

Nicola Gunn

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 May 2026 19:33
To: Planning
Subject: Planning Application Comments - 2/2006/0078 FS-Case-842547781

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 2/2006/0078

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

Comments: This development will cause increased social pressure. There are no local amenities. The tiny schools are already over subscribed. The busy A59 already has numerous crashes. The increased population will negatively contribute to an area that needs to be kept as it is. More importantly, nature and wildlife will suffer. We need green spaces. Not housing

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 May 2026 19:52
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-842549513

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

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

Comments: Please do not take away all of our green belt land. We love our village and it will not be the same without the beautiful country side we have now. We do not need any more houses. We need to look out for the wildlife we have. The village is busy enough without more cars.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 May 2026 20:03
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-842550941

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

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

Comments: Please do not take away all of our green belt land. We love our village and it will not be the same without the beautiful country side we have now. We do not need any more houses. We need to look out for the wildlife we have. The village is busy enough without more cars.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 May 2026 19:57
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-842549187

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: land at Causeway Farm Longsight Road Balderstone

Comments: Wholeheartedly disagree with this proposed development. This will set a precedent in the area with the effect on wildlife & natural surroundings irretrievable. The 'A' road is already at maximum capacity hence getting out of the village is either take a chance or be in for the long wait. Each dwelling on this new development (on the balance of probability) would be a two car household impacting further on traffic volumes & pollution. Protecting green spaces, wildlife & nature should be of paramount importance to our Local Authority, especially with a mental health crisis throughout the country, green spaces must remain unspoilt.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 May 2026 19:59
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-842550006

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Longsite Rd Bb2 7hz

Comments: For houses to be built in these numbers there has to be an identified local need which there is not in this area.

The land is subject to flooding.

This would put pressure on local services doctors, schools etc.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 May 2026 20:04
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-842551108

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

Formal Objection to Planning Application

I wish to submit a formal objection to the above planning application.

The proposed development would represent an unjustified and unsustainable expansion into greenfield countryside and would have a significant adverse impact on local infrastructure, highway capacity and the character of the area.

1. Development of Greenfield Land

Ribble Valley Borough Council has consistently promoted the principle of prioritising previously developed (brownfield) land before releasing greenfield sites for residential development. The application site forms part of the open countryside and contributes to the rural character and visual setting of the area. Approval of this proposal would result in the irreversible loss of greenfield land and would set an undesirable precedent for further encroachment into the countryside.

There is insufficient justification to demonstrate why this site should be developed ahead of available or potential brownfield opportunities within the borough.

2. Lack of Demonstrable Local Housing Need

The applicant has not adequately demonstrated a specific local need for housing on this site. Housing growth should be proportionate, sustainable and aligned with the needs of existing communities. In the absence of clear evidence of local demand, the loss of open countryside and the associated impacts of development cannot be justified.

The proposal appears to be driven by strategic housing numbers rather than addressing an identified local requirement within Balderstone and the surrounding area.

3. Pressure on Schools and Educational Facilities

Local schools already face increasing pressure on pupil numbers and available places. The development would introduce a substantial number of additional residents and families, placing further demand on primary and secondary school provision.

There is little evidence within the application that sufficient school capacity exists to accommodate the increase in population without adversely affecting educational provision for existing residents.

4. Pressure on Healthcare Services

Local GP surgeries, dental practices and other healthcare services are already operating under significant pressure. Residents frequently experience difficulties obtaining appointments and accessing routine healthcare services.

The development would generate additional demand for these services without any certainty that healthcare infrastructure will be expanded to meet the increased need. This would have a detrimental effect on the quality and accessibility of healthcare available to existing residents.

5. Highway Safety and Traffic Congestion

The local highway network is already experiencing increasing levels of traffic. Barker Lane and Branch Road have become increasingly busy due to commuter traffic travelling between Preston and Blackburn, particularly during morning and evening peak periods.

Additional vehicle movements generated by this development would inevitably worsen congestion, increase journey times and place further strain on junctions and local roads that are already heavily used.

There are also concerns regarding road safety for pedestrians, cyclists and other vulnerable road users. Increased traffic volumes on roads that were not designed to accommodate significant residential growth would create additional risks and reduce the quality of life for existing residents.

