

[REDACTED]
[REDACTED]
[REDACTED]

3 June 2026

Planning Department
Ribble Valley Borough Council

Planning Application No: 3/2026/0078
Location: Land at Causeway Farm, Longsight Road, Balderstone, BB2 7HZ

Dear Sir or Madam,

FORMAL OBJECTION — Planning Application No: 3/2026/0078

I write in respect of the above planning application, which relates to a proposal to build 85 houses on the land opposite Causeway Farm, Longsight Road, Balderstone. I note that this is the same plot on which a commercial and industrial estate was proposed and rejected on two occasions in 2024.

I object in the strongest possible terms to this application. My grounds of objection are set out in full below.

Traffic and Road Safety

The increase in traffic arising from this development — both during the construction phase and subsequently from resident vehicles — would pose a significant risk to road users and pedestrians. The road in question is currently subject to a 50mph speed limit and is a fast, busy road. The additional volume of traffic generated by 85 dwellings would be wholly unsuitable for the existing road infrastructure in this area.

Severely Overstretched Local Infrastructure

The infrastructure serving our local area is already wholly inadequate for the existing population. Specifically:

- There are no NHS dentists accepting new patients.
- Waiting times for GP appointments are unreasonably long. There are no local GPs; Blackburn is the closest.
- Local shops are almost non-existent.
- Roads are either in a poor state of repair, too narrow due to parked vehicles, or used as thoroughfares by motorists driving significantly in excess of the speed limit.
- Water supply is regularly disrupted; many residents now keep stocks of bottled water due to the frequency of outages.
- The electricity supply is frequently interrupted.

This application also follows the recent commencement of construction of 120 houses in the Myerscough Smithy and Branch Road area. That development alone will place an already unsustainable burden on local services; the addition of a further 85 dwellings would be untenable.

Planning Policy Considerations

I also draw your attention to the following material planning policy considerations, each of which weighs strongly against approval:

- The proposal is on land designated as 'Open Countryside'. Ribble Valley Borough Council policy permits development on such land only where significant exception criteria are met. No such criteria are satisfied here.
- The land lies outside any defined settlement boundary.
- RVBC policy gives preference to brownfield sites. This site is not brownfield land.
- The RVBC Core Strategy directs major housing developments towards Clitheroe, Whalley and Longridge. Balderstone is not identified as a major growth location.
- There is a known flood risk affecting part of the proposed development.
- There is no housing crisis in the Ribble Valley of the nature that could justify this development. The Mellor Brook and Balderstone area will in any event be significantly over-supplied with housing once the Branch Road development is complete.
- For development of this scale to be justified, there must be an identified local housing need. No such need has been demonstrated for the Mellor Brook and Balderstone area.
- The development would result in a significant loss of wildlife habitat and adversely affect local biodiversity.
- The applicant's suggestion that residents will predominantly use public transport is wholly unrealistic. Public transport provision in this area is inadequate, and vehicle use will inevitably predominate, further exacerbating the traffic concerns outlined above. Currently busses travel hourly between Preston and Blackburn (if lucky) and we are not on a route to access anywhere else. Traffic congestion on the A59 is a major issue as it is.

For all of the reasons set out above, I urge the planning authority to reject this application. I object in the strongest possible terms.

Yours faithfully,

[REDACTED]
[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 05 June 2026 18:09
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-844652493

[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 have lived in Mellor for many years mainly because I appreciate the countryside and wild life on the doorstep, love the quiet , country lanes , sense of community and original houses that the village has to offer. This is now being eroded. Why - because of greedy developers wanting to make money from unnecessary ugly new housing developments.
Go elsewhere you are not welcome here.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 05 June 2026 18:14
To: Planning
Subject: Planning Application Comments - Application 3/2026/0078 FS-Case-844655049

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

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

Address of Development: A59, Longsight Toad
Causeway Farm

Comments: To whomever it may concern

I wish to object to the above proposal that 85 residential units are to be built.

I have been a resident of Mellor for [REDACTED] years, in this short space of time the traffic passing through this narrow space of road has escalated markedly. I fear that an additional housing estate at the bottom would add this considerably. It is used as a cut through and the stretch of road specifically [REDACTED] is very narrow. [REDACTED] already by a vehicle passing through. There is no pavement on this stretch of road, some people drive at speed and do not give way, this causes confrontation at times.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 05 June 2026 19:10
To: Planning
Subject: Planning Application Comments - Application 3/2026/0078 FS-Case-844656843

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

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

Address of Development: Longsight Road, A59
Causeway farm

Comments: To whomever it may concern

I would like to raise an objection to the proposal of 85 homes being built off longsight road.

