

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

APPLICATION NO: 3/2025/0801

DECISION DATE: 28 August 2026

DATE RECEIVED: 06/11/2025

APPLICANT:

Persimmon Homes Lancashire
Persimmon House
Lancaster Business Park
Caton Road
Lancaster
LA1 3RQ

AGENT:

Roisin McFeely
WSP
3 Wellington Place
Leeds
LS1 4AP

DEVELOPMENT PROPOSED: Proposed erection of new residential development comprising 80 new homes, including 30% affordable housing, open space and associated infrastructure.

AT: Land to east of Salesbury View Wilpshire

Ribble Valley Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission **has been refused** for the carrying out of the above development for the following reason(s):

1. The proposed development would be on a prominent hillside location at the edge of a settlement and adjacent to Green Belt. The proposed development fails to be visually attractive and sympathetic to the area's character by virtue of the layout, density, house types and scales, inadequate green buffers and significant level changes to the landform, appearing overly dominant and incongruous in the street scene and from wider public viewpoints to the detriment of visual amenity. This would be contrary to Policy DMG1 of the Ribble Valley Core Strategy 2008 - 2028 and Policy L3 of the National Planning Policy Framework.
2. The proposed development would fail to provide suitable access routes, to and from the site as well as within it, for all users, in particular those people with disabilities and reduced mobility, by virtue of the topography of the site and steep incline up Salesbury View. This would be contrary to Policies DMG1 and DMG3 of the Ribble Valley Core Strategy 2008 – 2028 and Policies HO9, TR3 and TR4 of the National Planning Policy Framework.

Note(s)

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1. Applications for planning permission are assessed against the National Planning Policy Framework and the policies within the Core Strategy for the Ribble Valley. The Local Planning Authority adopts a positive and proactive manner and will consider representations, liaise with consultees, and seek amendments to proposals where appropriate within statutory timescales.
 2. The proposal does not comprise sustainable development and there were no amendments to the scheme, or conditions that could reasonably have been imposed, which could have made the development acceptable. It was therefore not possible to approve the application.
 3. This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Notes

Right of Appeal

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision, then you must do so within 6 months of the date of this notice unless the following apply:

- If this is a decision to refuse planning permission for a householder application or a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

Appeals should be made online via <https://appeal-planning-decision.service.gov.uk/before-you-start>. If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at <https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

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The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.