

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 10 June 2026 10:49  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-846021410

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

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

**Comments:** I wish to object to the above planning application. Mellor Village and environs is already becoming overdeveloped with the roads already appearing to struggle with the added volume of traffic. England is the most nature depleted country in Europe and it is important for local people to do whatever we can to protect our green spaces. The governments environment improvement plan stated a commitment to 'make sure that everyone has access to green or blue spaces within a fifteen minute walk from home' this is slowly being eroded and the wishes and needs of local people should take precedent over developers.

[REDACTED]

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**From:**

[REDACTED]  
10 June 2026 17:46

**To:**

Planning

**Cc:**

**Subject:**

[REDACTED]  
Planning Application No. 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.

Grid Reference 364463 431559

Outline application for up to 85 residential units with access applied for off A59 Longsight Road

Location: Land at Causeway Farm, Longsight Road, Balde4stone BB2 7HZ

As a resident of Mellor I wish to oppose the development of the above planning application.

Yours sincerely,

[REDACTED]

Sent from my Galaxy

**From:**  
**Sent:**  
**To:**  
**Cc:**

[REDACTED]  
10 June 2026 18:48

Planning

[REDACTED]  
Re: Planning Application No. 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 Sirs,

In respect of the above outline application for up to 85 residential units with access applied for off A59 Longsight Road;

Location: Land at Causeway Farm, Longsight Road, Balderstone BB2 7HZ - Grid Reference 364463 431559

As a resident of Mellor I wish to oppose the development of the above planning application.

Yours sincerely,

[REDACTED]  
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 10 June 2026 20:59  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-846296622

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

**Address of Development:** Land at causeway farm

**Comments:** We feel that enough houses are available and now being built in the local area. The Ribble valley is known for its outstanding beauty and countryside and more houses will spoil this. Areas like this need to be protected for the wildlife and educating future generations.

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 11 June 2026 17:10  
**To:** Planning  
**Subject:** Planning Application No. 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.

Kathryn Hughes

I strongly object to the above application in relation to the proposed development. Recently I noticed 3 Ingham & Yorkes' land for sale on fields from Higher Ramsgreave along the road into Mellor?? I'm concerned if this is another shoe-in for even more houses too??

These proposals encroach on 4 villages causing many problems for the infrastructure of the area and residents. I fear chaos ensues particularly along the A59 corridor and the frequent accidents, plus extra traffic cutting through Mellor & Mellor Brook.

For so many reasons we must not allow this application to be rubber stamped!!

Regards

[REDACTED]

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RE  
CHIEF

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2.6.26

FAO

Dear Madam,

Planning Application No. 3/2026/0078  
location, land at Causeway Farm,

I am writing to object to the above planning application for 85 houses to be built opposite Causeway Farm, I thought R.V.C. preferred to build on brown-field sites, 85 houses are already being built off Branch Rd and I don't think anymore housing is required especially with the local schools being full and the doctors surgery unable to cope. One of the main reasons in objecting is the environmental damage to be done. There is a pond in the field in question which has always benefited wildlife.

Also I would like to mention the eyesore at the corner of Branch Road, the Windmill Hotel which is a disgrace to any council.

Yours faithfully,

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 11 June 2026 17:58  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-846681555

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

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

**Comments:** RE: Planning Application 3/2026/0078 – Land at Causeway Farm, Longsight Road, Balderstone

I wish to object to this application.

My concerns relate to the loss of open countryside, the impact on landscape character and visual amenity, the sustainability credentials of the site, unresolved highway issues and the pressure placed upon local infrastructure.

The application site currently forms part of an area of open agricultural countryside and contributes to the rural character of the area between Mellor, Mellor Brook and Osbaldeston. The proposal would replace this open land with a substantial residential development of up to 85 dwellings together with roads, parking areas, drainage infrastructure, lighting and associated development. This would represent a significant urbanising form of development that would permanently alter the character of the site and its surroundings.

I am particularly concerned that the landscape and visual effects of the proposal have been understated. The application documents seek to portray the site as part of a transitional corridor associated with the A59. However, the site remains clearly recognisable as open countryside and forms an important part of the wider rural landscape.

The applicant's own Landscape and Visual Assessment identifies the Mellor Brow ridgeline as a visual receptor and acknowledges views between the site and properties on that skyline. As a resident of Mellor Brow, I am very familiar with the site and its relationship with the surrounding landscape. The site is a readily perceptible part of the wider countryside setting and is clearly visible from the Mellor Brow area.

The Landscape and Visual Assessment repeatedly relies upon future mitigation measures including supplementary tree planting, strengthened hedgerows, visual filtering and visual softening. The Landscape Masterplan similarly proposes extensive screening around the development. In my view, this demonstrates that the development will have a noticeable visual presence within the landscape

and that substantial mitigation is required in an attempt to reduce its impact.

Furthermore, any proposed planting will take many years to mature. The assessment appears to place considerable reliance on future landscaping whilst understating the immediate and medium-term effects of introducing up to 85 dwellings into what is currently open countryside.

I would also draw attention to my own experience as a resident of Mellor Brow, with land extending towards the vicinity of the application site. As part of a recent pre-application enquiry, I personally received advice from Ribbles Valley Borough Council regarding the proposed extension of domestic curtilage into nearby agricultural land. The Council advised that such a change would result in visual harm to the open countryside landscape and be harmful to the visual character and quality of the area. Whilst I fully recognise that each application must be assessed on its own merits, I believe this experience is relevant as it demonstrates that the surrounding landscape retains a countryside character which the Council itself considers worthy of protection. Given the significantly greater scale of the current proposal, I believe the landscape and visual effects of the development warrant particularly careful scrutiny.

I am also concerned that the sustainability credentials of the site have been overstated. The applicant relies heavily upon measured walking distances to local facilities such as the Spar convenience store, GP surgery, pharmacy and primary school. However, these distances do not reflect the practical reality experienced by local residents.

