

RECOMMENDATION FOR PLANNING AND DEVELOPMENT COMMITTEE

DEFER AND DELEGATE

DATE: 23 JULY 2026

REF: KH

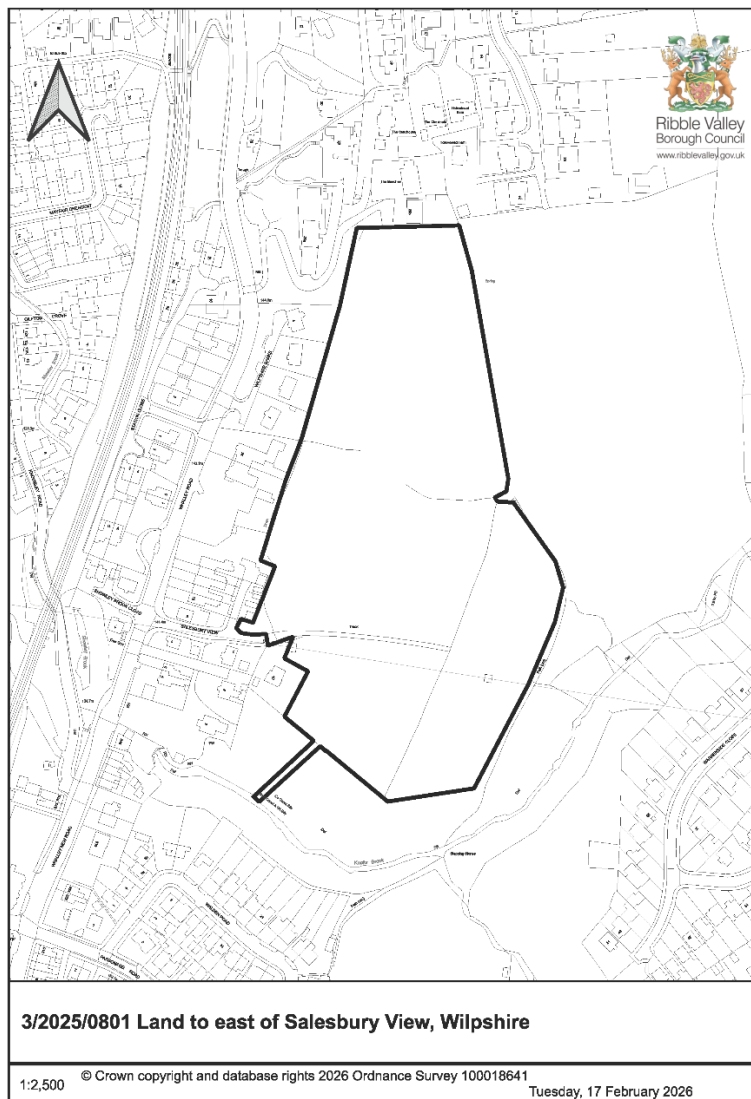
CHECKED BY: LH

APPLICATION REF: 3/2025/0801

GRID REF: SD 368799 431728

DEVELOPMENT DESCRIPTION:

PROPOSED ERECTION OF NEW RESIDENTIAL DEVELOPMENT COMPRISING 80 NEW HOMES, INCLUDING 30% AFFORDABLE HOUSING, OPEN SPACE AND ASSOCIATED INFRASTRUCTURE AT LAND TO THE EAST OF SALESBURY VIEW, WILPSHIRE.



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

WILPSHIRE PARISH COUNCIL

Object to this application for the following reasons:

1. Persimmon Homes has already been refused planning permission twice on this site. The Planning Inspectorate refused an appeal for the following reasons which are also applicable to this application with only 5 houses less than the previous application. The proposal and house types would fail to deliver a high quality visually attractive development sympathetic to the street scene and will still appear incongruous on the hillside to the detriment of visual amenity and be contrary to paragraphs 129 and 135 of the Framework.
2. The proposed development on a steep hillside at the edge of the Wilpshire settlement adjacent to Green Belt would be viewed for miles around and will spoil the unique character of Wilpshire, the 'Gateway to the Ribble Valley' and will lessen the importance of the ribbon of Green Belt that prevents Urban sprawl.
3. The only access and exit to the proposed development are Salesbury View, a short narrow and steep road that will be expected to carry at least 150 cars and multiple times journeys from 80 houses onto Whalley Rd.
4. LCC Highways in the last application stated that they 'are unable to accept the spine road/site road area gradients as they are steeper than 1 in 12 and require amendments to be made to ensure that the internal carriageway and internal pedestrian links do not exceed this limit. The spine road has not changed and these LCC Highway concerns are still applicable to this application on this site.
5. Warrenside Close and Walden Road were cited by the Inspector as positively contributing to an area are in fact in Blackburn with Darwen, which being a town has an overall higher density of housing with different characteristics to the Ribble Valley.
6. There is a very large volume United Utilities Trunk water main running through the application site the route of this pipe has not been exactly determined by United Utilities and may affect the proposed layout as UU will not allow building over or in close proximity to their infrastructure.
7. There is a significant flood risk due to the steep nature of the site with drainage likely being overwhelmed in times of high rainfall, creating an ice rink in winter.
8. Ribble Valley has exceeded housing numbers required by Government and can demonstrate a supply in excess of the 5-yr requirement, negating the need for housing at Salesbury View which will cause an adverse effect on the wider landscape of the area.
9. It has been reported to residents close to the application by United Utilities engineers that the drainage on the A666 is not of a modern standard and would not be capable of taking the extra water runoff from the application.
10. The house building alongside the RVBC boundary with Blackburn with Darwen along Yew Tree [Drive A6119] and the proposed 1500 houses on the site bounded by Parsonage

Road Brownhill Drive [A6119] and Sunnybower is creating a conurbation that should be delineated and separated by Green Belt/fields which this application, if successful, will only add to that pressure.

Further to a re-consultation in respect of amended plans, Wilpshire Parish Council further object to the application for the following reasons:

1. The Parish Council feels that a new application should be submitted as the amended plans show that the types of housing are completely different with different arrangements and configuration.
2. The PC would like an up-to-date traffic assessment to be carried out and submitted as it believes that the one submitted by Persimmon Homes did not show the true nature of speeding on this part of the A666. Persimmon statistics for their traffic assessment is contrary to WPC's own independent SPID assessment. Persimmon has a highest speed stat at 45mph whereas WPC recorded 80mph in a 30mph zone. The PC also has concerns in regards difficulties that construction vehicles are having on the potential access road which have been observed by residents.
3. The PC has noted that United Utilities have not lifted their objection due to their water pipes (as per photo) going through the site not just north/south along any access road but the turning east/west through the site.

The PC would like to establish that United Utilities are fully aware of their assets potentially being built over without proper assessment and note that Persimmon should not rely on detail of UU asset maps.

RAMSGREAVE PARISH COUNCIL:

Ramsgreave Parish Council wishes to register its strong objection to this application for residential development on the hillside east of Salesbury View, Wilpshire. This is the third application submitted for this sensitive site. The previous two applications were refused, with the most recent dismissed at appeal. The current proposal, despite minor amendments, does not address the core reasons for refusal identified by either the Local Planning Authority or the Planning Inspectorate.

The development remains fundamentally unacceptable due to its impact on the landscape, highways and access constraints, drainage risks, ecological harm and its conflict with key policies in the Ribble Valley Core Strategy, including DMG1, DMG2, DME2, DME3 and DME6

1. Planning History and Principle

Persimmon Homes has already been refused permission twice on this site. The Planning Inspectorate dismissed the most recent appeal because the development would create an incongruous and visually intrusive form of development on a steep and highly visible hillside. The Inspector found that extensive earthworks, overbearing retaining structures and ineffective landscape buffers would cause significant harm to the landscape and visual amenity.

These concerns arise from the nature of the site itself. The current scheme contains only five fewer houses than the previously refused application and does not overcome the fundamental constraints identified by both the Council and the Inspector.

2. Landscape and Visual Impact

The site occupies a prominent and exposed hillside forming part of the rural setting of Wilpshire. Development here would be visible from miles around and would significantly erode the character of the area, including the important stretch of open land that prevents urban sprawl along the settlement edge.

The developer's Landscape and Visual Impact Assessment is selective in its viewpoints and does not present an accurate picture of the visibility of the scheme from surrounding areas, including Ramsgreave - see Figure 1.

The revised landscape buffers do not mitigate the harm and cannot disguise a suburban estate on a steep open hillside. The Inspector previously concluded such buffers would be ineffective, and nothing in the current proposal contradicts this conclusion.

3. Housing Need and Scale

Wilpshire requires only 24 new homes before 2028, focused on first-time buyers and older residents. The proposal for 80 dwellings significantly exceeds this requirement and does not reflect the type or mix of housing that local needs assessments indicate is required. The scale and density remain out of keeping with the character of the area.

4. Highways, Access and Road Safety

Access is solely via Salesbury View, a narrow, steep road that becomes hazardous in winter conditions and already suffers from parking pressures. Lancashire County Council Highways previously raised concerns about gradients steeper than 1:12; these remain unaddressed.

The A666 is one of the busiest routes in the borough, connecting Blackburn and Clitheroe. It already experiences significant congestion, frequent accidents, dangerous bends, no pavement, speeding, and rat-running via Knowsley Road and Ramsgreave Road. A recent police survey recorded vehicles travelling above 30mph three times per hour.

An additional 80 homes would significantly increase traffic volumes and collision risks. The developer's suggestion that the location is "highly sustainable" does not reflect local conditions or the realities of pedestrian and vehicle movement in this area.

5. Drainage and Flood Risk

The site consists of clay and peat on a steep slope. These conditions promote surface water run-off and nearby development has already contributed to long-term flooding problems in nearby areas, including perpetual flooding across Whalley Road.

The drainage assessment does not address the known behaviour of saturated clay slopes, the potential for winter ice formation, or the risk to Knotts Brook from polluted runoff. The site is also crossed by a United Utilities strategic water main which restricts where construction can safely occur.

Claims that the development will not increase flood risk are therefore not credible.

6. Ecology and Failure to Deliver Biodiversity Net Gain

The ecological value of this site has been significantly understated. The fields, hedgerows, tree belts and peat pockets provide habitat for a range of wildlife, including legally protected species.

The development requires the removal of approximately 165 metres of hedgerow, along with several trees and areas of semi-natural habitat. These cannot be replaced by new planting in any meaningful ecological timeframe. Newly planted hedgerows and trees typically take at least 15 years to reach functional value, whereas the habitat loss would be immediate and permanent.

The ecological assessment also fails to acknowledge the presence of otters in Knotts Brook, despite clear local evidence. For publicly available video please see: https://youtube.com/shorts/Yp_cjQ1Jtso?si=1Rgo5GQRxyvGK294

Otters are protected species, and this omission undermines the credibility of the ecological report.

The developer's own biodiversity calculations indicate a substantial loss of on-site habitat and no net gain for watercourses. Much of the claimed ecological enhancement is dependent on future planting and off-site compensation, rather than genuine on-site improvement. The proposal therefore fails to meet the statutory requirement to deliver Biodiversity Net Gain under the Environment Act and conflicts with Core Strategy Policies DME2 and DME3.

7. Construction Impacts

Three years of construction would expose residents to significant noise, dust, road damage and traffic disruption. Previous Persimmon developments in the area have caused long-term deterioration to local roads. Given the constraints of the hillside and limited road network, the impacts would be severe.

8. Pressure on Local Facilities

Wiltshire already faces limited access to GP and dental services, and local schools have restricted capacity. Adding 80 new homes would place further pressure on already overstretched services.

