:

- 1 With existing housing and developments already approved this would create a virtually seamless development along the extremely busy A59 as far as the Petre roundabout at Langho, about 7 miles away.
  - 2 Access onto the A59 would be dangerous, road safety an issue with numerous entries/ exits within a very short distance & speed routinely ignored despite the 30mph limit. In addition at regular times of the working day & for breakdowns and accidents there are often very long tailbacks with standing traffic.
  - 3 An extremely large development (2 phases with a total of over 200 properties) is currently under construction less than half a mile away in Mellor Brook (in a neighbouring local authority) and there is no need for additional development locally
  - 4 Already there is massive pressure on essential local necessities - doctors surgeries, dentists, existing schools are at capacity with many children already having to travel unreasonable distances
  - 5 It would reduce the available farmland, contrary to the need to reduce food miles & also maintain the health benefits of green spaces
  - 6 Building on the very steep slope is likely to create damaging flooding, similar to that experienced in Whalley, twice in recent years, following house building on former pasture land above the village.
  - 7 It would mean the loss of essential biodiversity - animals, birds, trees and plants currently part of the valuable local ecosystem.
- 

Sent from my iPad

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 29 May 2026 23:25  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-842396632

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

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

**Address of Development:** Causeway Development  
Mellor

**Comments:** Once more a nature rich green space in the Ribble Valley is under threat from yet more development, with the loss of all the wildlife that call it their home, never to return. The Ribble Valley is being lost to massive over development and is gradually being concreted over. How many tourists are going to want to visit this area in the future. We should be protecting the Ribble Valley, not destroying it.

The A59 is incredibly busy and dangerous due the greatly increased amount of houses that have been built in the Ribble Valley over the last few years, such as Whalley and Clitheroe.

Have there been a traffic survey to measure the amount of traffic travelling on this road, and the amount of accidents/traffic incidents that are occurring on a very regular basis been taken into consideration?

. It's is just about impossible to cross on foot and you take your life in your hands when trying to turn on to this road in a vehicle, due to the speed and amount of traffic and heavy goods vehicles travelling along the A59.

There are now 3 proposed housing developments from Northcote roundabout to Mellor Brook, with potentially 1,000 plus extra vehicles using this road on a daily basis.

How is all this benefiting the residents and area as a whole. Will there be new Doctors surgeries, schools and other infra structure improved and provided to cater for all these extra residents within a very small area ?

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 30 May 2026 00:53  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-842404671

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

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

**Address of Development:** Land opposite Causeway Farm  
BB27HZ

**Comments:** I strongly object to this application. I am a resident of Mellor and see the effects of extra housing built in surrounding areas. This is a small, rural area and the infrastructure struggles to cope with increased traffic and housing. The schools, Doctors, roads will not cope with such increased numbers of people and traffic as it is a village community. The areas of Balderstones and Mellor Brook are rural areas.

The area proposed is a rural area and part of the countryside. For wildlife and environmental reasons this proposal would be detrimental. There is a flood risk with more housing being built. This land is greenbelt land and therefore, not within the RV preference areas of brownfield sites. It is also out of the RV's highlighted areas for providing housing.

Once housing is built on this scale, there will be more attempts across the villages to develop land for housing and this risks urbanising a small rural village area. Each house will bring cars with it, the public transport routes are inadequate and infrequent, so cars will be used and will increase on the roads, many of which are small, narrow, rural roads.

There is no local need for this housing and it would be detrimental to the rural area.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 30 May 2026 07:34  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-842430397

[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 the above planning application for the reasons below:

1. Policy Inappropriateness
2. Loss of Openness & Character
3. Environmental & Ecological Harm
4. Lack of Infrastructure
5. Flood Risk & Drainage

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 30 May 2026 07:50  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-842432486

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

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

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

**Comments:** • Policy Inappropriateness:

Under the National Planning Policy Framework (NPPF), most new housing is classed as "inappropriate development" in the Green Belt, meaning it is inherently harmful.