Access to local services is constrained by the nature of the surrounding highway network. The route to healthcare facilities involves a significant uphill walk and access to nearby facilities requires pedestrians to interact with a particularly busy section of the A59. The practical experience of walking these routes is very different from simply measuring distances on a plan.

These concerns are reinforced by Lancashire County Council Highways, which disputes the applicant's conclusions regarding sustainable accessibility and identifies deficiencies in pedestrian infrastructure and connectivity. The Highway Authority specifically notes the absence of continuous pedestrian provision, the lack of suitable crossing facilities and the need for significant off-site highway works to make the development acceptable.

I attach considerable weight to the concerns raised by Lancashire County Council Highways. The Highway Authority has identified concerns regarding the adequacy of the submitted traffic assessment, the proposed access arrangements, existing vehicle speeds on the A59, collision history within the area and the requirement for additional mitigation measures. Most significantly, Lancashire County Council concludes that the application as submitted does not adequately address the highway impacts arising from the development.

As someone who regularly uses this section of the A59, I share those concerns. The road already experiences high traffic volumes and vehicle speeds are frequently inappropriate for the nature of the route. The introduction of a development of this scale, together with a new access onto the A59, would inevitably increase pressure on an already busy corridor.

I also note that Lancashire County Council Education has lodged an objection to the application unless appropriate education requirements are secured. This highlights the additional pressure that the development would place upon local infrastructure and demonstrates that the impacts of the proposal extend beyond the site itself.

Having reviewed the application documents and consultation responses, I believe this proposal

represents an inappropriate form of development in this location. The development would result in the loss of open countryside, introduce a significant urbanising influence into a rural landscape, rely upon sustainability assumptions that are not borne out by the practical reality of the site, and give rise to unresolved concerns identified by Lancashire County Council Highways and Lancashire County Council Education.

For all of the above reasons, I respectfully request that Ribble Valley Borough Council refuses planning application 3/2026/0078.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 11 June 2026 18:51  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-846711660

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

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

**Comments:** Causeway Farm, Balderstone – Comprehensive Planning Objection  
Executive Summary

The proposed development at Causeway Farm represents a substantial and unjustified urban expansion into open countryside. The application fails to demonstrate compliance with the Ribble Valley Core Strategy and instead relies heavily on deferred mitigation, strategic compensation, and future design resolution to address known impacts.

A particularly significant and determinative factor in this case is the clear inconsistency that would arise in decision-making when considered alongside the Council’s very recent position under Policy DMH5.

The Council has recently concluded, under reference 26/ENQ/00016, that even a relatively modest extension of domestic curtilage into agricultural land would result in the domestication of open countryside, introduce domestic activity, cause visual harm to the landscape, and set a harmful precedent. On that basis, that proposal was deemed contrary to Policy DMH5 and unlikely to be supported.

The current application is not a modest extension, but a major residential development of up to 85 dwellings. Its impacts are therefore exponentially greater, more intensive, and fundamentally permanent in nature. If a limited encroachment into agricultural land is unacceptable due to landscape harm, it must logically follow that a significantly larger urban development into the same countryside context would also be unacceptable.

Furthermore, the site occupies a highly sensitive position within the local landscape. When viewed from surrounding elevated residential properties, including my own, the site forms part of an open and undeveloped valley floor which contributes directly to wider views toward the surrounding countryside and National Landscape. The proposed development would be clearly visible from these elevated vantage points and would introduce a substantial and intrusive block of built development into what is currently an open rural foreground.

The effect would not be limited to a minor change in outlook, but would instead represent a fundamental and harmful interruption of the established visual relationship between the settlement edge, the open valley landscape, and the wider countryside beyond.

In addition, there is no clearly demonstrated local housing need to justify development of this scale in this location. Recent approvals, including development off Branch Road, already contribute to housing supply in more appropriate and sustainable locations. As such, this proposal represents an

unnecessary and unplanned encroachment into open countryside, contrary to the spatial strategy set out in Key Statements DS1 and DS2.

The proposal also raises serious concerns in relation to highway safety and accessibility. The A59 is already a busy, high-speed route with limited opportunities for safe access. There are limited or no continuous footways in the vicinity, making pedestrian movement difficult and unsafe. The addition of significant new vehicle movements associated with this development would exacerbate existing issues and fail to provide safe and suitable access for all users.

Taken as a whole, the proposal:

- Results in significant and irreversible harm to landscape character and visual amenity
- Introduces highly visible and intrusive development into a sensitive valley setting
- Leads to the loss of priority habitats, including hedgerows which define the landscape structure
- Fails to provide sufficient up-to-date evidence to assess environmental impacts
- Relies on off-site mitigation rather than avoiding harm at source
- Occurs in the absence of any clearly demonstrated local housing need
- Exacerbates existing highway safety and accessibility issues
- Is inconsistent with very recent decisions under the same policy framework

Approval of this scheme would therefore represent a clear and unjustified departure from established planning policy, undermine confidence in consistent decision-making, and result in significant and avoidable harm to the character, appearance and function of the countryside.

## Landscape and Visual Impact (Principal Issue)

### Sensitivity of the Site

The site comprises:

- Open pastoral farmland
- Strong field boundaries defined by hedgerows and trees
- A visually prominent edge location adjacent to key routes (A59)

The arboricultural evidence confirms that tree cover is largely confined to field boundaries forming the primary landscape structure.

This landscape is:

- A transitional rural edge
- Characterised by enclosure through vegetation corridors and openness between them

### Impact of Development

The scheme proposes:

- Up to 85 dwellings
- New access and urbanising infrastructure

This results in:

- Urbanisation of a currently rural field system
- Breach and erosion of established hedgerow boundaries
- Fragmentation of the southern tree belt (G5), a key landscape feature

The arboricultural report acknowledges the removal of approximately 228m of hedgerow for access alone.

This is significant because hedgerows are not incidental features; they form the primary visual and structural framework of the landscape.

### Impact on Residential Views and the Wider Landscape Setting

The application site forms part of the open agricultural foreground when viewed from surrounding elevated residential properties, including my own. These properties are situated on higher ground above the valley, with the application site lying within the lower, flat valley floor.

