

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 03 December 2025 14:23
To: Planning
Subject: Planning Application Comments - 3/2025/0801 FS-Case-770736941

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0801

Address of Development: Land to east of Salesbury View, Wilpshire.

Comments: I am writing to formally object to planning application 3/2025/0801 regarding the proposed development at Land East of Salesbury View, Wilpshire. I have reviewed the submitted plans and documentation, including the recent appeal decision for a similar proposal on this site. I wish to raise serious concerns on multiple grounds, with particular emphasis on traffic and access issues. For the reasons detailed below, I believe this application is unacceptable and should be refused.

Traffic, Access, and Highway Safety Concerns

Steep and Unsafe Access Road: The sole access to the site is via Salesbury View – a steep residential cul-de-sac with approximately a 12% incline

- . In winter conditions this road becomes effectively impassable; it has been noted that the access road is “steep and unusable if there is ice,” with existing residents forced to abandon vehicles on the main road during icy weather

- . There are documented instances of vehicles “getting stuck as the incline is too severe” at the junction, even in normal conditions

- . Relying on a single, very steep access is inherently unsafe – posing risks to everyday traffic, emergency vehicles (which could be obstructed in snow/ice), and pedestrians. The gradient is also problematic for those on foot, pram and wheelchair users would struggle greatly on a 12% slope meaning the scheme fails to provide safe and suitable access for all. This falls short of the requirements of Ribble Valley Core Strategy Policy DMG3, which attaches weight to provision of access for pedestrians and those with reduced mobility and of national guidance that developments ensure “safe and suitable access for all users”.

Single Access and Capacity Constraints: Serving an entire new estate of around 80+ homes via this one cul-de-sac is not only impractical but dangerous. Salesbury View’s carriageway is only about 5.5m wide with cars often parked on-street, effectively narrowing it

- . It currently serves just a handful of houses; adding potentially 150-200 additional vehicles would overwhelm its capacity. There is no secondary emergency access. Any blockage (a stalled vehicle on the hill, an accident, or roadworks) could trap residents. During construction, heavy lorries would have to negotiate this steep, narrow route, exacerbating congestion and safety issues for existing residents. The visibility at the junction with Whalley Road (A666) is also substandard – Salesbury View joins near a blind double bend known locally as “The Knolle,” which makes pulling in and out hazardous.

. Residents already report having to “dodge speeding cars to get onto Whalley Road” from Salesbury View

. Adding the traffic from this development will greatly increase collision risk at this difficult junction. Impact on A666 Traffic and Inadequate Survey Data: The A666 through Wilpshire is a busy principal route between Blackburn and Clitheroe. Introducing the traffic from an additional ~84 houses (initial proposals were for up to 109) would significantly increase traffic volumes on this road

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. This not only worsens peak-time congestion (including at the nearby traffic lights such as Wilpshire Hotel and Bulls Head junctions) but also heightens the danger of accidents on a stretch already plagued by speeding issues

. Importantly, the submitted Traffic Assessment is based on a traffic survey conducted during the COVID lockdown, which is acknowledged to be unrepresentative and “not accurate”

. Basing conclusions on artificially low traffic data fails to reflect normal conditions – a flaw which undermines the credibility of the transport analysis. Local knowledge suggests the actual traffic load and speeds on the A666 are much higher; a police speed survey found vehicles exceeding 30mph routinely, multiple times per hour

. Highway safety for both drivers and pedestrians would be unacceptably compromised by this development, contrary to national policy which states development should only be permitted if there is no unacceptable impact on road safety. In summary, the proposal does not provide a safe, suitable access and would create severe residual cumulative impacts on the road network.

(It is noted that Lancashire County Council as Highway Authority raised no objection in the previous application, after the applicant offered various off-site works and conditions

. However, I urge the Council to reconsider whether these mitigations truly overcome the fundamental issues. Local residents’ firsthand experience of the road conditions – steep gradient, poor winter usability, limited visibility, and existing congestion – indicates that significant dangers remain. The absence of an objection from highways does not guarantee that the access is actually safe in practice, especially in extreme weather or peak traffic. The duty of care to future residents and neighbors demands a cautious approach where genuine safety concerns exist.)

Drainage and Flood Risk

The site lies on a steep hillside composed of clay soils

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. This combination raises serious drainage concerns. There are already known flooding issues in the area: a recent nearby development uphill caused months of flooding across Whalley Road, damaging property and creating road safety hazards

. Introducing a large expanse of hard surfaces (roofs, roads, paving) on this slope will greatly increase surface runoff. The application’s drainage strategy appears inadequate to manage the volume and velocity of water that will be generated on such a gradient. During heavy rain, water could overwhelm local drains and exacerbate flooding downstream (including at Station Close/Whalley Road which has a history of problems). The site is adjacent to a stream (Showley Brook), raising the risk of polluted runoff entering the watercourse

. Without robust evidence that flood risk will not be increased elsewhere (a requirement of NPPF para 167) and that sustainable drainage systems will truly mitigate the worst-case storm events, this application should not be allowed to proceed. In its current form, the development could transfer an untenable flood risk to existing residents and infrastructure. It thus conflicts with Core Strategy policies that seek to ensure new development does not result in unacceptable flood or drainage impacts.