9. Rebuttal of Developer Claims

The Planning Statement asserts that the revised design is "entirely acceptable," that landscape buffers mitigate impacts, and that drainage, highways and ecology concerns have been addressed. These claims are not supported by evidence. The fundamental issues identified previously remain unchanged, and the amendments are superficial rather than substantive.

Conclusion

The proposed development fails to overcome the longstanding concerns identified by the Local Planning Authority and the Planning Inspectorate. It causes unacceptable and irreversible harm to the landscape, ecology, highways safety, drainage, and character of the area, and is inconsistent with key local planning policies.

LOCAL HIGHWAYS AUTHORITY (LCC HIGHWAYS):

The Local Highways Authority have viewed the submitted documents and plans including the updated SCP Transport Assessment and Travel Plan dated December 2025 and the revised idp 'Proposed site layout' 101-P27 and have no changes to their comments.

The red edge excludes the woodland area which is now in the blue edge which results in a long section of footpath outside the red edge when it was previously within in.

As a result of the introduction of the swale, before works commence in that area, we would request an additional condition which requires a detailed design of the swale and the public footpath to be submitted to ensure that the ground/water levels and planting are suitable to ensure the safe movement of users of the public footpath.

Application 3/2023/0614 was dismissed on Appeal and was subsequently dismissed with Highway matters were not discussed by the Inspector as they were not listed on the decision and the Highway Authority were satisfied that the development traffic can be adequately mitigated on the highway network, however, S106 contributions were discussed with highway related contributions of public rights of way £45,870 being agreed as meeting the tests.

The amended plans submitted in December do not result in any changes to the comments in relation to highways.

LCC Highways does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to mitigation measures including two bus stops on Whalley Road being upgraded to quality bus stop standard, a new signalised crossing on Whalley Road and site access and associated surface water drainage and street lighting works together with appropriate conditions.

LEAD LOCAL FLOOD AUTHORITY:

Initially the LLFA objected to the scheme on the basis of an inadequate surface water sustainable drainage strategy and required further details of the drainage to be submitted which complied with the priority hierarchy of runoff destinations set out in the National Standards for Sustainable Drainage Systems.

This has resulted in a revised drainage strategy which now incorporates swales along the eastern and southern boundaries as well as attenuation basins prior to connecting to the existing watercourse on the southeast boundary.

LOCAL EDUCATION AUTHORITY:

An education contribution is not required towards this development.

CADENT GAS:

Submitted a holding objection in November 2025 requesting more time to review. No further comments received to date. Comments on previous application stated 'Gas infrastructure is within the area of the development. Prior to carrying out works, please submit details of the planned works for review, ensuring requirements are adhered to'.

HSE:

Do not advise against the development on safety grounds.

UNITED UTILITIES:

All options for sustainable management of surface water must be thoroughly investigated before we will accept any surface water connections from new development to the public sewer. Where a new surface connection to the public sewer is proposed, we will require robust evidence to demonstrate the drainage hierarchy has been fully investigated and there are no more sustainable options available for the management of surface water.

Following our review of the submitted Drainage Strategy Ref: 210687-EDGE-XX-XX-DR-C-2098, Rev: P12/13, we can confirm that whilst the strategy for the disposal of foul and surface water is acceptable in principle, there are elements of the detailed drainage design that might not be acceptable to United Utilities and will require resolution by the applicant. For this reason, and to avoid any unnecessary delays or costs for the applicant, we request that the proposed drainage strategy is not approved until such time as all concerns are resolved.

For example, there appears to be cover levels of adjacent manholes that are higher than finished floor levels of properties. Also, there are elements of the drainage design that cross an existing large diameter trunk main. We would request the applicant accurately locate this asset and provide sectional drawings for crossing showing the proposed clearance from the indicative drainage. As this is a full planning application, we request that the above matters are addressed and further information prior to determination.

Should planning permission be granted without resolution of all drainage concerns we request a condition requiring details of the sustainable surface water drainage scheme and foul water drainage scheme to be submitted and approved prior to the commencement of development.

GREATER MANCHESTER ECOLOGY UNIT:

A range of surveys have been submitted and no further surveys are required prior to determining the application.

The development will not directly affect any sites designated for their nature conservation value.

The site is dominated by relatively species-poor grassland, which is of limited ecological value, but there are some habitats of higher value on and close to the site, including woodland, hedgerows, trees and a watercourse. These will be largely retained as part of the development.

To protect retained habitats and as a general wildlife protection measure, a Construction Environmental Management Plan is required to be prepared.

As a precaution an updated badger survey should be undertaken prior to any site clearance.

The development should avoid overly intrusive lighting of habitats with a sensitive lighting plan required by condition.

If permission is granted a Reasonable Avoidance Method Statement should be provided which includes details of measures to be taken to avoid harm during construction.

Precaution should be taken throughout any site clearance works and groundworks to avoid harm to nesting birds. All nesting birds, their eggs and young are protected under the terms of the Wildlife and Countryside Act 1981 (as amended).

The invasive plant Himalayan balsam has been recorded on the site. A method statement will be required giving details of measures to be taken to control Himalayan balsam during the course of the development.

Biodiversity Net Gain

The development is required to achieve at least 10% Gain in Biodiversity as measured using the statutory Metric. The Metric provided with the application currently indicates that the required gains cannot be achieved on-site, and therefore that off-site provision will need to be sourced. No details of where and how the off-site gains will be delivered appears to have been provided at this stage.

Since a comprehensive Biodiversity Gain Plan will be required to be provided by the statutory Biodiversity Gain Condition which will apply to any permission which may be granted and because the Council needs a high level of confidence that the Condition will be able to be met, I would advise that further details of off-site biodiversity gains are provided before the application is decided.

BLACKBURN WITH DARWEN BOROUGH COUNCIL:

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.

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 measurable 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.

NHS LANCASHIRE AND SOUTH CUMBRIA INTEGRATED CARE BOARD (ICB):

Request a contribution of £89,748 towards the expansion of Brownhill Surgery, Whalley New Road.

THIRD PARTY RESPONSES:

Over 160 representations have been received from third parties objecting to the application on the following grounds:

- Dangerous topography – steep slope
- Environmental risks from mineral deposits
- Overburdened infrastructure
- Out of character
- Overburdening of local amenities
- Disruption of natural habitats
- Inadequate flood risk mitigation
- Loss of privacy
- Loss of light
- Loss of views
- Negative impact on trees
- Potential use of hazardous materials
- Restricted road access
- Safety concerns – air pollution, overcrowding, increased accidents due to increased traffic
- Overdevelopment
- Increased traffic
- Drainage problems increase of already problematic water flow
- Danger of turning on Whalley Road from Salesbury road
- Traffic danger in bad weather
- No benefit to the economy
- Excess housing to meet current target
- Worsening of local landscape
- Photographic evidence of flooding on roads
- Unacceptable form of development on a prominent hillside location exacerbating the street scene and wider public viewpoint
- Ecological issues – removal of hedgerows and new planting will take 15 years to mature. Removal of habitats with the Ecological assessment shows no trace of water voles or otters.
- Does not demonstrate a measurable net gain for biodiversity
- Increased light pollution
- Doubt over transport consultant's report – do not relate to current traffic in 2023-2028. Surveys taken during pandemic
- No additional housing need in Wilpshire
- House mix not aligned with local needs
- Climate change and air quality
- Provision for schools
- Multiple years of proposed construction work would have an adverse effect on local residents in terms of noise and emissions and significant damage to the surrounding roads.
- Already a sizeable development of new homes off Balmoral Avenue within the Blackburn with Darwen boundary.
- No plans for single storey 2 and 3 bed bungalows aimed at older or disabled residents.

- Increase in backed up traffic at Wilpshire Hotel/Ribchester Road, Hollowhead Lane junctions. – risk of RTAs.
- Greenfield destruction
- Minimum quality standard for Persimmon homes has not been provided
- Reports previously built Persimmon homes built without proper fire protection
- A666 main route between Blackburn and Clitheroe carries a large amount of high speed traffic. Fatalities have occurred.
- Ground conditions works found the northern portion of the site to be saturated at the surface, only the shallow boreholes were dry and some trial pits recorded ingress of water which is not suitable for property foundations.
- Miller Homes previously rejected the site because of the ground quality issues
- Disruption of the local footpath network
- Loss of important farmland
- No gritting of access road in icy conditions
- No pavement on Blackburn side of access road junction
- Additional pollution to Showley Brook impacting endangered species in this waterway.
- Protected species living in or around the site include otters, owls, bats – highly sensitive to change. Also, great crested newts, frogs, deer, urban foxes, jays, woodpeckers, kestrels, sparrow hawks, wrens, sparrows, dunnocks, nuthatch, longtail tits, blue tits, squirrels, badgers, hedgehogs, bees and hares.
- Excess parking on Whalley Road in winter when conditions are icy. Where will the extra vehicles go?
- Persimmon claims large number of journeys would be made by walking, cycling or train not practical given the location of the site and unreliable/ busy services
- Health and Safety concerns over high pressure gas pipeline in close proximity.
- Excess noise
- Gradient is 20% which is way over the maximum gradient of 8% within the equalities act. This is discriminatory for people with limited mobility.
- Mineral safeguarding area
- No otter mitigation licence
- Objection to public footpath breaching existing boundary to objector's land
- Poor quality of work by Persimmon Homes
- Only one access road creating risk of severe congestion and issues for emergency vehicles
- Quality of life for residents
- No facilities for children, no playgrounds or social clubs. May lead to an increase in anti-social behaviour and maybe damage to property and cars.
- No dentists/GP Services
- Loss of clear land between Ribble Valley and Blackburn
- Will a roundabout be constructed?
- Increased power cuts.
- Development of site already refused twice and dismissed on appeal – failure to properly resolve the Inspector's conclusions on landscape character and settlement edge
- Landscape buffers and planting inadequate to mitigate harm
- Inadequate submission details with respect to earthworks
- Increased use of Knowsley Road as a 'rat run'
- Confusion over services provided by Ribble Valley and Blackburn due to lack of separation

- House types and boundary treatments are generic and rely on poor materials, failing to achieve local distinctiveness or meet high-quality standards
- Poor roof-to-wall and window ratio
- Over dominant frontage parking
- Internal pathways for walking and cycling appear secondary or overlooked, undermining permeability and sustainable movement
- Poor entrance and arrival experience due to substation and pylon
- Southern portion of the site is over-constrained with layouts that feel forced and lacking flexibility
- Affordable houses are not tenure blind
- Location of overhead power line
- Attenuation ponds are a danger for children and reliant on good design and maintenance or they become an eyesore
- The methane, radon, carbon monoxide and other gases that come out of the ground when excavating the land will contaminate the atmosphere
- Increase in gas and electricity usage
- Increase in houses will cause reservoirs to dry up
- House types are out of keeping with local architectural character
- Disruption of mineral deposits during construction poses significant environmental risks – soil erosion, loss of biodiversity, water pollution
- Loss of value to neighbouring properties
- Use of unsafe or environmentally damaging substances/ materials
- Impact on Listed Buildings
- Invalid site and location plans
- Inadequate consultation and
- Inappropriate development on Green Belt land

1 Site Description and Surrounding Area

- 1.1 The application relates to a greenfield area of land approximately 4.98 hectares in size which is currently open field and grazing land of an irregular shape. The site is located in Wilpshire and the extent of the area to be developed is an allocated housing site within the settlement boundary.
- 1.2 The site is to the East of Salesbury View, bounded by residential properties to the Western and Northern sides which are a mix of modern and older properties. To the Eastern side is open fields with mature woodland to the South and Southeast. The Southern boundary lies in close proximity to the borough boundary with Blackburn with Darwen.
- 1.3 The site slopes steeply from the northeast corner to the southern part of the site with an elevation difference of approximately 38m. There are differing gradients across the site ranging from 15-20% on the Northern half with the lower Southern side ranging between 10-15% and 5-10%.
- 1.4 A public right of way FP25 runs along the Eastern boundary of the site and separates an area of Green Belt to the eastern side which is outside of the red edge of the proposed development.

