



Planning App. Ref.	3/2025/0801 - Adjoining LPA enquiry – RVBC
Location	Land to east of Salesbury View, Wilpshire
Proposal	Proposed erection of new residential development comprising 80 new homes, including 30% affordable housing, open space and associated infrastructure.

Strategic Planning Response:

The site subject to this planning application is currently allocated for residential development within the Ribble Valley Housing and Economic Development Plan Document (HED DPD – adopted 2019) under Policy HAL2 and is located within the settlement boundary of Wilpshire, a short distance from the Blackburn with Darwen (BwD) administrative boundary.

Due to its proximity to BwD, development of the site will have an impact on the infrastructure, services and facilities provided to residents within the borough, in addition to visual impacts the proposed development will give rise to. We discuss these issues in more detail below which we trust will be taken into account in the assessment of the application.

Principle of the development

As identified above, the site is allocated within the Ribble Valley HED DPD under Policy HAL2. The principle of residential development has therefore already been established in this location. Blackburn with Darwen Borough Council (BwDBC) do not therefore wish to provide any comments on the principle of the development.

Visual impact

As set out in the Planning Statement submitted as part of the planning application, a previous application was submitted comprising of a new residential development comprising 85 dwellings at Land off Salesbury View (LPA Ref: 3/2023/0614), which was subsequently amended to 84 dwellings. The application was refused on 13th September 2024 on landscape grounds. The Planning Inspectorate subsequently dismissed the appeal on 05th February 2025. The current application aims to respond to the points raised within the appeal decision.

We note that the total number of houses proposed has been reduced by a total of 4 units for this revised application. BwDBC welcomes this reduction in units and the resultant lower density areas provided to the edge of the site. As identified in Policy HAL2 of the Ribble Valley HED DPD, the southern part of the site offers the opportunity to increase tree cover in the vicinity and the Landscape Masterplan for the site confirms that additional planting will be provided to complement the woodland edge in this location. BwD supports this, as well as the additional buffer coverage proposed along the eastern boundary of the site.

BwDBC does, however, still have some concerns in relation to the visual impact of the proposed development on BwD, given the fact that the site is located on an elevated site that will be visible from a number of vantage points within the borough. The Landscape and Visual Impact Assessment (LVIA) submitted as part of the application concludes that, overall, *there are a limited number of locations where views of the site are available. Any effects on landscape character will generally be perceived at a site level and within very close proximity*

to the east, north and west. These effects will be mitigated over time as proposed planting, particularly to the eastern boundary, but also other boundaries, matures. The adjacent Blackburn with Darwen Borough Council Allocation H195, located approximately 400m to the southeast is likely to subject the future baseline to significant changes in terms of the extent of future built form in the locality.

In overall terms, it is considered that this is a good site for residential development. There is visual and physical containment on many of its boundaries, and likely landscape and visual effects will be both localised and limited in extent and nature. Any identified likely effects are also capable of being successfully mitigated with the strong mitigation proposals set out on the landscape masterplan. The proposals relate well to the surrounding landscape and will form a logical extension to the existing settlement of Wilpshire. In landscape and visual terms, the proposed residential development is considered to be acceptable, and is not likely to result in material harm to the local landscape character or visual amenity.

We broadly agree with those findings and acknowledge that Allocation H195, once built out, would have a similar level of visual impact to these proposals. Having reviewed the Landscape Masterplan, we feel the proposed scheme would benefit from some additional planting along the south boundary. BwD trust that issues relating to visual impact from both within the RV and BwD boundaries will be taken into account in the assessment of the application. If the application were to be recommended for approval, BwD would expect suitable mitigation measures would be secured through condition to minimise this impact.

Education

Due to the close proximity of the site to the BwD administrative border, it can be reasonably assumed that some of the children residing in the new properties will access primary and secondary school places from within the North Blackburn area - Roe Lee Park, Holy Souls and St Gabriel's Primary schools and Pleckgate High School are all located a short distance away from the site. The 'Facilities and Services' section of the Design and Access Statement clearly identifies that the closest schools to the site are located within the BwD borough boundary, in addition to a number of other facilities and services that residents of the proposed development are likely to access.

The BwD Pupil Yield Study (Edge Analytics, September 2024) has confirmed that additional primary school places will be required in the Blackburn North school planning area as a result of major housing developments in the area. Furthermore, there is a forecast need for an additional 1,353 secondary school places in the borough in the period to 2037.

In line with Planning Practice Guidance,¹ BwD would therefore request that a proportionate contribution towards the provision of additional primary and secondary school places is secured as part of the planning application. BwD Education would be happy to discuss this further with Ribble Valley/LCC at the appropriate time.

Health facilities

Similarly, BwDBC also reasonably assumes that some residents of the new properties will access health facilities located within the North Blackburn area (for example Brownhill surgery). We would therefore expect a proportion of any s106 contribution secured on behalf of the Lancashire and South Cumbria Integrated Care Board (ICB) to be used to increase the capacity of primary care facilities within this area of the borough to support additional demand generated as a result of this development.

¹ [Planning obligations - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/planning-obligations)

BwD accept that this is the responsibility of ICB and trust they will provide relevant comments on the application in relation to health infrastructure requirements.

Biodiversity

The NPPF states developments should provide measureable net gains for biodiversity, and the Environment Act 2021 will mandate a minimum provision of 10% Biodiversity Net Gain (BNG) from November 2023. In accordance with the NPPF and imminent national legislation, we would encourage the provision of measurable net gains, ideally on-site. If net gains cannot be achieved on site, then an appropriate commuted sum contribution for off-site BNG would be necessary.

Summary

The principle of residential development on the site has already been established through its allocation in the Ribble Valley HED DPD (Policy HAL2). However, BwD have set out above a number of concerns that should be taken into account in assessing the application.

If the application is to be recommended for approval, this should be subject to conditions that will adequately mitigate against the visual amenity impact of the development, including appropriate buffers.

Furthermore, we would expect a proportion of the s106 contributions secured from the site to be used to provide additional primary and secondary school places and primary health care facilities within BwD, based on the reasonable assumption that some residents of this development will access services and facilities within BwD due to its location close to the borough boundary.

We trust that these issues will be taken into account in the assessment of the planning application. Please contact me if you require any additional information.

Dated: 22nd January 2026