6. Unsustainable Location

The proposal would increase reliance on private car travel for employment, education, healthcare and shopping facilities. This is contrary to the principles of sustainable development and would contribute to increased traffic, emissions and environmental impacts.

Conclusion

The proposed development would result in the unnecessary loss of greenfield land, place unacceptable pressure on local schools and healthcare services, worsen existing traffic congestion on Barker Lane and Branch Road, and fail to demonstrate a clear local housing need.

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

Yours faithfully,

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 May 2026 20:09
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-842551035

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Causeway development

Comments:

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

My objection is based on the following material planning considerations:

Impact on a Small Rural Community

Balderstone, Mellor and Mellor brook are small rural villages with distinct character and limited infrastructure.

A development of up to 85 dwellings represents a substantial increase in housing relative to the size of the existing community and would fundamentally alter the character of the neighbouring villages.

The scale of the proposal appears disproportionate to the settlement and risks undermining the rural identity that makes the area such a desirable place to live. The development would urbanise a greenfield site and create pressure for further expansion beyond the existing village boundary.

The proposed development is likely to attract a significant number of families with young children. Local primary and secondary schools already serve surrounding communities and there is concern that existing educational provision may not have sufficient capacity to accommodate the additional demand generated by up to 85 new homes.

The application does not clearly demonstrate that adequate school places will be available or that any necessary infrastructure improvements can be delivered in a timely manner. Without such evidence, the development risks placing an unreasonable burden on local educational facilities.

The increase in traffic associated with the development raises concerns regarding the safety of children travelling to and from school, bus stops and local facilities. Increased vehicle movements on and around Longsight Road could create additional hazards for young pedestrians and cyclists. Any development should prioritise safe routes for children, yet it is unclear whether the proposed access arrangements and surrounding road network can safely accommodate the increase in traffic generated by the scheme.

In addition to schools, the development would increase demand on healthcare services, recreational facilities and other community infrastructure. Small villages rely on limited services, and a development of this scale has the potential to place significant strain on facilities that were not designed to support such a large increase in population.

The site forms part of the countryside setting. Replacing open land with a substantial housing estate would have a detrimental impact on the visual character of the area and would erode the rural environment that residents value, not to mention the environmental impact upon vast amounts of wildlife living in this area.

There are many nearby towns that have seen an influx of new developments, whilst existing houses remain unoccupied, which begs the question, is there a need for new housing? A development must be appropriate in scale and location. The proposed scheme is excessive for a small rural village and would place undue pressure on schools, local infrastructure and community services, while also harming the character of Balderstone, Mellor Brook, Mellor and surrounding areas and creating additional road safety concerns for local children.

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

Yours faithfully,



[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 May 2026 20:14
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-842551642

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

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

Comments: 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. This proposal will put pressure on already inadequate local infrastructure eg. Schools, shops, doctors 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 be predominate. Loss of habitat for wildlife. RBVC policy is to prefer brownfield sites, which this is not.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 30 May 2026 23:26
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-842568849

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Causeway Farm

Comments: I wish to formally object to the above planning application for the construction of 85 dwellings on land opposite Causeway Farm.

My objection is based on the following planning grounds:

1. Development in Open Countryside

The proposed site lies within land designated as Open Countryside and sits outside any defined settlement boundary.

Ribble Valley planning policy states that development in these areas should only occur where exceptional circumstances are demonstrated. In this case, no compelling or exceptional justification has been provided.

2. Conflict with the Ribble Valley Core Strategy

The Core Strategy clearly directs major housing growth towards Clitheroe, Whalley and Longridge, where infrastructure and services are better suited to accommodate expansion.

This proposal conflicts with the spatial strategy by introducing a large-scale development in an unsustainable rural location.

3. Preference for Brownfield Development

National and local planning policy prioritises the use of previously developed (brownfield) land.

This application proposes development on greenfield countryside, which undermines these policies and sets an undesirable precedent for further countryside encroachment.

4. Lack of Demonstrated Local Housing Need

For developments of this scale, an identified local housing need must be demonstrated.

There is no clear evidence of such a need within the Mellor Brook / Balderstone area, particularly given ongoing and recently approved housing developments nearby.

5. Flood Risk Concerns

Parts of the site are known to experience surface water and flood risk, particularly in areas near the Willows, Mellor Brook.

