

Clitheroe BB7 2RA

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**From:** Contact Centre (CRM) <[contact@ribblevalley.gov.uk](mailto:contact@ribblevalley.gov.uk)>

**Sent:** 27 May 2026 19:24

**To:** Planning <[planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)>

**Subject:** Planning Application Comments - 3/2001/0444 FS-Case-841646401

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/2001/0444

**Address of Development:** Causeway development site

**Comments:** Please do not approve this application to build approximately 85 new houses in this existing field.

This will destroy natural wildlife that rely on this habitat. There are foxes, deers, not to mention all the birds that live off the land. The application to use the current A59 for access which is already over used with not just cars but HGV sometimes travelling to fast, will cause too many accidents. The roads, schools, local residents, near by businesses will all be affected by the traffic, noise and pollution this will bring. You cannot think because it's on the edge of a village that all the above will not have detrimental effects on many lives, young and old. This if approved will have a negative impact on the whole of mellor and the surrounding villages, such as Osbaldeston.

Ribble Valley's visitor economy is booming – and our tourism team has won a top award for its eye-catching stand at the British Tourism and Travel show.

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[REDACTED]

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**From:**

**Sent:**

**To:**

**Subject:**

[REDACTED]  
28 May 2026 18:53

Planning

Re: FW: Planning Application Comments - 3/2001/0444 FS-Case-841646401

**⚠ 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.

Hi,

Not sure how I have done that.

Yes, the ref should be 3/2026/0078. Objection to this planning application.

Do you need me to do anything else?

Regards  
[REDACTED]

----- Original Message -----

From: planning@ribblevalley.gov.uk  
[REDACTED]

Sent: Thursday, May 28th 2026, 11:47

Subject: FW: Planning Application Comments - 3/2001/0444 FS-Case-841646401

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**From:** Planning <[planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)>

**Sent:** 28 May 2026 11:34

**To:** Contact Centre <[contact@ribblevalley.gov.uk](mailto:contact@ribblevalley.gov.uk)>

**Subject:** RE: Planning Application Comments - 3/2001/0444 FS-Case-841646401

Dear [REDACTED]

The application reference you have quoted is one from 2001 which does not relate to your comments. I think that you may be referring to application 3/2026/0078. If this is so, can you please confirm and I will pass it to the officer.

Kind regards.

*Planning Dept*

Ribble Valley Borough Council

Council Offices

Church Walk

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 28 May 2026 19:57  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-842022756

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

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

**Comments:** To Whom It May Concern,  
RE: Objection to Proposed Residential Development – Land South of Causeway Farm, Balderstone (up to 85 dwellings)

I wish to formally object to the above planning application.  
While I recognise the need for additional housing within the borough, I do not believe this proposal represents sustainable or appropriate development in this location, and I believe it conflicts with a number of Ribble Valley Core Strategy policies and national planning principles.  
My concerns are as follows:

1. Development in Open Countryside  
The application site is clearly identified within the Open Countryside outside any defined settlement boundary. The applicant acknowledges this within the submitted Planning Statement. The Core Strategy seeks to restrict inappropriate development in such locations in order to protect the rural character of the borough.

Allowing a major housing estate of up to 85 dwellings in this location would significantly urbanise an important countryside gateway along the A59 and would undermine the long-established settlement strategy of Ribble Valley.

2. Harm to Landscape Character and Rural Setting  
The site currently consists of open agricultural land and forms part of the rural landscape between Mellor Brook, Balderstone and the surrounding countryside.

Although the applicant attempts to describe the area as a “semi-urban corridor”, this does not alter the fact that the land is open countryside and contributes positively to the rural character of the area.

The submitted Landscape and Visual Appraisal itself accepts that:

- there will be permanent landscape loss,
- housing will be clearly visible from public rights of way,

- recreational users will experience “moderate adverse effects”, and
- the development would remain noticeable within the landscape.

The proposal would therefore cause significant visual intrusion and suburbanisation of a currently open rural site.

### 3. Highway Safety and Traffic Concerns

The proposed access directly from the A59 raises serious concerns regarding highway safety and congestion.

The A59 is already an extremely busy and fast-moving road, particularly at peak commuting times. Additional traffic from up to 85 homes would inevitably worsen congestion and increase turning movements onto and off Longsight Road.

Residents already experience heavy traffic, speeding, and difficulty accessing nearby junctions safely. The proposal risks compounding these existing problems.