• Loss of Openness & Character:

Development projects the built environment into rural spaces, violating the core principle of maintaining Green Belt openness and the character of historic or rural towns.

• Environmental & Ecological Harm: Proposed developments often threaten local biodiversity, protected trees, wildlife habitats, and agricultural land.

• Lack of Infrastructure:

Planners will reject builds if the area lacks sufficient sustainable transport options or puts excessive pressure on local amenities like schools, roads, and healthcare facilities.

• Flood Risk & Drainage:

Building on greenfield

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 30 May 2026 08:22  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-842437135

[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 object to planning application 3/2026/0078 for the outline development of up to 85 residential dwellings at Causeway Farm, Longsight Road, Balderstone.

My objection is based on the following material planning considerations:

#### Highway Safety and Traffic Impact

The proposed development would introduce a substantial increase in vehicle movements onto the A59 Longsight Road. This is already a heavily trafficked route and serves as a strategic connection between Blackburn, Clitheroe and surrounding settlements. Additional traffic generated by up to 85 dwellings would increase congestion, create difficulties for vehicles entering and leaving the site, and raise concerns regarding road safety for motorists, pedestrians and cyclists.

Previous proposals relating to land at Causeway Farm have attracted detailed highway concerns and required significant mitigation measures. I am not satisfied that the current proposal demonstrates that the local road network can safely accommodate the additional traffic generated by a development of this scale.

#### Unsustainable Location

The site is located outside the main urban area and future residents would be heavily reliant on private cars for access to employment, schools, healthcare and day-to-day services. The proposal therefore risks encouraging unsustainable travel patterns contrary to the principles of sustainable development.

#### Impact on Rural Character and Landscape

The site forms part of the open countryside on the approach to Balderstone and contributes to the rural setting of the area. The construction of up to 85 dwellings would represent a significant urbanising intrusion into the landscape and would erode the character of the countryside along the A59 corridor.

The scale of the proposal is out of keeping with the existing pattern of development and would materially alter the appearance and character of the locality.

#### Pressure on Local Infrastructure and Services

The application does not adequately demonstrate how local infrastructure would cope with the demands created by a development of this size. Additional pressure would be placed on local roads, schools, healthcare facilities and other community services.

Without clear evidence that sufficient infrastructure capacity exists, the proposal risks creating adverse impacts on existing residents and local services.

#### Drainage and Flood Risk

Given the extent of hard surfacing and built development proposed, there are concerns regarding surface water management and the potential for increased runoff affecting surrounding land and highways. The application should demonstrate beyond doubt that drainage arrangements will not increase flood risk either on-site or elsewhere.

#### Ecological Impact

The application site is currently undeveloped land and may provide habitat for protected species and local wildlife. Any loss of habitat, trees, hedgerows or ecological corridors should be carefully assessed, and I am not convinced that the submitted information fully addresses the long-term ecological consequences of the development.

For the reasons set out above, I believe the proposal would result in unacceptable impacts on highway safety, the rural character of the area, sustainability, local infrastructure, drainage and ecology. I therefore respectfully request that Ribble Valley Borough Council refuses planning application 3/2026/0078.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 30 May 2026 08:26  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-842438128

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

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

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

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

My objection is based on the following material planning considerations:

#### Highway Safety and Traffic Impact

The proposed development would introduce a substantial increase in vehicle movements onto the A59 Longsight Road. This is already a heavily trafficked route and serves as a strategic connection between Blackburn, Clitheroe and surrounding settlements. Additional traffic generated by up to 85 dwellings would increase congestion, create difficulties for vehicles entering and leaving the site, and raise concerns regarding road safety for motorists, pedestrians and cyclists.

Previous proposals relating to land at Causeway Farm have attracted detailed highway concerns and required significant mitigation measures. I am not satisfied that the current proposal demonstrates that the local road network can safely accommodate the additional traffic generated by a development of this scale.

