

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 27 May 2026 18:11  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-841629326

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

**Address of Development:** Causeway farm development

**Comments:** We want to object this application

Reasons

The wildlife will be affected we often see the deers and owls while out walking.

Traffic is bad enough in the village especially around the A59 and routes through Mellor.

We don't need more houses in the village when they are already building off Branch road there will be no green land left around the village.

Doctors hospitals and schools are already struggling around this area.

This is agricultural land and local farmers would obviously use the land has with all the houses being built there will be nowhere left for farming land.

Look at how many accidents that occur on the A59.

[Redacted]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 27 May 2026 18:37  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-841635211

[Redacted]

[Redacted]

[Redacted]

[Redacted]

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

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

**Comments:** I wish to object to this planning application. Housing on this site is not in keeping with the area and is not needed or required. It would cause additional pressure on local amenities and a very busy stretch of road. Access and egress to a housing development on this stretch of the A59 would exacerbate an already busy road with a high accident black spot. There is large scale house building already taking place less than half a mile from this site just off Myerscough Smithy Rd, Mellor brook in south Ribble. The first phase of which is 221 houses with more to come in later phases. This is green belt land and we need to protect our countryside space.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 27 May 2026 18:42  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-841637474

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

**Address of Development:** Causeway Farm A59 Mellor Brook

**Comments:** Dear Sir/Madam,

I am writing to formally object to the proposed planning application for the construction of 85 houses on land adjoining the A59 near Mellor Brook.

My objection is based on several significant concerns regarding highway safety, traffic congestion, environmental impact, and the cumulative effect of ongoing developments in the area.

Firstly, the A59 is already a heavily congested road, particularly during morning and afternoon peak hours. Traffic frequently comes to a standstill between Huntley's Farm Shop and the proposed site. The addition of a further 85 homes would inevitably increase vehicle numbers, exacerbating an already critical situation. Despite the 30mph speed limit, it is regularly ignored, creating serious safety risks. The A59 is already extremely difficult to pull on to and further development will only heighten the danger and likelihood of accidents.

Secondly, this proposal must be considered alongside existing and ongoing developments in the immediate area. There is currently a 125-house development underway near Myerscough Smithy Road, as well as additional housing at the bottom of Mellor Brow. The cumulative impact of these developments is substantial, placing unsustainable pressure on local infrastructure, roads, and community resources.

Thirdly, the environmental impact is deeply concerning. The proposed site is currently green land that should be protected. Wildlife in the area is already suffering, as evidenced by the increasing number of deer and badgers killed along the A59. In addition, bats that once resided in Mellor Brook appear to have disappeared, likely due to rising traffic noise and increased artificial lighting. Further development risks causing irreversible ecological damage.

Finally, increased traffic from this development is likely to divert through Mellor via Mellor Lane and Church Lane, which are already used as relief routes during roadworks. These roads are not suitable for increased traffic volumes and doing so would negatively impact the safety and quality of life of local residents.

In summary, I strongly urge the council to reject this application. The area is already experiencing excessive development, rising traffic congestion, environmental degradation, and increased safety risks. Approving this proposal would only worsen these issues and place an unacceptable burden on the local community.

Thank you for taking the time to consider my objections.

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:** 27 May 2026 18:51  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-841640508

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

**Address of Development:** Causeway Farm A59 Mellor Brook

**Comments:** Dear Sir/Madam,

I am writing to formally object to the proposed planning application for the construction of 85 houses on land adjoining the A59 near Mellor Brook.

My objection is based on several significant concerns regarding highway safety, traffic congestion, environmental impact, and the cumulative effect of ongoing developments in the area.

Firstly, the A59 is already a heavily congested road, particularly during morning and afternoon peak hours. Traffic frequently comes to a standstill between Huntley's Farm Shop and the proposed site. The addition of a further 85 homes would inevitably increase vehicle numbers, exacerbating an already critical situation. Despite the 30mph speed limit, it is regularly ignored, creating serious safety risks. The A59 in this area is already extremely difficult to access from Mellor, posing daily challenges for residents and further development will only heighten the danger and likelihood of accidents.