The application also relies heavily on private car use despite claims regarding sustainability. In reality, most day-to-day journeys from this location will be vehicle dependent.

### 4. Unsustainable Location

Despite references to nearby facilities, this is not a genuinely sustainable location for a large-scale housing development.

Access to schools, healthcare, employment, and shops will primarily rely on private car journeys. Bus services along the A59 are limited in practicality for many residents, particularly families, older residents, and commuters.

The site is not located within a principal settlement identified for major growth, and approving the scheme would represent unsustainable ribbon expansion along the A59 corridor.

### 5. Impact on Ecology and Hedgerows

The previous application on this site was refused partly due to ecological and hedgerow impacts. The current proposal still involves loss and alteration of important hedgerows and habitat.

The application documents acknowledge:

- the presence of Great Crested Newts,
- bat activity,
- habitat loss,
- watercourse impacts,
- and the need for mitigation measures and future surveys.

This demonstrates that the site possesses ecological sensitivity which should be protected rather than developed.

### 6. Pressure on Local Infrastructure

The proposal would place additional strain on local roads, schools, healthcare services, drainage infrastructure and public services.

There is insufficient evidence that local infrastructure can adequately accommodate an additional 85

dwellings and associated population growth.

#### 7. Premature and Speculative Development

The application appears speculative and relies heavily on arguments surrounding the Council's five-year housing land supply position.

However, even if housing delivery is a consideration, this does not automatically make unsuitable countryside development acceptable. The adverse impacts on landscape character, sustainability, traffic and local amenity significantly and demonstrably outweigh the claimed benefits.

#### Conclusion

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

The proposal represents inappropriate and unsustainable development in open countryside which would erode rural character, increase traffic pressures, harm visual amenity, and place unnecessary strain on local infrastructure and services.

Yours faithfully,

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

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 28 May 2026 20:04  
**To:** Planning  
**Subject:** Objection to proposed development - 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 planners,

I strongly object to the development proposed by planning application number 3/2026/0078.

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

My name: [REDACTED]

My address: [REDACTED]

The basis of my objection is as follows:

- 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 e.g. 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.

Please formally register my objection.

Regards

[REDACTED]

[REDACTED]

---

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 28 May 2026 20:07  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-842025132

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

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

**Comments:** I disagree with this development there isnt enough schools doctors and other amenities in the area also newts in the ponds that are on the land.also the amount of traffic that would increase on an already busy A59 .

**From:** [REDACTED]  
**Sent:** 28 May 2026 20:09  
**To:** Planning  
**Subject:** Objection to proposed development - 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 planners,

I am writing to strongly object to the development proposed by planning application number 3/2026/0078.

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

My name: [REDACTED]

My address: [REDACTED]

The basis of my objection is as follows:

- 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 e.g. 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.

Please formally register my objection.

Best wishes,

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**From:** [REDACTED] >  
**Sent:** Thursday, May 28, 2026 8:04:02 pm  
**To:** [REDACTED]  
**Subject:** Fw: Objection to proposed development - 3/2026/0078

**From:** [REDACTED]  
**Sent:** Thursday, May 28, 2026 8:03:37 PM  
**To:** planning@ribblevalley.gov.uk <planning@ribblevalley.gov.uk>  
**Subject:** Objection to proposed development - 3/2026/0078

Dear planners,

I strongly object to the development proposed by planning application number 3/2026/0078.  
Location: Land at Causeway Farm, Longsight Road, Balderstone, BB2 7HZ

My name: [REDACTED]

My address: [REDACTED]

The basis of my objection is as follows:

- 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

[REDACTED]

---

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 28 May 2026 23:07  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-842061436

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

**Address of Development:** Land at Causeway Farm, Longsight Rd, Balderstone, BB27HZ

**Comments:** I strongly object to the planning application submitted to build 85 houses at the this site for the following reasons;

RVBC Core Strategy dictates that major developments will be focussed on Clitheroe, Whalley and Longridge.

There is no housing crisis in the Ribble Valley with Mellor Brook being over supplied when the housing development off Branch Road is completed.

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. This is a ridiculous claim. Of course cars will be the predominant mode of transport.