Ecological and Environmental Impact

Loss of Habitats: The proposal would destroy a significant amount of existing habitat, including the removal of approximately 165 metres of mature hedgerow and numerous trees

. The site is immediately adjacent to ancient woodland and currently comprises fields with boundary hedges that support a variety of wildlife. Local residents frequently observe roe deer, foxes,

hedgehogs, bats, and a wide range of birds in and around the site

. These species rely on the hedgerows and woodland edges for foraging and movement. The large-scale removal of greenery and the disturbance from 84 houses will undoubtedly harm local biodiversity.

Inadequate Ecological Assessment: The ecological survey provided by the developer is notably cursory – it “falls short of any meaningful identification and protection of wildlife”

. Important features (like the hedgerows which may qualify as “important hedgerows” under the Hedgerow Regulations, or potential bat roost trees) have not been given proper consideration. There is no robust plan for protecting or compensating for the loss of these habitats. This is contrary to Policy DME3 (Site and Species Protection) and the NPPF’s requirement to conserve and enhance biodiversity. The application does not demonstrate a measurable net gain for biodiversity; on the contrary, it presents a net loss of habitat and ecological value.

Green Space and Mental Wellbeing: Beyond protected species, the green field and its trees/hedges provide visual relief and amenity value for the community. As one representation noted, “Green spaces are crucial for local wildlife and our own mental wellbeing.”

Replacing this natural green slope with a housing estate would diminish the environmental quality of the area for both wildlife and residents.

Landscape and Visual Impact

This development would have a significant adverse impact on the landscape character of Wilpshire. The site occupies an elevated, steeply sloping hillside (falling about 38m from north to south across the site

) that is currently open grassland. It is highly visible from various public viewpoints, including Whalley Road and farther afield. In fact, the proposed estate would be visible from miles around – a fact that the applicant’s own viewpoints gloss over (the submitted visual montages are selective and do not include key viewpoints, such as those directly opposite the site in Ramsgreave)

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. Introducing dozens of houses, roads, and in particular the large retaining walls and engineered slopes likely needed for this gradient, would fundamentally alter the scenic hillside. The urbanizing effect would harm the semi-rural character of the area and erode the attractive landscape setting of the village.

It should be noted that Wilpshire’s settlement boundary was only recently extended to include this site as an allocated housing site (Policy HAL2) – however, part of the eastern site area remains in the Green Belt

. The Parish Council and local community strongly wish to see the “green wedge” between Wilpshire and Blackburn maintained to prevent urban sprawl

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. This development would substantially reduce that crucial separation, effectively merging the edge of Wilpshire toward the built-up areas of Blackburn

. The proposal therefore conflicts with the core planning principle of safeguarding the countryside and avoiding coalescence of settlements. It would also be at odds with Core Strategy Policy DME2 (Landscape Protection), which seeks to ensure new development does not have an unacceptable impact on the appearance or character of the landscape. The recent Appeal Inspector likewise raised concerns about the landscape harm, noting that the scheme’s benefits did not outweigh its adverse effects on the character and appearance of the area

Housing Need and Local Infrastructure

Excessive Scale Relative to Local Need: Wilpshire is identified as a Tier 1 village, but the housing requirements for this community are limited. According to the Council’s housing figures, only 32 new dwellings were needed in Wilpshire for the plan period up to 2028

. This proposal (84 homes, following a prior scheme of 109) wildly exceeds that number – in fact, 109 units would be five times the identified need

. Even acknowledging that housing targets are not caps, this scale of development is clearly far

beyond what is necessary for local growth. The Core Strategy's vision was for gradual, sustainable development; this project represents an overdevelopment of the site and the village. Furthermore, the mix of housing proposed does not align with local needs – Wilpshire has an identified need for starter homes and housing for older people (such as bungalows), whereas the development is largely 2, 3, 4, and 5-bedroom two-storey houses

. Building the “wrong type of properties” that do not meet local need undermines the justification for using this sensitive site.

