

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 13 July 2026 01:35
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-856168686

[REDACTED]

Address:

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Land South of Causeway Farm, Balderstone BB2 7HZ (access off A59 Longsight Road)

Comments: I wish to register my strong objection to the above outline planning application for the development of up to 85 homes on greenfield on land south of Causeway Farm.

The Ribble Valley Core Strategy directs major new housing development towards the main settlements of Clitheroe, Whalley, and Longridge. This site lies in open countryside including ancient woodland and outside any defined settlement boundary and is not allocated for housing in the adopted Local Plan. Approving this speculative application would undermine the spatial strategy and allow developers to further industrialise our rural areas.

The Plan impacts three Public Rights of Way which are regularly used and enjoyed by local residents. They are wonderful areas to observe the local wildlife and appreciate the tranquility of the area.

The proposal would result in the permanent loss of high-quality agricultural/greenfield land and precious ancient woodland and erode the rural character of the area around Balderstone, Mellor Brook, and surrounding villages. Previous applications for employment development on this site were refused partly on grounds of harm to the countryside. A large housing estate would introduce an incongruous, urbanising form of development in this sensitive area.

Access is directly off the busy A59 Longsight Road. Additional traffic from up to 85 homes would exacerbate existing congestion, increase the risk of accidents (particularly at junctions and near local businesses), and put further pressure on already strained rural roads. Due to the rural location, the residents would have to rely on motor vehicles, contradicting sustainability objectives.

Local services—including schools, GP surgeries, and utilities—are already under pressure. There is no clear evidence that this development would not lead to inadequate capacity for additional residents. Drainage and flood risk must also be fully assessed given the site's location.

The site supports habitats for protected species including bats, great crested newts, hedgehogs and curlew. Development would cause immediate habitat loss and fragmentation, contrary to biodiversity net gain requirements and national policy. Existing surveys should be independently

verified.

Cllr Robin Walsh has called in this Application due to multiple resident and parish council objections.

The Plan appears to be a speculative application rather than one addressing a specific local need in this location.

I believe this application should be refused as it conflicts with the Development Plan and would cause significant harm without sufficient justification or overriding benefits.

I request that this objection is taken into full account and that I am notified of any committee meeting or decision on this application.

Thankyou

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 13 July 2026 01:47
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-856176354

[REDACTED]

Address:

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Causeway Farm, Balderstone, BB2 7Hz

Comments: I wish to register my strong objection to the above outline planning application for the development of up to 85 homes on greenfield and south of Causeway Farm.

The Ribble Valley Core Strategy directs major new housing development towards the main settlements of Clitheroe, Whalley, and Longridge. This site lies in open countryside including ancient woodland and outside any defined settlement boundary and is not allocated for housing in the adopted Local Plan. Approving this speculative application would undermine the spatial strategy and allow developers to further industrialise our rural areas.

The Plan impacts three Public Rights of Way which are regularly used and enjoyed by local residents. They are wonderful areas to observe the local wildlife and appreciate the tranquility of the area.

The proposal would result in the permanent loss of high-quality agricultural/greenfield land and erode the rural character of the area around Balderstone, Mellor Brook, and surrounding villages. Previous applications for employment development on this site were refused partly on grounds of harm to the countryside. A large housing estate would introduce an incongruous, urbanising form of development in this sensitive area.

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I believe this application should be refused as it conflicts with the Development Plan and would cause significant harm without sufficient justification or overriding benefits.

I request that this objection is taken into full account and that I am notified of any committee meeting or decision on this application.

Thankyou

[Redacted Signature]

From: [REDACTED]
Sent: 13 July 2026 01:54
To: Planning
Subject: 3/2026/0078 Causeway Farm, 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 Case Officer,

I wish to register my strong objection to the above outline planning application for the development of up to 85 homes on greenfield land south of Causeway Farm.

The Ribble Valley Core Strategy directs major new housing development towards the main settlements of Clitheroe, Whalley, and Longridge. This site lies in open countryside including ancient woodland and outside any defined settlement boundary and is not allocated for housing in the adopted Local Plan. Approving this speculative application would undermine the spatial strategy and allow developers to further industrialise our rural areas.

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[REDACTED]

[REDACTED]