14 May 2026.

Kathryn Hughes

Planning Application No. 3/2026/0078

Location: Land at Causeway Farm Haysight Road Balderslade

With reference to the planning application made to RVBC and which has been advised to us we object to the proposal for the following reasons:-

1. The A59 has become an increasingly busy road carrying a huge volume of traffic in both directions which has added to the hazards alongside the proposed site.
2. There would be added dangers on the A59 with traffic slowing to enter and leave the site.
3. Within metres of the proposed exit/entrance of the site, traffic slows for the petrol/shop/car wash facilities on the opposite side of the road.
4. Traffic slows to enter the Bay Horse pub carpark and to leave on the A59.
5. A local bus stop opposite and on the same side just before the proposed site is well used and causes traffic holdups.
6. Both Abbott Brown and Osbaldeston Lane at their crossroad junction on the A59 create traffic holdups.
7. Just along the A59 approximately 500 yds from the site the local Church and the Church School create traffic congestion on the A59.
8. At the crossroads the local car sales garage generates its own traffic hazards.

9. There are public footpaths already established alongside and through the planned site which are well used by locals and visitors.
10. It appears that a second footpath which enters the site from Abbott Brow directly opposite to Lower Abbott Cottage has not been included on the submitted application. It is a well used public footpath which joins up to the path leading to Mellor village.
11. There are many varieties of wild life established on the planned site but also in the surrounding fields. This should not be disturbed.
12. The private hedgerow indicated on the submitted plan shows it will be reduced in height to afford traffic leaving the site a wider spray. This is a private hedge which has been grown to afford privacy for Calf House Farm and will not be allowed to be reduced in height.
13. A previous application to develop this site for commercial use has been refused in the recent past. The majority of reasons for this refusal still pertain in the present circumstances.

Please consider these reasons when making a decision.

Sincerely,

[Redacted]

and for

[Redacted]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 29 May 2026 11:57  
**To:** Planning  
**Subject:** RE: Application 3/2026/0781

**⚠ External Email**

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Hi,

Sorry, the application is 3/2026/0078

Land at Causeway Farm, Balderstone.

Best Regards

[REDACTED]

---

**From:** Planning <planning@ribblevalley.gov.uk>  
**Sent:** 29 May 2026 11:51  
**To:** [REDACTED]  
**Subject:** RE: Application 3/2026/0781

Dear [REDACTED]

The application number that you have quoted for your comments does not exist. Can you please confirm the correct number in order that I can pass it to the officer dealing with the application?

Kind regards

*Planning Dept*

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

Further information and additional advice on permitted development rights and submitting planning applications can be found at [www.planningportal.co.uk](http://www.planningportal.co.uk)

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**From:** [REDACTED] >  
**Sent:** 29 May 2026 11:22  
**To:** Planning <[planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)>  
**Subject:** FW: Application 3/2026/0781

**⚠ External Email**

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Application 3/2026/00781

Dear Sir / Madam,

I wish to object to the above application

1. The proposed development does not demonstrate that it is in keeping with the character of the area and the character of designated open countryside
2. The land is home to extensive wildlife.
3. The proposed site is widely used by locals and ramblers alike
4. The proposed development is not sympathetic to existing local land uses in terms of size, scale, massing and style
5. The experience for users of the several public rights of way will be significantly affected by the proposed development
6. The site pond has been assessed and identified as likely to harbour Great Crested Newts
7. The development would cause great harm to the landscape and detrimental visual impact in the sensitive area at the foot of Mellor Hill/Moor.
8. The A59 already struggles with the amount of traffic. This will only add to the congestion in the area.
9. This proposed development is just not needed.

Best Regards

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**From:** [REDACTED]  
**Sent:** 29 May 2026 12:38  
**To:** Planning  
**Subject:** Objection to Planning Application 3/2026/0078 – Land at Causeway Farm, Longsight Road, Balderstone

⚠ 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 Department ,

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

I wish to formally object to the above planning application for the proposed development of 85 dwellings at Causeway Farm.

My objection is based on the following planning grounds:

- The site lies within designated Open Countryside where development should only be permitted under exceptional circumstances. I do not believe sufficient justification has been demonstrated to override existing planning protections.
- The proposed development is located outside any recognised settlement boundary and is therefore contrary to established Ribble Valley planning policy intended to prevent inappropriate encroachment into the countryside.
- Ribble Valley Borough Council policy prioritises development on brownfield sites wherever possible. This proposal would instead result in the unnecessary loss of undeveloped greenfield land.
- The RVBC Core Strategy states that major housing developments should be focused primarily within Clitheroe, Whalley and Longridge. This proposal conflicts with that strategy by introducing a substantial housing estate in the Mellor Brook / Balderstone area.
- There are serious concerns regarding flood risk and surface water drainage, particularly for nearby residents including properties on The Willows. Development of this land may worsen runoff and increase flood risk during periods of heavy rainfall.
- There is no demonstrated local housing need for a development of this scale within the Mellor Brook / Balderstone area. Existing and ongoing developments nearby, including Branch Road, already contribute significantly to local housing supply.
- The proposal would result in the loss of habitat and increased pressure on local wildlife and biodiversity.
- Local infrastructure is already under strain, including roads, schools, GP surgeries, and local services. The application does not adequately demonstrate how this additional demand would be accommodated.
- Claims that the majority of residents would rely heavily on public transport are unrealistic given the rural nature of the area and limited transport connectivity. Car dependency would inevitably increase, resulting in additional traffic and congestion on surrounding roads.
- Approval of this application would set a damaging precedent for further speculative development in surrounding countryside locations.