Strain on Services and Amenities: Local infrastructure in Wilpshire and the surrounding area is limited. There are very few amenities in walking distance (essentially only a butcher, a pub, and a golf club in the immediate vicinity

– residents must travel to nearby towns for most needs). Crucially, public services are already at capacity: there is limited access to NHS doctors and dentists for current residents, and local schools have very limited places available

. Yet the application does not convincingly show how an influx of potentially 200+ new residents would be accommodated. No new schools or medical facilities are planned as part of this development, and we have no evidence of substantive contribution agreements to expand such services. The Parish Council has questioned whether there is any need (or capacity) for these additional homes at all in Wilpshire under the adopted Core Strategy

. Without adequate planning for new infrastructure, this proposal would exacerbate pressures on doctors, dental practices, and schools – to the detriment of both new and existing residents. This is not sustainable development. The Core Strategy Policy DMG3 requires that “considerable weight” be given to the availability of public transport and other infrastructure when determining applications

. At present, apart from a bus route and nearby train station, Wilpshire's facilities are scant. Future occupants would be highly car-dependent for work, education, shopping and healthcare, further undermining the sustainability claims of this proposal. The increase in private car usage also raises air quality concerns, as noted in the application documents (more traffic means higher emissions and a negative impact on local air quality).

Quality and Safety of Construction:

As a final note, the community is also concerned about the developer's track record. Persimmon Homes (the applicant) has, in other contexts, gained a poor reputation for build quality and safety standards – for example, noted issues with fire safety in their constructions

. While this is not a direct planning policy issue, it does raise apprehension that the promised benefits of the scheme (quality new homes) may not materialise to the standard expected. It reinforces the need for caution and rigorous oversight if any development were to proceed.

Conclusion

In conclusion, this planning application presents numerous serious conflicts with planning policy and material considerations that collectively render the proposal wholly inappropriate for approval. The traffic and access problems alone – a dangerously steep single access road with poor winter usability and substandard junction safety – are enough to justify refusal on grounds of highway safety and unsustainable access. When combined with the additional harms identified – increased flood risk, loss of important habitats, damage to landscape character, excessive scale beyond local need, and strain on infrastructure – the case against the development is overwhelming.

Crucially, these issues are not new. A virtually identical scheme for this site was recently examined at appeal, and it was dismissed by the Planning Inspector on 5 February 2025

(Appeal Ref APP/T2350/W/24/3352614, relating to previous application 3/2023/0614). In that decision, the Inspector concluded that the proposal was “in conflict with the development plan, when read as a whole,” and that there were no material considerations sufficient to outweigh that conflict

. The fundamental problems with developing this site – especially the unsafe access and the landscape/character impact remain unresolved in the current application. Approving this new application would fly in the face of the clear findings of the appeal and the Council's own prior

decision.

I respectfully urge the Council to refuse this planning application. In doing so, you would be upholding the Ribble Valley Core Strategy policies (notably DMG1, DMG3, DME2, DME3 and others) and the National Planning Policy Framework guidance which together seek to ensure development is safe, sustainable, and suitable for its context. This proposal fails on all those counts. For the safety of residents, the preservation of our local environment, and the integrity of the planning process, please reject the application 3/2025/0801.

Thank you for considering these objections. I trust the Council will make the right decision in line with both local and national planning policies.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 03 December 2025 15:04
To: Planning
Subject: Planning Application Comments - 3/2025/0801 FS-Case-770732800

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0801

Address of Development: Salesbury View in Wilpshire

Comments: I wish to lodge my objection to the proposed erection of a new residential development comprising of 80 homes to be built by persimmon homes. This is the third time that Persimmon Homes have submitted an application to build on sales review the first time they withdrew their application.

The second application submitted was a rejected by Ribble Valley Council, persimmon then lodged an appeal and the Planning Inspectorate After careful consideration, also rejected this application.

This will now be the fourth attempt to build a housing estate on an entirely unsuitable piece of land.

There is an exhaustive list of considerations why this Development should not proceed, All of which have been submitted time and time again.

The only changes that can be seen from these plans are a reduction in houses.
Everything else is exactly the same.

Even though many of the consultations by the appropriate bodies have decided that there are no reasons that this development should not go ahead, the Fact remains , That the considerations of the people who live in this area and know this area better than anybody else can see quite plainly that this development should not go ahead.

The proposed development is at the edge of our village and he's on a very steep hillside and is in the Greenbelt area. It will be seen from miles around and will certainly spoil the distinct character of the village of Wilpshire and its which is the gateway to the outstanding countryside and heritage of further towns and villages.

I've looked closely at the plans that The developers have given us to look at , The green space between Blackburn and Wilpshire will be totally Lost. Because the site that's been allocated a situated on a steep Prominent hillside, there is no way that this development will blend into the existing countryside. It will stick out like a sore thumb. The amount of earth moving and concrete piles that will have to be driven into the ground in order for concrete platforms to be created to then

build houses on top of these beggars belief. This area pride itself and Greenfields and open spaces, We are constantly being told that green space and outdoors and fresh air is good for our mental health. How then can building 80 houses of questionable quality given persimmons already tainted reputation enhance the village of Wilpshire.