From this elevated position, there are clear, uninterrupted views across the site toward the wider National Landscape valley beyond. The site currently contributes to a continuous and coherent rural

scene, forming part of the visual transition between the built edge of the settlement and the wider countryside and nationally recognised landscape areas

At present:

- The site reads as open farmland within a wider valley landscape
- Hedgerows and tree belts provide natural structure without obstructing wider views
- There is a clear visual connection between residential properties on higher ground and the open countryside beyond

The proposed development would fundamentally alter this relationship. The introduction of up to 85 dwellings, together with roads, lighting, vehicles and associated domestic activity, would:

- Be clearly visible in direct views from elevated properties
- Occupy what is currently an open and undeveloped valley floor
- Introduce a prominent block of urban development in the foreground of wider landscape views
- Disrupt the visual continuity between the settlement edge and the surrounding countryside
- Create a perception of encroachment into the wider landscape, rather than a contained extension

Due to the topography, this development would not be screened or assimilated effectively. Instead, it would be experienced as a highly visible and intrusive feature in the landscape when viewed from higher ground.

Importantly, the site forms part of the visual setting of the wider countryside and contributes to views toward the broader valley landscape, which connects to nationally designated landscapes in the area. The loss of this open foreground would therefore diminish not only local amenity but also the experience of the wider landscape.

This is not simply a matter of a changed outlook. It represents:

A substantial and harmful interruption of the established visual relationship between elevated residential areas, the open valley floor, and the wider countryside beyond.

As a result, the proposal would cause significant harm to both:

- The enjoyment of residential amenity from surrounding properties
- The character and perception of the wider landscape setting

I would invite all planning officers to come and visit our house to see the impact the development would have on the wider landscape.

### Conflict with Core Strategy Policy

The development directly conflicts with Policy DME2 – Landscape and Townscape Protection, which resists development that significantly harms important landscape features, including trees, hedgerows and woodland.

The proposal:

- Removes priority hedgerow
- Introduces built form into an open rural frontage
- Relies on later-stage planting that cannot replicate mature landscape structure

Conclusion:

The scheme results in permanent and irreversible harm to landscape character, contrary to Policy DME2.

### Arboricultural Impact

#### Tree Loss and Pressure

The site contains:

- TPO-protected trees and groups
- Mature oak trees of high quality
- A significant boundary corridor (G5)

Although the application minimises immediate loss:

- Only two trees are proposed for removal at this stage

However, the supporting assessment clearly states that further removal is anticipated through

detailed layout and infrastructure.

This is critical: The application knowingly defers the true extent of tree impact.

#### Hedgerow Loss (Key Issue)

- Approximately 841m of Priority Habitat hedgerow is present
- At least 228m is proposed for removal, with further loss likely

This represents:

- Loss of Habitat of Principal Importance
- Loss of visual and structural landscape boundaries

#### Policy Conflict

Under:

- Policy DME1 (Protecting Trees and Woodlands)
- National planning policy requiring retention of existing trees where possible

The proposal fails because:

- Tree loss is not fully quantified
- A robust retention strategy is not demonstrated at outline stage
- Reliance on future planting does not offset the loss of mature vegetation

Conclusion:

The scheme fails to demonstrate compliance with tree protection policy and significantly underestimates long-term impacts.

#### Ecology and Biodiversity

##### Great Crested Newts – Strategic vs Local Failure

The scheme relies on a strategic licensing approach with off-site compensation rather than on-site mitigation.

While legally compliant, the implications are clear:

- On-site habitat is lost rather than protected
- Compensation is delivered elsewhere
- There is no assurance of local population continuity

Therefore: The scheme replaces site-based conservation with financial offsetting, contrary to the principle of avoiding ecological harm at source.

##### Bats – Inadequate Baseline

- Surveys are outdated
- Concerns regarding validity have already been raised
- Updated surveys are proposed after submission

Yet:

- The site provides moderate suitability for foraging and commuting
- Activity is concentrated along hedgerows and linear corridors

The proposal removes or degrades these same features.

Key issue:

The application does not provide sufficient up-to-date evidence to assess impacts on protected species.

##### Hedgerows as Ecological Corridors

Hedgerows:

- Function as key wildlife corridors
- Provide habitat for birds, bats and other fauna
- Are formally recognised as Priority Habitat

Loss of these features:

- Reduces ecological connectivity
- Conflicts with the duty to conserve and enhance biodiversity

#### Housing Need and Recent Development Context

A further material consideration in this case is the absence of any clearly demonstrated local housing need to justify development of this scale in this location.

Recent planning decisions in the local area have already approved new residential development, including a scheme off Branch Road, which contributes to the local housing supply. This demonstrates that development needs are being met through more appropriate and sustainable locations.

In this context:

- There is no evidence that this site is required to meet an unmet housing need
- The proposal does not form part of a planned or allocated growth area
- The development represents an unplanned extension into open countryside

This is particularly important in the context of the Core Strategy, where:

- Development is directed to sustainable locations within defined settlements
- Protection of the countryside is a key objective

The proposal therefore:

- Conflicts with the spatial strategy set out in Key Statements DS1 and DS2
- Represents unnecessary and unjustified encroachment into open countryside
- Would undermine a plan-led approach to development

When combined with the significant landscape harm identified, the absence of clear housing need further weighs heavily against the proposal.

#### Highway Safety and Accessibility

A further significant concern relates to highway safety and accessibility, particularly in relation to the A59, which forms the primary access route to the development.

The A59 in this location is already:

- A busy and heavily trafficked road
- Subject to high vehicle speeds
- Used by a mix of local, commuter and through traffic

From personal experience as a local resident, traffic conditions are already challenging, with frequent congestion and limited opportunities for safe access and movement.

