

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 09 December 2025 09:30
To: Planning
Subject: Planning Application Comments - 3/2025/0701 FS-Case-772133081

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2025/0701

Address of Development: Salesbury View

Comments: I agree with the parish council response to this planning application.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 09 December 2025 12:11
To: Planning
Subject: Planning Application Comments - Application 3/2025/0801 FS-Case-772177746

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: Application 3/2025/0801

Address of Development: Land to east of Salesbury View Wilpshire

Comments: I would like to oppose the proposed housing development.

The area is already saturated with traffic as this development is off the main road between Blackburn and Clitheroe and is already heavily congested without more cars being added into the mix. The steepness of the road leading up to the development will cause issues especially when we have heavy rain or snow.

The disruption to the whole area for this development to go ahead will be catastrophic to the local infrastructure and will have a long term negative impact on all of the local services including the roads. the area does not need the dirt and noise that will be created.

There is already limited availability at the GPs surgery and no provision for extra places at the local schools.

[REDACTED]

From: [REDACTED]
Sent: 05 December 2025 18:44
To: Planning
Subject: Ref: 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 Sirs
Ref: 3/2025/0801
Salesbury View

1. Please visit the site. From a vantage point opposite the proposed development on the road called Paris, you'll see clearly how these houses will eliminate the beautiful green hill that's part of the character of Wilpshire and Ramsgreave.
2. Visit the houses along Whalley Road, including Wlpshire Banks, where flooding in the lower floors in wet weather this is an issue now so any building work on this land will only create a worse situation for the home owners.
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 nightmare with a pram, if you can't sprint across in under 2 seconds you'll already have to wait for ages. 82 new houses will make this busy road even more dangerous.
4. The access road is steep in clement weather, on an icy morning it could potentially be very dangerous.
5. Now walking along the top of the field you will enjoy the view. As do the deer who visit, graze and call this field theirs, otters, voles, Tawny Owls and other native wild have been seen over this natural area. Imagine these 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 82 as proposed by Persimmon are not wanted or needed and don't meet the needs of the people of Ramsgreave and Wilpshire .

Thank you for taking our objections seriously and we hope they are given the careful consideration.

Kind regards

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 05 December 2025 19:15
To: Planning
Subject: Fw: Planning application 3/2025/0801 Land East of Salesbury View, Wilpshire

⚠ 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 Kathryn Hughes.

Further to my previous emails regarding planning application 3/2025/081 – Land East of Salesbury View, Wilpshire, please accept this as an additional formal representation. For clarity, my address is:



The additional points I wish to add to my original formal objection relate to the Landscape and Visual Impact Assessment (LVIA):

Section 5.0 states:

“Following the construction, trees will be young and initially offer little screening or filtering; therefore, rooftops and some windows will be visible as a continuation of the buildings’ existing mass associated with Wilpshire. From this position, the proposals are likely to alter the skyline, particularly until the associated mitigation matures.”

Section 5.2 states:

“The magnitude of change to views for these properties is judged to be HIGH in year 01, reducing to LOW in year 15 with maturation planting within the site and to the eastern boundary. This is considered a MAJOR effect in year 01 that is adverse, reducing to a MODERATE effect in year 15.”

I consider these points to demonstrate the significant visual impact the development will have on neighbouring properties and Wilpshire, particularly in the early years before mitigation planting matures at year 15.

I submit this purely as an addition to my original objection (which is detailed in the email trail below) and would be grateful if it is considered alongside my previous comments.

Thanks

[REDACTED]

From: [REDACTED]
Sent: 28 November 2025 21:03
To: Planning <planning@ribblevalley.gov.uk>
Subject: Planning application 3/2025/0801 Land East of Salesbury View, Wilpshire

Dear Kathryn,

RE: Planning Application 3/2025/0801 – Formal Objection / Failure to Address Appeal Inspector's Findings

I am writing to formally object to application 3/2025/0801- Land East of Salesbury View, Wilpshire,

I wish to raise serious concerns that the current submission still fails to properly address the core reasons for refusal and dismissal at appeal of the previous proposal on this site.