1.5 There are existing electricity pylons and overhead lines that cross the site from East-West to the Southern part of the site.

1.6 An existing belt of trees crosses the centre of the site from East to West.

1.7 The site would be accessed off Salesbury View via Whalley Road 85m to the West.

2. **Proposed Development for which consent is sought**

2.1 The application seeks full planning permission for the erection of 80 dwellinghouses, which comprises the following mix of accommodation:

- 24no. affordable dwellings comprising 10no. affordable rent; 6no. first homes/intermediate and 8no. intermediate. These are a mix of 2 and 3 bed properties. These are made up of 3 terraced, 20 semi-detached and 1 detached properties including four semi-detached bungalows;
- 56no. market dwellings comprising 35no. 3-bedroom houses; 19no. four-bedroom houses and 2no. five-bedroom houses comprising of a mix of 22no. semi-detached and 34no. detached;
- Within this mix a total of 12no. dedicated units for over 55's are proposed, of which 6no. would be open market and 6no. affordable units including 4 bungalows.

2.2 The submitted layout proposes that the vehicular access to the site will be an extension of Salesbury View which is accessed off Whalley Road. Pedestrian links to the site via the existing footpath network to the East are proposed together with swales features to the eastern and southern boundaries of the site. There is an existing Woodland to the south and eastern end of the site which is within the same ownership and protected under a Tree Preservation Order as well as an existing tree belt which runs along the centre of the site.

2.3 The development would be arranged around the central spine road which leads into cul-de-sacs and subsequently terminates towards the north and east boundaries of the site.

2.4 A total of 11 visitor parking spaces are included around the site.

3. **Relevant Planning History**

3/2023/0614: Proposed erection of new residential development comprising 84 new homes, including 30% affordable housing, open spaces and associated infrastructure - Refused – Appeal Lodged and Dismissed.

3/2022/0115: Proposed erection of new residential development comprising 99 new homes, including 30% affordable housing, open spaces and associated infrastructure – Withdrawn.

4. **Relevant Policies**

Ribble Valley Core Strategy

Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable Development
Key Statement EN1: Green Belt
Key Statement EN2: Landscape
Key Statement EN3: Sustainable Development and Climate Change
Key Statement EN4: Biodiversity and Geodiversity
Key Statement H1: Housing Provision
Key Statement H2: Housing Balance
Key Statement H3: Affordable Housing
Key Statement DMI1: Planning Obligations
Key Statement DMI2: Transport Considerations

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMG3: Transport & Mobility
Policy DME1: Protecting Trees & Woodland
Policy DME2: Landscape & Townscape Protection
Policy DME3: Site and Species Protection and Conservation
Policy DME6: Water Management
Policy DMH1: Affordable Housing Criteria
Policy DMB4: Open Space Provision
Policy DMB5: Footpaths and Bridleways

Ribble Valley Housing and Economic Development DPD:

Policy HAL: Housing Allocation Policy
Policy HAL2: Land at Wilpshire

National Planning Policy Framework (NPPF)

5. Assessment of Proposed Development

5.1 Principle of Development:

- 5.1.1 The application is for the construction of 80 dwellinghouses. The site lies within the settlement boundary of Wilpshire which is a Tier 1 Village, and this site was allocated as a committed housing site (HS2) and therefore the principle of housing here complies with the principles of Key statements DS1 and DS2 of the Core Strategy.
- 5.1.2 All of the proposed dwellings would be contained within the extent of the boundaries of the allocated housing site. The Green Belt land to the East would remain undeveloped. This would not conflict with the Green Belt policy.
- 5.1.3 The site has been allocated for housing (Policy HAL2) within the Housing and Economic Development Plan. There is no housing number for the allocation prescribed within the policy. The number of units assigned to Wilpshire during the plan period of 2008 – 2028 was 66. However, this was not a cap on the amount of development that could be provided on the site and the fact that the number of units proposed would exceed this figure is not, in itself, a reason for refusing this scheme.

5.1.4 Therefore, the scheme is acceptable in principle subject to compliance with the material planning considerations outlined below.

5.2 Impact upon Residential Amenity:

5.2.1 The 80 dwellings proposed are a mixture of two and two and a half storey; 2, 3, 4 and 5 bed terraced, semi-detached and detached houses and semi-detached bungalows which are arranged around a central spine road. The site is bounded to the North and West by existing residential development and to the East and South is open fields and woodland. Policy DMG1 seeks to ensure that development proposals do not adversely impact on the surrounding area and provides adequate day lighting and privacy distances.

5.2.2 The proposed dwellings are arranged such that they would maintain adequate facing distances to the existing surrounding dwellings with existing vegetation providing a buffer to properties on Salesbury View and Whalley Road. There are a number of existing residential dwellings which abut the site. No.'s 2, 8 and 10 Salesbury View are all detached properties whose rear elevations back onto and overlook this part of the site. One property (plot 27) would partly abut the eastern boundary of no. 10; however, this would not result in any unacceptable impacts with a distance of around 35m from the rear elevations.

5.2.3 A buffer zone is proposed to the rear (East) boundaries of 12 to 24 Whalley Road and 1 to 4 Wilpshire Banks. 12 to 20 Whalley Road are screened to some degree by existing garages to the rear along the western boundary. Both 22 and 24 Whalley Road have structures to the rear (western) boundary. No 22 has a detached outbuilding which is being refurbished to provide ancillary accommodation. There are no existing windows, and the existing hedgerow and land levels provide appropriate screening. No. 24 has a raised terrace area which would not be unduly affected by the proposal.

5.2.4 Hollowhead Farm and 20, 24 and 25 Hollowhead Avenue lie to the northern edge of the site along with properties on Beaver Close. The Knolle 26 Whalley Road is a detached property sited to the west of the site which has had planning approval for three detached dwellings over the past ten years resulting in The Coach House, 26a and 26b. None of these properties would be unduly affected by this proposal.

5.2.5 Additional hedge planting is proposed to the boundaries. The relationship to existing properties is considered to be acceptable subject to appropriate boundary treatments, including green retaining structures and additional planting, being secured.

5.2.6 The relationship between the proposed dwellings is also considered adequate with the dwellings arranged so that there is no direct overlooking from habitable room windows which together with the 1.8m boundary treatment proposed to the majority of rear garden boundaries would provide adequate screening. A Boundary Treatment Plan has been submitted which sets out the type and height of boundary details and includes walls, fences, railings and hedges. These range in height from 0.6m to 1.8m in height, in principle these are acceptable, albeit the height of the retaining walls has not been specified and therefore the position and

combined heights of these would need to be considered. A condition can be attached in order to control the specific boundary treatments.

5.3 Visual Amenity/External Appearance

- 5.3.1 The site lies within Lancashire Character Type 7: Farmed ridges and 7a: Mellor Ridge as defined by 'A Landscape Strategy for Lancashire', dated 2000. The site exhibits key features characteristic of this semi-rural landscape type, comprising the rounded ridge profiles and valley slopes of mixed farmland and woodland, and therefore contributes positively to the wider appearance of the area.
- 5.3.2 The proposed development would represent a significant change in character from a largely open, grassed site to an estate-type housing development. The development would be clearly visible from the surrounding area and would represent a substantial incursion of development into the countryside. However, this would be an inevitable consequence of developing the site in accordance with its allocation as a housing site.
- 5.3.3 The steep slope of the site means that the development would step up the hillside and would be readily visible from surrounding public vantage points. Despite this, the proposal is, to a large extent, contained to the west and north by existing residential development and to the south by a belt of woodland. As such, the development would be viewed within its wider context, with the surrounding built development and intervening vegetation.
- 5.3.4 The Landscape and Visual Impact Assessment has been updated to reflect the improved landscape buffers to the east and western boundaries. The provision of a robust landscape framework will assist in mitigating the landscape and visual issues albeit this will take time to be fully effective as this matures. The change in character will be limited to more localised views and forms a small part of the wider character area. It is considered that over a 15 year period the effects are capable of being successfully mitigated with the Planning Inspector noting *"that change arising from development is not synonymous with that equating to harm and change of this nature would be an inevitable consequence of developing the site in accordance with the allocation."*
- 5.3.5 The development would result in 80 dwellings, including a variety of properties around a central spine road and includes a mix of house types including bungalows with two, three, four and five bedroomed terraced, semi-detached and detached dwellings. The single access into the site runs westwards towards the centre of the site, continuing northwards to end in a cul-de-sac. Either side of the north section of the estate road would be dwellings surrounded by landscaping to the boundaries of the site. At the southern end of the site, a semi-circular crescent of detached dwellings would front an area of open space. Two cul-de-sacs of dwellings sit centrally within the site and extend towards the east and west boundaries.
- 5.3.6 Given the proposal site has differing land levels and slopes steeply from the east to the west and south, it is inevitable that significant earthworks and retaining structures would be required in order to achieve the development. In terms of the changes proposed to the existing land levels, this comprises raising the land by using cut and fill methods to create a level platform for the houses. These changes

are substantial and would result in a level difference of approximately 18m between the eastern edge of the site and the four detached properties on Wilpshire Banks with the properties on Whalley Road lower again.

- 5.3.7 Officers previously raised concerns with respect to the amount of change to the landform of the site, together with the amount and density of development and the requirement for retaining structures to be built in order to facilitate the development proposed under refused application 3/2023/0614. Within the associated appeal decision (ref: APP/T2350/W/24/3352614), the Inspector concluded the following:

“The proposal results in a contrived layout with very tall retaining features close to the boundaries which are themselves visually intrusive and a symptom of overdevelopment. The proposal fails to demonstrate that the layout can be accommodated within the appeal site while maintaining an acceptable degree of separation to the site’s boundaries.”

- 5.3.8 Following this, the overall density of the proposed development has been reduced further with the layout amended to introduce enlarged buffers particularly to the western edge and eastern edges of the site boundaries and between the rear gardens and the application boundary which softens the interface between the development and adjacent land. The extent of retaining structures has also been reduced via the incorporation of sloped earth banks, which are proposed to be landscaped, reducing the retention throughout the site.
- 5.3.9 The higher density of development would be concentrated centrally within the site, while the north and south would comprise lower density housing. Existing housing to the north of the site, towards the end of Hollowhead Avenue and to the west off Whalley Road, including Wilpshire Banks and Salesbury View, comprise more spacious forms of development; however, to the south of the site, Warrenside Close and Walden Road form more tightly arranged housing estates with varying degrees of separation between properties. As such, when taking into account the nature of the surrounding built form as a whole, the overall density of the proposed development is acceptable.
- 5.3.10 In terms of design, the provision of roof-level accommodation would result in some proposed dwellings being more prominent than others, with significant ridge heights. Almost all of these dwellings would be split level and positioned on the northern part of the site where they would be seen against the incline of the hillside.
- 5.3.11 As part of the appeal decision (APP/T2350/W/24/3352614) the Inspector considered that whilst the ridge heights of some of the dwellings to the southern edge of the site would be higher, these would not dominate the approach into the wider site due to the fact that they would be flanked by large two-storey corner detached dwellings (Housetype SeA) and face onto an area of open space, thereby adding variety within this part of the site.
- 5.3.12 The Inspector also noted that the surrounding area comprises other split-level dwellings of similar height along Wilpshire Banks whilst the properties at No.22 and 24 Whalley Road, are set back from and higher than the road, these include three floors of accommodation within gabled projecting features. The Inspector therefore concluded that the incorporation of split-level dwellings would provide an

acceptable way of adapting to the site's topography and is evident within the surrounding area.

