

[REDACTED]

From: Planning
Subject: FW: Planning application 3/2025/0801 Land East of Salesbury View, Wilpshire

[REDACTED]

Sent: 07 February 2026 16:36
To: Planning <planning@ribblevalley.gov.uk>
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[REDACTED]

Dear Kathryn,

I note that updated documents have been uploaded to the portal for application 3/2025/0801, Land East of Salesbury View, Wilpshire, following the formal consultation period. These include amended house type plans, schematic drainage layouts, schematic finished levels sheets, updated LVIA, longitudinal/section plans, and proposed storey height plans.

While I acknowledge these updates, they do not address the fundamental concerns highlighted in my previous objection and by the Planning Inspector during the appeal dismissal. In particular:

- Detailed cross-sections relative to neighbouring properties remain absent, preventing proper assessment of visual, massing, and slope impacts.
- Structural and retaining wall details, earthworks method statements, and fully annotated topographical plans are still missing.
- Drainage plans remain schematic and unverified against site topography.
- The LVIA continues to rely on long-term tree growth (15 years) as mitigation, which does not adequately address immediate landscape and visual harm.

- Minor reductions in house heights and modest increases in plot buffers, as shown in the updated house type drawings, do not materially mitigate the visual intrusion, massing, or landscape harm previously identified.

I maintain my objection on technical, procedural, and material grounds, and request that these are considered by the Planning Committee when determining the application.

Kind regards