As you will be aware, the previous application was refused and later dismissed at appeal due to concerns relating to the impact of development on the sloping hillside, visual and landscape harm, site levels, and the relationship of the built form to the surrounding landform and settlement edge. These were not minor or incidental matters, they went to the heart of whether the site is appropriate for this form of development.

While additional documents have now been uploaded to the portal, including the Landscape and Visual Impact Assessment (LVIA), cut and fill drawings, design access statement and schematic finished levels sheets, I do not consider that these adequately resolve the fundamental issues previously identified by the Inspector, for the reasons set out below.

1. Continued reliance on speculative future landscaping

The submitted LVIA places heavy reliance on proposed tree and landscape planting, with visual mitigation assumed to occur over an estimated 15-year period. This approach is fundamentally flawed. Planning decisions must be based on the actual impacts at the point of delivery, not on speculative future mitigation that may or may not succeed.

New housing on an elevated, visually sensitive sloping site will cause harm immediately upon completion of the build. Relying on future tree growth does not remove or reduce the permanent landscape and visual harm; it attempts to conceal it. There is no guarantee that the planting will establish as predicted, survive long-term, or be maintained to the levels assumed in the LVIA. Furthermore, a 15 year estimated timescale to full address this is simply unacceptable.

The Inspector in the previous appeal was clear that this site's relationship to the hillside and wider landscape was a central concern. The current approach does not address that concern.

2. Insufficient resolution of site levels and landform impacts

While schematic finished level sheets have now been uploaded, they do not provide sufficient clarity on:

- The true scale of proposed cut-and-fill operations
- How the re-profiling will alter the natural landform
- The vertical relationship between the development and existing neighbouring properties
- The extent and impact of retained or regraded slopes

The appeal Inspector's concerns were directly linked to how the proposal would sit within and alter the natural hillside profile. Despite new documentation, the scheme still appears to rely on substantial engineering intervention to "force" development onto a constrained sloping site, rather than demonstrating that the site is inherently suitable for this scale and type of housing.

3) Retaining structures and earthworks remain inadequately addressed

The proposal requires significant retaining structures and engineered solutions to hold back and reshape the land. However, the information submitted to date does not provide sufficient detail regarding:

- The height, extent and visual impact of retaining structures
- Their long-term engineering implications
- How they will be perceived from Salesbury View and surrounding public viewpoints
- Their contribution to the overall visual mass and urbanisation of the hillside

This undermines the credibility of claims that the development would integrate acceptably into the landscape and settlement edge.

4) Failure to properly resolve the Inspector's conclusions on landscape character and settlement edge

The previous appeal concluded that the site's position on a prominent slope meant development would '*appear visually intrusive and would erode the established settlement edge*'. While the current submission includes updated design and landscaping strategies, the fundamental spatial issue remains unchanged, the proposal still introduces built form onto a sensitive sloping landscape that forms part of the transition between settlement and open countryside.

No amount of planting or reworded justification can remove the basic reality that this development would urbanise a visually important and elevated site, with lasting damage to local landscape character.

To conclude, while more documents are now available, the core reasons for refusal and appeal dismissal have not been convincingly resolved. The scheme continues to rely on:

- Heavy engineering to reshape a constrained sloping site
- Speculative future landscaping to mask visual harm
- Inadequate resolution of levels, landform and structural impacts

This is a narrative that attempts to reframe previous concerns rather than genuinely address them. For these reasons, I strongly urge the Council to refuse this application, as it remains contrary to planning principles, landscape protection policies and the conclusions reached by the previous Planning Inspector.

I would be grateful if this objection could be formally logged against the application.



[REDACTED]

From:

[REDACTED]
05 December 2025 19:41

To:

Planning

Subject:

Salesbury view planning

⚠ 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.

From [REDACTED]
[REDACTED]

We do not need any more houses in Wilpshire you are just destroying any greenbelt and wildlife. You are destroying our local area there is not the infrastructure to support any more development..... shame on you !!!