Development here risks worsening drainage and flooding for both new and existing residents.

6. Impact on Wildlife and Rural Character

The development would result in a significant loss of countryside and wildlife habitat, harming biodiversity and eroding the rural character of the area.

7. Pressure on Local Infrastructure and Services

Local infrastructure is already under strain. An additional 85 homes would place further pressure on:

- Local schools
- GP surgeries and healthcare services
- Shops and community facilities
- Road capacity and safety

There is insufficient evidence that these services can accommodate such growth.

8. Unsustainable Transport Assumptions

The proposal suggests residents will rely on public transport, which is unrealistic given the rural location and limited services.

In practice, this development would be car-dependent, leading to increased traffic, congestion and road safety concerns along

Longsight Road and surrounding routes, causing increased risk to St Mary's Osbaldeston School pupils, staff and parents/guardians.

9. Precedent for Further Development

Approving this application would create a harmful precedent, making it difficult to resist future large-scale housing proposals in surrounding countryside.

For the reasons outlined above, this proposal represents unsustainable development that conflicts with local and national planning policy and would have a significant negative impact on the countryside and local infrastructure.

I respectfully request that Ribble Valley Borough Council refuse planning permission for this application.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 31 May 2026 09:30
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-842606736

[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 infrastructure of the village is not appropriate for this size of development. Why ruin more scenic views with rubbish bog standard housing. There is not enough amenities or schools to have a development this size being built

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 31 May 2026 20:11
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-842730309

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Causeway Farm

Comments: Reasons for objections listed.

The site proposed will already put even more pressure on an already busy A59 with recently two major incidents.

There is already a New Housing Estate near Branch Road being built.
This will increase Traffic within a small village.

Huge impact on the wildlife.
Badgers, Owls, Birds.

The Landfill site nearby potentially would cause harm to local Residents, School Children, and harmful to the Environment.

Much more pressure on Teachers/Drs Surgery's.

Already have issues with the Flood Risks in Mellor Brook. Namely the Willows.

There is no need for anymore Homes.
We are getting overpopulated within the Ribble Valley already.
Villages are being wiped out.

[REDACTED]

From: [REDACTED]
Sent: 31 May 2026 20:19
To: Planning
Subject: Objection to planning

⚠ 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,

Email to notify my objection to this development on the 31:05:2026 My details are :

[REDACTED]

With reference to the planning application on Land at Causeway Farm, Longsight Road, Balderstone, BB2 7HZ

Planning application No: 3/2026/0078

I strongly object to this application on the grounds; *Loss of fauna and habitat for wildlife in this immediate area and the areas that go beyond this development *The increased pressure that will be placed upon an already struggling infrastructure which includes schools, highways, doctors surgeries and increase in traffic on an already extremely busy and dangerous main road.

*The affordability of this new estate for young local residents who wish to stay in the area and such developments are out of their financial reach.

*Is it not the policy of RVBC to prefer to use brownfield sites.

*There is also another development taking place in Mellor Brook, we don't need another development less than 1/2 a mile away.

The list can go on and on.

This development is not wanted by the local communities of Mellor, Mellor Brook, Osbaldeston and Balderstone.

Once this land has gone, our future generations in the local communities will sadly lose out !!

Regards

[REDACTED]
Sent from my iPhone

From: Contact Centre
Sent: 01 June 2026 08:48
To: Planning
Subject: FW: Planning Application Comments - 3/2024/0771 FS-Case-654584614

Contact Centre

Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA

T: 01200 425111 | E: contact@ribblevalley.gov.uk | W: www.ribblevalley.gov.uk



Sent: 30 May 2026 10:54
To: Contact Centre <contact@ribblevalley.gov.uk>
Subject: Planning Application Comments - 3/2024/0771 FS-Case-654584614

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 am writing to formally object to planning application **3/2026/0078** for the proposed outline residential development of up to **85 dwellings** on land at **Causeway Farm, Longsight Road, Balderstone BB2 7HZ**.

I respectfully request that planning permission is refused. My objection is based on material planning considerations including development in the Open Countryside, landscape harm, drainage and flood risk, ecology, trees and hedgerows, highway impact, Public Rights of Way, infrastructure pressure and the lack of sufficient detail at outline stage.