My main concerns are that of the already escalating volume of traffic and noise, my fear of the impact on wildlife and my worries that what is a rural area is to become overcrowded with no green space.

I have lived in Mellor for [REDACTED] years, and the level of traffic has escalated markedly in this time. The stretch of road [REDACTED] narrow with no pavements. It is already used as a cut through and gets extremely busy and noisy in rush hours. Additional housing at the bottom of the hill would undoubtedly add to this. Additionally, I am concerned for the safety of pedestrians. Not all stretches of this road have pavements, with the volume of traffic passing through, and some exceeding the 30 mph speed limit, there very real potential of someone being hurt or killed.

I am extremely concerned about the impact on wildlife. Often I see deer, rabbits, badgers, various birds on and around this area. Surely we have a duty to protect these. There appears to be several new housing estates and developments throughout ribble valley, including one off branch road which will already impact the volume of traffic and undoubtedly endanger local wildlife.

Is another one really necessary?

Mellor is such a beautiful place to live, we feel very privileged to be here. It would be heartbreaking to see this ruined and the amount of wildlife reduced or diminished.

Please, please consider this when reviewing this application.

Kind regards

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 05 June 2026 20:02
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-844672380

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Causeway Farm
Longsight Road
Osbaldeston

Comments: The area proposed for development is in open countryside outside any of the settlement boundaries of the nearby villages of Mellor Brook, Osbaldeston and Mellor. I understand building in such an area is only considered in exceptional circumstances. This proposal makes no such case.

A development of this size would be totally out of place and would be an incongruent, isolated housing estate with no relationship to the villages mentioned above. There would be huge amenity loss, with impoverished access along the footpaths which are greatly appreciated by locals and walkers from other areas. I regularly walk through this field and onwards to Mellor or Mellor Brow, to lose this land to housing would be an abomination.

Environmental degradation is highly likely. Indicators of a well balanced ecosystem are evident. There is a wide number of bird species in this area, including evidence of small and large mammals, and amphibians. Again, as in so many places, this would be permanent habitat destruction. No wonder we continue to see plummeting wildlife populations.

Access would only be off the A59. This road is now so busy that pedestrian and cycling usage is at least, unpleasant and at worst, dangerous. It is already impossible to cross. More housing will compound this and surely the location would just encourage more car usage, making the whole proposal unsustainable.

A large housing estate of well over 100 houses is underway in Mellor Brook, just around the corner, so surely this in itself is enough of a contribution from our community to local housing need.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 05 June 2026 22:08
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-844686177

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Grid Ref: 364463 43559
Land at Causeway Farm Longsight Road Balderstone BB2 7HZ

Comments: I have lived in the village of Mellor for [REDACTED].
During this time the village has retained its identity as a scenic and friendly community. The surrounding green spaces are home to a variety of wildlife from deer, to foxes, to hedgehogs and a multitude of insects and birds. Without the green area these animals would lose their habitat and vanish from this space. Once a green space is gone, it's gone and all that depended on it.

The village itself does not need any additional traffic. I live on what is now a very busy Mellor Lane with nearly consistent daytime traffic. The infrastructure is not there for additional land developing. When there are heavy downpours, the roadways often times cannot accommodate the quick/y flowing water through the village and down the roads.

I have found great relaxation living in this village. There are many public footpaths I have explored over the years. I find these mental escapes crucial to my state of mind, especially after a trying day or an emotional situation such as the [REDACTED]. To have a quiet and emotionally soothing place such as this threatened by any building must be objected to.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 06 June 2026 18:18
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-844813401

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Land at Causewell Farm, BB2 7HZ

Comments: I am very concerned to hear that yet more houses are to be built around Mellor and I strongly object to the application. I have lived in Mellor for over [REDACTED] years and until recently it was a nice quiet safe place to be. But ever since the big estates were built on Ramsgreave Drive I have seen an increase in traffic coming up to the Mellor shops and school. I am already worried about the 150 new houses being built on Branch Road because they are bound to use Mellor shops, school and surgery and also use Mellor as a cut through to Ramsgreave. The thought of yet more houses on Causewell Farm is the last straw, Mellor cannot take any more traffic. The roads are dangerous as it is with many having no pavements and clogged with parked cars. It is not safe for children to cycle any more or the disabled and mothers with prams to get around easily. Not to mention the added noise and pollution. The impact on residents of Mellor should be taken into account, especially as outside Councils have given us no consideration at all.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 06 June 2026 22:14
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-844835095

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

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

Comments: Dear Sir/Madam,

I wish to formally object to Planning Application 3/2026/0078 for the proposed development of up to 85 dwellings on land at Causeway Farm, Longsight Road, Balderstone. My objection is based upon the following planning grounds.

