

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 09 June 2026 16:18  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-845726168

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

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

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

**Comments:** I object to the proposal on the grounds that it will remove some of the rural nature of the site, which currently provides sanctuary for various species of birds, reptiles, bats and deer.

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 09 June 2026 16:44  
**To:** Planning  
**Subject:** Planning application No 3/2026/0078

**⚠ External Email**

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PLANNING APPLICATION No 3/2026/0078

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

We would like to add our comments/thoughts to the many objections already raised to this development.

There will be a substantial increase in the traffic along Mellor Brow as potential residents will be travelling to the school, churches and shops in Mellor Village.

it is naive to presume that most residents would use buses, which are non-existent or infrequent.

Mellor Brow is already dangerous with no pedestrian facilities and hazardous with cars parked along one side, making it virtually a one way road at some points.

There is also the unimaginable danger of the developers trying to get access to the site via Mellor Brow.

For the above reasons, we would urge rejection of the planning application.

Yours sincerely

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

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 09 June 2026 17:10  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-845746866

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

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

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

**Comments:** I wish to object to the proposed development of 85 houses. There is no housing crisis in this area and 'more than' sufficient development is currently taking place in Mellor Brook which in itself will put pressure on our already inadequate local infrastructure. This farmland is the home to an array of wildlife & a development will cause loss of habitats. Mellor village is becoming a 'rat run'. Excessive local developments have resulted in increased, often speeding traffic through the village which is becoming dangerous, further housing will only enhance this problem.

**From:** [REDACTED]  
**Sent:** 09 June 2026 19:12  
**To:** Planning  
**Subject:** Planning Objection

**⚠ External Email**

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From:

[REDACTED]

9/06/2026

re Planning Application Number:3/2026/0078

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

Proposal: Outline application for up to 85 residential units

To Kathryn Hughes / Planning Department , Ribble Valley Borough Council

I wish to strongly object to the above planning application on the following grounds:

1. There is already a housing development underway in nearby Mellor Brook. This proposed new development will create additional pressure on traffic in Mellor Brook, and further into Mellor Village. Mellor Brook will cease to be a delightful quiet village.
2. There will be a reduction of the green belt and loss of wildlife habitat. The land is currently agricultural land and is utilised by farm animals, extensive wildlife including bats, insects, birds such as owls, and transient wild deer. This proposal will have adverse and fatal consequences for all related wildlife.
3. There is a Public Right of Way through the proposed site.
4. There will be increased Traffic using the A59 and with another junction/entrance to the site there will be a clear risk of congestion affecting traffic flow, and potential accidents.
5. The green space that is valued as being typical of the Ribble Valley will be eroded and lost for good, and also adversely affect the general contentment of local residents who enjoy living in a rural local environment.

I trust the planning department will take note of my concerns and protect the locality from unnecessary building development.

Yours sincerely

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 09 June 2026 21:23  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-845835181

[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 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.