- 5.3.13 Moreover, the surrounding area is not considered to be characterised by a strong sense of uniformity. The existing built form in the area includes a mix of traditional and contemporary architecture, along with a mix of materials and detailing. The elevations of the proposed dwellings would incorporate features found in the area including chimneys, gables, bays and dormers and would reflect the scale and appearance of house types that exist in the surrounding area, albeit with a more modern emphasis as is typical for new housing developments.
- 5.3.14 The proposed material palette offers options of different brickwork with cream render and grey, anthracite or terracotta roofing tiles. This palette of materials is considered acceptable and a proposed materials plan has been submitted which gives details of the types of brickworks and roof tiles proposed as well as surface material. However, due to this location and prominence of the site further details including samples would need to be provided in order to ensure an appropriate finish to the development. This can be controlled by an appropriate condition.
- 5.3.15 Therefore, the development addresses the specific concerns raised by the Inspector on the previous scheme and accords with policy DMG1 of the Ribble Valley Core Strategy 2008 – 2028 and paragraphs 129 and 135 of the National Planning Policy Framework.

5.4 Highway Safety and Accessibility:

- 5.4.1 The site access would be an extension of Salesbury View which is unclassified, maintained at public expense subject to a 30mph speed limit.
- 5.4.2 LCC Highways advise that appropriate visibility splays of 2.4m x 52m for visibility to the left of the site access and 47m to the right of the site access can be achieved.
- 5.4.3 Traffic surveys were undertaken and growth to 2030 have been included in the assessment and are accepted by LCC Highways.
- 5.4.4 Therefore the development traffic can be adequately mitigated on the highway network with the issues remaining the same as outlined in the previous application which did not form a reason for refusal and hence were not discussed as part of the appeal process.
- 5.4.5 The surface water is proposed to drain to the watercourse Knotts Brook on the southern boundary via a basin.
- 5.4.6 There are pubs, restaurants, places of worship, retail shops and medical centres within 800m of the site. Salesbury C of E Primary School is located approximately 1.7km and Pleckgate High School 2km away. The site is also close to the Railway Station and the bus route which runs along Whalley Road and provides connectivity to nearby towns and villages. There are also leisure facilities close by including a golf club. The off-site highway works required will also aid the sustainability of the development.

- 5.4.7 The development has provided a Travel Plan which LCC Highways welcome although a contribution towards Travel Plan support is not requested because the development does not exceed 80 units. Public Footpath 3-46-FP25 is located at the eastern boundary of the site and provides pedestrian access between the site and Hollowhead Avenue to the north and Parsonage Road to the south. Contributions of £45,870 are requested to enable LCC Highways to provide a pedestrian footbridge over Knotts Brook and to adequately surface and widen the footpath between the start of the woodland at the metal gate and Knotts Brook.
- 5.4.8 The strong concerns raised by nearby residents with regards to the access to the site have been fully considered, however, in order for a development to be refused on highway safety grounds the impacts must be severe and, in this case, the professional advice of LCC Highways is that the proposal is acceptable in principle subject to appropriate contributions and conditions.
- 5.4.9 There have been additional concerns raised over the vehicular access following reports of vehicles being stuck on Salesbury View at the junction from Whalley Road. This has not changed from the previous applications and LCC Highways have considered if any further improvements can be made to this junction. It may well be that the developer will be restricted to certain types of vehicles as part of the construction method statement which can be controlled by condition. In terms of traffic movements and accessibility this has not changed since the previous applications and appeal in which highways and accessibility was not raised as an issue by LCC or RVBC and therefore this position has not changed.
- 5.4.10 Off-site highway works are requested to the two nearest bus stops on Whalley Road to be upgraded to quality bus stop standard, a new signalised crossing on Whalley Road to the east side of Salesbury View and site access and associated surface water drainage and street lighting works.
- 5.4.11 The development satisfies Core Strategy policies DMG1 and DMG3 and the NPPF on highway grounds subject to s106 contributions set out at paragraph 5.4.7 and conditions as follows:- Construction Management Plan, details of the swales, site access and off-site highway works, future management and maintenance of the estate road, engineering, drainage, street lighting and constructional details for the internal estate roads, base course level, link to footpath, materials for driveways and parking areas, cycle stores and travel plan.

5.5 Landscape, Trees, BNG and Ecology:

- 5.5.1 With regard to the National Landscape Character Assessment the site falls within National Character Area 35, Lancashire Valleys. There are key characteristics relevant to the site and vicinity which provide an overview of the wider landscape character.
- 5.5.2 With regard to a Landscape Strategy for Lancashire (2000) the site falls within Lancashire Character Type 7, Farmed Ridges and falls within Landscape Character Area 7a, Mellor Ridge. The assessment identifies local forces for changes and their landscape implications.

- 5.5.3 In terms of topography the site lies within an area of rounded ridges formed by gritstone outcrops on the western side of a ridge where the landform begins to fall down towards Knotts Brook and Showley Brook. Levels within the site range from +177m AOD at the eastern boundary to +148.5m AOD on the southern boundary. It slopes steeply from the east to the west and south. This feature is typical of the area and the ridges are important buffers between urban development and rural landscapes.
- 5.5.4 The landform is susceptible to change in order to accommodate the development including cut and fill, topsoil stripping, temporary storage mounds and earthworks for foundations and roads. This magnitude of change is considered to be medium and would be adverse, long-term and permanent.
- 5.5.5 In order to mitigate the proposed development, the existing hedgerows and trees should be retained where possible and the landscape proposals need to incorporate new tree planting on the eastern boundary and throughout the site. The treatment of the eastern boundary is critical in reducing the visual impact and replicating the existing character of other built form on surrounding valley sides.
- 5.5.6 A north-south hedgerow to the east of the site is proposed to be removed to facilitate the development. This is proposed to be mitigated by additional tree planting along the eastern, northern, western and southern site boundaries and within gardens and areas of open space. Whilst this buffer planting will provide essential mitigation, it is acknowledged that the development will still represent a major change to the landscape as the proposed replacement trees would take time to mature which could be a period of 10-15 years.
- 5.5.7 The site is steeply sloping to the West and South and lies on the valley side. An Arboricultural Impact Assessment has been submitted which identifies those trees which are to be retained and protected. A number of category C trees are proposed to be removed, which include a number of ash trees that have succumbed to ash dieback disease. Compensation for the loss of trees and the impact on canopy cover is provided by way of planting new trees within the site. A number of trees are proposed to be retained. Conditions can be attached to any permission in order to ensure that those retained trees are protected during the construction phase.
- 5.5.8 A Landscape Masterplan has been submitted which shows that there will be additional hedgerow planted throughout the site as well as landscaped areas and tree planting. This will provide a buffer to surrounding development and soften the interface with the adjacent land. It will also provide mitigation to biodiversity through the provision of additional wildlife corridors. This can be secured by an appropriate condition.
- 5.5.9 This would assist in the development being able to be successfully assimilated into the landscape in the longer term whilst respecting the character of the area and patterns of adjacent development.
- 5.5.10 The existing agricultural field is unlikely to provide very high value habitat. A detailed landscaping scheme shows that there will be additional hedgerow planted throughout the site as well as landscaped areas and tree planting. Given the topography of the site the extent of landscape buffer proposed is considered to be

appropriate and sufficient to provide a buffer to the surrounding development to the north and western boundaries as well as enhancements to biodiversity through the provision of new on-site habitat, supporting bats and birds, small mammals and amphibians within the site.

- 5.5.11 To protect retained habitats and as a general wildlife protection measure, a Construction Environmental Management Plan will be required to be prepared by an appropriate condition.
- 5.5.12 As a precaution an updated badger survey should be undertaken prior to any site clearance. This can be controlled by an appropriate condition.
- 5.5.13 The site is well used as a local foraging resource for bats and the loss of semi-natural habitats on the site will reduce the available foraging habitat. The most valuable habitat for bats i.e. trees, hedgerows and watercourse will largely be retained with extensive foraging habitat in the wider area. New landscape is planned which add some value for foraging bats and bat boxes can be integrated into buildings. Therefore, the development can be implemented without causing long-term harm to local bat population.
- 5.5.14 The development should avoid overly intrusive lighting of habitats with a sensitive lighting plan required by an appropriate condition.
- 5.5.15 The site might support amphibians and small mammals. Whilst it is unlikely that the development will significantly affect high value habits for these species, there will be losses to some terrestrial habitat suitable and wildlife could be harmed during the site clearance and construction works. A Reasonable Avoidance Method Statement should be provided which includes details of measures to be taken to avoid harm during construction. This can be controlled by an appropriate condition.
- 5.5.16 A range of bird species are likely to nest on or close to the site, including ground nesting birds. The majority of the most valuable bird nesting habitats will be retained as part of the scheme, and new landscaping will benefit some bird species.
- 5.5.17 Precaution should be taken throughout any site clearance works and groundworks to avoid harm to nesting birds. All nesting birds, their eggs and young are protected under the terms of the Wildlife and Countryside Act 1981 (as amended).
- 5.5.18 The invasive plant Himalayan balsam has been recorded on the site. A method statement will be required giving details of measures to be taken to control Himalayan balsam during the course of the development. This can be controlled by an appropriate condition.
- 5.5.19 The proposal can incorporate new features which would be of benefit to species on the site including bird nesting boxes, bat roosting boxes, hedgehog refuges and refugia for small mammals and amphibians. These can be incorporated into any detailed landscaping plans for the site and controlled by an appropriate condition.

5.6 Biodiversity Net Gain

- 5.6.1 The development is required to achieve at least 10% Gain in Biodiversity as measured using the statutory Metric. The Metric provided with the application currently indicates that the required gains cannot be achieved on-site, and therefore that off-site provision will need to be sourced. No details of where and how the off-site gains will be delivered appears to have been provided at this stage.
- 5.6.2 Since a comprehensive Biodiversity Gain Plan will be required to be provided by the statutory Biodiversity Gain Condition which will apply to any permission which may be granted, the LPA need a level of certainty that this condition can be met. The Applicant has been requested to provide further details of off-site biodiversity gains which will be reported to Committee as a Late Item.
- 5.6.3 Subject to the additional information being acceptable, the proposal would satisfy the BNG legislation. As the extent of BNG on-site would trigger the threshold of 'significant' the Council is required to monitor the BNG for a 30-year period, as such a monitoring fee of £5,000 to cover the Council's costs in administering this is considered reasonable and will be secured in a s106 agreement.

5.7 Affordable Housing/Housing Position:

- 5.7.1 The applicant has submitted a commitment to meet the Core Strategy requirements in relation to overall housing mix and affordable housing provision on site. Policy H3 requires a minimum 30% of affordable housing - 80 units equate to 24 dwellings this accords with Core Strategy Policy H3.
- 5.7.2 15% of the proposed units should be for older persons. Within this a minimum of 50% should be affordable. There are 12 units designated for older persons housing and therefore the 15% is achieved. Of these 12, 6 will be affordable which meets the 50% requirement.
- 5.7.3 The affordable tenure split and general housing mix is acceptable.
- 5.7.4 The nationally described space standard was introduced by the Department for Communities and Local Government in March 2015 and was subsequently reported to and adopted by Members. These standards address the internal space within new dwellings and can be applied across all tenure. The document sets out the Gross Internal (floor) Area of new dwellings as a defined level of occupancy as well as floor areas and dimensions for key part of the home including bedrooms, storage and floor to ceiling heights. All of the house types meet the Nationally Described Space Standards.
- 5.7.5 This aspect of the proposal would be acceptable and would need to be secured in a s106 agreement.