The proposed development would introduce:

- A substantial increase in vehicle movements associated with up to 85 dwellings
- Additional turning movements onto and off the A59
- Increased pressure on an already constrained section of highway

Of particular concern is the lack of safe pedestrian infrastructure:

- There are limited or no continuous footways in the vicinity
- Pedestrian movement along and across the A59 is currently difficult and potentially hazardous
- The route is not suitable for safe or attractive walking, particularly for families, children or vulnerable users

The proposal would therefore:

- Increase reliance on private vehicle use
- Exacerbate existing highway safety issues
- Fail to provide safe and suitable access for all users

This is contrary to fundamental planning principles which require:

- Safe and suitable access for all
- Development to prioritise sustainable and active travel
- Highway impacts to be acceptable in terms of safety and capacity

Conclusion:

The scale of development proposed, combined with existing traffic conditions and poor pedestrian infrastructure, would result in unacceptable impacts on highway safety and accessibility.

#### Failure of the Planning Balance

##### Over-reliance on Mitigation and Conditions

Across all topics, the scheme depends on:

- Future surveys
- Future layout refinement
- Future planting schemes
- Off-site compensation

This creates a fundamental issue:

The application does not demonstrate acceptability now; it assumes it can be made acceptable later.

#### Conflict with Decision-Making Principles

National policy requires:

- Sufficient information at the point of determination
- Clear demonstration that impacts are avoided, mitigated or acceptably offset

This application:

- Defers key evidence
- Understates impacts
- Provides no secured mitigation at this stage

#### Overall Conclusion

The proposed development should be refused for the following key reasons:

##### Landscape Harm

- Erosion of rural character
- Loss of defining hedgerows
- Conflict with landscape protection policy

##### Arboricultural Conflict

- Loss of priority hedgerow habitat
- Pressure on protected trees
- Failure to fully assess impacts

##### Ecological Deficiencies

- Reliance on off-site compensation
- Loss of habitat without local replacement
- Outdated survey information

##### Insufficient Information

- Key matters deferred
- Impacts not properly quantified
- Mitigation not secured

#### Overall Conclusion

The proposed development at Causeway Farm represents an unjustified and harmful encroachment into open countryside which fails to comply with the Ribble Valley Core Strategy and fundamental planning principles.

The development would introduce a substantial urbanising form of development into a highly sensitive valley landscape, resulting in:

- The loss of open agricultural land that forms part of the visual foreground to wider countryside views
- The erosion of the rural character which defines the settlement edge

- The removal of hedgerows and landscape features that provide structure, screening, and ecological function

Due to the site's position within the valley floor and its clear visibility from elevated surrounding properties, including my own, the proposal would not be successfully assimilated. Instead, it would appear as a prominent, intrusive and permanent feature in the landscape, fundamentally altering the existing relationship between the built edge of the settlement and the wider countryside beyond. This harm is compounded by the loss of priority habitats, the pressure placed on existing trees and hedgerows, and the reliance on off-site ecological compensation rather than meaningful on-site mitigation.

The proposal is further undermined by the absence of any clearly demonstrated local housing need. Recent developments in the area have already contributed to housing supply in more appropriate and sustainable locations. As such, the proposal represents an unplanned and unnecessary extension into open countryside, contrary to the spatial strategy set out in Key Statements DS1 and DS2. Serious concerns also arise in relation to highway safety and accessibility. The A59 is already a busy and constrained route with limited pedestrian provision. The introduction of significant additional traffic associated with this development would exacerbate existing issues and fail to provide safe and suitable access for all users.

A critical and determinative issue is the clear inconsistency that would arise in decision-making. The Council has recently taken a firm position that even modest encroachment into agricultural land resulting in domestication and visual harm is unacceptable. It would therefore be inconsistent, and fundamentally unsound, to support a development of this scale, which results in far greater and permanent harm.

When considered holistically, the proposal:

- Causes substantial and irreversible harm to landscape character and visual amenity
- Results in the loss of key landscape features and ecological corridors
- Fails to provide sufficient and up-to-date evidence to assess environmental impacts
- Relies on deferred mitigation and off-site compensation rather than avoiding harm at source
- Is proposed in the absence of any clear housing need
- Exacerbates existing highway safety concerns
- Conflicts with established planning policy and recent decision-making

#### Final Position

For the reasons set out above, the proposal fails to demonstrate that environmental, visual and infrastructural impacts can be avoided, mitigated or justified.

It conflicts with the Core Strategy, undermines a plan-led approach to development, and would result in significant and avoidable harm to the character and function of the countryside.

Accordingly, planning permission should be refused.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 11 June 2026 18:57  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0078 FS-Case-846725810

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

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

**Comments:** Causeway Farm, Balderstone – Comprehensive Planning Objection  
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A particularly significant and determinative factor in this case is the clear inconsistency that would arise in decision-making when considered alongside the Council's very recent position under Policy DMH5.

The Council has recently concluded, under reference 26/ENQ/00016, that even a relatively modest extension of domestic curtilage into agricultural land would result in the domestication of open countryside, introduce domestic activity, cause visual harm to the landscape, and set a harmful precedent. On that basis, that proposal was deemed contrary to Policy DMH5 and unlikely to be supported.

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Furthermore, the site occupies a highly sensitive position within the local landscape. When viewed from surrounding elevated residential properties, including my own, the site forms part of an open and undeveloped valley floor which contributes directly to wider views toward the surrounding countryside and National Landscape. The proposed development would be clearly visible from these elevated vantage points and would introduce a substantial and intrusive block of built development into what is currently an open rural foreground.

The effect would not be limited to a minor change in outlook, but would instead represent a fundamental and harmful interruption of the established visual relationship between the settlement edge, the open valley landscape, and the wider countryside beyond.

In addition, there is no clearly demonstrated local housing need to justify development of this scale in this location. Recent approvals, including development off Branch Road, already contribute to housing supply in more appropriate and sustainable locations. As such, this proposal represents an

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The proposal also raises serious concerns in relation to highway safety and accessibility. The A59 is already a busy, high-speed route with limited opportunities for safe access. There are limited or no continuous footways in the vicinity, making pedestrian movement difficult and unsafe. The addition of significant new vehicle movements associated with this development would exacerbate existing issues and fail to provide safe and suitable access for all users.