#### Unsustainable Location

The site is located outside the main urban area and future residents would be heavily reliant on private cars for access to employment, schools, healthcare and day-to-day services. The proposal therefore risks encouraging unsustainable travel patterns contrary to the principles of sustainable development.

#### Impact on Rural Character and Landscape

The site forms part of the open countryside on the approach to Balderstone and contributes to the rural setting of the area. The construction of up to 85 dwellings would represent a significant urbanising intrusion into the landscape and would erode the character of the countryside along the A59 corridor.

The scale of the proposal is out of keeping with the existing pattern of development and would materially alter the appearance and character of the locality.

#### Pressure on Local Infrastructure and Services

The application does not adequately demonstrate how local infrastructure would cope with the demands created by a development of this size. Additional pressure would be placed on local roads, schools, healthcare facilities and other community services.

Without clear evidence that sufficient infrastructure capacity exists, the proposal risks creating adverse impacts on existing residents and local services.

#### Drainage and Flood Risk

Given the extent of hard surfacing and built development proposed, there are concerns regarding surface water management and the potential for increased runoff affecting surrounding land and highways. The application should demonstrate beyond doubt that drainage arrangements will not increase flood risk either on-site or elsewhere.

#### Ecological Impact

The application site is currently undeveloped land and may provide habitat for protected species and local wildlife. Any loss of habitat, trees, hedgerows or ecological corridors should be carefully assessed, and I am not convinced that the submitted information fully addresses the long-term ecological consequences of the development.

For the reasons set out above, I believe the proposal would result in unacceptable impacts on highway safety, the rural character of the area, sustainability, local infrastructure, drainage and ecology. I therefore respectfully request that Ribble Valley Borough Council refuses planning application 3/2026/0078.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 30 May 2026 11:53  
**To:** Planning  
**Subject:** Planning Application Comments - /38169 FS-Case-842476023

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** /38169

**Address of Development:** Causeway Farm  
Longsight road

**Comments:** I object to this application. This proposal encroaches on too much green belt land when there are plenty of brown sites available elsewhere. The A59 is a very dangerous road with numerous accidents over the years. It simply can't take the extra slow entering traffic. The local schools and all infrastructure isn't capable of the added number of people this estate would bring to the area.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 30 May 2026 11:53  
**To:** Planning  
**Subject:** Planning Application Comments - 03/2026/0078 FS-Case-842475777

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

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

**Address of Development:** Causeway Farm

**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.

01 JUN 2026

Your ref:

Planning Application No: 3/2026/0078

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

Dear Sir or Madam,

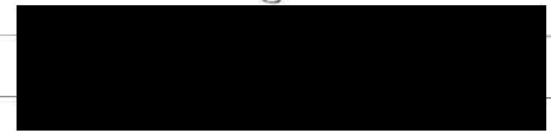
I would like to object strongly to the above named planning application. There are several reasons for this which I would like to itemise below.

- Land is designated 'Open Countryside'
- Not a brownfield site with loss of wildlife habitat
- Pressure on local services and amenities which are already stretched
- Significant Flood risks

- large housing development in progress on Branch Road which means there will not be identified local need
- more traffic congestion leading to disrepair of already damaged roads.

Consequently I would like to put in my objection as this development is completely unnecessary and unwarranted.

Yours faithfully,

A solid black rectangular box redacting the signature of the sender.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 01 June 2026 15:09  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-843039031

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

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

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

**Comments:** \* This development should be on a Brownfield Site, not green countryside.

- \* There is a known flood risk in this area which would affect the existing houses on The Willows
- \* There has, to the local resident's knowledge, been no identification of a housing need in the area.
- \* There will be a massive affect on local wildlife with loss of habitat.
- \* There is already pressure of local amenities, i.e primary schools, doctor's surgery, and this development will add to this.
- \* Mellor is already being used a "rat run" by drivers cutting through and this development will add to that.
- \* We, the local residents, feel this development will be the start of a slippery slope and will only lead to future developments which will impact even more than this one.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 01 June 2026 17:55  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-843121712

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

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

**Address of Development:** Causeway farm Longsight rd BB2 7HZ

**Comments:** There are enough houses being built in this area! There is not enough schools, doctors etc in the area as is!