The site is open agricultural land in a rural location and is identified within the applicant's own Design and Access Statement as being within **Open Countryside**. The surrounding area is characterised by dispersed rural development, farmsteads, hedgerows, open fields and countryside views. In my view, a development of up to 85 dwellings would represent a substantial urbanising incursion into the countryside and would be harmful to the character and appearance of this part of Balderstone/Osbaldeston.

This is not a modest rounding-off of an existing settlement. It would introduce a sizeable residential estate, estate roads, lighting, domestic paraphernalia, parked vehicles and associated activity into land that currently forms part of the rural setting of the area. The development would materially change the character of Longsight Road and the surrounding countryside.

I am particularly concerned that the application is outline only, with all matters reserved except access. Given the sensitivity of the site, the Council should not grant permission in principle without full details of layout, scale, drainage, landscaping, ecological mitigation, tree protection, Public Rights of Way treatment

and long-term management. These are not minor details; they go to the heart of whether the development is acceptable.

A major concern is drainage and surface water flood risk. The Lead Local Flood Authority has objected to the application due to an inadequate surface water sustainable drainage strategy and has recommended refusal until sufficient information has been submitted. The applicant's own Flood Risk Assessment acknowledges that the site is underlain by low to very low permeability clay soils, meaning soakaway drainage is unlikely to be viable. The proposed approach is therefore to discharge surface water to the ordinary watercourse/tributary to the River Ribble. This is a significant concern given the scale of development, the proposed hardstanding, roads, roofs and parking areas, and the potential downstream impact.

The Council should give substantial weight to the LLFA's objection. Planning permission should not be granted unless and until the LLFA confirms that a robust, policy-compliant drainage strategy and site-specific flood risk assessment have been provided and accepted. It would be inappropriate to defer such a fundamental issue to condition.

There are also serious ecological concerns. The Preliminary Ecological Appraisal identifies the site as being of moderate ecological value and capable of supporting legally protected and notable species including great crested newts, bats, nesting birds, reptiles and brown hare. The development would result in the loss of semi-natural habitats, including modified grassland, scrub, tall ruderal vegetation and hedgerow sections. Even where biodiversity net gain is claimed, this does not remove the underlying harm caused by the loss and fragmentation of existing habitat.

The bat evidence is also concerning. The submitted information relies partly on 2022 bat activity surveys, and the applicant's own ecology note acknowledges that further bat activity surveys should be undertaken in 2026 to ensure the baseline is accurate and up to date. In my view, the Council should not determine an outline application of this scale until all necessary protected species survey work is complete and has been properly assessed.

The great crested newt issue also reinforces the ecological sensitivity of the site. The presence of great crested newts has been identified previously, and mitigation is proposed through District Level Licensing. However, this does not mean that the ecological impact is insignificant. The Council must still be satisfied that the development, construction works, lighting, drainage works and long-term occupation of the site would not cause unacceptable harm to protected species or their habitats.

The arboricultural evidence also raises material concerns. The applicant's Arboricultural Impact Assessment identifies one Tree Preservation Order covering 7 trees and 2 tree groups, as well as approximately 841 metres of Hedgerow Habitat of Principal Importance. The development would require the removal of 2 individual trees and approximately 228 metres of hedgerow, with all of that hedgerow being Habitat of Principal Importance. This is a significant loss and should not be treated as a minor matter.

The same arboricultural report also identifies potential pressure on trees covered by the Tree Preservation Order from attenuation basins, a turning head and Public Rights of Way improvements. This demonstrates that the detailed layout and drainage proposals could directly affect protected trees and important landscape features. These issues should be resolved before any permission in principle is granted.

The Public Rights of Way crossing and adjoining the site are also important. These routes contribute to public enjoyment of the countryside and the rural character of the area. A housing estate of this scale would fundamentally change the experience of using these footpaths. The routes would no longer pass through open countryside but through or beside a suburban residential estate, with associated lighting, traffic, fencing and domestic activity.

Highway impact is another concern. The proposal would be accessed from the A59 Longsight Road, which is already a busy route. The development would generate additional vehicle movements from up to 85 dwellings, including daily resident traffic, deliveries, visitors, servicing and construction traffic. The submitted Transport Assessment should be scrutinised carefully, including cumulative impacts with other developments in the area and the effect on nearby junctions, pedestrians and school-time traffic.