1. Previous Planning Refusals and Lack of Material Change

The application site has a significant planning history. Previous proposals for development on this land under applications 3/2023/1408 and 3/2024/0771 were refused by Ribble Valley Borough Council.

Whilst the nature of the proposed development may have changed, the fundamental planning constraints affecting the site remain substantially the same. The site remains open countryside, outside any defined settlement boundary, and continues to perform an important role in maintaining the rural character and landscape setting of the area.

There appears to have been no material change in circumstances sufficient to justify a different planning outcome. The Local Planning Authority should therefore give substantial weight to its previous decisions and ensure consistency in the application of planning policy.

2. Unsustainable Development in Open Countryside

The application site lies within open countryside and outside the principal settlement areas identified for growth within the Ribble Valley Core Strategy.

The Core Strategy directs major development towards locations where infrastructure, services and facilities are available and capable of accommodating growth. This proposal represents a substantial urban extension into a rural area that is not identified as a strategic growth location.

The development would result in the permanent loss of greenfield land and would fundamentally alter the rural character of the area.

Approving this application would undermine the purpose of countryside protection policies and could create a precedent for further encroachment into surrounding open land.

3. Harm to Village Character and Landscape

The field forms an important part of the visual setting of Balderstone and Mellor Brook and provides a

valuable transition between existing development and the surrounding countryside.

Residents and visitors currently experience open views across the site which contribute significantly to the area's rural identity and attractiveness.

The construction of up to 85 dwellings would urbanise a currently open landscape, resulting in a substantial loss of openness and causing irreversible harm to the character and appearance of the locality.

The development would diminish the qualities that make the village an attractive place to live and would erode the distinction between settlement and countryside.

4. Highway Safety and Traffic Impact

The local road network is already under considerable pressure.

Longsight Road (A59), Branch Road, Commons Lane and surrounding routes regularly experience congestion, particularly during peak periods. Traffic levels have increased significantly in recent years and further growth is already committed through nearby approved developments.

The application fails to adequately consider the cumulative impact of:

- Existing traffic levels.
- The ongoing development at Branch Road.
- Other approved and emerging developments within the area.
- Increased school-related traffic movements.
- Additional traffic generated by industrial and employment growth nearby.

The proposal's assumptions regarding sustainable travel and public transport use appear unrealistic. The site is heavily car-dependent due to the rural location, limited bus services, steep gradients, and poor pedestrian connectivity.

Consequently, the vast majority of journeys are likely to be undertaken by private car, resulting in increased congestion, additional pressure on local junctions, and heightened highway safety concerns.

Particular concern exists regarding pedestrian safety for schoolchildren, parents, elderly residents and those attempting to access local facilities.

5. Flood Risk and Surface Water Drainage

There are longstanding concerns regarding flooding and surface water management within the surrounding area.

Local residents have previously experienced flooding and have raised concerns regarding the capacity of existing drainage infrastructure to accommodate additional runoff.

The application proposes the development of a currently permeable greenfield site. Replacing open land with roads, driveways, roofs and other hard surfaces inevitably increases surface water runoff.

Given existing concerns regarding flooding in the locality, the application has not demonstrated beyond doubt that the development would not worsen flood risk for neighbouring properties and downstream communities.

A precautionary approach should therefore be adopted.

6. Biodiversity and Wildlife Impacts

The site and surrounding area support a diverse range of wildlife and form part of an important ecological network.

Evidence has been provided by local residents identifying:

- Regular bat activity within and around the site.
- Great crested newts associated with ponds in the area.
- Deer frequently using the field and surrounding habitats.
- Foxes and badgers within nearby wildlife corridors.
- Barn owls, tawny owls, little owls, kestrels, buzzards and sparrowhawks recorded within the locality.

