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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 16 December 2025 00:02
To: Planning
Subject: Planning Application Comments - 3/2025/0801 FS-Case-773877590

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Planning Application Reference No.: 3/2025/0801

Address of Development: Land to east of Salesbury View Wilpshire

Comments: Re: Objection to Planning Application 3/2025/0801

Please kindly accept my late submission of comments for the above Application.

I am writing to formally object to the above planning application submitted by Persimmon Homes for the development of 80 new homes on land to the east of Salesbury View in Wilpshire. I am deeply concerned about the potential negative impacts this development would have on our community, environment, and local infrastructure. This proposal represents yet another attempt in an 11-year saga to build on this site, and I believe it should be refused for the following reasons:

Inappropriate Development on Green Belt Land: The site is located on designated green belt land, which is intended to prevent urban sprawl and preserve the openness of the countryside. Approving this development would contravene national planning policies, such as those outlined in the National Planning Policy Framework (NPPF), which emphasize the protection of green belt areas unless very special circumstances exist. No such circumstances have been demonstrated here, and the proposal would lead to the irreversible loss of valuable open space that separates Wilpshire from Blackburn, eroding the rural character of the area. Once this Green Belt land is eroded it cannot be replaced as such.

Impact on Local Landscape and Visual Amenity: The land in question is an open field that contributes significantly to the scenic beauty of the Ribble Valley. Constructing 80 two- and three-bedroom homes would urbanize this rural vista, creating a visual intrusion that is out of keeping with the surrounding countryside. This would detract from the enjoyment of local residents and visitors who value the area's natural beauty, and it contradicts the Ribble Valley Core Strategy's policies on protecting landscape character.

Strain on Local Infrastructure and Services: Wilpshire and the surrounding areas are already under pressure from existing developments. An additional 80 homes would exacerbate traffic congestion on roads such as Ramsgreave Drive and the A666, increasing accident risks and pollution levels. Local schools, healthcare facilities, and public transport are at capacity, and there is no evidence that the proposed development includes sufficient measures to mitigate these impacts. This could lead to overburdened services without corresponding improvements, negatively affecting the quality

of life for current residents.

Environmental and Biodiversity Concerns:

The site is an open field that supports local wildlife, including protected species. Development would result in habitat loss, disruption to ecosystems, and potential increases in flood risk due to increased hard surfacing. The proposal fails to adequately address these issues, and it does not align with the council's commitments to biodiversity net gain or sustainable development.

Lack of Need and Overdevelopment:

While there is a need for affordable housing, this should not come at the expense of green belt land when brownfield sites are available elsewhere. The inclusion of 30% affordable housing does not justify the harm caused. Moreover, this development would contribute to overdevelopment in an area that has seen significant housing growth in recent years, without regard for the cumulative effects on the community.

I urge the Planning Committee to refuse this application in line with local and national planning policies. Approving it would set a dangerous precedent for further encroachment on green belt land and undermine the efforts to protect the Ribble Valley's unique environment.