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

Please confirm receipt of this objection and keep me informed of any future updates or committee decisions relating to this application.

Yours faithfully,

A solid black rectangular box used to redact the signature of the sender.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 28 May 2026 15:53  
**To:** Planning  
**Subject:** Planning Application Comments - 3/0026/0078 FS-Case-841943843

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 3/0026/0078

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

**Comments:** Additional housing already being built at the bottom of Branch Road (albeit South Ribble).

We must question whether there is a need for additional housing when their isn't sufficient infrastructure in place. The A59 is congested from Huntleys all the way through to the Ribchester lights turnoff. This is the case every night since and seem to coincide with the 2000+ houses built in Whalley/Clitheroe.

Not in line with the planning policies being utilised by RVBC

There are already numerous accidents on this tiny stretch of road - to even contemplate installing an additional hazard which would be utilised by at least 160+ car movements per day would be negligent on your part without first addressing the access/egress (to suggest that people would use public transport is laughable as [REDACTED] often rely on me due to the lack of public transport options) . Also worth noting that the road changes from 50 to 30mph less than 100m from the entrance to this proposed site. Should LCC / RVBC actually check the speeds of the vehicles at this spot they would note they are travelling in excess of these speeds.

[REDACTED]

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**From:**

[REDACTED]  
29 May 2026 14:10

**To:**

**Subject:**

[REDACTED]  
Planning Application 3/2026/0078

[REDACTED]

-----Original Message-----

**From:**

[REDACTED]  
Sent: 28 May 2026 08:24

To: [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)

Subject: Planning Application 3/2026/0078

I would like to strongly object to the proposed planning application for the Causeway Farm site on Longsite Road ,Mellor for the 85 new homes. this site has previously been refused twice by RVBC for an industrial site ,so I see no viable reason to change your previous decision to reject the application purely on the grounds it's now for housing,all the reasons given before still exist plus the area will not sustain the increased demand on local facilities such as Schools,Doctors surgery's also the area needs the maintain its Greenbelt status to protect the health and welfare of its residents plus a large development of houses is currently being built less the a mile away from the Causeway Farm site this development will have its own issues which I previously stated on the local area.

Yours

[REDACTED]

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 29 May 2026 14:00  
**To:** Planning  
**Subject:** objection to planning application 3/2026/0078

**⚠ External Email**

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

[REDACTED]

29<sup>th</sup> May 2026

[REDACTED]

To whom this may concern

I wish to Strongly object to the proposed development ;

Planning Application No 3/2026/0078

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

Details for the objection as below

- the proposal will put pressure on already inadequate local infrastructure- ie Schools/ shops/doctors surgery
- There is no housing crisis within the area with Mellor Brook being over supplied and currently a new housing development in process
- the current Road network is already in crisis and to add more vehicular access points to an already stretched road will cause further accidents. 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.
- The development Will lead to a loss of habitat to local wildlife.
- The land is outside of any settlement boundary

Yours Faithfully

[REDACTED]

[REDACTED]

---

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 29 May 2026 13:35  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-842246285

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

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

**Comments:** This application for up to 85 residential units with access off the A59 should not be approved for several reasons:-

The A59 is already a very busy main road with both heavy commercial and domestic traffic. To allow possibly up to a further 120 to 140 cars to have access to the A59 close to an Esso service station, a church and school along with minor road junctions giving access to both Balderstone and Mellor is not advisable.

The area being chosen is green field with natural hedges and fields which will disappear along with all the flora and fauna of the area and existing footpaths.

There is no improvement proposed to local needs such as schools or health centres which would be needed to manage such a large increase in the local population.

There are other residential developments already started in the area although they may be in a different civic authority which will already put pressure on the local services and facilities.