- Ground nesting birds and small mammals which support local predator species.

The site also adjoins woodland habitat and contributes to a wider wildlife corridor linking surrounding ecological features.

Development would inevitably result in habitat loss, habitat fragmentation, increased disturbance, artificial lighting impacts, noise impacts and reduced ecological connectivity.

Particular care should be taken where protected species such as bats and great crested newts may be present.

The National Planning Policy Framework places significant emphasis on conserving and enhancing biodiversity and protecting ecological networks. The environmental value of this site appears to have been underestimated.

7. Pressure on Local Infrastructure and Services

Local infrastructure is already experiencing increasing pressure.

An additional development of up to 85 dwellings would place further demand upon:

- Local schools.
- GP and healthcare services.
- Shops and community facilities.
- Local roads and transport infrastructure.
- Drainage and utility networks.

The application has not adequately demonstrated how these services will accommodate the additional demand generated by the development.

8. Cumulative Impact of Development

The application should not be considered in isolation.

Significant housing growth is already taking place in the wider Mellor Brook area. When assessed cumulatively alongside existing commitments, the proposal would contribute to a level of growth that risks overwhelming local infrastructure, increasing traffic congestion, reducing environmental quality and fundamentally changing the character of the locality.

The cumulative effects of multiple developments appear to have been insufficiently assessed.

Conclusion

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

The proposal represents unsustainable development within open countryside, conflicts with the established planning history of the site, would harm the character and appearance of the area, increase traffic and highway safety concerns, threaten biodiversity, place additional pressure on local infrastructure and create unacceptable environmental impacts.

I respectfully ask that full weight be given to these concerns, together with the previous refusals associated with this site, when determining the application.

Yours faithfully,



[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 06 June 2026 22:18
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-844835493

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

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

Comments: Dear Sir/Madam,

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

My objection is based upon the following planning grounds.

1. Previous Planning Refusals and Lack of Material Change

The application site has a significant planning history. Previous proposals for development on this land under applications 3/2023/1408 and 3/2024/0771 were refused by Ribble Valley Borough Council.

Whilst the nature of the proposed development may have changed, the fundamental planning constraints affecting the site remain substantially the same. The site remains open countryside, outside any defined settlement boundary, and continues to perform an important role in maintaining the rural character and landscape setting of the area.

There appears to have been no material change in circumstances sufficient to justify a different planning outcome. The Local Planning Authority should therefore give substantial weight to its previous decisions and ensure consistency in the application of planning policy.

2. Unsustainable Development in Open Countryside

The application site lies within open countryside and outside the principal settlement areas identified for growth within the Ribble Valley Core Strategy.

The Core Strategy directs major development towards locations where infrastructure, services and facilities are available and capable of accommodating growth. This proposal represents a substantial urban extension into a rural area that is not identified as a strategic growth location.

The development would result in the permanent loss of greenfield land and would fundamentally alter the rural character of the area.

Approving this application would undermine the purpose of countryside protection policies and could create a precedent for further encroachment into surrounding open land.

3. Harm to Village Character and Landscape

The field forms an important part of the visual setting of Balderstone and Mellor Brook and provides a valuable transition between existing development and the surrounding countryside.

Residents and visitors currently experience open views across the site which contribute significantly to the area's rural identity and attractiveness.

The construction of up to 85 dwellings would urbanise a currently open landscape, resulting in a substantial loss of openness and causing irreversible harm to the character and appearance of the locality.

The development would diminish the qualities that make the village an attractive place to live and would erode the distinction between settlement and countryside.

4. Highway Safety and Traffic Impact

The local road network is already under considerable pressure.

Longsight Road (A59), Branch Road, Commons Lane and surrounding routes regularly experience congestion, particularly during peak periods. Traffic levels have increased significantly in recent years and further growth is already committed through nearby approved developments.

The application fails to adequately consider the cumulative impact of:

- Existing traffic levels.
- The ongoing development at Branch Road.
- Other approved and emerging developments within the area.
- Increased school-related traffic movements.
- Additional traffic generated by industrial and employment growth nearby.

The proposal's assumptions regarding sustainable travel and public transport use appear unrealistic. The site is heavily car-dependent due to the rural location, limited bus services, steep gradients, and poor pedestrian connectivity.

