



Ribble Valley Borough Council,
Council Offices,
Church Walk,
Clitheroe,
Lancashire,
BB7 2RA

Your ref: 3/2025/0801
Our ref: UK0042238.5433
24 December 2025

Dear Sir/Madam,

PROPOSED ERECTION OF NEW RESIDENTIAL DEVELOPMENT COMPRISING 80 NEW HOMES, INCLUDING 30% AFFORDABLE HOUSING, OPEN SPACE AND ASSOCIATED INFRASTRUCTURE AT LAND AT SALESBURY VIEW, WILPSHIRE (LPA REF: 3/2025/0801)

Following the submission of the above planning application on 01 October 2025, relevant drawings, plans and reports have been updated to account for consultee responses and additional information which became available following the planning submission. Please see **Appendix 1** attached to this letter for a full list of the plans to be replaced by those submitted with this letter.

Response to UU and LLFA comments

The Lead Local Flood Authority (LLFA) and United Utilities (UU) objected to the proposal requesting additional information. Additional information has been provided to address their queries and concerns; these documents confirm that the proposed development layout does not impact or negatively affect United Utilities asset. Additionally, the proposed drainage strategy has been modified in accordance with the changes to show runoff rates and storage volumes. The documents include:

- Greenfield Runoff Rate Estimation Tool – Salesbury
- LLFA Response (ref: 210687-EDGE-XX-XX-CO-C-0001_LLFA RESPONSE[P03])
- Schematic Drainage Layout Sheet 1 (ref: 210687-EDGE-XX-XX-DR-C-2099 P12)
- Schematic Drainage Layout Sheet 2 (ref: 210687-EDGE-XX-XX-DR-C-2098 P13)
- United Utilities Response (ref: 210687-EDGE-XX-XX-CO-C-0002_UU RESPONSE[P01])
- Plan and Longitudinal Section Sheet 24 (ref: P232/80020062/01/35/20024 Rev A)
- Plan and Longitudinal Section Sheet 25 (ref: P232/80020062/01/35/20025 Rev A)
- Plan and Longitudinal Section Sheet 24 – As Built (ref: P232/80020062/01/35/20024 Rev B)
- Plan and Longitudinal Section Sheet 25 – As Built (ref: P232/80020062/01/35/20025 Rev B)
- Plan and Longitudinal Section Sheet 26 – As Built (ref: P232/80020062/01/35/20026 Rev B)
- Plan and Longitudinal Section Sheet 27 – As Built (ref: P232/80020062/01/35/20027 Rev B)
- Salesbury Trial Hole Location Plan

Other Minor Amendments to the Scheme

8 First Street
Manchester
M15 4RP
Tel: +44 161 200 5000
wsp.com

A summary of the changes to the planning application is set out below for ease:

- A swale has been included within the site to provide a net gain in watercourse units on the site in line with biodiversity net gain requirements;
- Proposed planting along the eastern boundary updated to reflect new swale;
- Additional drainage has been added on the eastern and southern boundaries of the site to provide improved drainage;
- The drainage layout has been amended between plots 29 & 30;
- Plots 27-40 to the South of the site have been reconfigured slightly to account for the overhead line and amendments to the drainage layout;
- Some slight amendments have been made to the levels on the site and retaining walls to make sure the most efficient design is presented; and
- The addition of 11 visitor parking spaces to align with previous submission.

The amendments to the scheme are minor in nature and do not impact the overall scheme.

Amendments to housing mix

Table 5-1 Total Housing Mix of the submitted Planning Statement sets out the proposed housing mix for the scheme. The housing mix has been updated to reflect the amendments to the scheme outlined above. Therefore table 5-1 below has been updated and should supersede the table in the submitted planning statement.

Table 5-1 Total Housing Mix – Updated

Bedrooms	Number Proposed	%
2	6	8
3	53	66
4	21	26
Total	80	100

Updates

Following the submission of the planning application a ministerial statement was issued on 18 November 2025 (Statement ref: UIN HCWS1062) which re-iterated the government's commitment to building 1.5 million homes in England and set three pro-growth planning reforms designed to accelerate house building: unleashing development around rail stations; intervening to support growth; and streamlining the statutory consultee system. The planning reform to unleash development around rail stations includes intentions to provide a "default yes" to suitable planning applications for development within a reasonable walking distance of well-connected stations, to allow development to be approved more quickly and unlock tens of thousands of new homes. The statement goes on to note that this new approach will apply equally across all local authorities, so that these benefits are realised across the country.