Secondly, this proposal must be considered alongside existing and ongoing developments in the immediate area. There is currently a 125-house development underway near Myerscough Smithy Road, as well as additional housing at the bottom of Mellor Brow. The cumulative impact of these developments is substantial, placing unsustainable pressure on local infrastructure, roads, and community resources.

Thirdly, the environmental impact is deeply concerning. The proposed site is currently green land that should be protected. Wildlife in the area is already suffering, as evidenced by the increasing number of deer and badgers killed along the A59. In addition, bats that once resided in Mellor Brook appear to have disappeared, likely due to rising traffic noise and increased artificial lighting. Further development risks causing irreversible ecological damage.

Finally, increased traffic from this development is likely to divert through Mellor via Mellor Lane and Church Lane, which are already used as relief routes during roadworks. These roads are not suitable for increased traffic volumes and doing so would negatively impact the safety and quality of life of

local residents.

In summary, I strongly urge the council to reject this application. The area is already experiencing excessive development, rising traffic congestion, environmental degradation, and increased safety risks. Approving this proposal would only worsen these issues and place an unacceptable burden on the local community.

Thank you for taking the time to consider my objections.

Yours faithfully,

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

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 27 May 2026 18:44  
**To:** Planning  
**Subject:** Comment on 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.

Good evening

Re : Planning Application No: 3/2026/0078

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

Regarding the above planning application relating to a proposal to build 85 houses.

I write to register my objections to this development.

The numerous reasons are listed below.

- 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, this is most unlikely, as a resident of the local area I am only too well aware that cars are the predominate mode of transport in this area due to limited public transport.

Yours sincerely

[REDACTED]

Sent from my iPhone

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 27 May 2026 18:58  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-841641446

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

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

**Comments:** I object in the strongest sense to this development raising it's ugly head again, The proposal is on land designated 'Open Countryside' and RVBC should only allow developments on this land if there are significant exception criteria which in this case there most certainly isn't.

- 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 previously noted on previous applications including Greater Crested Newt, bats, hare, deer and various birds of prey.
- 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 I can clearly see that cars will predominate.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 27 May 2026 19:32  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-841649569

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

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

**Comments:** This area of land has previously had planning applications in for industrial areas. These were rejected for many reasons similar as to why this application should be rejected. Traffic is already terrible in this section of the road, there is a pub, a car business, 2 roads, a school and a petrol station already that make it incredibly busy and difficult to join. The land in question is open countryside and not land that should be used for housing. There is no local need for more housing - there is already building going ahead in Mellor Brook for new houses. This is already going to increase pressure on our schools, doctors surgery and roads.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 27 May 2026 19:48  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-841651868

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

**Address of Development:** Longsight Road, opposite Causeway Farm. Mellorbrook/Balderstone .

**Comments:** I very strongly object to this proposed development. This is open countryside. There is no housing crisis the Ribble valley .  
When the housing development on branch road is completed there will be pressure on schools and doctors surgeries, and also at least 2 cars per household so thats 250 extra cars at Mellorbrook already. Also local flooding has been mentioned to the houses lower down from this propped site (The Willows). Absolutely no thank you, now and forever.

**From:** [REDACTED]  
**Sent:** 27 May 2026 20:36  
**To:** Planning  
**Subject:** Planning ref 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.

Planning Application No: 3/2026/0078

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

Hi

I would like to object to the above planning application that relates to a proposal to build 85 houses on the land at Causeway Farm The reasons are:

- 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.
- Issues with public transport and it will certainly increase additional traffic on the already congested Longsight road

Regards

[REDACTED]

[Redacted]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 27 May 2026 20:56  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-841665975

[Redacted]

[Redacted]

[Redacted]

[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 proposed development of 85 houses at Causeway Farm. There has already been a significant increase in housing developments in the local area, yet there has been no matching investment in infrastructure such as nurseries, schools, and GP surgeries. This development would place further strain on local schools and doctors that are unable to cope with additional demand.

The proposal would also increase traffic and congestion on local roads, creating additional safety concerns for residents and pedestrians; this has been proven with an increase of dangerous driving which has occurred since more recent housing developments have been put up in the local area. In addition, the development would result in the loss of green space and could negatively impact local wildlife and habitats.

