



The Director of Economic Development and Planning
Planning Department
Ribble Valley Borough Council
Church Walk
Clitheroe
BB7 2RA

5 June 2026

Dear Sir or Madam,

Planning Application No 3/2026/0078
Land at Causeway Farm, Longsight Road, Balderstone, BB2 7HZ
Outline application for up to 85 no. residential units with access applied for off A59 Longsight Road

We wish to object to the above application. Our grounds for objection are as follows:

1. The proposals would be harmful to the open countryside. The site is protected as "Open Countryside" by Local Plan policy ENV3, now replaced with Core Strategy policy EN2. Policy EN2 states that "The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland AONB will be protected and conserved and wherever possible enhanced". The countryside in this area is vital to the setting of the Forest of Bowland as they are seen together in many vistas, for example from the village of Mellor. There can be no doubt that the proposed development would not enhance the character and setting, instead it would cause considerable harm.
2. It is an inappropriate location for housing development. The site is outside the defined settlement limits of Mellor Brook and Osbaldeston. It would not in any way "consolidate" or "round-off" these existing villages, instead it would cause an unwanted and unnecessary expansion, infilling almost completely between the two villages.
3. There is no identified need for new housing in the Mellor Brook/Balderstone area. In fact the area will be over-supplied when the recently approved housing developments off Branch Road in Mellor Brook are constructed.
4. Allowing this development would encourage developers and land owners to press for further consents for similar development in the adjacent areas, leading to widespread loss of the open countryside which is the very essence of the Ribble Valley.

5. The Core Strategy requires major developments to be focused on Clitheroe, Longridge and Whalley, as these towns have the facilities to cater for residents. To allow additional houses in this location would increase car trips along already very busy roads to get to these and other towns and cities.

6. The A59 in this location is extremely busy throughout the day. This development would inevitably lead to a deterioration in road safety. Turning movements in and out of the site will cause delays and therefore risk-taking, and this is also the case with pedestrians crossing the A59 to get to the only shop within walking distance – the filling station shop. Traffic accidents regularly occur along this stretch of road, and the development would be likely to lead to further serious accidents.

7. The traffic impact assessment wrongly suggests that many trips from the proposed development will be made by public transport and cycling/walking. In fact, use of public transport is likely to be minimal – car trips dominate for almost all purposes these days, and this would be especially so at this location. The traffic assessment points out various facilities within a mile walking distance, however these are largely in Mellor and virtually nobody would walk there from this development due to the need to use long circuitous routes either along Mellor Brow or Abbott Brow, which are very steep hills and hazardous for pedestrians due to being busy roads with no footways.

8. The experience for users of the several public rights of way will be significantly affected by the proposed development.

9. There would be a loss and a negative impact on wildlife habitat. The site pond has been assessed and identified as likely to harbour Great crested newts and is a general habitat for much other wildlife besides.

10. Due to the road safety issues mentioned earlier, there would need to be good visibility splays provided at the access onto the A59. The 2.4m splay shown on the application drawings is likely to be deemed inadequate, and a wider splay together with the length of splays required will lead to the need to remove a long length of hedgerow along the A59, with further loss of habitat.

In summary we believe the proposals are entirely inappropriate, and contrary to the Council's relevant established Core Strategy policies. We trust the Council will see fit to refuse the application.

Yours faithfully,



[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 08 June 2026 16:17
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-845287249

[REDACTED]

[REDACTED]

Lancashire

[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 planning development proposed at the above named location. The quiet village locations of Balderstone, Mellor and Osbaldeston do not need another building development such as this, alongside the development that is already underway in Mellor Brook. There is already an overdevelopment of houses in these locations, with lack of adequate additional facilities such as schools, doctors etc. the traffic through the roads of Mellor is already horrendous, not to mention dangerous (!!), when 'additional' traffic is diverted this way off the main roads surrounding it, and with the Mellor Brook development underway it is only going to get worse. This would lead to an even worse situation, and perhaps even lead to fatal casualty. Ribble Valley plans have previously outlined that development would be focussed on the main 'hubs' of Clitheroe, Whalley and Longridge and this should not be ignored. Sticking a random block of (same looking, no character) houses in the middle of some vital countryside is not what the Ribble Valley needs.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 08 June 2026 20:55
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-845369297

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Causeway farm longsight road balderstone

Comments: I strongly object to this application, due to the significant increase in traffic this would cause in the area with the traffic already being affected due to other planning applications in the area I fear for my young children crossing roads! I also worry for the wildlife this will affect.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 08 June 2026 21:50
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-845380793

[REDACTED]

[REDACTED] Lancashire

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

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

Comments:

From: [REDACTED]
Sent: 08 June 2026 21:58
To: Planning
Subject: Planning application number 3/2026/0078

⚠ External Email

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Planning Application Reference No.: 3/2026/0078

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

To whom it may concern

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.