5.8 Drainage/Flood Risk

- 5.8.1 The application sets out that soakaways would not be appropriate on this site due to the high levels of clay within the ground.

- 5.8.2 This has resulted in a revised drainage strategy which now incorporates swales along the eastern and southern boundaries as well as attenuation basins prior to connecting to the existing watercourse on the southeast boundary. The principle of this strategy has been agreed by Lead Local Flood Authority subject to appropriate conditions.
- 5.8.3 Whilst the planning process cannot be used to require a developer to deal with existing issues it must be ensured that a development is not a risk of flooding and does not increase flood risk elsewhere. The site is located within Flood Zone 1. The Lead Local Flood Authority has raised no objections to the proposal subject to appropriate conditions being attached to any grant of approval.
- 5.8.4 The comments from United Utilities have been noted, given that the proposed scheme does not suggest a conflict with the mapped location of the main water pipe running across the site, the Local Planning Authority is of the view that a refusal on this basis would not be reasonable, and this would be a matter for the developer to resolve outside of the planning process. Notwithstanding this, further details have been submitted to try and resolve this issue pre-decision and further comments from UU have been invited.

5.9 Contamination

- 5.9.1 Phase I and Phase II ground investigation reports have been submitted which outline potential issues on the site and the mitigation measures required to address these. This can be secured by an appropriate condition being attached to any grant of permission.

5.10 Open Space

- 5.10.1 Policy DMB4 requires all residential sites over 1ha. to provide adequate and useable public open space on a site-by-site basis. Green infrastructure should be multi-functional and encourage, where possible, walking and cycling opportunities.
- 5.10.2 A landscape masterplan has been submitted which sets out the amount of built form, attenuation pond, highway and open space within the site. The amount of open space equates to 0.89ha, however, this needs to be meaningful open space and not just undeveloped land within the site boundary.
- 5.10.3 A children's equipped play area is proposed towards the centre of the site as well as a Trim Trail facility along the eastern side close to the woodland and public footpath. Whilst details of these facilities are agreed in principle, further details of the actual equipment and locations will need to be submitted this can be required by appropriate condition.
- 5.10.4 Footpath access around the site has been extended to allow access to the woodland and beyond via connection with the existing Public Rights of Way to the eastern part of the site.
- 5.10.5 Details of the facilities and footpath links including future maintenance and management of the space could be controlled by appropriate conditions.

5.10.6 Off-site provision in the form of contributions would be required with a site identified which would benefit from improved facilities for play provision at Durham Road Play Area and Recreation Ground approximately 1.1km from the application site. The council's formula for calculating contributions is as follows: -

5.10.7 An off-site recreation contribution of £216.90 per occupant is required which equates to £45,375.48 based on the proposed housing mix.

5.11 Contributions

5.11.1 A summary of the contributions required is as follows: -

- Public Open Space - £45,375.48 for enhanced play provision at Durham Road Play Area and Recreation Ground
- Footpath Enhancement - £45,870 to provide a footbridge over Knotts Brook and to surface and widen the footpath between the start of the woodland (metal gate) and Knotts Brook.
- NHS contribution - £89,748 towards the expansion of Brownhill Surgery, Whalley New Road.
- BNG monitoring fee - £6,000

5.11.2 In terms of Education, the LEA response has confirmed that a contribution is not required towards either primary or secondary school provision. Whilst Blackburn with Darwen BC have requested a contribution towards schools within their Borough, RVBC would not uphold such a request.

5.11.3 These contributions would need to be secured through a Section 106 agreement.

6. Observations/Consideration of Matters Raised/Conclusion

6.1 For the reasons outlined above the proposed development is considered to be acceptable in terms of principle, impact on highway safety and parking, drainage, residential amenity, layout, design and materials, landscape, trees and ecology.

6.2 The material planning issues raised by the objectors have been discussed within the body of the report. Matters such as temporary disruption during construction and devaluation of property are not material planning considerations. Other matters of concern are not a reason to justify refusal of planning permission given that this latest application is considered to address the specific concerns raised by the Planning Inspector in the previously dismissed appeal.

6.3 At the present time Ribble Valley Borough Council does not have a five-year housing land supply. As the site lies within the settlement boundary for Wiltshire and is an allocated housing site, and the proposal is considered to be policy compliant in all other respects, then National Planning Policy Framework paragraph 11(c) is engaged.

6.4 Paragraph 11c of the Framework requires planning permission to be granted for development that accords with an up-to-date development plan without delay. In these

circumstances it is not necessary to go on to consider the requirements of Paragraph 11(d) of the Framework and whether the tilted balance is engaged.

6.5 However, if Committee were minded to identify a policy conflict then paragraph 11(d) and the tilted balance would apply. In which case in order to justify a refusal of planning permission, the harm would need to significantly and demonstrably outweigh the benefits.

6.6 The benefits of the scheme include the following:

- 80 market dwellings in a sustainable location towards the Councils' 5-year housing land supply which is considered to have substantial weight;
- 24 affordable housing in a sustainable location which is considered to have substantial weight;
- 12 older persons housing in a sustainable location which is considered to have significant weight;
- Public open space which is considered to have moderate weight;
- BNG and Ecological enhancements which is considered to have moderate weight;
- Off-site highway improvements which is considered to have low weight;
- Economic benefits short term from supporting jobs in the construction industry and supporting the building trade which is considered to have low weight.

6.7 The officer view is that the development would not be harmful to the visual amenity or landscape character with the conditions suggested to ensure appropriate mitigation and compensation planting is secured. However, if Committee were minded to disagree with the officer assessment and identify visual and landscape harm then this harm is considered to have, at most, moderate weight. In which case, even applying the tilted balance, this would not justify a refusal of planning permission as the harm would not significantly and demonstrably outweigh the benefits identified.

6.8 As such the proposal is recommended for approval, subject to appropriate conditions and the completion of a section 106 agreement.

7. LATE ITEMS SHEET 28th MAY 2026 PLANNING AND DEVELOPMENT COMMITTEE

7.1 Since the publication of the Committee Agenda the Committee are asked to note the following updates on this application:

United Utilities have maintained their previous response and have requested that a drainage condition is proposed to be inserted at no.33 (listed below) as well as a condition relating to protective measures for the water mains (no. 34) and removal of permitted development rights for certain plots (no. 35) for the same reason.

The applicant has confirmed that the off-site BNG provision required has been sourced and is in the process of being obtained.

Other changes relate to the conditions with the addition of a phasing condition and subsequent amendments to existing conditions to facilitate a phased delivery as well as updates to the approved plans listed at condition 2.

The above comments and changes to the conditions do not result in any changes to the officer's views from those stated within the report.

Revised conditions listed

8. UPDATE FOLLOWING 28th MAY 2026 PLANNING AND DEVELOPMENT COMMITTEE

8.1 On 28th May 2026 the application was deferred by Committee to enable an independent report on highways and drainage issues to be undertaken. That report has been received and is summarised in section 9 below.

8.2 United Utilities (UU) had maintained their previous response and requested a drainage condition as well as a condition relating to protective measures for the water mains and removal of permitted development rights for certain plots for the same reason. UU have been requested to review their comments and the additional conditions suggested. This response will follow as a late item.

9. Independent Highways and Drainage Review

9.1 At the request of Committee an independent review of the highways and drainage proposals has been undertaken with specific reference to the concerns raised. The report is published on the Council's website and available via the following link:- [25 0801 Independent Highways and Drainage Review 3jul26.pdf](#):

In respect of Highways, the scope of the work considered:-

1) Whether or not the access proposed into/out of the site is safe - both during the construction and post-construction stages - having particular regard to the steep incline of Salesbury View (in particular during adverse weather conditions i.e. snow and ice).

2) whether or not the access would allow for refuse vehicles to access the site (again having regard to the steep incline and dip in the road).

3) Whether or not any additional improvements can be made to the access above those required by the LHA.

In respect of Drainage / Flood Risk, the scope of the work considered:-

1) Whether or not the development would be at risk of flooding, or exacerbate existing issues with flooding on the site and surrounding land as raised by local residents in part due to the sloping topography and pressure on the mains system which runs across the site and down Salesbury View into Whalley Road

The review has considered the following documents/data as follows:

- Transport Assessment Rev 08 (March 2026)
- LCC Local Highway Authority (LHA) – Various Consultation Responses (December 2025 to April 2026)
- Flood Risk Assessment Rev P12 (April 2026)
- Drainage Layout Rev P05 -Sheets 1 and 2 (April 2026)

- LCC Local Lead Flood Authority (LLFA) – Various Consultation Responses (December 2025 to April 2026)
- UU (Statutory Drainage Undertaker) – Various Consultation Responses (December 2025 to May 2026)
- External Works Plans (Sheets 1-5) P01-03
- Existing Flow Plan P01
- Modified Flow Routes P01

9.2 A summary of the review and findings of Highways is set out as follows:

The Transport Assessment Rev 08 document sets out an assessment of existing conditions, and the potential highways impacts attributable to the proposals.

Overall, the document follows a standard approach for the appraisal of proposed development. With regard to the Council Planning Committee's concerns the following aspects are of relevance.

The Transport Assessment (Planning History - para 1.7) states that a previous planning application on the site (Ref 3/2023/0614) for 84 dwellings was

'refused on the 13st of September 2024, however there was no objection from the local highway authority, and this refusal was not on any highway grounds. An appeal was subsequently lodged, but on the 5th of February 2025 the appeal was dismissed. It was stated that the main issue was 'the effect of the proposed development on the character and appearance of the area.'

This is important as it indicates that the LHA, Council and Planning Inspector have previously accepted that the existing local infrastructure (in particular the Salesbury View junction with the A666) could adequately accommodate the proposed development.

With regards to road safety, the data presented confirms that there had been just a single 'slight' severity accident at the Salesbury View/A666 junction within the 5-year assessment period. This accident involved a vehicle turning right into the path of an on-coming vehicle. The accident record suggests that the layout (including vertical alignment) does not result in a highway safety issue.

The Transport Assessment includes pre-application advice provided by Lancashire County Council (Appendix A). The advice, which was based on a development comprising circa 130 dwellings, raised no objections subject to the provision of some minor highway improvements and a Construction Management Plan.

Appendix G of the Transport Assessment provides swept path analysis for a large (11.35m long) refuse vehicle. Whilst this analysis demonstrates that the internal site can be serviced by such a vehicle in plan, it does not consider vertical alignment particularly at the Salesbury View/A666 junction. However, a discussion with the Council's Acting Refuse Manager addresses this issue.

The Acting Refuse Manager on behalf of the Council, confirmed that there are currently 9 existing properties served from Salesbury View by the Council's standard 26t Dennis

Eagle mid steer vehicle (circa 11m long) and to his knowledge there has never been an issue with respect to this vehicle accessing Salesbury View through the A666 junction.

With regards to snow and ice, the view was that Salesbury View was typical of several other roads in the vicinity and that the driver(s) undertake a 'dynamic risk assessment' during any extreme, adverse winter conditions encountered.

Notwithstanding the above, it was confirmed that if there was an issue with access, the Council have a smaller 12t vehicle which could be utilised.