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 01 June 2026 19:16  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-843146668

[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 loss of aesthetics of the village, countryside or productive farmland.

Traffic and highway safety – increased traffic

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.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 01 June 2026 20:40  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-843169938

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

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

**Address of Development:** Land at causeway farm  
Lonsight road  
Balderstone  
BB2 7HZ

**Comments:** Hi - I am writing to object against the building development. In December an elderly neighbour of mine was struck on the A59 and as a result sadly passed away not long after. A residential building development will worsen the already hectic traffic on the A59. Endearing the lives of us who live just off it, it would be reckless and inconsiderate to allow this and endanger mine and others lives. Further, the infrastructure is not in place to entertain the idea of this proposed development. Primary schools in the local area are already over booked and this residential development will worsen it. Further, the additional traffic will also pollute the nearby area and thus damaging the wildlife and environment. I strongly object.

Yours sincerely,  
[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 02 June 2026 08:26  
**To:** Planning  
**Subject:** Planning application No 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.

Good morning Kathryn,

I am emailing you in regards to the planning application No 3/2026/0078 for the build of 85 houses on the land opposite Causeway Farm. I live [REDACTED]. I lived in the village for 6 years to bring my children up in rural area .I object to this application as there will be no green space for wildlife ,the local schools are going to be over subscribed. The roads are going to get worse in fact the roads with the volume of traffic they are terrible in Mellor especially on Church Lane . I have never known the roads to be like this. There is no need for more houses and there is no housing crisis as this is will increase more risks to flooding.

yours sincerely

[REDACTED]

[Yahoo Mail: Search, organise, conquer](#)

[REDACTED]

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**From:** Planning Policy  
**Sent:** 02 June 2026 09:18  
**To:** Planning  
**Cc:** [REDACTED]  
**Subject:** FW: Objection to planning proposal 3/2026/0078 at Causeway Farm BB2 7HZ

Good morning

We have received a resident objection, that has been sent to the Planning Policy inbox in error. I am forwarding the objection to the planning inbox and have copied the objector into the email.

Regards

[REDACTED]  
**Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA**

W: [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

Working Pattern (Monday to Thursday -inclusive)



Ribble Valley  
Borough Council

[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

[REDACTED]  
**Sent:** 02 June 2026 08:53

**To:** Planning Policy <Planning.Policy@ribblevalley.gov.uk>

**Subject:** Objection to planning proposal 3/2026/0078 at Causeway Farm 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.

I am objecting to the above as a resident of Mellor and a person who regularly uses the A59 at Mellor Brook and it's immediate area.

\* There is currently building of a housing development off Branch Road already, which is going to put pressure on all local facilities ie schools, doctors etc

\* RVBC policy is to prefer brownfield sites, which this again is not.

\* Public transport is limited in this area so cars will predominate. Higher Commons Lane is not wide enough to accommodate this extra traffic if Balderstone School has to absorb it.

[REDACTED]

Sent via BT Email App

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 02 June 2026 10:02  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-843296695

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

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

**Address of Development:** Mellor fields

**Comments:**

I am writing to submit my strong objection to planning application 3/2026/0078, which proposes residential development on land designated as open countryside within the Ribble Valley. My objections are based on material planning grounds, as set out below.

1. Conflict with the Ribble Valley Core Strategy

The proposed development is located outside the defined settlement boundary and is designated as open countryside. It conflicts with several key policies in the Ribble Valley Core Strategy, including:

- Core Strategy Policy DMG2 — which restricts development in the open countryside to specific, limited exceptions
- Core Strategy Policy DMH3 — which sets strict criteria for new dwellings in the countryside
- Core Strategy Policy EN2 — which protects landscape character and the intrinsic beauty of the countryside

The proposal is therefore contrary to the adopted development plan and should be refused.

