

Nicola Gunn

From: Planning
Subject: FW: Application 3/2026/0078 Causeway Farm, Consultation Response, Balderstone Parish Council

From: Balderstone Parish Council <clerk@balderstoneparishcouncil.gov.uk>
Sent: 01 June 2026 19:08

Subject: Application 3/2026/0078 Causeway Farm, Consultation Response, Balderstone Parish Council

⚠ 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.

FAO Kathryn Hughes

Re Application 3/2026/0078 Causeway Farm, Consultation Response, Balderstone Parish Council

Kathryn

Balderstone Parish Council has considered the above application and has agreed to register it's strong objection.

The principle concerns are that the area highlighted for development is in open countryside and outside the local settlement boundary. The application fails to make a case for the exceptional circumstances needed to allow any development in such an area. Indeed this was one reason pertaining to the refusal of previous applications at this site.

The proposed number of housing units would have a profound effect on the character of the surrounding area. An estate of this size, at this location, would be incongruous, insular and would lack any integrated relationship with the villages of Mellor Brook, Osbaldeston or Mellor. Rather than form a natural extension to the existing settlements, this proposal would be a separate, isolated housing estate and introduce an overtly suburban form of development into a countryside setting.

There is already a housing development of over 100 units underway in Mellor Brook (South Ribble), with potential for further stages. This in itself will place significant strains on the locality's infrastructure. The application completely ignores this recognised profound change to Mellor Brook.

As highlighted in the Parish Council's previous objections to development at this site, there would inevitably be environmental degradation associated with both the buildings and related activity, including habitat loss and disturbance, increased vehicle movements, along with potential noise, air and light pollution.

There would be huge degradation in amenity value, with significantly impoverished access. The four footpaths crossing the site provide an important recreational walking route between Mellor Brook and Mellor giving walkers an opportunity to appreciate open countryside, which leads to spectacular vistas on the paths that assent to Mellor.

Whilst more a matter for the Highway Authority (LCC) it seems even from a lay perspective that the number of proposed housing units would generate traffic levels that would make access and egress onto the already extremely busy A59 difficult, if not hazardous. The site is not a genuinely sustainable location for a major housing development. Access can only be onto the A59 which, because of virtually continuous high daytime traffic flows is likely to discourage walking and cycling from the estate and reinforce dependence on private car travel.

This proposal would truly blight our area and should be refused

Regards

Aimee Barton