LCC, as the LHA, have consistently raised no objection to the proposed scheme stating that:

'the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to mitigation measures which are set out below in the list of recommended conditions and contributions.'

For the avoidance of doubt, the LHA have never raised as an issue the vertical alignment of Salesbury View, particularly at the junction with the A666.

A site visit was undertaken on the 19th June 2026 and the photographs taken of Salesbury View/A666 junction and the site topography.

With regards to the Salesbury View junction, the vertical alignment of the Salesbury View approach would clearly not comply with current design standards. The junction is typical of many historical junctions within the Borough and nationwide particularly in hilly areas. The surfacing of the junction is in a poor state of repair and there is some evidence of damage to the surface course due to grounding of vehicles turning right into Salesbury View from the A666 albeit this damage doesn't appear to be extensive. I am aware of an occasion when a car transporter 'grounded' when turning into Salesbury View. This may have been an isolated incident which could have caused the surface course damage.

Notwithstanding the above, my overall view is that, despite the vertical profile, the junction currently performs adequately and safely (as evidenced in the road safety records), and that this is unlikely to change with the proposed residential development. This is a view shared by both LCC as the LHA and the Council's Acting Refuse Manager.

9.3 A summary of the review and findings of Flood Risk / Drainage is set out as follows:

The Flood Risk Assessment document sets out an assessment of Flood Risk in line with National Planning Policy Framework the main aim of this report.

Overall, the document follows a standard approach for the appraisal of proposed development. Of particular relevance to the Council Planning Committee's concerns are the following aspects.

Application 3/2023/0614) was refused, however, the reason for refusal was noted as “*the effect of the proposed development on the character and appearance of the area.*’ Flood risk and drainage implication were a material consideration as part of the application process and not deemed to be unacceptable, thus, in flood risk and drainage terms, establishes the principle of the site being developable. The previous application was assessed against data and policy relevant in 2023, however, many of the principles remain the same.

The FRA correctly indicates that the site would not be at risk from all sources of flooding during existing and future climate change events. The developable area is located outwith areas defined as being at risk of Fluvial, Coastal, Surface Water and Reservoir flood risk and thus would be deemed appropriate in planning terms. This is an appropriate assessment.

The remaining issues all generally relate to surface water drainage and the impacts of developing the site on the wider area.

The FRA provides what appears to be a logical SuDS assessment which follows the principles laid out in the National Standards for Sustainable Drainage Systems. The application is also accompanied by a NW SuDS Pro-Forma document which informs the outline design principles of the surface water system. Finally, the FRA (Appendix E) provides preliminary drainage layouts which present the outline drainage proposal for the site. Again, the design would appear compliant with a drainage scheme presented for planning.

The LLFA initially object on numerous grounds (04.12.2025). In response to the LLFA’s objection a subsequent response was provided (210687-EDGE-XX-XX-CO-C-0001_LLFA RESPONSE Rev P05). The supporting information contained within the response provides suitable detail, commensurate with an outline drainage proposal for planning.

There are several items that will be considered during the detail design process, such as:

- Dealing with the first 5mm of run-off
- Meeting water quality criteria
- Flood exceedance routes and volumes

However, the above would not generally be assessed in finite detail until the detailed design process is completed. In any event, they are all covered by appropriate planning conditions recommended by the LLFA. None of the conditions set out in the recommendation would be unsurmountable.

Within the recommended conditions. Condition 1 states:

“The strategy shall be based on the and indicative Surface Water Sustainable Drainage Strategy (210687-EDGE-XX-XX-CO-C-0001_LLFA RESPONSE[P05] / 001_05_230609 / 6th January 2026 / Edge)’

This refers to a response letter from Edge Consulting Engineers, the expected reference would be the FRA (210687-EDGE-XX-XX-RP-C-0001_FLOOD RISK ASSESSMENT[P12]) together with the supporting Drainage Drawings (210687-EDGE-XX-XX-DR-C-2001 and 2002 (P05)

UU's response (19.05.26) confirms that the drainage scheme presented is acceptable in principle. It does however highlight two areas of concern.

- It does not yet appear that sectional drawings showing the proposed clearance between the water main on site and the proposed drainage has been submitted

Having reviewed the water main records (submitted) in tandem with the proposed outline drainage proposals I agree details have not been specifically assessed, however, I do not believe that any conflicts between the proposed drainage pipes and the water main would be unsurmountable. Reference to UU guidelines "*Working near our pipes - United Utilities*" provides minimum offset distances for their apparatus. Such is the topography of the site, even if clashes were apparent based on the outline proposal, there would very likely be tolerance to lower or raise the drainage pipe to provide suitable clearance.

- Finished Floor Levels are 150mm or less from the drainage cover levels

Edge Consulting External Works Plans (210687-EDGE-XX-XX-DR-C-1001 to 1005) clearly show FFLs raised 150mm above surrounding ground levels. Recommended Planning Condition 01(b) also makes specific reference to FFLs being 150mm above ground levels and required site plans showing detailed flood exceedance routes, therefore addressing this issue.

9.4 **RESPONSE TO COUNCIL'S AREAS OF CONCERN**

Whether or not the access proposed into/out of the site is safe - both during the construction and post-construction stages - having particular regard to the steep incline of Salisbury View (in particular during adverse weather conditions i.e. snow and ice).

The existing access (Salisbury View and its junction with the A666) currently operates in a safe manner despite its vertical alignment as evidenced by the 5-year safety record. There is no evidence to suggest that this will change following completion of the development when it will be used by the residents of an additional 80 dwellings.

During the construction phase, the topography of the site is likely to require the use of large earthmoving plant such as bulldozers and excavators. These are generally transported on low loader HGVs. Due to the axle arrangement of such vehicles (which is different from that of the car transporter which grounded), they would be able to negotiate the junction and Salisbury View to the site entrance. In the unlikely event that this would not be possible then it would be necessary for the construction plant to be unloaded on the A666 with short term traffic management before proceeding under their own power up Salisbury View. In any event, this would be covered by the planning condition requiring a Construction Traffic Management Plan as requested by LCC.

Whether or not the access would allow for refuse vehicles to access the site (again having regard to the steep incline and dip in the road).

Reference is made to the views of the Council's Acting Refuse Manager as set out above who has confirmed that they currently do not have any issues accessing Salisbury View. Given that the proposed additional dwellings would not result in additional refuse vehicle

trips, there is nothing to suggest that things would change post-development. This was confirmed by the Refuse Manager.

Whether or not any additional improvements can be made to the access above those required by the LHA.

Given the existing drainage regime along the A666, I do not feel that it would be feasible or practicable to improve the existing vertical profile of the junction. LCC Highways have not requested any improvements to the junction in any of their consultation responses and I understand that they would not be supportive of any improvements at the junction.

Whether or not the development would be at risk of flooding, or exacerbate existing issues with flooding on the site and surrounding land as raised by local residents in part due to the sloping topography and pressure on the mains system which runs across the site and down Salisbury View into Whalley Road.

Existing overland flow route plans have been provided (210687-EDGE-XX-XX-DR-C-1098). The drawing correctly shows the northern (upper 1/3) area of the site draining west with the southern (lower 2/3) draining south-west.

The proposed scheme will re-profile the site providing plateaued development platforms across the site (as illustrated in the Modified Flow Routes Plan (210687-EDGE-XX-XX-DR-C-2097)). This will immediately reduce existing overland flow volume and velocity. In addition, the developed areas of the site will be positively drained, effectively intercepting existing overland flow run-off, directing it to the attenuation basin prior to ultimate outfall into the watercourse. Swales are being introduced along the eastern boundary, intercepting overland flows from the east, directing run-off down to the watercourse in the south. Finally, there will be an introduction of topsoil and planted landscaping areas which will inherently have improved drainage characteristics that will reduce the likelihood of overland runoff.

In my opinion, flood risk to the properties along Whalley Road will generally be reduced following the development of the site.

A potential area of concern would be overland flow pathways down the existing Salisbury Avenue. Whilst overland flow pathways from the majority of the site would naturally be directed (by proposed roads / topography) to the basin and watercourse in the south, there is a small pocket of development which may direct overland flood flow pathways along Salisbury View and into Whalley Road. This may only happen in a very extreme storm event (i.e. > 1 in 100yr AEP Event, including 50% allowance for climate change and a further 10% increase for Urban Creep) and only if the constructed drainage network on the site was inundated. It should be noted that any such overland flow down Salisbury View would be that intercepted water which would currently flow offsite along the western boundary (potentially towards the downhill properties) with the un-developed scenario – so in this respect affords some betterment. The suggested planning condition requires the modelling of overland exceedance flows at the detailed design stage so would be considered to the satisfaction of both the Council and the relevant consultees at that time.

With regards to the internal drainage scheme, this is designed to accommodate 1 in 100yr AEP Event, including 50% allowance for climate change and a further 10% increase for Urban Creep. Thus, in isolation, the development drainage should not impose flood risk to the wider area. In the event of a system failure the flows could route along Salesbury View, however, the chances of a system failure within the development occurring at the same time as the highway drainage serving Salesbury View and Whalley Road being inundated would be slim. In any event this scenario and relevant analysis is secured via the LLFA's recommended Condition 01(b) which makes specific reference:

"Site plans showing modelled flood water depths, volumes and exceedance flow routes and flow velocities for rainfall events exceeding the 1% (1 in 100-year) annual exceedance probability event, or due to a blockage. The strategy shall demonstrate that flood risk is not increased on-site or elsewhere, informed by a blockage assessment for all flow controls."

With regards to the UU water main crossing the site, the depth of the main combined with topography of the site is such that it should be possible at the detailed design stage to avoid significant development impacts on the water main.

9.5 Conclusion

In light of the above, it is considered that the information submitted by the Applicant is generally correct and commensurate with the proposed development.

In summary, it is considered that the current proposals would not result in any significant impacts on the local road network or the existing flood risk regime, and, in any event, such impacts would be no greater than those already accepted as part of the previous planning application(s).

Accordingly, it is concluded that it would be difficult to justify and substantiate a highways or drainage/flood risk related reason for refusal on the basis of the Planning Committee concerns set out above.

9.6 Officer Comments

In light of the above report, officers remain of the view that the proposed development would not result in any undue impact on highway safety and flooding that cannot be addressed by appropriately worded conditions.

RECOMMENDATION: That the application be DEFERRED and DELEGATED to the Director of Economic Development and Planning for approval following the satisfactory completion of a Legal Agreement and subject to the appropriate conditions listed below.

1. The development must be begun not later than the expiration of two years beginning with the date of this permission.

REASON: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchasing Act 2004.