I believe the local villages and environment would be negatively impacted with any additional housing developments in the local area and for these reasons, I urge the council to refuse the application.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 27 May 2026 21:03  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-841669423

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

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

**Comments:** I strongly object to the proposed development of the above site. We have enough problems already with the amount of traffic speeding around our countryside. Green spaces are so important for our mental health. We do not want to merge into Blackburn with people not caring about where they live, litter on the streets, every green space taken up with houses, takeaways etc. We care about where we live and want to keep it beautiful, welcoming green spaces, lots of wildlife.

**From:** [REDACTED]  
**Sent:** 27 May 2026 21:57  
**To:** Planning  
**Subject:** Causeway farm Balderstone - planning 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.

To whom it may concern,

Please find below my objection to the following planning application.

Planning Application No: 3/2026/0078

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

The planning application relates to a proposal to build 85 houses on the land opposite Causeway Farm.

I previously objected to the previous application and all my previous concerns still stand.

For 85 houses to be built on that land this will add massive pressure to the infrastructure around Mellor, Osbaldeston and Balderstone.

The local schools will be expected to accommodate any families, additional traffic on roads already struggling with the volume of traffic. Additional services such as pharmacy and GP support.

Devastation to the nature around the area. If we look at recent developments in Whalley and surrounding areas the affects on traffic and GPs has had a huge impact to all service users.

The land is not brown belt and therefore shouldn't be considered first for development. The A59 is struggling with many accidents and hold ups affecting local communities.

I am also concerned around how public this request is and therefore the potential lack of objections as local community members are unaware of these plans.

Please consider these concerns when reviewing this application.

Kind regards

[REDACTED]

Sent from my iPhone

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 27 May 2026 23:31  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-841696402

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

**Address of Development:** land at Causeway Farm, Longsight Road, Balderstone.

**Comments:** I am writing to object to Planning Application No. 3/2026/0078 relating to the proposed development of 85 houses on land at Causeway Farm, Longsight Road, Balderstone.

This proposal would introduce a major housing estate into open countryside outside any recognised settlement boundary. In my view, the application is contrary to both local and national planning policy and would cause lasting harm to the character, ecology and infrastructure of the surrounding area.

The site forms part of an important rural landscape separating existing communities and contributing to the open character of the area. Ribble Valley’s planning framework has consistently directed substantial housing growth towards the principal settlements of Clitheroe, Longridge and Whalley, where services, transport links and infrastructure are more capable of supporting expansion. Placing a development of this scale in a rural location conflicts with that strategy and represents an unsustainable pattern of growth.

The proposal would also result in the unnecessary loss of greenfield land. National planning guidance encourages the use of previously developed land before undeveloped countryside sites are considered. Allowing this application would weaken that principle and increase pressure for similar speculative developments elsewhere in the borough’s rural areas.

I am also unconvinced that there is a proven local need for a development of this magnitude in the Mellor Brook and Balderstone area, particularly given the number of housing schemes that have already been approved or constructed nearby in recent years.

There are additional concerns regarding drainage and flood risk. Parts of the site and nearby land are known to experience surface water issues during periods of heavy rainfall. Development on this scale could intensify runoff and place additional pressure on existing drainage systems, increasing flood risk for neighbouring properties and roads.

The ecological impact of the scheme is another significant concern. The fields, hedgerows and surrounding habitats support a wide range of wildlife and form part of an established rural

ecosystem. There are known reports and sightings of badgers, bats, birds of prey and great crested newts within or close to the site. These are protected or sensitive species whose habitats could be seriously affected by extensive construction activity, lighting, traffic and the permanent loss of foraging and breeding areas.

In particular:

Badger setts and commuting routes may be disturbed or destroyed.

Bat populations could be affected by the removal of trees and hedgerows, together with increased artificial lighting.

Raptors rely on open countryside for hunting and nesting opportunities, which would be diminished by urbanisation of the site.

Great crested newts are a legally protected species and may be vulnerable to habitat fragmentation and changes to local water conditions.

Given these issues, there are serious questions over whether the environmental impacts of the development can genuinely be mitigated. The proposal appears inconsistent with the government's stated objectives of protecting biodiversity and delivering meaningful biodiversity net gain.

The development would also place further strain on local services and infrastructure, which are already under pressure. This includes schools, healthcare provision, road networks and community facilities.