Consequently, the vast majority of journeys are likely to be undertaken by private car, resulting in increased congestion, additional pressure on local junctions, and heightened highway safety concerns.

Particular concern exists regarding pedestrian safety for schoolchildren, parents, elderly residents and those attempting to access local facilities.

5. Flood Risk and Surface Water Drainage

There are longstanding concerns regarding flooding and surface water management within the surrounding area.

Local residents have previously experienced flooding and have raised concerns regarding the capacity of existing drainage infrastructure to accommodate additional runoff.

The application proposes the development of a currently permeable greenfield site. Replacing open land with roads, driveways, roofs and other hard surfaces inevitably increases surface water runoff. Given existing concerns regarding flooding in the locality, the application has not demonstrated beyond doubt that the development would not worsen flood risk for neighbouring properties and downstream communities.

A precautionary approach should therefore be adopted.

6. Biodiversity and Wildlife Impacts

The site and surrounding area support a diverse range of wildlife and form part of an important ecological network.

Evidence has been provided by local residents identifying:

- Regular bat activity within and around the site.
- Great crested newts associated with ponds in the area.
- Deer frequently using the field and surrounding habitats.
- Foxes and badgers within nearby wildlife corridors.
- Barn owls, tawny owls, little owls, kestrels, buzzards and sparrowhawks recorded within the

locality.

- Ground nesting birds and small mammals which support local predator species.

The site also adjoins woodland habitat and contributes to a wider wildlife corridor linking surrounding ecological features.

Development would inevitably result in habitat loss, habitat fragmentation, increased disturbance, artificial lighting impacts, noise impacts and reduced ecological connectivity.

Particular care should be taken where protected species such as bats and great crested newts may be present.

The National Planning Policy Framework places significant emphasis on conserving and enhancing biodiversity and protecting ecological networks. The environmental value of this site appears to have been underestimated.

7. Pressure on Local Infrastructure and Services

Local infrastructure is already experiencing increasing pressure.

An additional development of up to 85 dwellings would place further demand upon:

- Local schools.
- GP and healthcare services.
- Shops and community facilities.
- Local roads and transport infrastructure.
- Drainage and utility networks.

The application has not adequately demonstrated how these services will accommodate the additional demand generated by the development.

8. Cumulative Impact of Development

The application should not be considered in isolation.

Significant housing growth is already taking place in the wider Mellor Brook area. When assessed cumulatively alongside existing commitments, the proposal would contribute to a level of growth that risks overwhelming local infrastructure, increasing traffic congestion, reducing environmental quality and fundamentally changing the character of the locality.

The cumulative effects of multiple developments appear to have been insufficiently assessed.

Conclusion

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

The proposal represents unsustainable development within open countryside, conflicts with the established planning history of the site, would harm the character and appearance of the area, increase traffic and highway safety concerns, threaten biodiversity, place additional pressure on local infrastructure and create unacceptable environmental impacts.

I respectfully ask that full weight be given to these concerns, together with the previous refusals associated with this site, when determining the application.

Yours faithfully,

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 07 June 2026 12:36
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-844900142

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

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

Comments: My property [REDACTED] soon after construction. My main concern about this proposed development is that the increased rate of run-off caused by a change from agricultural to hard surface has a potential to cause flooding again.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 07 June 2026 17:41
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-844953063

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

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

Comments: About 2000 my property [REDACTED] soon after the property was built from the water course which will take the surface water from this proposed development. My concern is that the rate of run off will be greatly increased by the change from agricultural to mainly hard paved areas thus increasing the possibility of future flooding.

[REDACTED]

From: [REDACTED]
Sent: 07 June 2026 15:18
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.

To Ribble Valley Planning department.

Regarding the following planning application for 85 houses.

Planning Application No: 3/2026/0078

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

I object to this application for the following reasons.

