

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2025/0801
Our ref: 3/2025/0801
Date: 8th December 2025

App. no: **3/2025/0801**

Address: **Land to east of Salesbury View Wilpshire**

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

The Local Highway Authority have viewed the submitted documents and plans including SCP Transport Assessment and Travel Plan dated September 2025 and idp 'Proposed site layout' 101-P19 and have the following comments to make:

History

3/2022/0115 - Proposed erection of new residential development comprising 99 new homes, including 30% affordable housing, open space and associated infrastructure. Withdrawn on 28th of November 2022.

3/2023/0614 - Proposed erection of new residential development comprising 84 new homes, including 30% affordable housing, open space and associated infrastructure. Refused on 13th September 2024 with one reason;

- 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 Paragraphs 128 and 135 of the National Planning Policy Framework*

An appeal was lodged reference APP/T2350/W/24/3352614 and was subsequently dismissed on 5th February 2025. Highway matters were not discussed by the Inspector, as they were not matters 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.

Proposal

The application seeks approval for 80 new dwellings comprising 56 open market dwellings (35 x 3 bedroom, 19 x 4 bedroom and 2 x 5 bedroom) and 24 affordable dwellings (18 x 3 bedroom and 6 x 2 bedroom). The access will be an extension of Salesbury View, the same as previously proposed.

Traffic Impact

Trip rates of 0.533 2-way AM and 0.555 2-way PM are predicted which generates 43, 2-way AM and 44, 2-way PM vehicle movements. Growth to 2030 is included in the assessment.

Trip distribution is 67% to the south along the A666 towards Blackburn and 33% to the north towards Clitheroe.

Manual classified turning count traffic flow surveys were undertaken on Wednesday 8th July 2025 between 07:00 to 09:00 and 15:00 to 18:00 at the following junctions with the following results:

1. Salesbury View / A666 / Showley Brook Close priority staggered crossroads.
The existing junction between the A666 and Salesbury View is predicted to continue to operate comfortably within the practical capacity threshold of 0.85 RFC on all movements in the 'with' development scenario
2. A666 / Parsonage Road / Ramsgreave Road signalised crossroads; and
The signalised crossroads will continue to operate within capacity in 2030 with the proposed development in place.
3. A666 / Ribchester Road / Hollowhead Road staggered signalised crossroads
The staggered signalised crossroads will continue to operate within capacity in 2030 with the proposed development in place.

We previously requested that MOVA is installed at junction 3, however the recent data does not support the request.

Off-site highway works

The requested off-site highway works are the same as previously requested under application 23/0614 (except for the MOVA works which are removed) and comprise;

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

Site access

The site access will be an extension of Salesbury View which is unclassified, maintained at public expense and subject to a 30mph speed limit.



Speeds were recorded previously with 85th percentile wet weather speed of 33mph for southbound traffic and 35mph for northbound traffic on Whalley Road. Visibility splays of 2.4m by 52m for visibility to the left of the site access and 47m to the right of the site access are achievable.

FP25 which runs along the eastern boundary of the site will be retained with two links provided from the site to provide pedestrian access between the application site and Hollowhead Avenue to the north.

Internal layout

It is the intention of Persimmon Homes to offer the infrastructure for adoption under S38 Highways Act 1980.

We would request that the footway width is increased to minimum 1.8m outside plots 69-70. Subject to this the layout is to adoptable standards.

The surface water is proposed to drain to the watercourse Knotts on the southern boundary via a basin. It is noted that LLFA have stated that insufficient information is submitted to demonstrate this.

Conclusion

Lancashire County Council acting as the Highway Authority 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 which are set out below in the list of recommended conditions and contributions.

Conditions

1. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
 - 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) Wheel washing facilities
 - vi) Measures to control the emission of dust and dirt during construction
 - vii) A scheme for recycling/disposing of waste resulting from demolition and construction works
 - viii) Details of working hours
 - ix) Routing of delivery vehicles to/from site

Reason: To mitigate the impact of the construction traffic on the highway network.

2. Within 3 months of commencement 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.

3. Within 3 months of commencement details of the proposed arrangements for future management and maintenance of the estate road within the development shall be submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into with the Highway Authority or a private management and maintenance company has been established. Reason: To ensure that the infrastructure is maintained in the future.
4. Within 3 months of commencement full engineering, drainage, street lighting and constructional details to adoptable standards (LCC specification) of the internal estate roads 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, unless otherwise agreed in writing with the Local Planning Authority. Reason: To ensure that the infrastructure is constructed to a suitable standard.
5. The internal estate roads shall be constructed in accordance with the approved engineering details and to at least base course level prior to first occupation of any dwelling, unless otherwise agreed in writing with the Local Planning Authority. Reason: To ensure that the infrastructure is completed in a timely manner.
6. Prior to the 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.
7. Prior to first occupation each dwelling shall have a secure cycle store for at a ratio of 1 cycle space per bedroom. Reason: To support sustainable travel.
8. A scheme and timetable for implementation for the link to Public Footpath 3-46-FP25 shall be submitted to and approved by the Local Planning Authority, including the link path being a minimum of 2m wide, surfaced, lit and with a gradient not exceeding 1:20. Reason: To ensure pedestrian movements to the PROW network are provided.
9. The Travel Plan submitted shall be implemented in accordance with the timetable contained within it. Reason: To support sustainable travel modes.

Informative note



The grant of planning permission will require the applicant to enter into a S278 Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact Lancashire County Council for further information by emailing the Highway Development Control Section at developeras@lancashire.gov.uk .

Contributions

Public Footpath 3-46-FP25 is located at the eastern boundary of the site and provides pedestrian access between the application site and Hollowhead Avenue to the north, and to Parsonage Road to the south via an unnamed footpath.

A contribution of £45,870 is requested to enable the LHA 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.

We would request that the contribution is secured via a Section 106 agreement with the developer, Ribble Valley Borough Council and Lancashire County Council.

Kelly Holt
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