Significant issues exist with the topography of the land which is heavy clay and major earthworks that will be needed to build this development will cause damage to the surrounding Properties that are that are placed underneath this site. This land acts as a natural soak way for the existing water that collects in the fields. Even now significant water flows down from those fields and gathers in the gardens at the foot of the field and further flows onto the main road just outside the Knolle. A small development of five houses some years ago have caused major upheaval , As the clay was removed, the water filled up it had nowhere to go so consequently flowed onto the main road and caused significant damage to the properties below. The water still flows onto the main road an Issue that cannot be resolved and causes huge problems in the winter when the road is icy and dangerous to travel on.

The only access and exit to the proposed development is Salesbury View, This is a short narrow sloping road with a very steep gradient which will potentially offload up to 200 extra cars, onto Whalley Road, which is the main connecting road between Blackburn and Clitheroe. This road is extremely busy at peak times and the queueing back to the golf club at times is not unrealistic. I simply don't understand how LCC can overlook the difficulties that Will be created by having extra traffic albeit 200 extra cars and not see that that will cause problems not only for the people that live in the area but also for people who travel along this road to get to work and do their daily business. This access road freezes over in winter and because of its gradient it is Extremely dangerous and difficult to obtain access onto Whalley Road itself and During those times it is impossible particularly for the waste bins and delivery drivers that use the road In those conditions.

It is also extremely dangerous for pedestrians and there will be no way that the pavements could be widened as the road is particularly narrow at that point.

There is also the junction at the Wilpshire Hotel and the junction at Knowsley Road and the traffic lights to consider with this flow and volume of traffic.

Presently presently this main Road it's constantly flooded and blocked with leaves and mud and trying to get LCC to clear the blockages is very difficult, Please consider The condition of this main road when it is full of the heavy clay that will wash down from the fields from the construction work and heavy gear used to build a development of this size.

I was very disappointed to see the complete dismissal of an ecological report where locals of referenced sightings deer with their young Roaming the fields going from one area to another their own connecting corridor. Barn owls and tawny Owls that use the trees and fields as hunting grounds, Bats with their roosts, Any number of significant birds. Insects and moths and butterflies all of which are precious and should be valued and appreciated, Are also part of the food chain for the animals that we do see. There is on record and a video recording of an otter visiting Showley Brook and there are recorded sightings of badgers in peoples gardens.

I would like an explanation as to why this does not seem to matter or register with either the planners or the developers.

The developers state That there is a great infrastructure and many facilities for prospective Purchases of their scheme it should be pointed out that in Wilpshire we have Only one pub one butchers and one Home help service and of course the golf club. All The other facilities that persimmon liked to claim are in Wilpshire are in fact in the boundary of Blackburn with Darwen and therefore Not the Ribble Valley.

Of course this development if it goes ahead will link Ribble Valley with Blackburn Darwen boroughs ,

there will be no green corridor left . We have so many housing estates already creeping towards the edge of our village.

Wilpshire is a unique village and is the Gateway to the Ribble Valley , a distinct corridor of green hillsides and ancient trees. Please consider this when reviewing yet again another attempt from an opportunistic developer whose only concern is to make money...whatever the cost to the environment and the people who live and work here.

I implore the Planning Committee not to be browbeaten into accepting yet another application from a Persimmon...who just don't want to take NO for an answer ...please do not be bullied into submission.

I respectfully ask that you stand by your initial decision and that of the Planning Inspectorate and say NO .

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 03 December 2025 17:38
To: Planning
Subject: Planning Application Comments - 3/2025/0801 FS-Case-770814889

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] **Reference No.:** 3/2025/0801

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submission.

I respectfully ask that you stand by your initial decision and that of the Planning Inspectorate and say NO

[REDACTED]

From:

[REDACTED]
03 December 2025 18:15

To:

Planning

Subject:

Application Number: 3/2025/0801 - Salesbury View

⚠ External Email

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

[REDACTED]
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[REDACTED]
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3rd December 2025

Dear Sirs,

I am writing to oppose/object to the above planning application:

The proposed erection of new residential development comprising 80 new homes...

Location: Land to east of Salesbury View, Wiltshire.

There are many reasons why I object to the proposed development e.g environmental impact, insufficient infrastructure, safety on a dangerous road (especially in winter i.e. a steep decline from Salesbury View onto Whalley Road which is often icy), but in this letter I am to focus on just two areas:

- 1) Traffic congestion
- 2) Flooding

1) Traffic Congestion

Living on [REDACTED] joining Whalley Road (heading towards Brownhill) from Somerset Avenue is near impossible most mornings: the traffic is queuing from the lights at the junction with Parsonage Road and Ramsgreave Road to past the top of Somerset Avenue (sometimes as far as the top of Durham Drive.) This starts just before 8am and can last some days past 9.30am. I have managed to capture screen shots of my SatNav showing this congestion over the last two days. See below the photos starting at 7.55am and ending at 9.38am.

the 1990s, the number of people in the UK who are aged 65 and over has increased by 1.5 million, and the number of people aged 75 and over has increased by 1.2 million (Office of National Statistics 1999). The number of people aged 65 and over is projected to increase to 7.5 million by 2011, and the number of people aged 75 and over to 5.5 million (Office of National Statistics 1999).