- 1, Two previous development applications for this land have been refused.
- 2, There is already a large new house building development recently started and in progress in Mellor Brook less than 500 metres away from this proposed "Causeway farm development" and there is another more suitable plot to build on being the derelict Windmill pub site, so any extra houses in this rural village green field location are not needed.
- 3, There is an additional smaller scale new housing development already in progress less than 400 metres from this development in front of Victoria Terrace.
- 4, This proposed development will spoil the rural aspect and open views of the hillside leading up to Mellor village.
- 5, This development will destroy valuable green space and wildlife habitat, the field is used by foxes, Roe deer, Hares, Rabbits, Barn Owls, Tawny Owls and other wildlife.
- 6, The field provides leisure facilities for local village residents walking as it is crossed by public footpaths.
- 7, Any proposed development on the fields will pollute the stream which runs along the whole length of the site.
- 8, The two ancient field ponds on the site will no longer be suitable for use by any amphibians due to the traffic, pet cats and any residents disturbing them.
- 9, The site is surrounded by old hedgerows which provide cover for wildlife.
- 10, The entrance to the site onto the A59 is dangerous with the increased volume of traffic and the speed at which vehicles pass this point.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 07 June 2026 17:15
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-844948324

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

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

Comments: • The land is designated as '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.
- There is no housing crisis in the Ribble Valley. Mellor Brook will be 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 e.g. schools, shops, doctor's surgery etc.
- No suitable access exists. Abbott Brow Road is a narrow, semi-rural lane that already gets heavily congested during rush hours and has seen significant road traffic accidents. No public transportation stops exist on abbot brow and there is little or no street lighting.

It is claimed that the residents will mainly use public transport. Clearly the applicant does not live in locally, as usual, cars would predominate. Additionally for public transportation pedestrians would be forced to cross the A59 road which has no crossings or lights. Undoubtably this would lead to injury or death to pedestrians. If suitable crossings points were added the already overloaded road would be gridlocked creating further hazards to road safety.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 07 June 2026 19:20
To: Planning
Subject: Planning Application Comments - Application 3/2026/0078 FS-Case-844975718

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

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

Address of Development: Causeway Farm
Longsight road
Mellor

Comments: We vehemently object to the proposed development of 85 deeply unnecessary houses at Causeway Farm, Longsight Road.

The applicant claims most of the buyers of these proposed houses would use public transport. This is a laughable lie and obviously a very clear distortion of the truth to avoid the subject of traffic congestion. The A59 is already regularly congested, even without the large-scale development already taking place within half a mile, well in excess of 100 houses on green belt land, as well as the additional housing currently being developed at the bottom of Mellor Brow, Osbaldeston. On the subject of green belt land, RVBC established policy is to develop brown field sites and to act against said policy twice within almost the same postcode area would be a shocking dereliction of the council's duty to its residents and the environment it is tasked with protecting.

In addition, local schools, doctors' surgeries and hospitals are already operating at close to breaking point and have no room, no budget and no chance of dealing with an influx of hundreds more new locals. In fact, there is no identified local need for more houses: quite the opposite has been proven by developments close by still having homes unsold.

Essentially, the development is proposed by someone who has attempted this several times before; someone who has no interest in the area and merely wishes to profit from land they were gifted, with thoughts only of lining their own pockets and none at all for the local residents or the myriad wildlife whose habitats their profiteering would destroy. The land lies outside any settlement boundary and the area and would suffer irreversible ecological damage were this preposterous development to take place.

The view from the top of Mellor is beautiful greenery interspersed with small, established settlements, all the way to the Forest of Bowland to one and the coast to the other. It is quite clear, looking at this vista, why the borough regularly appears in national lists of beautiful places to live of which we are so proud. This unnecessary development will leave the valley branded by an

irreversible scar, that serves no purpose but to line the pockets of the developers whose home it is not.

[REDACTED]

From: [REDACTED]
Sent: 07 June 2026 21:48
To: Planning
Subject: Objection to planning application

⚠ 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 whom it may concern,

I wish to object to the following:

Planning application number: 3/2026/0078

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

I wish to object for the following reasons:

My main reason is the loss of habitat for wildlife. The UK, is one of the most nature depleted countries globally with Lancashire being one of the most depleted in the UK. **We must do our utmost to protect our wildlife and nature.**

Destroying habitat, trees and hedgerows will also decrease drainage thereby increasing the flood risk to the A59 from surface water (tarmacked driveways and new roads)

I fail to see how developing this greenfield site in an area where there is no housing crisis can be justified by RVBC when their preference is to prioritise brownfield sites.

There is no local need for extra housing as a new development is already underway off Branch Road in Mellor Brook.

Yours Sincerely, [REDACTED]

Resident at:

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 07 June 2026 21:53
To: Planning
Subject: Planning application

⚠ 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.