Taken as a whole, the proposal:

- Results in significant and irreversible harm to landscape character and visual amenity
- Introduces highly visible and intrusive development into a sensitive valley setting
- Leads to the loss of priority habitats, including hedgerows which define the landscape structure
- Fails to provide sufficient up-to-date evidence to assess environmental impacts
- Relies on off-site mitigation rather than avoiding harm at source
- Occurs in the absence of any clearly demonstrated local housing need
- Exacerbates existing highway safety and accessibility issues
- Is inconsistent with very recent decisions under the same policy framework

Approval of this scheme would therefore represent a clear and unjustified departure from established planning policy, undermine confidence in consistent decision-making, and result in significant and avoidable harm to the character, appearance and function of the countryside.

## Landscape and Visual Impact (Principal Issue)

### Sensitivity of the Site

The site comprises:

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- Strong field boundaries defined by hedgerows and trees
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The arboricultural evidence confirms that tree cover is largely confined to field boundaries forming the primary landscape structure.

This landscape is:

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- Characterised by enclosure through vegetation corridors and openness between them

### Impact of Development

The scheme proposes:

- Up to 85 dwellings
- New access and urbanising infrastructure

This results in:

- Urbanisation of a currently rural field system
- Breach and erosion of established hedgerow boundaries
- Fragmentation of the southern tree belt (G5), a key landscape feature

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This is significant because hedgerows are not incidental features; they form the primary visual and structural framework of the landscape.

### Impact on Residential Views and the Wider Landscape Setting

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From this elevated position, there are clear, uninterrupted views across the site toward the wider National Landscape valley beyond. The site currently contributes to a continuous and coherent rural

scene, forming part of the visual transition between the built edge of the settlement and the wider countryside and nationally recognised landscape areas

At present:

- The site reads as open farmland within a wider valley landscape
- Hedgerows and tree belts provide natural structure without obstructing wider views
- There is a clear visual connection between residential properties on higher ground and the open countryside beyond

The proposed development would fundamentally alter this relationship. The introduction of up to 85 dwellings, together with roads, lighting, vehicles and associated domestic activity, would:

- Be clearly visible in direct views from elevated properties
- Occupy what is currently an open and undeveloped valley floor
- Introduce a prominent block of urban development in the foreground of wider landscape views
- Disrupt the visual continuity between the settlement edge and the surrounding countryside
- Create a perception of encroachment into the wider landscape, rather than a contained extension

Due to the topography, this development would not be screened or assimilated effectively. Instead, it would be experienced as a highly visible and intrusive feature in the landscape when viewed from higher ground.

Importantly, the site forms part of the visual setting of the wider countryside and contributes to views toward the broader valley landscape, which connects to nationally designated landscapes in the area. The loss of this open foreground would therefore diminish not only local amenity but also the experience of the wider landscape.

This is not simply a matter of a changed outlook. It represents:

A substantial and harmful interruption of the established visual relationship between elevated residential areas, the open valley floor, and the wider countryside beyond.

As a result, the proposal would cause significant harm to both:

- The enjoyment of residential amenity from surrounding properties
- The character and perception of the wider landscape setting

I would invite all planning officers to come and visit our house to see the impact the development would have on the wider landscape.

### Conflict with Core Strategy Policy

The development directly conflicts with Policy DME2 – Landscape and Townscape Protection, which resists development that significantly harms important landscape features, including trees, hedgerows and woodland.

The proposal:

- Removes priority hedgerow
- Introduces built form into an open rural frontage
- Relies on later-stage planting that cannot replicate mature landscape structure

Conclusion:

The scheme results in permanent and irreversible harm to landscape character, contrary to Policy DME2.

### Arboricultural Impact

#### Tree Loss and Pressure

The site contains:

- TPO-protected trees and groups
- Mature oak trees of high quality
- A significant boundary corridor (G5)

Although the application minimises immediate loss:

- Only two trees are proposed for removal at this stage

However, the supporting assessment clearly states that further removal is anticipated through

detailed layout and infrastructure.

This is critical: The application knowingly defers the true extent of tree impact.

#### Hedgerow Loss (Key Issue)

- Approximately 841m of Priority Habitat hedgerow is present
- At least 228m is proposed for removal, with further loss likely

This represents:

- Loss of Habitat of Principal Importance
- Loss of visual and structural landscape boundaries

#### Policy Conflict

Under:

- Policy DME1 (Protecting Trees and Woodlands)
- National planning policy requiring retention of existing trees where possible

The proposal fails because:

- Tree loss is not fully quantified
- A robust retention strategy is not demonstrated at outline stage
- Reliance on future planting does not offset the loss of mature vegetation

Conclusion:

The scheme fails to demonstrate compliance with tree protection policy and significantly underestimates long-term impacts.

#### Ecology and Biodiversity

##### Great Crested Newts – Strategic vs Local Failure

The scheme relies on a strategic licensing approach with off-site compensation rather than on-site mitigation.

While legally compliant, the implications are clear:

- On-site habitat is lost rather than protected
- Compensation is delivered elsewhere
- There is no assurance of local population continuity

Therefore: The scheme replaces site-based conservation with financial offsetting, contrary to the principle of avoiding ecological harm at source.

##### Bats – Inadequate Baseline

- Surveys are outdated
- Concerns regarding validity have already been raised
- Updated surveys are proposed after submission

Yet:

- The site provides moderate suitability for foraging and commuting
- Activity is concentrated along hedgerows and linear corridors

The proposal removes or degrades these same features.

Key issue:

The application does not provide sufficient up-to-date evidence to assess impacts on protected species.

##### Hedgerows as Ecological Corridors

Hedgerows:

- Function as key wildlife corridors
- Provide habitat for birds, bats and other fauna
- Are formally recognised as Priority Habitat

Loss of these features:

- Reduces ecological connectivity
- Conflicts with the duty to conserve and enhance biodiversity

#### Housing Need and Recent Development Context

A further material consideration in this case is the absence of any clearly demonstrated local housing need to justify development of this scale in this location.

