

Kathryn Hughes  
Planning Dept  
Ribble Valley Borough Council

5<sup>th</sup> June 2026

**Planning consultation – 3/2026/0078**

- Land adjacent to Causeway Farm
- Outline application for up to 85 residential units.

Following representations from members of the Parish and a review of the proposals, **Osbaldeston Parish Council strongly objects to the above planning application**, and will therefore be seeking a recommendation for refusal.

We fully endorse the objections raised by Balderstone parish Council in their response of 1<sup>st</sup> June, and in particular with the following points:

- A development of this size in open countryside will constitute a separate and isolated housing estate outside of the boundaries of Osbaldeston, Mellor Brook or Mellor.
- This is a greenfield site with local amenity value. The development of this site would have a significant impact on the character of the surrounding area. Furthermore, the approval of this type of ribbon development along the A59 will set an unwelcome precedent for the rest of the Ribble Valley.
- Long term housing need in the area is already supported with the existing development within Mellor Brook.
- The increased traffic will have a knock-on impact to the safety of the A59 at the Osbaldeston crossroads and st Mary's school.

These objections reflect the views of Osbaldeston Parish Council and the inputs we have received from members of the parish.

**Osbaldeston Parish Council**

**5<sup>th</sup> June 2026**

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