Re: Planning application no. 3/2026/0078

Location: land at causeway farm, Longsight Road, Balderstone, BB2 7HZ

I oppose the above planning due to the following:

- 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]

Sent from my iPhone

[REDACTED]

From: [REDACTED]
Sent: 07 June 2026 21:57
To: Planning
Subject: Fwd: Planning application

⚠ 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.

Re: Planning application no. 3/2026/0078

Location: land at causeway farm, Longsight Road, Balderstone, BB2 7HZ

I strongly oppose the above planning due to 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.
- Huge 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. I do not believe this will happen.

[REDACTED]

Sent from my iPhone

[REDACTED]

From: [REDACTED]
Sent: 08 June 2026 10:10
To: Planning
Subject: Planning Application No: 3/2026/0078 - 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.

Dear Kathryn Hughes

Planning Application No: 3/2026/0078 - Land at Causeway Farm, Longsight Road, Balderstone, BB2 7HZ

I wish to object to the planning application to build 85 houses on the land opposite Causeway Farm, Longsight Road, Balderstone, BB2 7HZ for the following reasons:

- It will add an extra and dangerous junction onto a main road.
- It will increase congestion on an already busy road.
- There are already many new houses being built in Mellor Brook, including off Branch Road.
- There is insufficient local infrastructure and services in this area to cope with these additional houses. Including doctor's surgery, drainage etc.
- The land is designated as 'Open Countryside'. It would be better to use brownfield sites before building on this land.

For these and other reasons I believe this planning application should be rejected.

[REDACTED]

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 08 June 2026 11:18
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-845143411

[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 the development of housing at the above sight.

Ribble Valley Borough Council
Planning Department
Church Walk
Clitheroe
BB7 2RA

08 JUN 2026



26th May 2026

Planning Application: 3/2026/0078

Grid Ref: 364463 431559

Proposal: Outline application for up to 85 no. residential units with access off A59

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

Dear Sir/Madam

With respect to the above, we both strongly object to this application.

Our reasons for objection are based on the following assessment:

- ◆ There is not an identified local need for these additional dwellings in the Balderstone, Mellor and Mellor Brook areas. These would be in addition 121 dwellings which have already been approved on the Land South of Myerscough Road/West of Branch Road Mellor Brook.
- ◆ Additional inhabitants would put an unacceptable pressure on the existing doctor's surgery which can already be defined as inadequate.
- ◆ The land in question and its immediate surroundings is a haven for wildlife not limited to Roe Deer and a variety of birds including a number of species of birds of prey.
- ◆ Additional dwellings are very likely to increase the potential flood risk in the Mellor Brook area.
- ◆ There appears to be a number of brownfield sites in the vicinity which must be developed before any greenfield sites.
- ◆ Depending on the demographic of future inhabitants this may introduce additional pressure on associated schooling.

Yours Faithfully



08 JUN 2026

4 June 2026

Dear Nicola,

3/2026/0078 Housing and access on Longsight Road opp. Causeway Farm, Osbaldeston.

This is an objection to the above planning application. The site is part of an area of open countryside which is not designated for development. Although it is near Mellor, it is not really connected or integrated. It is not part of a planned growth that has been through a Local Plan process. It is simply an ad hoc parcel of grassland. In the daytime its character is utterly dominated by the traffic on the busy A59 making it an unpleasant walk for any pedestrian. There is a limited 580 bus service along the A59 but normally residents on this site will effectively be forced to drive everywhere to connect with services and for many that will mean a right turn on to the A59 followed by a right turn up Abbots Brow at the crossroads. You should not be approving something which makes local roads less safe.

I walk past the site regularly and concur with those objections already submitted to you which highlight the wildlife value.

I am aware this is an outline application but the density sought and the indicative layout drawn show a poor dense suburban layout which would probably not meet wider planning criteria nor demonstrate that the applicant really does want to create a development which respects its rural context and integrates with the community.

There is no evidence of a housing need, indeed the emerging new estate of 120 houses west of Branch Road (over the invisible line into South Ribble) seems to have been permitted without demonstrable need!. But I see no merit whatsoever in this scheme which contributes nothing, but adversely impacts the character and appearance of the area at a major entrance to the Borough.

I note from the application form that the applicant says they have not sought advice from the Council on this submission. I hope this will allow you to now express your views and recommend refusal to your Committee.

Nicola Hopkins, Director of Planning & Economic Development,
Ribble Valley Borough Council, Church Walk, Clitheroe BB7 2RA

ftao Kathryn Hughes