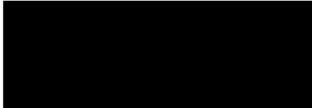
The site is approximately a five-minute walk from the Ramsgreave & Wilpshire train station, which provides regular services to Rochdale, Manchester Victoria, Salford Central,



Clitheroe, and many more stations. This ministerial statement therefore further supports the proposed planning application, which would provide much needed housing on an allocated site which is in close proximity to a well-connected train station.

I trust the above is acceptable. However, if you require any further information, please do not hesitate to contact me.

Kind Regards,



Róisín McFeely
Principal Planner – Planning Consultancy

APPENDIX 1

Document:	Superseded Document Reference:	Amended Document Reference:
Location Plan	100 Rev P4	N/A
Existing Site Plan	001 Rev P1	N/A
Proposed Storey Height Plan	105 Rev P8	105 Rev P11
Proposed Site Layout Coloured	110 Rev P6	110 Rev P9
Proposed Site Layout	101 Rev P18	101 Rev P25
Proposed Sectional Elevations	111 Rev P2	N/A
Proposed PV Plan	107 Rev P8	107 Rev P11
Proposed Materials Plan	102 Rev P8	102 Rev P10
Proposed EV Charging Plan	108 Rev P8	108 Rev P11
Proposed Boundary Treatments Plan	103 Rev P9	103 Rev P12
Proposed Affordable Plan	104 Rev P8	104 Rev P11

Proposed Chimney Location Plan	109 Rev P8	109 Rev P11
Proposed Bin and Cycle Storage Plan	106 Rev P9	106 Rev P11
Proposed Site Sections	112 Rev P3	112 Rev P6
Proposed Sectional Elevations	111 Rev P2	N/A
Housetype Booklet	Rev P4	N/A
Planning Statement	UK004238.5433 PS02	N/A
Landscape and Visual Impact Assessment	P21-0362.R001 Version 8	P21-0362.R001 Version 9
Landscape Masterplan	P21-0362_EN_100 Rev H	P21-0362_EN_004 Rev J
Schematic Cut and Fill Sheet 1	210687-EDGE-XX-XX-DR-C-1097_SCHEMATIC CUT AND FILL SHEET 1 Rev P05	TBC
Schematic Cut and Fill Sheet 2	210687-EDGE-XX-XX-DR-C-1096_SCHEMATIC CUT AND FILL SHEET 2 Rev P05	TBC
Schematic Finished Levels Sheet 1	210687-EDGE-XX-XX-DR-C-1095 Rev P08	210687-EDGE-XX-XX-DR-C-1095 1 Rev P10
Schematic Finished Levels Sheet 2	210687-EDGE-XX-XX-DR-C-1094 Rev P08	210687-EDGE-XX-XX-DR-C-1094 Rev P10
Economic Benefits Report	P21_0362_R002v2_EC _MAN_LS_RC	N/A

Flood Risk Assessment	210687-EDGE-XX-XX-RP-C-0001 P10	N/A
Crime Impact Statement	N/A	N/A
Design and Access Statement	P10	P12
Transport Assessment	AM/190760/TA/05	AM/190760/TA/05 Rev 07
Utility Assessment Report	4109/UTIL/1	N/A
Water Efficiency Statement	-	N/A
Community Engagement Statement	UK0042238.5433	N/A
Arboricultural Impact Assessment and Tree Protection Plan	P.2258.25	N/A
Travel Plan	LB/190760/TP/04	LB/190760/TP/04 Rev 06
Preliminary Ecological Appraisal	2025-247	N/A
BNG Metric	2025-247	2025-247 Version 4
BNG Report	2025-247	2025-247 dated December 2024 Version 4
Schematic Drainage Layout Sheet 1	Ref: 210687-EDGE-XX-XX-DR-C-2098_SCHEMATIC DRAINAGE LAYOUT SHEET 1 Rev P09	Ref: 210687-EDGE-XX-XX-DR-C-2098_SCHEMATIC DRAINAGE LAYOUT SHEET 1 Rev P12
Schematic Drainage Layout Sheet 2	210687-EDGE-XX-XX-DR-C-2099_SCHEMATIC	210687-EDGE-XX-XX-DR-C-2099_SCHEMATIC

	DRAINAGE LAYOUT SHEET 2 P09	DRAINAGE LAYOUT SHEET 2 P13
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