There is a growing awareness of the need to develop services to meet the needs of older people, and a number of initiatives have been developed to address this need. The Department of Health (1999) has published a strategy for older people, which sets out the government's commitment to improve the lives of older people. The strategy is based on three main principles: (1) to ensure that older people have the opportunity to live independently; (2) to ensure that older people have access to the services they need; and (3) to ensure that older people are treated with respect and dignity.

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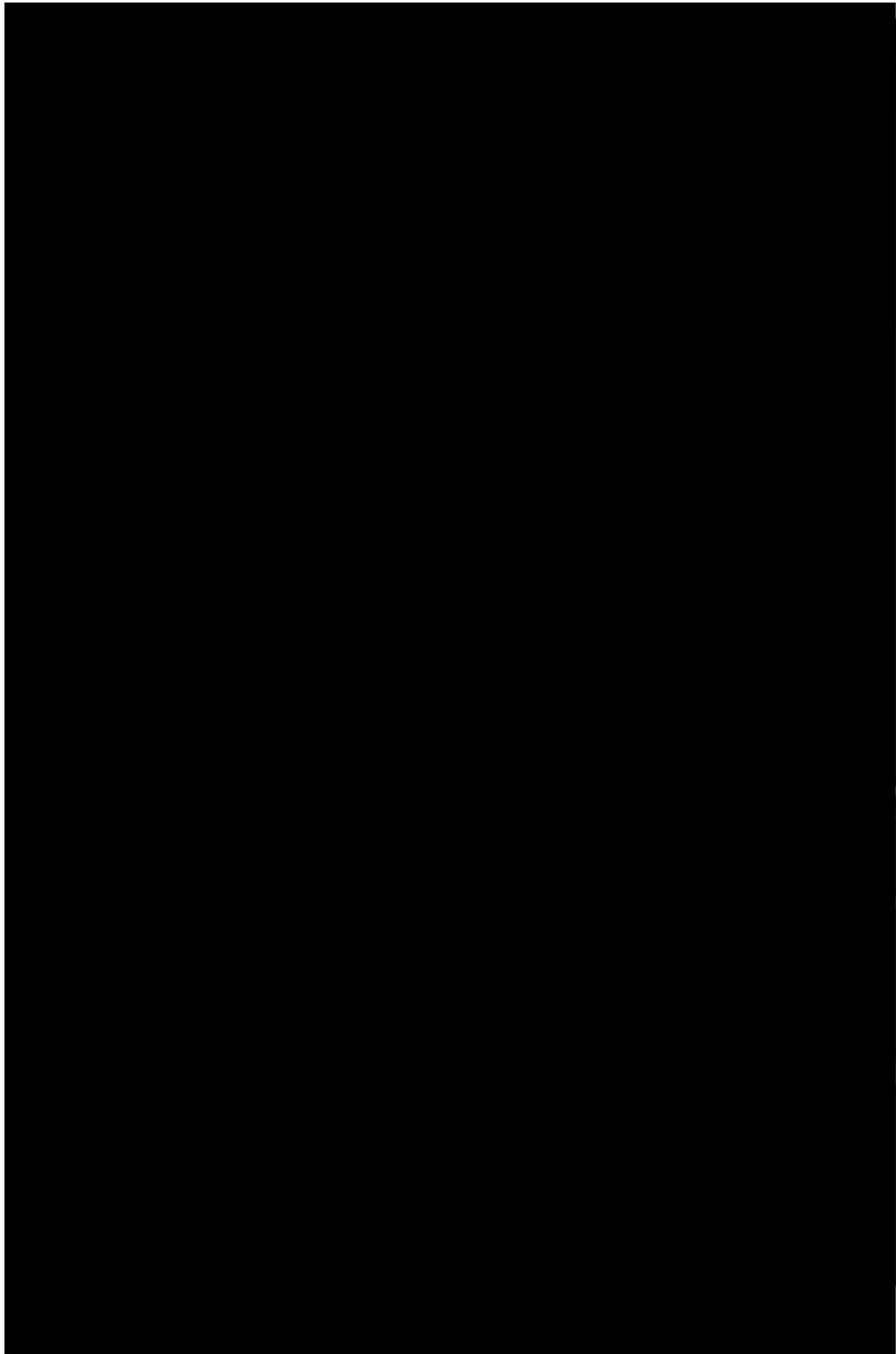
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the 1990s, the number of people in the UK who are aged 65 and over has increased by 1.5 million, and the number of people aged 75 and over has increased by 1.2 million (Office of National Statistics 1999). The number of people aged 65 and over is projected to increase to 6.5 million by 2011, and the number of people aged 75 and over to 4.5 million (Office of National Statistics 1999).