The development would also place pressure on local infrastructure. Lancashire County Council's education response objects to the application unless appropriate education requirements are met. This demonstrates that the scheme is not infrastructure-neutral. The Council should ensure that school capacity, healthcare, highways and local services are fully assessed before any decision is made.

There are also concerns regarding residential amenity and noise. The applicant's own evidence recognises the influence of road traffic noise from the A59 and indicates that some properties closest to Longsight Road would require enhanced glazing, acoustic ventilators and careful design to meet internal noise criteria. This raises questions about the suitability of the site for residential development and the quality of living conditions for future occupiers.

I also note that the applicant's planning documents refer to geo-environmental matters requiring further investigation. Given the proposed residential use, the Council should be satisfied that any contamination, made ground, ground gas or asbestos risk has been fully investigated and remediated before the site is deemed suitable for family housing.

In summary, I object to the application on the following grounds:

- Harmful development in Open Countryside;
- Excessive scale for the rural character of Balderstone/Osbaldeston;
- Urbanising impact on the landscape and countryside setting;
- Inadequate drainage and flood risk information, with an unresolved LLFA objection;
- Proposed discharge of surface water to a watercourse where soakaways are unlikely to be viable;
- Loss of semi-natural habitat and ecological value;
- Protected species concerns, including great crested newts, bats, birds and reptiles;
- Reliance on bat evidence requiring further 2026 survey work;
- Loss of approximately 228 metres of Hedgerow Habitat of Principal Importance;
- Potential pressure on Tree Preservation Order trees;
- Harm to Public Rights of Way and countryside amenity;
- Increased traffic and highway safety concerns on and around the A59;
- Pressure on education and local infrastructure;
- Unresolved noise and residential amenity concerns;
- Insufficient detail at outline stage to properly assess the full impact.

For the reasons above, I respectfully request that Ribble Valley Borough Council refuses this application.

If the Council is minded to approve the application, I request that it is referred to Planning Committee and that no permission is granted unless all statutory consultee objections and technical deficiencies have been fully resolved, including drainage, ecology, highways, education, trees, hedgerows, Public Rights of Way, noise and long-term site management.

Yours faithfully,

A black rectangular redaction box covering the signature and name of the sender.

[REDACTED]

From: [REDACTED]
Sent: 01 June 2026 09:03
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.

Dear Kathryn Hughes,

Please may I strongly object to the following:

Planning application no: 3/2026/0078

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

Reasons for objection:

1. The land is designated open countryside.
2. The land is outside any settlement boundary.
3. It isn't a brownfield site.
4. The site isn't in RVBC core strategy for major developments.
5. Pressure on local infrastructure isn't sustainable.
6. There is no "local need" as a site in Mellor Brook is already underway.
7. Increased traffic due to more cars from the proposed estate.

My contact details and address is:

[REDACTED]

Regards,

[REDACTED]

From: [REDACTED]
Sent: 01 June 2026 11:50
To: Planning
Subject: Objection to Planning Application 3/2026/0078 – 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.

Dear Ms Hughes,

I am writing to submit a formal objection 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 a number of material planning considerations, including conflict with the Ribble Valley Core Strategy, unsustainable development principles, infrastructure capacity, environmental impact, and the absence of any evidenced local housing need.

1. Conflict with RVBC Core Strategy and Spatial Policies

The proposal is fundamentally inconsistent with the adopted Ribble Valley Core Strategy, which directs major housing growth to the principal settlements of Clitheroe, Whalley and Longridge. These locations were selected due to their infrastructure capacity, transport links, and sustainability credentials. Balderstone/Mellor Brook is not identified as a focus for major development. Approving an 85-unit scheme here would represent a significant and unjustified departure from the spatial strategy, undermining the plan-led approach required by the NPPF.

2. Development on Open Countryside / Outside Settlement Boundary

The site lies outside any defined settlement boundary and is designated as Open Countryside. RVBC policy only permits development in such areas where strict exception criteria are met (e.g., agricultural need, rural worker accommodation, or small-scale infill). This proposal does not meet any of those exceptions. Allowing a major housing estate in open countryside would set a damaging precedent for further speculative development in rural areas.