Traffic levels along Longsight Road are already a concern, and an increase associated with 85 additional homes would inevitably worsen congestion and create additional road safety risks, particularly for families and children travelling to St Mary's Osbaldeston RC Primary School.

The suggestion that future residents would make significant use of public transport does not reflect the reality of living in this location. The area is heavily car-dependent due to limited transport options and rural connectivity. There is little public transport available in the evenings or at weekends.

Finally, approval of this application would establish a damaging precedent for further large-scale residential development in surrounding countryside locations, gradually eroding the rural identity of the area.

For all of these reasons, I believe the proposal constitutes unsustainable development that would have a harmful impact on the countryside, biodiversity and local infrastructure.

I therefore respectfully ask Ribble Valley Borough Council to refuse planning permission for this application.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 28 May 2026 00:27  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-841700723

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

**Address of Development:** Application No: 3/2026/0078

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

**Comments:** I wish to formally OBJECT to the proposed housing development at Causeway Farm, Mellor Brook.

My objection is based on the following planning concerns:

- The proposed site is located within designated Open Countryside and lies outside the defined settlement boundary. Approval would conflict with existing Ribble Valley planning policy intended to protect rural land from unnecessary development.
- Ribble Valley policy states that priority should be given to brownfield development before the loss of greenfield sites. This proposal would result in the irreversible loss of open countryside and agricultural land.
- The Ribble Valley Core Strategy identifies Clitheroe, Whalley and Longridge as the preferred locations for major housing growth. Mellor Brook is not identified as a strategic growth location for development of this scale.
- The development would place additional strain on already stretched local infrastructure, including schools, GP services, roads and local amenities.
- Traffic congestion and road safety are significant concerns. The surrounding road network already experiences congestion and speeding issues, and additional vehicle movements would worsen these problems.
- Concerns also exist regarding drainage and flood risk, particularly for nearby residential areas including properties close to The Willows. Development on greenfield land risks increasing surface water runoff.
- The proposal would lead to the loss of wildlife habitat and further erosion of the rural character of Mellor and surrounding villages.

- There does not appear to be a clearly demonstrated local housing need for a development of this scale within the Mellor Brook/Balderstone area, particularly given ongoing and recently approved housing developments nearby.
- Approval of this application risks setting a precedent for further large-scale development on surrounding greenfield land, fundamentally changing the character of the area.
- The scale and density of the proposal may be out of keeping with the character and appearance of our existing rural settlement.
- Construction activity will cause prolonged disruption through noise, dust, heavy goods traffic and disturbance to us and nearby residents.
- Public transport links is limited, meaning the development would increase reliance on private cars and conflict with sustainability objectives.
- Existing pedestrian routes and footpaths are inadequate or unsafe for the increased population, particularly for children walking to school.
- The proposal will negatively affect air quality due to increased traffic volumes and congestion.
- Our rural village will lose its distinct identity with increased housing numbers.
- Concerns exist regarding pressure on utilities and services such as sewage systems, water supply and broadband infrastructure.
- If affordable housing is proposed, I question whether it genuinely meets local needs or whether the housing mix is appropriate for the area.
- I have serious concerns about insufficient parking provision within the development leading to overspill parking on surrounding roads. Realistically homes have more than one vehicle and there are never enough spaces on the estate to Accommodate the vehicles. Extra parking extra traffic has huge environmental cost as well as safety implications for the community. Traffic calming measures were implemented in Branch Road in recent years due to a significant problem with speeding and dangerous driving in the area.

I respectfully ask Ribble Valley Borough Council to refuse this application and uphold existing planning policies designed to protect the countryside, local infrastructure and character of Mellor Brook and surrounding communities• The development would have a harmful visual impact on the landscape and countryside views, particularly when approaching or leaving the village, and would urbanise an area that currently retains a distinctly rural character.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 28 May 2026 00:37  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-841702005

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

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

**Comments:** I wish to formally OBJECT to the proposed housing development at Causeway Farm, Mellor Brook.

My objection is based on the following planning concerns:

- The proposed site is located within designated Open Countryside and lies outside the defined settlement boundary. Approval would conflict with existing Ribble Valley planning policy intended to protect rural land from unnecessary development.
- Ribble Valley policy states that priority should be given to brownfield development before the loss of greenfield sites. This proposal would result in the irreversible loss of open countryside and agricultural land.
- The Ribble Valley Core Strategy identifies Clitheroe, Whalley and Longridge as the preferred locations for major housing growth. Mellor Brook is not identified as a strategic growth location for development of this scale.
- The development would place additional strain on already stretched local infrastructure, including schools, GP services, roads and local amenities.
- Traffic congestion and road safety are significant concerns. The surrounding road network already experiences congestion and speeding issues, and additional vehicle movements would worsen these problems.
- Concerns also exist regarding drainage and flood risk, particularly for nearby residential areas including properties close to The Willows. Development on greenfield land risks increasing surface water runoff.
- The proposal would lead to the loss of wildlife habitat and further erosion of the rural character of Mellor and surrounding villages.

- There does not appear to be a clearly demonstrated local housing need for a development of this scale within the Mellor Brook/Balderstone area, particularly given ongoing and recently approved housing developments nearby.
- Approval of this application risks setting a precedent for further large-scale development on surrounding greenfield land, fundamentally changing the character of the area.
- The scale and density of the proposal may be out of keeping with the character and appearance of our existing rural settlement.
- Construction activity will cause prolonged disruption through noise, dust, heavy goods traffic and disturbance to us and nearby residents.
- Public transport links is limited, meaning the development would increase reliance on private cars and conflict with sustainability objectives.
- Existing pedestrian routes and footpaths are inadequate or unsafe for the increased population, particularly for children walking to school.
- The proposal will negatively affect air quality due to increased traffic volumes and congestion.
- Our rural village will lose its distinct identity with increased housing numbers.
- Concerns exist regarding pressure on utilities and services such as sewage systems, water supply and broadband infrastructure.
- If affordable housing is proposed, I question whether it genuinely meets local needs or whether the housing mix is appropriate for the area.
- I have serious concerns about insufficient parking provision within the development leading to overspill parking on surrounding roads. Realistically homes have more than one vehicle and there are never enough spaces on the estate to Accommodate the vehicles. Extra parking extra traffic has huge environmental cost as well as safety implications for the community. Traffic calming measures were implemented in Branch Road in recent years due to a significant problem with speeding and dangerous driving in the area.

I respectfully ask Ribble Valley Borough Council to refuse this application and uphold existing planning policies designed to protect the countryside, local infrastructure and character of Mellor Brook and surrounding communities• The development would have a harmful visual impact on the landscape and countryside views, particularly when approaching or leaving the village, and would urbanise an area that currently retains a distinctly rural character.

[REDACTED]

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**From:**


[REDACTED]  
28 May 2026 08:24

**To:**

Planning

**Subject:**

Planning Application 3/2026/0078

 External Email

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

I 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.

[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 28 May 2026 09:49  
**To:** Planning  
**Subject:** Objection: Planning Application 3/2026/0078 - 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

**From:** [REDACTED]

**Address:** [REDACTED]

Dear Planning Department,

I strongly object to the proposed development of 85 houses on the land opposite Causeway Farm (Ref: 3/2026/0078).

My objections are grounded in the following points:

- 1 Corporate Profit vs. Local Benefit:** This proposal is a clear money-making exercise for national corporations that offers zero benefit to the local area. Investment and development should instead be directed toward improving and regenerating run-down areas in nearby Blackburn.
- 2 Wrong Location:** The site is a greenfield plot designated as Open Countryside and lies outside the settlement boundary. This contradicts RVBC's policy of prioritizing brownfield sites and focusing major developments on Clitheroe, Whalley, and Longridge.
- 3 No Local Need:** With the Branch Road development underway, the local area is already over-supplied with housing. There is no identified local need for 85 additional homes here.
- 4 Infrastructure & Traffic:** Local schools and medical services cannot cope with this expansion. Furthermore, the applicant's claim that

residents will mostly use public transport is false; it will drastically increase car traffic.

**5 Environmental Harm:** The development will destroy vital wildlife habitats and poses a distinct flood risk to properties on The Willows.

This council has twice rejected development on this specific plot in 2024. The reasons for those rejections remain just as valid today. I urge the council to turn down this inappropriate application.