There is a growing awareness of the need to address the needs of older people in the community. The Department of Health (1999) has published a strategy for older people, which sets out the government's commitment to improve the health and social care of older people. The strategy is based on the following principles: (1) to improve the health and social care of older people; (2) to ensure that older people are able to live independently in their own homes; (3) to ensure that older people are able to participate in the community; and (4) to ensure that older people are able to live in dignity and respect.

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the 1990s, the number of people in the UK who are employed in the public sector has increased by 1.5 million (1990–1999) (Department of Health 2000).

There is a growing emphasis on the importance of the public sector in the provision of health care services, and the need to ensure that the public sector is able to meet the needs of the population. This has led to a number of initiatives aimed at improving the efficiency and effectiveness of the public sector, including the introduction of performance indicators and the establishment of public sector bodies.

The public sector is also facing a number of challenges, including a growing demand for services, a shortage of staff, and a need to improve the quality of care. These challenges are being addressed through a number of initiatives, including the introduction of new technologies and the establishment of public sector bodies.

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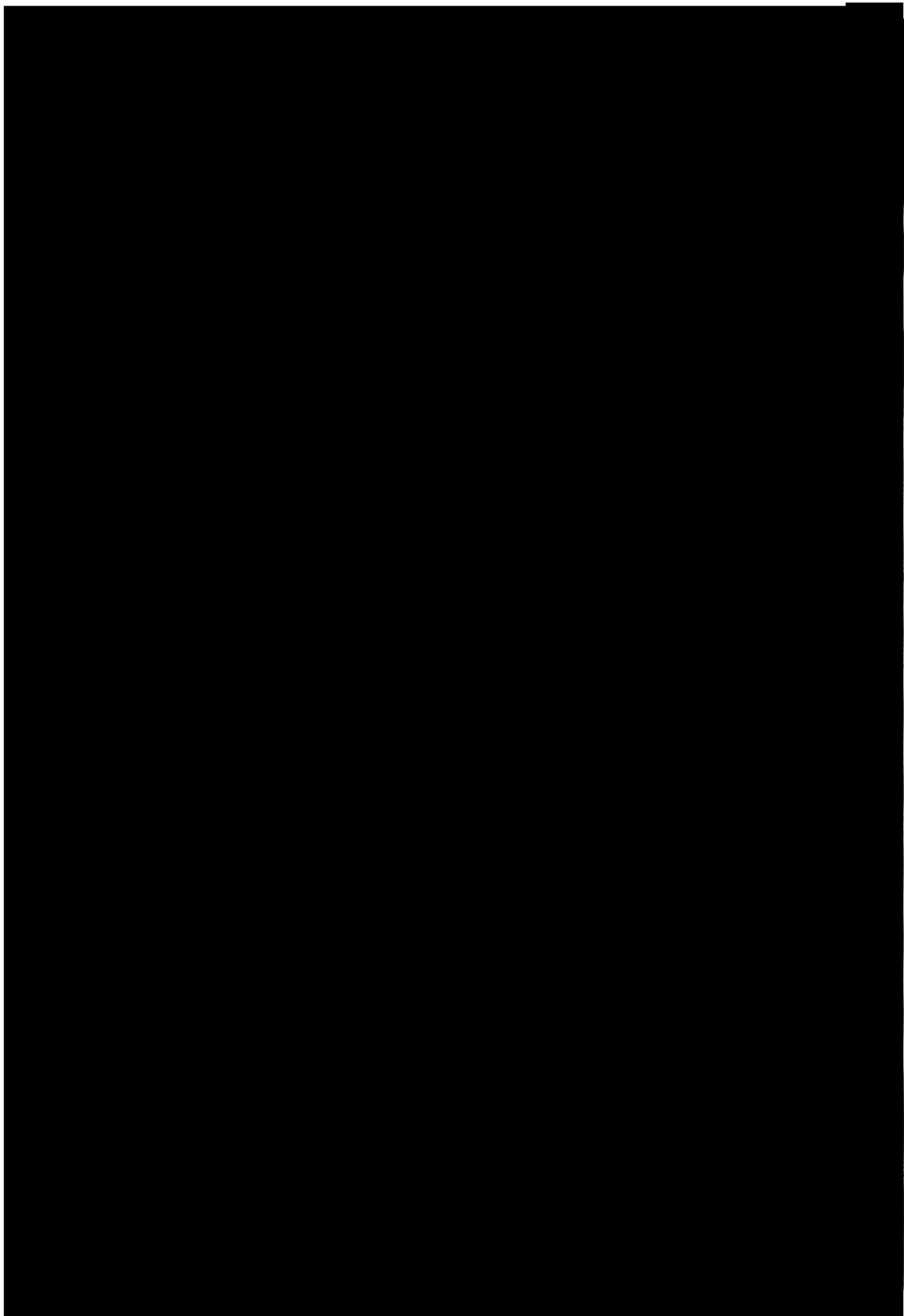
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This last shot was take at 9:38am.