Thank You



Sent from my iPhone

From: [REDACTED]
Sent: 08 June 2026 22:00
To: Planning
Subject: Planning application number 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 Reference No.: 3/2026/0078

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

To whom it may concern

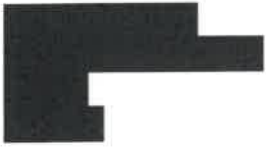
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- The scale and density of the proposal may be out of keeping with the character and appearance of our existing rural settlement.
- Construction activity will cause prolonged disruption through noise, dust, heavy goods traffic and disturbance to us 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.
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Thank You



[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 08 June 2026 22:10
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-845385518

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

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

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

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

To whom it may concern

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

My objection is based on the following planning concerns:

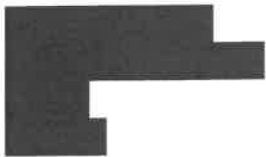
- * The proposed site is located within designated Open Countryside and lies outside the defined settlement boundary. Approval would conflict with existing Ribble Valley planning policy intended to protect rural land from unnecessary development.
- * Ribble Valley policy states that priority should be 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.

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Thank You



[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 09 June 2026 08:26
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-845479761

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Land at Causeway farm
Long sight road
Balderstone
BB27HZ

Comments: This development will cause massive congestion . I strongly object this development.

from same address as previous

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 09 June 2026 08:28
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-845480369

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Land at causeway farm, Longsight Road
Balderstone

BB2 7HZ

Comments: Strong objection to this development as it will cause massive congestion and kill our green space!

[REDACTED]

From: [REDACTED]
Sent: 09 June 2026 10:04
To: Planning
Subject: Planning Application No:3/2026/0078

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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 object to the above planning application on the grounds that there will be a loss of habitat for wildlife (deer, hare and rabbits)
Also there are inadequate schools and doctor's surgeries.

Yours Sincerely

[REDACTED]

From: [REDACTED] >
Sent: 09 June 2026 11:07
To: Planning
Subject: Planning Application 3/2026/0078 Land at Cuseway Farm Baldersone

⚠ 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 Sirs

Planning Application 3/2026/0078 Land at Causeway Farm Balderstone

I wish to object to the above named planning application

A totally speculative request

This area of land has never formed part of any RVBC proposals for residential development

Related piece of land is in open countryside and outside the local settlement boundary

With no exceptional circumstances proven

RVBC have refused three previous planning requests for residential development (all of which have been backed by these agents PDA Planning) within close proximity to this site in recent years

The local settlement area boundary in each case being a prime reason for refusal

In fact one of the above mentioned three planning applications was subsequently appealed by the owner

The appeal being DISMISSED on the grounds that

~it was not in accordance with the Councils (RVBC) settlement strategy

~it would cause considerable harm to the character and appearance of the area

For these two reasons alone this application should be refused

The proposed site being outside of settlement

And due to its proposed size and siting any agreement for development would totally alter the character and appearance of the area

It is not the natural expansion of a village

The area is separate Is separate

In isolation

The area is the natural habitat for local wildlife which will obviously be affected

Have the Wildlife Trust been asked to provide a report for the area?

Especially as RVBC agreed a wildlife corridor which now exists in close proximity to the proposed site

The report from Highways would not yet seem to be available

The report they produced for the previous applications(3/2024/0771 and 3/2023/0148) on this site were never questioned because there were other reasons why a refusal was confirmed by RVBC

We had a number of questions regarding information provided in the agents report/highways conclusion especially related to correspondence from 3/2024/0771)

Regarding information provided conclusion reached etc

This whole aspect requires further investigation

As the proposed entrance/exit area onto/from the A59 cannot be considered a safe and secure means of access for all

Thank you for your time

[REDACTED]

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 09 June 2026 12:27
To: Planning
Subject: Planning Application Comments - 3/2026/0078 FS-Case-845604816

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0078

Address of Development: Land at causeway farm, longsight road, balderstone, BB2 7HZ

Comments: Having new houses will spoil surrounding areas

09 JUN 2026

8/6/2026.

Ref: Planning Application No. 3/2026/0078.
Location at Causeway Farm, Longsight Rd.
Balderstone BS2 7HZ.

With reference to the above application:

The plan to build an industrial estate on this land has failed twice. The same objections I made with regard to those applications still stand and I am amazed that anyone would consider that the building of 85 houses on this site would be more acceptable!

There is no need for further housing in this area once ~~the~~ Mellor Brook development (off Branch Rd) is completed.

There is already inadequate infrastructure in this area with regard to schools, doctors surgeries etc. not to mention regular problems with floods, leaks & bursts, ~~not~~ and power cuts.

The AS9 is notorious as an incredibly fast and therefore potentially dangerous road as its chequered past proves, and adding residential traffic access would be a seriously irresponsible move.

P.T.O

The proposal is on land designated
"Open Countryside".

It is land outside any settlement
boundary.

There would be a loss of incredibly
important habitat for wild life.

There is no housing crisis in Mellor
Brook or Balderstone.

May common sense prevail.

I object strongly to this planning
application.



RECEIVED BY
CHIEF EXECUTIVE

09 JUN 2023

FAO