2. Unless explicitly required by a condition within this permission, the development hereby permitted shall be carried out in complete accordance with the following plans:

Site Location Plan – Drawing no. 100 Rev P4
Proposed Site Layout – Drawing no. 101 Rev P28
Proposed Site Layout - Coloured – Drawing No, 110 Rev P11
Housetype Booklet P4 August 2025
Proposed Materials Plan – Drawing no. 102 Rev P11
Boundary Treatment Plan – Drawing no. 103 Rev P13
Proposed Affordable Housing Plan – Drawing no. 104 Rev P12
Proposed Storey Height Plan – Drawing no.105 Rev P12
Proposed Bin and Cycle Storage Plan – Drawing no. 106 Rev P12
Proposed PV Plan – Drawing no. 107 Rev P12
Proposed EV Charging Plan – Drawing no. 108 Rev P12
Proposed Chimney Location Plan – Drawing no. 109 Rev P12
Proposed Sectional Elevations - reference 111 P2
Proposed Site Sections – Drawing No. 112 P8
Proposed Site Sections (2) – Drawing no. 113 P5
Landscape Masterplan – reference P21-0362_EN_100_REV L
Tree Constraints & Draft Protection Drawing – reference P.2258.25.T02 Rev C
Swept Path Analysis Refuse Vehicle - reference SCP/190760/ATR01 Rev N
Schematic External Works Sheet 1 – reference 210687-EDGE-XX-XX-DR-C-1001 P03
Schematic External Works Sheet 2 – reference 210687-EDGE-XX-XX-DR-C-1002 P03
Schematic External Works Sheet 3 – reference 210687-EDGE-XX-XX-DR-C-1003 P01
Schematic External Works Sheet 4 – reference 210687-EDGE-XX-XX-DR-C-1004 P01
Schematic External Works Sheet 5 – reference 210687-EDGE-XX-XX-DR-C-1005 P01
Split Level Retaining Structure Recommendations 210687-EDG-XX-XX-SK-S-000001
Edge Retaining Wall Typical Sections P02 Preliminary not for construction?
Schematic Drainage Layout Sheet 1 – reference 210687-EDGE-XX-XX-DR-C-2001 P05 Rev P12
Schematic Drainage Layout Sheet 2 – reference 210687-EDGE-XX-XX-DR-C-2002 P05 Rev P13
Salesbury Section Elevations 01 – 04 updated 08.02.24
Junction Visibility Splay SCP/190760/D04 Rev I

REASON: For the avoidance of doubt as the proposal was the subject of agreed design improvements and/or amendments and to clarify which plans are relevant to the consent hereby approved.

3. Prior to the commencement of development, a plan indicating the phasing of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. The phasing plan shall include the development phased and completion sequence, estate streets for each phase, details of the number of units, housing mix, affordable units, older persons housing, new pedestrian links and delivery of public open space. The development thereafter shall be carried out in complete accordance with the approved phasing plan.

REASON: To ensure that the phasing and completion of each phase of the development are completed in an appropriate manner and to a degree that enables the residents and users of the site to be able to access a fully functioning development.

4. Notwithstanding the submitted plans details, including samples, of the palette of materials to be used in the construction of the external surfaces of the development hereby permitted shall have been submitted to and approved in writing by the Local Planning Authority prior to any above ground works being commenced. The development shall thereafter be implemented in strict accordance with the approved details.

REASON: To ensure a satisfactory form of development.

5. Details of all the public open space to be provided on the site shall be submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be completed in accordance with the approved details and the facilities thereafter retained and maintained for the lifetime of the development.

REASON: To ensure a satisfactory form of development in accordance with the requirements of Policy DMB4 of the Ribble Valley Core Strategy.

Highways

6. No development shall take place (including grounds works) until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The CMP shall include the following:

- i) The parking of vehicles of site operatives and visitors
- ii) The loading and unloading of plant and materials
- iii) The storage of plant and materials used in constructing the development
- iv) The erection and maintenance of security hoarding
- v) Arrangements during construction period to minimise the deposit of mud and other similar debris on the adjacent highways i.e. wheel washing facilities
- vi) Measures to control the emission of dust and dirt during construction
- vii) Control of noise and vibration emanating from the site during the construction period
- viii) External lighting of the site during the construction period
- ix) Scheme for recycling/disposing of waste resulting from demolition and construction works
- x) Measures to protect watercourses against spillage incidents and pollution
- xi) Details of working hours
- xii) Routing of delivery vehicles to/from site

The construction of the development shall be carried out in strict accordance with the approved CMP.

REASON: To ensure that the development is constructed in an appropriate manner that reduces any potential impacts on and adjacent to the site.

7. Prior to the commencement of development, a scheme for the site access and off-site highway works shall be submitted to and approved by the Local Planning Authority. The works shall include the following and be implemented prior to the first occupation of any dwelling:

- a. Two nearest bus stops on Whalley Road upgraded to quality bus stop standard.
- b. A new signalised crossing on Whalley Road to the east side of Salesbury View.
- c. Site access and associated surface water drainage and street lighting works.

REASON: To mitigate the impact of the development traffic on the highway network.

8. Prior to the commencement of development details of the proposed arrangements for the future management and maintenance of the estate road within the development shall be submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details.

REASON: To ensure that the infrastructure is effectively maintained for future residents.

9. Prior to the commencement of development full engineering, drainage, street lighting and constructional details of the internal estate roads shall have been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details.

REASON: To ensure that the infrastructure is constructed to a suitable and adoptable standard.

10. Details of a scheme and timetable for the pedestrian link to Public Footpath FP0346025 shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The scheme shall include provision for the design of access and surfacing, widths, gradients, landscaping and structures

REASON: In the interests of the amenity and safety of the public in providing connectivity to the highway network within an agreed timeframe via a welcoming and attractive walking route.

11. No dwelling shall be occupied until the carriageway and any footpath or footway from which it gains access is constructed to base course level and connected to the existing highway network with any street lighting installed and in operation. The penultimate dwelling shall not be occupied until the access routes serving the development have been completed to wearing course level.

REASON: To ensure that the necessary infrastructure is completed in a timely manner to allow accessibility.

12. Prior to the first occupation of each dwelling the driveways and parking areas shall be constructed in a bound porous material and made available for use and maintained for that purpose for as long as the development is occupied.

REASON: To ensure adequate parking provision is provided.

13. Prior to first occupation each dwelling shall have a secure cycle store at a ratio of 1 cycle space per bedroom.

REASON: To support sustainable travel.

14. The Framework Travel Plan Travel Plan LB/190760/TP/07 shall be implemented in strict accordance with the actions and timetable contained within the Travel Plan Action Plan at Section 10.

REASON: To ensure that the development provides sustainable transport options.

Drainage

15. No development shall commence until a detailed, final surface water sustainable drainage strategy for the site has been submitted to, and approved in writing by, the Local Planning Authority.

The detailed surface water sustainable drainage strategy shall be based on the FRA (210687-EDGE-XX-XX-CO-C-0001 Flood Risk Assessment [P12] 31st March, 2026/EDGE and shall demonstrate compliance with the principles and requirements of the submitted and sustainable drainage principles and requirements of the National Planning Policy Framework, Planning Practice Guidance and the latest published version of the National Standards for Sustainable Drainage Systems (or any successor Standards in force at the time of submission). It shall also demonstrate how sustainable drainage system features have been designed to deliver multifunctional benefits in relation to water quality, amenity and biodiversity.

Surface water and foul water drainage shall be drained on separate systems. No surface water runoff from the development shall be discharged to a foul sewer(s), either directly or indirectly.

The details of the drainage strategy to be submitted for approval shall include, as a minimum;

- a) Sustainable drainage calculations for peak flow control and volume control for the following events:
 - i The 100% (1 in 1-year) annual exceedance probability event, including a 10% urban creep uplift factor;
 - ii The 3.3% (1 in 30-year) annual exceedance probability event, including climate change allowance and a 10% urban creep uplift factor;
 - iii The 1% (1 in 100-year) annual exceedance probability event, including a 50% climate change allowance and a 10% urban creep uplift factor.

Calculations must cover the entire development site and impermeable areas contributing to the surface water drainage network, either directly or indirectly, including the entire development area and any off-site flows where relevant;

- b) Final sustainable drainage plans, appropriately labelled to include:
 - i Site plans showing all permeable and impermeable areas contributing to the surface water drainage network, either directly or indirectly, including the entire development area and any off-site flows where relevant;
 - ii Drainage layout plans showing all pipe and structure references, dimensions and design levels; including all existing and proposed surface water drainage systems up to and including the final discharge location;

- iii Details of all sustainable drainage features including landscape drawings showing topography and slope gradients;
 - iv Site plan showing modelled flood water depths, volumes and exceedance flow routes and flow velocities for rainfall events exceeding the 1% (1 in 100-year) annual exceedance probability event, or due to a blockage. The strategy shall demonstrate that flood risk is not increased on-site or elsewhere, informed by a blockage assessment for all flow controls;
 - v Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels. The strategy shall confirm that FFLs have been set to provide a minimum 150mm freeboard above ground levels;
 - vi Final details of proposals to manage surface water runoff to and from the development boundary, including measures to manage surface runoff from adjacent land that could flow onto the site during storm events, and to ensure runoff leaving the site does not occur in an uncontrolled manner;
 - vii Measures taken to manage the quality of the surface water runoff to prevent pollution and, protect groundwater and surface water bodies. The strategy shall include a robust water quality risk assessment, proportionate to the pollution hazard and sensitivity of receiving waters, and shall inform the design of an appropriate management train;
 - viii Measures to manage the first 5mm of rainfall to prevent runoff from the site for the majority of small (frequent) rainfall events and for the initial depth of rainfall for larger events.
- c) Evidence that an assessment of the receiving (watercourse) to confirm its condition and capacity to accept surface water runoff from the development at the proposed discharge rate and runoff volume.
- d) Evidence that a free-flowing outfall can be achieved. Where this is not possible, the strategy shall demonstrate that the drainage system has been assessed for performance under surcharged outfall conditions and will continue to function without increasing flood risk.

The sustainable drainage strategy shall be fully implemented in accordance with the approved details.

REASON: To ensure the satisfactory sustainable drainage facilities are provided in accordance with Paragraphs 181 and 182 of the National Planning Policy Framework, Planning Practice Guidance and the National Standards for Sustainable Drainage Systems.

16. No development shall commence until a Construction Surface Water Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall detail how surface water and stormwater will be managed on the site during all construction activities, including demolition, site clearance, earthworks and temporary drainage installation, to prevent uncontrolled runoff and pollution.

The submitted details shall include, as a minimum:

- a) A timetable for implementation of any surface water management proposals;
- b) A method statement of the surface water management proposals for each construction phase, including temporary drainage arrangements and contingency measures for extreme weather events;
- c) Evidence of how surface water flows will be discharged, demonstrating that discharge rates will be restricted to no greater than the equivalent greenfield runoff rate;
- d) Measures to prevent siltation and pollutants from entering any receiving groundwater and/or surface water bodies, including watercourses, with reference to published guidance;
- e) A site plan of the proposed surface water management proposals and pollution prevention measures, including locations of temporary drainage features, bunds silt fences, settlement tanks, and spill response equipment.

The plan shall be implemented in full and thereafter managed and maintained in accordance with the approved plan for the duration of construction works.

REASON: To ensure the development is served by satisfactory arrangements for the disposal of surface water during all construction phases, so that it does not pose an undue surface water flood risk on-site or elsewhere, and to prevent pollution of receiving waters, in accordance with Paragraph 181 of the National Planning Policy Framework and the principles of the National Standards for Sustainable Drainage Systems.

17. The occupation of the development shall not be permitted until a site-specific Operation and Maintenance Manual for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The submitted details shall include, as a minimum:

- a) A timetable for its implementation;
- b) Site-specific details of the operation, maintenance and access requirements for all sustainable drainage system features and connecting drainage structures. This shall include any automated monitoring of motorised equipment (such as pumps and proprietary drainage features for flow control or water quality improvement), their functionality, and transmission of failure warnings to the responsible maintenance body;
- c) The arrangements for adoption by any public body or statutory undertaker, or identification of named parties responsible for the management and maintenance of each surface water any drainage scheme feature throughout the lifetime of the development;
- d) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life;
- e) Instructions on necessary steps to be taken in the event of a pollution incident, including matters that should be reported to the adopting authorities or the Environment Agency;
- f) Details of land ownership and access rights for all parts of the surface water systems, including watercourses, sustainable drainage system features, and associated easements required for inspection and maintenance.