Adding upward of another 80 cars (potentially as many as 160), joining Whalley Road from Salesbury View would have further negative impact, potentially causing a gridlock further along as cars from Salesbury View attempt to join the main road.

2) Flooding

I am sure others will have commented on the regular flooding of Whalley Road between Salesbury View and Wilpshire Banks (which freezes in sub-zero temperatures) but I would like to focus on the potential increased flooding 0.7 miles down the road due to the housing development and felling of trees, reducing natural absorption of rainwater, increasing the volume of underground streams and springs (of which there are many in this area) thus raising groundwater levels and:

- Increased surface runoff.
- Drainage overload
- Loss of trees and vegetation.
- Groundwater flooding risk.

Whilst I'm not conversant in the correct terminology relating to underground flooding/rising groundwater, I can state that whenever a new estate is developed 'further up the road', the flooding [REDACTED] increases. Having done my research, I understand that this can be caused by new developments and tree felling up to a mile away.

Over the past decades, every time a new development springs up e.g. the original Salesbury View, Brook View, more and more groundwater has appeared in [REDACTED].

[REDACTED]. Over the past ten years (as the ground water levels have risen) [REDACTED] increasingly struggling to keep on top of this flooding. Over the last 18 months the flooding has become so bad that we've had a sump-pump fitted to help. But, even this is sometimes overwhelmed and [REDACTED] to try and clear the flood water. Another development 'just up the road' will take the flooding to a critical level. If this happens, will Persimmon Homes carry out remedial works to rectify this: at source, in the basement and by updating the inadequate current (outdated) drainage? Doubtful.

It is a real worry.

- I hope that the planning committee seriously consider the issues I have outlined above.
-
- Yours sincerely,
-
- [REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 03 December 2025 18:23
To: Planning
Subject: Planning Objection - Application 3/2025/0801

 External Email

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Afternoon

Emailing to formally record my objection to Persimmon's proposal to build 80 new homes on Salesbury View re: application number 3/2025/0801.

There are already multiple plans in place to construct up to 1500 new homes in the immediate vicinity, all using the already severely congested Whalley Road, which is in a poor state of repair and suffers from insufficient drainage.

The existing infrastructure in Wilpshire is already strained, such as school places, doctors and dentists.

The new proposal is only 4 places short of the previous application, and given the minimal design changes, will still appear out of character and spoil the local surroundings, including the proposed location next to our diminishing greenbelt.

Bats and otters have also been seen the proposed development site - how will this be addressed.

Thank you

[REDACTED]

[REDACTED]

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 03 December 2025 18:50
To: Planning
Subject: Planning Application Comments - 3/2025/0801 FS-Case-770829983

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0801

Address of Development: Land to east of Salesbury View Wilpshire

Comments: I am disappointed to see this application (with a few minor changes) being presented for a third time when it has already been assessed by an inspector for the Secretary of State and refused. I strongly object to the proposed development for the following reasons:-

Wilpshire is a village with a unique visual character. The building of these modern poorly constructed dwellings on an elevated plot will visually dominate the area and negatively impact the area and existing properties.

The sole access from the site is a short and steep road which joins Whalley Road, an already busy road which is often congested. The exit from the site to this road is particularly hazardous in the winter months and adding 200 more vehicles will be a traffic nightmare during busy times and an accident waiting to happen.

With this will come a significant increase in noise and vehicle pollution and as an area with few facilities GPs/Dentists/shops/places of worship, car use will be essential for most residents making this plot unsustainable.

As Blackburn with Darwen Council embark on a large development close by, this now also starts to look like overdevelopment.

[REDACTED] from this development I also object because of drainage and increased flood risks. The current surface runoff already causes flooding on Brooklyn Road and the removal of the natural drainage will undoubtedly lead to greater flooding risks for residents in this area.

The green land on which this development is to be built is part of the visual character of this part of Wilpshire. Wildlife including deer can be seen running over the hillside and I object to the destruction of this wildlife habitat.

[REDACTED]

From: [REDACTED]
Sent: 03 December 2025 18:49
To: Planning
Subject: Salisbury View housing development

⚠ External Email

This email originated from outside Ribble Valley Borough Council. Do NOT click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Dear Sir/Madam

I live on [REDACTED] which is a rat run for a lot of traffic trying to avoid the lights at Wilpshire Hotel especially at peak times. Traffic and parking on surrounding roads is hectic there are a lot of houses already in the area and adding more will add to the chaos. As there are a lot of elderly residents walking through the area I'm sure it's a matter of time before someone is run over as vehicles are driven way too fast especially on ribchester road. I struggle [REDACTED]. Also what about services such as schools and health care have they been factored in? I'm against more houses in Wilpshire please do not pass this proposal.