Recent planning decisions in the local area have already approved new residential development, including a scheme off Branch Road, which contributes to the local housing supply. This demonstrates that development needs are being met through more appropriate and sustainable locations.

In this context:

- There is no evidence that this site is required to meet an unmet housing need
- The proposal does not form part of a planned or allocated growth area
- The development represents an unplanned extension into open countryside

This is particularly important in the context of the Core Strategy, where:

- Development is directed to sustainable locations within defined settlements
- Protection of the countryside is a key objective

The proposal therefore:

- Conflicts with the spatial strategy set out in Key Statements DS1 and DS2
- Represents unnecessary and unjustified encroachment into open countryside
- Would undermine a plan-led approach to development

When combined with the significant landscape harm identified, the absence of clear housing need further weighs heavily against the proposal.

#### Highway Safety and Accessibility

A further significant concern relates to highway safety and accessibility, particularly in relation to the A59, which forms the primary access route to the development.

The A59 in this location is already:

- A busy and heavily trafficked road
- Subject to high vehicle speeds
- Used by a mix of local, commuter and through traffic

From personal experience as a local resident, traffic conditions are already challenging, with frequent congestion and limited opportunities for safe access and movement.

The proposed development would introduce:

- A substantial increase in vehicle movements associated with up to 85 dwellings
- Additional turning movements onto and off the A59
- Increased pressure on an already constrained section of highway

Of particular concern is the lack of safe pedestrian infrastructure:

- There are limited or no continuous footways in the vicinity
- Pedestrian movement along and across the A59 is currently difficult and potentially hazardous
- The route is not suitable for safe or attractive walking, particularly for families, children or vulnerable users

The proposal would therefore:

- Increase reliance on private vehicle use
- Exacerbate existing highway safety issues
- Fail to provide safe and suitable access for all users

This is contrary to fundamental planning principles which require:

- Safe and suitable access for all
- Development to prioritise sustainable and active travel
- Highway impacts to be acceptable in terms of safety and capacity

Conclusion:

The scale of development proposed, combined with existing traffic conditions and poor pedestrian infrastructure, would result in unacceptable impacts on highway safety and accessibility.

#### Failure of the Planning Balance

##### Over-reliance on Mitigation and Conditions

Across all topics, the scheme depends on:

- Future surveys
- Future layout refinement
- Future planting schemes
- Off-site compensation

This creates a fundamental issue:

The application does not demonstrate acceptability now; it assumes it can be made acceptable later.

#### Conflict with Decision-Making Principles

National policy requires:

- Sufficient information at the point of determination
- Clear demonstration that impacts are avoided, mitigated or acceptably offset

This application:

- Defers key evidence
- Understates impacts
- Provides no secured mitigation at this stage

#### Overall Conclusion

The proposed development should be refused for the following key reasons:

##### Landscape Harm

- Erosion of rural character
- Loss of defining hedgerows
- Conflict with landscape protection policy

##### Arboricultural Conflict

- Loss of priority hedgerow habitat
- Pressure on protected trees
- Failure to fully assess impacts

##### Ecological Deficiencies

- Reliance on off-site compensation
- Loss of habitat without local replacement
- Outdated survey information

##### Insufficient Information

- Key matters deferred
- Impacts not properly quantified
- Mitigation not secured

#### Overall Conclusion

The proposed development at Causeway Farm represents an unjustified and harmful encroachment into open countryside which fails to comply with the Ribble Valley Core Strategy and fundamental planning principles.

The development would introduce a substantial urbanising form of development into a highly sensitive valley landscape, resulting in:

- The loss of open agricultural land that forms part of the visual foreground to wider countryside views
- The erosion of the rural character which defines the settlement edge

- The removal of hedgerows and landscape features that provide structure, screening, and ecological function

Due to the site's position within the valley floor and its clear visibility from elevated surrounding properties, including my own, the proposal would not be successfully assimilated. Instead, it would appear as a prominent, intrusive and permanent feature in the landscape, fundamentally altering the existing relationship between the built edge of the settlement and the wider countryside beyond. This harm is compounded by the loss of priority habitats, the pressure placed on existing trees and hedgerows, and the reliance on off-site ecological compensation rather than meaningful on-site mitigation.

The proposal is further undermined by the absence of any clearly demonstrated local housing need. Recent developments in the area have already contributed to housing supply in more appropriate and sustainable locations. As such, the proposal represents an unplanned and unnecessary extension into open countryside, contrary to the spatial strategy set out in Key Statements DS1 and DS2. Serious concerns also arise in relation to highway safety and accessibility. The A59 is already a busy and constrained route with limited pedestrian provision. The introduction of significant additional traffic associated with this development would exacerbate existing issues and fail to provide safe and suitable access for all users.

A critical and determinative issue is the clear inconsistency that would arise in decision-making. The Council has recently taken a firm position that even modest encroachment into agricultural land resulting in domestication and visual harm is unacceptable. It would therefore be inconsistent, and fundamentally unsound, to support a development of this scale, which results in far greater and permanent harm.

When considered holistically, the proposal:

- Causes substantial and irreversible harm to landscape character and visual amenity
- Results in the loss of key landscape features and ecological corridors
- Fails to provide sufficient and up-to-date evidence to assess environmental impacts
- Relies on deferred mitigation and off-site compensation rather than avoiding harm at source
- Is proposed in the absence of any clear housing need
- Exacerbates existing highway safety concerns
- Conflicts with established planning policy and recent decision-making

#### Final Position

For the reasons set out above, the proposal fails to demonstrate that environmental, visual and infrastructural impacts can be avoided, mitigated or justified.

It conflicts with the Core Strategy, undermines a plan-led approach to development, and would result in significant and avoidable harm to the character and function of the countryside.

Accordingly, planning permission should be refused.

[REDACTED]

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**From:** [REDACTED] >  
**Sent:** 11 June 2026 20:39  
**To:** Planning  
**Subject:** Planning application no. 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 wish to register my objection to the planning application number 3/2026/0078.

Location -land at Causeway Farm, Longsight Road, Balderstone BB2 7HZ.