2. Harm to Landscape Character and Rural Setting

The Ribble Valley is nationally recognised for its high-quality landscapes. The application site forms part of an open rural setting that contributes to the character of the area. The development would result in:

Loss of openness and rural character

Urbanisation of a countryside location

Visual intrusion from housing, lighting, and associated infrastructure

There are many public footpaths enjoyed by local people and beyond who visit to take in the stunning views of the Ribble Valley. A development of this nature will interrupt these views, as well as spoil the rural and tranquil setting of the village.

This is inconsistent with landscape protection policies and would cause irreversible harm.

### 3. Loss of Biodiversity and Habitat

The site supports many important species of wildlife typical of open countryside, including deer, foxes, badgers, bats and even video evidence of an otter captured within the Mellor Village boundary last year. Furthermore, the site is home to many species of birds including Barn Owls, Tawny Owls, Kestrel, Sparrow Hawks, Heron, Buzzard and Nightjars to name just a few. Ponds also harbour many amphibian species, such as the Great Crested Newt.

The ecological importance of this area must be considered.

Development would lead to:

Loss of natural habitat

Fragmentation of wildlife corridors

Disturbance to protected or priority species

The application does not demonstrate meaningful biodiversity net gain, contrary to the NPPF and biodiversity policy requirements.

### 4. Pressure on Local Infrastructure

Local infrastructure in the Ribble Valley is already under strain. In particular:

Roads: The planning statement's claim that residents will mainly use public transport is absolutely ludicrous. The proposal will naturally increase the number of vehicles on local roads, which already experience significant congestion and safety concerns.

Traffic on the A59 is already at a standstill during peak morning and afternoon periods. There have been a number of serious traffic collisions at the junction of Osbaldeston Lane and Abbot Brow, and this section of road is particularly dangerous as it provides access to St Mary's, Osbaldeston RC

Primary School.

Access to services in Mellor require walking up a steep hill. Residents will likely use cars to access these services. Many local routes are narrow, rural, and unsuitable for increased traffic. Mellor village already struggles to cope with traffic using the village as a cut through at all hours of the day and night, and traffic not adhering to the speed limits. On-road residential parking also restricts flow of traffic in and out of the village.

Increased traffic from the new development will only continue to exacerbate these issues.

Schools and healthcare: Mellor and the surrounding area is serviced by two local village primary schools. They do not have the capacity to accommodate a significant increase in the number of children needing school places, particularly with the new housing developments in Mellor Brook. Our tiny medical practice housed in one half of the library is already under pressure and inadequate for the number of people who access this service. Mellor has a high proportion of elderly people housed in the village who need to access this service as travelling out of the village is impracticable. In short, local services are already at or near capacity.

Drainage: Mellor Brook lies within an area affected by high-risk surface water issues, and further development risks exacerbating flood concerns.

The proposal does not provide adequate mitigation or demonstrate that the development can be sustainably supported.

## 5. No Demonstrable Local Need

The Ribble Valley Core Strategy identifies sufficient allocated sites to meet housing requirements. 121 new houses are currently being built on Myerscough Smithy Road in Mellor Brook, with the addition of five 3-bedroom family homes on the former Pack House Garage site on Mellor Brow. In nearby Langho, 9 new homes are being built at the Petre Garage site and 42 at Northcote Park. Existing infrastructure and roads are already affected by growth in the area and this application should not be considered in isolation. There is no evidence that development in this countryside location is necessary or appropriate, particularly when more sustainable or brownfield sites exist.

## Conclusion

For the reasons outlined above, the proposed development is contrary to the Ribble Valley Core Strategy, incompatible with national planning policy, and would cause significant and lasting harm to the countryside. I therefore respectfully request that Ribble Valley Borough Council refuse planning application 3/2026/0078.