Kind regards

[REDACTED]

[REDACTED]

From:

[REDACTED]
03 December 2025 18:49

To:

Planning

Subject:

Salesbury View housing development

⚠ External Email

This email originated from outside Ribble Valley Borough Council. Do NOT click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Dear Sir/Madam

I live on [REDACTED] which is a rat run for a lot of traffic trying to avoid the lights at Wilpshire Hotel especially at peak times. Traffic and parking on surrounding roads is hectic there are a lot of houses already in the area and adding more will add to the chaos. As there are a lot of elderly residents walking through the area I'm sure it's a matter of time before someone is run over as vehicles are driven way too fast especially on ribchester road. I struggle to get across [REDACTED]. Also what about services such as schools and health care have they been factored in? I'm against more houses in Wilpshire please do not pass this proposal.

[REDACTED]

From: [REDACTED]
Sent: 03 December 2025 18:52
To: Planning
Subject: Land to the east of Salesbury View 3/2025/0801

⚠ External Email

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Please find letter below regarding the above planning application.
[REDACTED]

Dear Planning Committee Member,

I am writing to you to ask for your serious consideration of the application for planning by Persimmon Homes for the land east of Salesbury View. 3/2025/0801

I understand that you will be busy with many other matters, so I will keep my message short.

1. Please visit the site. From a vantage point opposite the proposed development on the road called Paris, you will see very clearly how these houses will eliminate the beautiful green hill that is part of the character of Wilpshire and Ramsgreave.
2. Please visit the houses along Whalley Road, including Wlpshire Banks, where flooding in the lower floors in wet weather is already an issue and will be further compounded by any building work on this land.
3. Stand on Whalley Road at 8.00 am or between 3.00 pm and 6.00 pm on any weekday and try to cross the road near the bus terminal. This is almost impossible with a pram. 82 new houses will make this busy road even more dangerous.
4. Consider the access road on an icy morning as it is steep and could potentially be very dangerous.
5. Take a walk along the top of the field and enjoy the view. Deer graze on this field and otters have been photographed in the brook. Imagine this and the wide variety of birds seen in the area, destroyed by this development.
6. Please consider the housing requirements of the community who, at recent meeting in Wilpshire, were vocal in their opposition to this development. We were told that Wilpshire and Ramsgreave need a small number of houses for the over 55s to meet future need. The 80 as proposed by Persimmon do not address local needs.

'The main aim is to ensure that over the plan period, sufficient housing of the right type will be built in the most suitable locations endeavouring to make the best use of previously developed land where suitable and where possible aiming to address meeting identified local needs.' Core Strategy 6.2

Ribble Valley Borough Council will not be adhering to the above statement if they allow this development to take place. This development is the wrong sort of housing in a completely unsuitable location. It is, quite clearly, not designed to meet local needs, particularly the needs of established residents.

Thank you for your consideration of the above points.

Yours faithfully

A black rectangular redaction box covering a signature.A black rectangular redaction box covering a line of text.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 03 December 2025 19:33
To: Planning
Subject: Planning Application Comments - 3/2025/0801 FS-Case-770838081

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0801

Address of Development: Land to east of Salesbury View Wilpshire

Comments: I and [REDACTED] wish 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. 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 long standing 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.

We as a community therefore urges Ribble Valley Borough Council to refuse this application once again. We request that this objection is fully considered by the Planning Committee and that the previously identified harms continue to be given the weight they are due.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 03 December 2025 20:44
To: Planning
Subject: Planning Application Comments - 3/2025/0801 FS-Case-770853238

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0801

Address of Development: Salesbury view, wilpshire

Comments: I strongly appose this development!

[REDACTED]

From: [REDACTED]
Sent: 03 December 2025 20:46
To: Planning
Subject: Objection to Proposed Development of 80 Homes Salesbury View Wilpshire:
3/2025/0801

⚠ External Email

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Dear Planning Team,

I am writing to formally object to the proposed development of 80 new homes by Persimmon Homes.

My primary concern is that the only access to and from the site is via Salesbury View. This is a very small, narrow, and steep road, and directing all traffic through it will inevitably funnel a significant increase in vehicles onto the already congested Whalley Road. With potentially 180+ additional cars associated with this development, the existing infrastructure is simply not adequate and will worsen current traffic issues and increase the risk of accidents.

There is also a wider concern regarding local facilities. The surrounding area has already seen substantial residential development, including the 155 homes by Persimmon Homes on [Ramsgreave Drive](#), 47 homes by Applethwaite Homes, 63 homes by McDermott Homes, and the large-scale development of approximately 1,500 houses at Brownhill Drive. Local schools, GP surgeries, dentists and other essential services are already under pressure, and adding a further 80 homes would place unsustainable strain on resources that are not designed to cope with such rapid expansion.

For these reasons, I strongly object to this application and urge the planning committee to reconsider the suitability of this proposal.

Kind regards,

[REDACTED]

[REDACTED]