There are several reasons for my objection to this proposal:- 1. There are already several housing developments in this area; all along Yew tree drive, Ramsgreave Road, Branch Road, and there are always a range of properties for sale in Mellor and Mellor Brook. There is no housing crisis in this area.

2. The building would be on beautiful open countryside and not on brownfield sites which should be used before green sites are destroyed 3. This would be a loss of agricultural land and also habitat for wildlife. I have seen deer on this land.

4. There would be an increased traffic demand on the road.....85 houses- 170 cars at least.... There are very few houses in this area that don't have at least 2 cars. The cross roads at the bottom of Abbott Brow were a notorious black spot for road traffic accidents. Admittedly improved now the speed limit has dropped but there are still accidents along this road. There is also significant traffic pressures along this stretch up to Ribchester Road.

5. Can the local schools cope with the pressures of extra pupil?

Kind regards

[REDACTED]

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 11 June 2026 22:04  
**To:** Planning  
**Subject:** Planning Application Comments - 38169 FS-Case-846770480

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Planning Application Reference No.:** 38169

**Address of Development:** Causeway Farm Osbaldeston

**Comments:** The building of houses in this area will spoil the countryside and the animals that live there in natural habitat .

**From:** [REDACTED]  
**Sent:** 12 June 2026 03:43  
**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 strongly object to the planning application number 3/2026/0078.

Location - land at Causeway Farm, Longsight Road, Balderstone BB2 7HZ.

I object to this planning application with reasons as follows

1. The proposed building site is on our beautiful green spaces which we have great pride in as a community. There is a constant push it seems to remove all green spaces in the Ribble valley to make poorly thought out and unnecessary housing developments which eradicate any countryside living and nature and we should be protecting these environments in which we have such pride and love for and build instead on pre existing brownfield in which they're are many in the areas surrounding - we are stripping open countryside areas completely unnecessarily. There are bordering towns and villages in which developments are possible and they are not being taken advantage of, instead the proposal here means bulldozing existing natural environments because it would create greater profits for developers than other areas would which is utterly needless and mercenary.

2. There isn't a housing crisis housing in Mellor, Mellor brook or within the distance of the proposed development and so there is not an identified local need. There is houses here and within the surrounding areas which are affordable and come on to the market regularly - including housing for first time buyers, families, singles and the elderly. There are also several new housing developments in this area; along Yew tree drive, Ramsgreave Road, Branch Road, in Mellor brook and in Mellor. There is no housing crisis in this area so to build more housing is an obsolete exercise and it is at the unnecessary expense of an area the community takes such pride in.

2. This would be a loss of agricultural land. The area has always been agricultural and farming is intrinsic for the locality and the people whose live here - once this land is lost, it will be gone forever and will have a detrimental effect on potential livelihoods and generations of opportunities for a long standing agricultural communities. British farming is already suffering and to use this space for housing instead of farming or grazing land is adding fuel to the fire of farmers being unable to continue or compete.

3. This area of proposed development means destroying wildlife habitats and jeopardising and disrupting natural ecosystems. There are deer, hares, hedgehogs, hazel dormouse regularly seen in the fields - these are all animals that are native to the ecosystem and all their populations are dropping due to housing developments such as these pushing them out. There are declining because they need interconnected ground and hedgerows - with the proposed building that

environment would be destroyed, which would lead to further reductions in species and loss of wildlife in the area and potentially beyond.

4. The roads cannot withstand more traffic. There would be an increased traffic demand on the road. Most households are 2 car households and traffic in the area is already too much - there's not enough public transport with connections in the area so the new house's inhabitants will obviously be car users. The intersection at the bottom of Abbott Brow is known for road traffic accidents as it connects two major and busy roads from Preston to Clitheroe. It is almost impossible to pull out at the bottom of abbot brow during rush hour with many people opting to use other roads out the village to avoid this. It is a dangerous crossroads and further housing in this area would add more risk to safety and undoubtedly more congestion, not to mention traffic pressures that continues down the A59/ up to Ribchester (which is already traffic jammed at certain times of day).

The area is used as a cut through as it is, any traffic or road closures force cars up abbot brow and down from Blackburn - cars often come at speed and more cars on the road is a danger point.

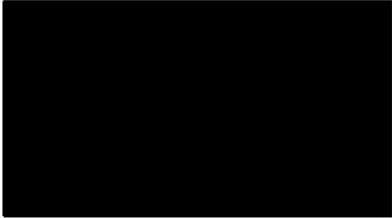
5. The council and utilities cannot deal with the maintenance in the area as it is. To add more housing to already strained amenities is unthinkable. There are potholes all around the area that have been untouched and unfixed by the council for months - certain roads have become so bad that they are near impossible to drive on, many residents have had flat tyres and car damage because of the depth and size of the holes. If existing things in the Mellor, Mellor Brook and Longsight Road can't be fixed well and timely then to add more housing would overburden this more. There are already constant problems with water and electricity in the area due to its position on high land - power cuts and water leaks, not to mention terrible WiFi issues due to difficulties in modernising the technology in the village. There are often road closures on Abbott Brow for resurfacing or digging up the road to access pipe work. The infrastructure that exists is not capable or reliable enough to add further strain.

7. Roman road/ old road. There's an old cobbled track that leads through that field and it was used to transport produce from the Mellor mills down but dates back to Roman times. It's an incredibly interesting and integrated part of the areas history and story and the planned building would destroy that, thus removing a vital heritage site, community identity and a future of historical knowledge that should be protected and preserved at all costs.

Kind regards



Sent from [Outlook for iOS](#)



Planning Department  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
Lancashire  
BB7 2RA

Dear Planning Officer,

**Re: Objection to Planning Application 3/2026/0078  
Land South of Causeway Farm, Longsight Road, Balderstone  
Outline planning application for up to 85 residential dwellings with access from the A59  
Longsight Road**

I am writing to formally object to the above planning application.