Kind regards,



[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 28 May 2026 12:02  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-841837161

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

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

**Comments:** Would object to the application on the following basis.

1. Outside the settlement boundary
2. Speculative applicant having bought the land/ farm just to build on green field site to maximise investment.
3. Not locally needed with 120 homes being built on the other side of the village there is simply no local need.
4. The A59 doesn't really need another 100 plus extra cars, it would be a very dangerous turning area, recent 2 major accidents with one having known fatalities a case in point

Also in regards the applicant would mention his total disregard or respect for the environmental area, the farm seems to be used as landfill site at the moment.

Also on the development site itself, 2 very large trees have been felled in recent months without any approach to yourselves for permission.

Any promises made to the quality or site housekeeping won't be kept.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 28 May 2026 12:20  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-841844875

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

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

**Comments:** I wish to strongly object to this application on the following grounds:

- 1) This rural land is not assigned within the Ribble Valley Development Plan for any development, either Residential or Industrial.
- 2) Two previous applications relating to this land were rejected because the land is not assigned in the Development Plan for any development beyond its current use as agricultural land.
- 3) If this application was approved - to line this part of the A59 with a housing development - it would create a major precedent and invite every landowner between Mellor and Gisburn to submit similar applications. People visiting the Ribble Valley, renowned for its rural beauty, would be welcomed by a 12 mile long housing estate.
- 4) The building of up to 85 houses, in addition to the 100+ now being built behind Branch Road would, despite the claims made in the application, place extreme additional loading on the local roads. It is suggested that the inhabitants would use the local services in Mellor village such as library, doctor, shop, pharmacy, hairdresser and Post Office and that they would walk/cycle there. The roads between this development and the centre of Mellor are steep narrow winding country lanes without pavements. People would drive. The level of traffic and dangerous speeds being witnessed on Mellor Brow and Abbot Brow would significantly increase if this development was approved.
- 5) The application seems to suggest that a set of traffic lights would be introduced on the A59 to aid the flow of traffic into and out of this development. The introduction of traffic lights would increase the difficulty that traffic currently has when trying to leave the Esso garage as they would be trying to enter queuing traffic if heading west.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 28 May 2026 12:52  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-841863146

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

**Address of Development:** A59 Causway Development Site

**Comments:** NO MORE HOUSES - let's keep Mellor/Osbaldeston semi rural please, here are my objections:

I wish to strongly object to this proposed development.

[REDACTED] Mellor from [REDACTED], specifically to escape the significant overdevelopment, traffic congestion, associated noise, and air pollution, and to enjoy the benefits of a semi-rural environment. Mellor's character, open green spaces, and relatively low-density housing were key factors in our decision. This proposal directly undermines those qualities.

The development of approximately 85 houses on this field would result in the irreversible loss of an important natural habitat. The site and surrounding areas currently supports a range of wildlife, including deer, foxes, and a variety of bird species that rely on this land for feeding and shelter. The ecological value of this green space should not be underestimated, and its loss would have a lasting detrimental impact on local biodiversity.

The proposal also raises serious concerns regarding highway safety and traffic impact. The A59 is already heavily congested by cars and HGVs, many of which travel at excessive speeds. Introducing a further significant volume of traffic (on average 2 cars per family) accessing the development via this already overstretched route will inevitably increase congestion and considerably heighten the risk of accidents. This is not a suitable or safe access arrangement for a development of this scale.

Furthermore, local infrastructure is not equipped to accommodate such an increase in population. Schools, healthcare services, and other local amenities are already under pressure. Adding a development of this size will place additional strain on these services, to the detriment of existing resident and will negatively impact the quality of life for those living in Mellor and neighbouring areas.

It is important to recognise that development on the edge of a village does not mean its effects are contained. The consequences will be felt across the whole of Mellor and surrounding communities, including Osbaldeston. The cumulative impact on the area's character, environment, and infrastructure would be significant and harmful.

We already have two construction sites building homes at Mellor Brook - do we really need more houses, more cars and pollution - NO!

FOR THE ABOVE REASONS, I RESPECTFULLY REQUEST THAT THIS APPLICATION IS REFUSED AND CANNOT AND SHOULD NOT GO AHEAD.