3. No Demonstrated Local Housing Need

For a development of this scale to be justified, there must be an Identified Local Need. No such need exists for the Mellor Brook / Balderstone area. Additionally, the Branch Road development is already delivering significant new housing locally, RVBC's five-year housing supply is not in deficit, and there is no evidence of unmet demand that would justify a major greenfield release. Without a proven local need, this proposal constitutes unplanned, speculative expansion.

4. Unsustainable Location and Transport Issues

The application suggests that residents will rely on public transport. This is unrealistic given the rural location and limited service provision. Bus services are infrequent, and the area is overwhelmingly car-dependent. The development would generate significant additional traffic on Longsight Road, which

already experiences congestion and safety issues. The proposal therefore fails to meet the NPPF's requirement for sustainable transport patterns.

5. Flood Risk and Surface Water Concerns

There are existing flood issues affecting nearby properties, particularly those on The Willows. Introducing 85 dwellings, associated hardstanding, and altered drainage patterns will increase surface water run-off, heighten flood risk to existing homes, and place additional pressure on local drainage infrastructure. The Flood Risk Assessment does not adequately demonstrate that these risks can be safely mitigated.

6. Pressure on Local Infrastructure and Services

Local infrastructure is already constrained. Schools are at or near capacity, GP and healthcare provision is limited, and local shops and services are minimal. This development would place unsustainable pressure on facilities that are already stretched, contrary to the NPPF requirement for developments to be supported by adequate infrastructure.

7. Loss of Wildlife Habitat and Environmental Impact

The site provides habitat for a range of wildlife species. Large-scale development would result in habitat loss, fragmentation of ecological corridors, and a reduction in biodiversity. The ecological assessment does not demonstrate that biodiversity net gain can be achieved or that impacts can be acceptably mitigated.

8. Previous Applications on This Site Have Been Rejected

This is the same site as the twice-rejected commercial/industrial estate application in 2024. The reasons for refusal — including unsuitability of the location, impact on countryside, and conflict with planning policy — remain equally relevant to this proposal. A change from commercial to residential does not resolve the fundamental policy conflicts.

9. Precedent and Cumulative Impact

Approving this application would open the door to further speculative development in the surrounding countryside. The cumulative impact would fundamentally alter the character of Balderstone, Mellor Brook, and the wider rural setting. This is inconsistent with the Core Strategy's aim to protect the rural identity and landscape of the Ribble Valley.

Conclusion

For the reasons outlined above, the proposal:

- Conflicts with the Ribble Valley Core Strategy
- Represents unsustainable development
- Fails to demonstrate local housing need
- Poses risks to infrastructure, environment, and flood safety
- Is inappropriate for Open Countryside
- Sets a harmful precedent for future development

I therefore respectfully request that Planning Application **3/2026/0078** is refused.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 01 June 2026 11:55
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-842930540

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

[REDACTED] **Reference No.:** 3/2026/0078

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

Comments: Dear Sir/Madam,

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, making it dangerous for local residents, particularly children who benefit from living and playing in a quite rural setting. 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. 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.

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 request that Ribble Valley Borough Council refuse planning application 3/2026/0078.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 01 June 2026 12:32
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-842944595

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Land at Causeway Farm , Balderstone. BB27HZ

Comments: This proposed development would be unnecessary once the developments nearby are completed. There is no need for more houses here. Access to the site off the A59 would be dangerous and cars would be the main transport used. There is not the infrastructure to support so many homes in the area nor is there a housing crisis in Mellor Brook. The land is open countryside and would impact on wildlife. Nearby the Willows is at risk of flooding and this site would also be at risk, this having always been a damp area. It is also at the base of what used to be a tip (off Abbot Brow). As this is not a brownfield site, we feel the land should not be built on at all. Mellor has already been impacted by much heavier traffic in the village due to the large development at the bottom of Whinney Lane and roads are in a terrible state, especially the bus routes. Additional developments will have an even greater impact.

[REDACTED]

From: [REDACTED]
Sent: 01 June 2026 12:35
To: Planning
Subject: 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.

Planning Application No: 3/2026/0078

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

I am making a number of objections to these 85 houses to be built on the land opposite Causeway Farm.