Thereafter the drainage system shall be retained, managed, and maintained in accordance with the approved details.

REASON: To ensure that surface water flood risks to future users of the land and neighbouring land are minimised, together with risks to controlled waters, property, and ecological systems, and to ensure that the sustainable drainage systems provided as part of the development have appropriate maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development, in accordance with Paragraph 182 of the National Planning Policy Framework and Standard 7 of the National Standards for Sustainable Drainage Systems.

18. The occupation of any dwelling within each approved phase of development shall not be permitted until a site-specific verification report, pertaining to the surface water sustainable drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The verification report shall include, as a minimum:

- a) Evidence that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) and specifications, or details any minor variations, with evidence demonstrating that the system remains fit for purpose and compliant with the approved surface water drainage strategy;
- b) Photographic and written evidence confirming the location and details of all critical drainage infrastructure. Locations shall be referenced using national grid coordinates;
- c) As-built drawings of the constructed drainage systems, including all SuDs features, pipework, control structures and discharge points, with levels and dimensions clearly annotated.

Thereafter, the drainage system shall be retained, managed and maintained in accordance with the approved details.

REASON: To ensure that surface water flood risks from development to future users of the land and neighbouring land are minimised, together with risks to controlled waters, property, and ecological systems, and to confirm that the development is compliant with the requirements of Paragraphs 181 and 182 of the National Planning Policy Framework and Standard 7 of the National Standards for Sustainable Drainage Systems.

19. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:
- (i) An investigation of the hierarchy of drainage options in the National Standards for Sustainable Drainage Systems (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
 - (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);

- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water shall drain on separate systems.

The approved schemes shall be in accordance with the National Standards for Sustainable Drainage Systems (2025) or any subsequent replacement national standards. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

REASON: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

20. No construction shall commence until details of the means of ensuring the water main that is laid within the site boundary is protected from damage as a result of the development have been submitted to and approved by the Local Planning Authority in writing. The details shall outline the potential impacts on the water main from construction activities and the impacts post completion of the development on the water main infrastructure that crosses the site and identify mitigation measures to protect and prevent any damage to the water main both during construction and post completion of the development. Any mitigation measures shall be implemented in full in accordance with the approved details.

REASON: In the interest of public health and to ensure protection of the public water supply.

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) Schedule 2, Part 1, Classes A, D, E, F and Schedule 2, Part 2, Class A or any subsequent re-enactment thereof no porches, extensions or curtilage buildings, hard surfacing or gates, fences, walls etc. shall be constructed on Plots 1, 2, 21, 22, 23, 24, 25, 26, 45, 46, 47, 48, 49, 50, and 51 without express planning permission first being obtained from the Local Planning Authority.

REASON: To ensure protection of the public water supply.

22. No development shall take place (including grounds works and vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following:
- i) Risk Assessment of potentially damaging construction activities;
 - ii) Identification of “biodiversity protection zones”;
 - iii) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (can be provided as a set of method statements);
 - iv) The location and timings of sensitive works to avoid harm to biodiversity features;

- v) The times during construction when specialist ecologists need to be present on site to oversee works;
- vi) Responsible persons and lines of communication;
- vii) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person; and
- viii) List of protective fences, exclusion barriers and warning signs if applicable.

The construction of the development shall be carried out in strict accordance with the approved CEMP.

REASON: To ensure that the development is constructed in an appropriate manner that protects biodiversity on and adjacent to the site.

23. During the construction period, all trees to be retained within and adjacent to the site as indicated within the AIA and Tree Protection Report P.2258.25 Rev B shall be protected in strict accordance with British Standard BS 5837:2012 or any subsequent amendment to the British Standard.

Furthermore, root protection measures shall be set up along the northern boundary of the adjacent woodland to the southwest of the site in order to ensure no trees are directly impacted by the development. The exclusion zones will remain in place throughout the demolition and construction phases and fully accord with the methodology set out in BS 5837:2012 during all site preparation/construction works.

No materials, soil, spoil or other substance shall be stored within the protective areas at any time and no changes in land levels shall occur within these areas. Any no dig, hand digging and protective membranes shall only occur with the prior written approval of the Local Planning Authority.

REASON: To protect trees/hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development hereby approved

24. Notwithstanding the submitted Landscape Masterplan (P21-0362_EN_100_Rev L) no development shall take place until full details of both hard and soft landscaping works including boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include, but not limited to, the following: land level changes, retaining structures, areas of soft landscaping, retention of woodland, trees, hedgerows and other planting, hard surfaced areas and materials, planting plans with full specifications and schedules including plant size, species and number/densities, existing landscaping to be retained, details of any changes in land levels or landform and the types and specifications of all retaining and new structures.

The landscaping works shall be carried out in accordance with the approved details prior to first occupation of the dwelling or otherwise in accordance with a programme agreed in writing by the Local Planning Authority and shall thereafter be retained and maintained.

Any trees or shrubs planted in accordance with this condition which are thereafter removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 15 years of planting, or any trees or shrubs planted as replacements shall be

replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

REASON: In order to ensure a satisfactory form of development with species of trees and shrubs planted in appropriate locations.

25. The development shall be carried out in strict accordance with the mitigation measures as set out in Section 5 Recommendations and Ecological Enhancement of the Preliminary Ecological Appraisal by ERAP (Consultant Ecologists) Ltd Reference: 2025-247 dated September 2025.

REASON: In order to ensure provision of biodiversity enhancement, in accordance with the provisions of the Wildlife and Countryside Act 1981.

26. Prior to the commencement of development, a Plan by an appropriately experienced ecologist shall be submitted to and approved in writing by the Local Planning Authority of the location of biodiversity features (e.g. bat bricks, bird boxes, hedgehog refuges and refugia for small mammals and amphibians) to be provided. The approved Plan shall show the number, location and specification of the features. All approved features shall be installed in the presence of an appropriately qualified ecologist prior to first occupation of the dwelling on which they are located and retained thereafter.

REASON: To ensure provision of biodiversity enhancement, in accordance with the provisions of the Wildlife and Countryside Act 1981.

27. Prior to the commencement of development a re-survey of the site and adjoining land / ditches within a 30metre buffer of the site shall be undertaken (unless proven to be inaccessible) for the presence of badgers together with proposals for mitigation/compensation, if required, and a timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority. Any approved mitigation measures shall then be implemented in accordance with the approved details and timetable.

REASON: To prevent possible harm to ecology if the development were commenced without the necessary mitigation measures which may be required, in accordance with the Wildlife and Countryside Act 1981.

28. No development shall commence on site, including any vegetation clearance, earth moving or other enabling works, until such time as a Reasonable Avoidance Measures Strategy for amphibians and small mammals has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include the following measures:

- Location of suitable protective fencing
- Details of management of habitats and supervised (Ecological Clerk of Works)
- mitigation measures to avoid harm.

The development shall be undertaken in accordance with the approved details.

REASON: To prevent possible harm to ecology if the development were commenced without the necessary mitigation measures which may be required, in accordance with the Natural Environment and Rural Communities Act.

29. Notwithstanding the submitted details, and prior to the installation of external lighting, a "lighting design strategy for biodiversity" in accordance with ILP Guidance Note for the reduction of obtrusive light 2021 (or later versions) and ILP Publications Guidance Note 08/23 Bats and Artificial Lighting at Night" shall be submitted to and approved in writing by the Local Planning Authority for all proposed lighting within the development hereby permitted. The strategy shall be based upon the site being within Zone E2 Rural with low district brightness:
- a. identify those areas /features on site that are particularly sensitive for bats and other nocturnal wildlife that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - b. show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not cause further disturbance or prevent use of territory or restrict access to breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy.

Under no circumstances shall any other external lighting be installed without prior written approval from the local planning authority.

REASON: To protect biodiversity and minimise the potential pollution caused by glare and spillage in this rural location.

30. A scheme for the eradication of the Himalayan balsam on the site shall be submitted to and approved in writing with the Local Planning Authority prior to any works commencing on site. The development shall thereafter be carried out in strict accordance with the approved measures.

REASON: In order to ensure that the invasive species to dealt with in an appropriate manner.

31. No ground clearance shall be undertaken within the bird breeding season (March - August inclusive) unless a pre-work nesting bird survey of the site has been undertaken by licenced ecologist.

The mitigation measures shall have been fully implemented prior to occupation of the first dwellinghouse hereby approved and thereafter maintained and retained as such in perpetuity.

REASON: To prevent possible harm to ecology if the development were commenced without the necessary mitigation measures which may be required, in accordance with the Natural Environment and Rural Communities Act.

32. Prior to the commencement of development, a Biodiversity Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall be in accordance the principles of the mitigation measures set out in Table 8 of the Ecological Impact Assessment by FPCR Environment & Design dated November 2025.

The details shall include but not be limited to:

- (a) Specification and location;
- (b) Programme and timetable for implementation;
- (c) Persons responsible for implementing the works;
- (d) Details of initial aftercare and long-term maintenance; and
- (e) Details of monitoring and remedial measures.

The development shall be carried out in accordance with the approved details, and all enhancement measures shall thereafter be retained as such in perpetuity.

Contamination

33. Prior to the commencement of development within the site: -

- a) a site investigation report for the site shall be submitted to and approved in writing by the Local Planning Authority (in line with the principles of the submitted Preliminary Contamination Risk Assessment GEOL19-9938 by GEOL Consultants Ltd dated November, 2019) to identify the types, nature and extent of land contamination affecting the site together with the risks to receptors and potential for migration within and beyond the site which has been carried out by an appropriately qualified geotechnical professional (in accordance with a methodology for investigations and assessments which shall comply with BS 10175:2001;
- b) in the event that the above report identifies the need for remediation, then a remediation strategy for the site to include an implementation timetable, details of future monitoring and a verification methodology (which shall include a sampling and analysis programme to confirm the adequacy of land decontamination) shall be submitted to and approved in writing by the Local Planning Authority.

All approved remediation measures shall be carried out in accordance with the approved measures and timetable.

Prior to first occupation of any dwelling requiring remediation, a validation report providing results of the verification programme of post-remediation sampling shall be submitted to and approved in writing by the Local Planning Authority to confirm that the approved remediation measures have been carried out in accordance with the approved details.

REASON: In order to protect the health of the occupants of the new development.

BNG

34. No approved phase of development shall commence until a Habitat Management and Monitoring Plan (the HMMP) prepared in accordance with the approved Biodiversity Gain Plan for that phase (as required by the 'Statutory Biodiversity Condition' – see further

details below), has been submitted to, and approved in writing by, the Local Planning Authority.

- (a) This shall include details of:-
 - (i) a non-technical summary;
 - (ii) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
 - (iii) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
 - (iv) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
 - (v) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.
- (b) Notice in writing shall be given to the Local Planning Authority when the:
 - (i) HMMP has been implemented; and
 - (ii) habitat creation and enhancement works as set out in the HMMP have been completed.
- (c) For each phase of the development, as shown on the approved phasing plan pursuant to condition 3, there shall be no more than 50% occupation of dwellings in that phase until:
 - (i) the habitat creation and enhancement works set out in the approved HMMP have been completed; and
 - (ii) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.
- (d) The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

REASON: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

35. The Biodiversity Net Gain Plan for the entire development shall be prepared in accordance with the principles outlined in the submitted Biodiversity Net Gain Report 2025-247 updated 20th March 2026 Version 5.

REASON: To ensure that the biodiversity gain plan submitted for approval is in accordance with the biodiversity principles accepted as part of the planning application submission.

BACKGROUND PAPERS

https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2025%2F0801