While I recognise the need for new housing, I do not consider this to be an appropriate or sustainable location for a development of this scale. In my view, the proposal would cause unacceptable harm to the countryside, the rural character of the area, local infrastructure, highway safety, public rights of way and the wider setting of nearby villages including Mellor, Mellor Brook and Balderstone.

The applicant's own documents confirm that the site is currently open agricultural land and is designated as Open Countryside. The proposal would introduce a substantial residential estate of up to 85 dwellings into land that currently forms part of the rural landscape around the village. This would represent a significant and harmful encroachment into the countryside.

I am particularly concerned that approval of this application would further erode the rural setting of the area and contribute to the gradual urbanisation of the countryside around Mellor and Balderstone. The presence of the A59 and some nearby commercial uses should not be used as justification for allowing a large housing development on open countryside. The site still clearly contributes to the rural character, openness and landscape setting of the area.

The development would also affect the experience of users of the Public Rights of Way that cross and adjoin the site. These footpaths are part of the local countryside network and allow residents to enjoy the rural landscape. Even if the routes are technically retained or diverted, the character of these paths would be fundamentally changed by being routed

through or alongside a housing estate, roads, parking areas, lighting, gardens and domestic activity. This would significantly reduce their rural amenity value.

I also object on the grounds of traffic and highway impact. The proposal would introduce a new residential access onto the A59 Longsight Road and would inevitably increase vehicle movements in the area. The A59 is already a busy route, and the additional traffic from up to 85 dwellings would add further pressure, particularly at peak times. I note that the Transport Assessment relies on traffic survey data from September 2022, rather than fresh survey work reflecting current traffic conditions. I therefore ask that Lancashire County Council Highways fully scrutinises whether the access arrangements, traffic generation and cumulative impacts have been properly assessed.

Although the applicant argues that the site is accessible by walking, cycling and public transport, I do not believe this reflects the reality of day-to-day life for most households in this location. Local bus services are limited, and future residents are still likely to rely heavily on private cars for commuting, school runs, shopping, medical appointments and evening or weekend travel. The proposal would therefore be likely to increase car dependency rather than represent genuinely sustainable development.

There are also serious concerns about local infrastructure. The surrounding villages do not have the infrastructure to support continual housing growth of this nature. Local GP services, schools, roads, drainage systems and other community facilities are already under pressure. The application should not be approved unless the Council is satisfied that adequate infrastructure capacity exists and that any necessary improvements would be delivered in advance of, or alongside, the development.

Drainage is another concern. The Flood Risk Assessment confirms that the site is greenfield land and that soakaway drainage is unlikely to be viable due to low-permeability clay soils. Surface water would instead need to be managed through attenuation and discharge to an ordinary watercourse. Given the scale of the development, the reliance on engineered drainage solutions, and changing rainfall patterns, I ask that the Lead Local Flood Authority carefully reviews whether the drainage strategy is robust, maintainable and safe over the long term, and whether there is any risk of increased surface water issues downstream or on neighbouring land.

I am also concerned about the ecological and arboricultural impacts of the proposal. The submitted documents identify ponds, hedgerows, trees, watercourse features and habitats used by protected and priority species. The Arboricultural Impact Assessment states that approximately 228 metres of hedgerow would be removed, and that this hedgerow is Habitat of Principal Importance. The loss of established hedgerow habitat should be given significant weight, particularly in an open countryside location where hedgerows contribute to biodiversity, landscape character and the rural field pattern.

The presence of Tree Preservation Orders and the need for further detailed arboricultural assessment also demonstrate that the site contains important landscape and ecological constraints. These matters should not simply be deferred to reserved matters or planning

conditions if the principle of development itself would result in harm to the countryside and local environment.

I also ask the Council to carefully consider the cumulative impact of development pressure in this area. The countryside around Mellor, Mellor Brook and Balderstone is valued by residents and forms an important part of the identity and setting of these communities. Repeated attempts to develop open countryside land risk permanently changing the character of the area.

In summary, I object to this application for the following reasons:

The site is designated Open Countryside and currently comprises open agricultural land.

The proposal would cause unacceptable encroachment into the countryside and harm the rural character of the area.

The development would adversely affect the character and enjoyment of Public Rights of Way.

The proposal would increase traffic and car dependency, with concerns regarding the A59 access and wider highway network.

Local infrastructure, including schools, GP services, roads and drainage, is not sufficient to support development of this scale.

The drainage strategy relies on engineered solutions on clay soils where soakaways are unlikely to be viable.

The proposal would result in the loss of established hedgerow habitat of principal importance.

The scheme would contribute to the cumulative erosion of countryside around Mellor, Mellor Brook and Balderstone.

For these reasons, I respectfully request that Ribble Valley Borough Council refuses planning application 3/2026/0078.

Yours faithfully,

A large black rectangular redaction box covering the signature of the objector.

6.6.2026

A handwritten signature in blue ink, appearing to be a cursive name, located below the date.

[REDACTED]

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**From:** [REDACTED] >  
**Sent:** 10 June 2026 10:35  
**To:** Planning  
**Subject:** Objection to Planning Application 3/2026/0078 – 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.

Dear Sir

I wish to object against the request for planning permission off the A59 across from Causeway farm near Mellor Brook.

The terms upon which I object are:

1. The application is for 85 private dwellings which on the area of land available is too dense. The extent of the proposed residential curtilage and the urbanising impact will have a profoundly negative effect on the surrounding countryside and wildlife.
2. The proposal is not included in the Ribble Valley local plan.
3. There are numerous brown field sites within the borough which should be considered for housing development before using farmland.
4. The application's transport assessment references accessibility via non car modes and public rights of way. Having lived in Mellor for [REDACTED] am well aware of acquainted with the area and people's habits. All public amenities in Mellor are located in the centre of the village. From the area the application is located requires walking considerable distance up steep hills. The public rights of way are all across farmland which outside summer requires wellington boots to traverse. Human behaviour is to take the easiest approach which is to take the car. I would therefore contest the affirmations of the transport assessment. Interestingly I have never seen the applicant or any member of his family exit Causeway farm other than by vehicular means.

Yours faithfully

[REDACTED]

Sent from my iPhone