- 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 focused on Clithereo, 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.
- 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 be predominate.



01 JUN 2026

Planning application: 3/2026/0078

Location: Land at Causeway farm Longsight road Balderstone BB2 7HZ

Grid ref: 364463 431559

To whom it may concern,

I strongly object to the planning application detailed above due to several reasons outlined below:

The proposal is on land designated "open countryside" and RVBC policy will only allow developments on this land if there are significant exception criteria – none have been detailed.

The land is outside any settlement boundary, RVBC policy is to prefer brownfield sites, which this is clearly not.

RVBC core strategy dictates that major developments will be focused in Clitheroe, Whalley and Longridge. For housing to be built in these numbers, there must be an "identified need" which there is not in the Mellor / Balderstone area.

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.

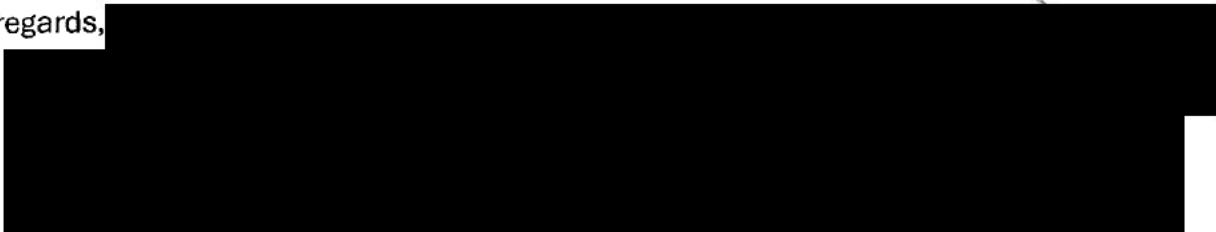
This proposal will put pressure on already inadequate local infrastructure e.g. shops, transport, doctors surgery etc.

It is claimed that the residents will mainly use public transport– highlight unlikely that public transport would be used given the lack of services in this capacity / area.

Loss of significant habitat and green fields is also a big concern as would light and noise pollution from the development.

I trust that my comments and observations will be duly recorded.

Kind regards,



From: [REDACTED]
Sent: 01 June 2026 14:09
To: Planning
Subject: Planning Application NO: 3/2026/0078 Location: Land at Causeway Farm, Longsight Road, Balderstone, BB2 7HZ

⚠ External Email

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Dear Sir/Madam

I am writing to object to the above planning application for the following reasons:

- The proposal is on land designated " Open Countryside " and RVBC will only allow developments on this land if there are significant exception criteria
- The land is outside ant settlement boundary
- RVBC policy is to prefer brownfield sites, which this is not
- RCBC 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 e.g. Schools, shops, doctor's surgery. Mellor is already used as a rat run by many commuters and Church Lane in particular is currently like a farm track and cannot take any more vehicles passing through
- It is claimed that the residents will mainly use public transport. Clearly this applicant does not live in the real world and cars will predominate

Yours faithfully,

[REDACTED]

From: [REDACTED]
Sent: 01 June 2026 14:15
To: Planning
Subject: Fw: Planning Application NO: 3/2026/0078 Location: Land at Causeway Farm, Longsight Road, Balderstone, BB2 7HZ

⚠ External Email

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

From: [REDACTED] >
Sent: Monday, June 01, 2026 14:08
To: planning@ribblevalley.gov.uk <planning@ribblevalley.gov.uk>
Subject: Planning Application NO: 3/2026/0078 Location: Land at Causeway Farm, Longsight Road, Balderstone, BB2 7HZ

Dear Sir/Madam

I am writing to object to the above planning application for the following reasons:

- The proposal is on land designated " Open Countryside " and RVBC will only allow developments on this land if there are significant exception criteria
- The land is outside ant settlement boundary
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- 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
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- This proposal will put pressure on already inadequate local infrastructure e.g. Schools, shops, doctor's surgery. Mellor is already used as a rat run by many commuters and Church Lane in particular is currently like a farm track and cannot take any more vehicles passing through
- It is claimed that the residents will mainly use public transport. Clearly this applicant does not live in the real world and cars will predominate

Yours faithfully,

[REDACTED]