This is all about you making money and destroying the area we live in .

● The development blurs the boundary between Ribble Valley and Blackburn with Darwen boroughs and this is an issue in terms of infrastructure and services given Blackburn with Darwen Council plans for 1500 houses on Brownhill Drive for which work has already begun, in addition to built estates on the Rugby Club site Ramsgreave Drive, 63 McDermott Homes, 155 Persimmon Homes south of Ramsgreave Drive, 47 Applethwaite homes all of which use Whalley Rd which is already congested, in a poor state of repair and has inefficient drainage, yet is the main route to the A59

● The current proposal for 80 houses is only 4 short of the last application and although house types have changed slightly, they are not visually attractive and will appear out of character with the village to the detriment of the street scene and spoil the uniqueness of Wilpshire and its historic hillside view.

● The proposed development is at the edge of our village, on the steep hillside, and adjacent to Green Belt, all of which can be seen from miles around and will spoil the distinct character of our village, the gateway to the outstanding countryside and heritage of our towns and villages.

● The sole access and exit to the proposed development is Salesbury view, a short, narrow, sloping road which will carry traffic onto the already busy Whalley Road. Potentially up to 200 extra cars from those houses travelling on the roads, without adequate infrastructure will exacerbate traffic issues and accidents, especially in Winter when water runs down the hill, across the A666 and freezes.

● Significant issues exist with the topography of the land and major earthworks will be needed which will damage its historic and environmental integrity.

● There are very limited facilities available for a significant increase in the number of people living in Wilpshire for example, school places, doctors and dentists and other health services, shops etc.

● There are environmental concerns around the development, local residents have seen bats and otters on the site.

[REDACTED]

From: [REDACTED]
Sent: 05 December 2025 21:06
To: Planning
Subject: objection to the Salesbury View proposed 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.

Good evening.

Please take this as my official objection to the Salesbury View proposed development.

- The development blurs the boundary between Ribble Valley and Blackburn with Darwen boroughs and this is an issue in terms of infrastructure and services given Blackburn with Darwen Council plans for 1500 houses on Brownhill Drive for which work has already begun, in addition to built estates on the Rugby Club site Ramsgreave Drive, 63 McDermott Homes, 155 Persimmon Homes south of Ramsgreave Drive, 47 Applethwaite homes all of which use Whalley Rd which is already congested, in a poor state of repair and has inefficient drainage, yet is the main route to the A59
- The current proposal for 80 houses is only 4 short of the last application and although house types have changed slightly, they are not visually attractive and will appear out of character with the village to the detriment of the street scene and spoil the uniqueness of Wilpshire and its historic hillside view.
- The proposed development is at the edge of our village, on the steep hillside, and adjacent to Green Belt, all of which can be seen from miles around and will spoil the distinct character of our village, the gateway to the outstanding countryside and heritage of our towns and villages.
- The sole access and exit to the proposed development is Salesbury view, a short, narrow, sloping road which will carry traffic onto the already busy Whalley Road. Potentially up to 200 extra cars from those houses travelling on the roads, without adequate infrastructure will exacerbate traffic issues and accidents, especially in Winter when water runs down the hill, across the A666 and freezes.
- Significant issues exist with the topography of the land and major earthworks will be needed which will damage its historic and environmental integrity.
- There are very limited facilities available for a significant increase in the number of people living in Wilpshire for example, school places, doctors and dentists and other health services, shops etc.
- There are environmental concerns around the development, local residents have seen bats and otters on the site.

Regards

[REDACTED]

From: [REDACTED]
Sent: 05 December 2025 22:05
To: Planning
Subject: Ref:3/2025/0801. OBJECTION

⚠ 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.

Objection to

Ref:3/2025/0801

Development address

Land to east of Salesbury View Wilpshire

Applicant

Persimmon Homes Lancashire

Persimmon House Lancaster

Business Park Caton Road

Lancaster LA1 3RQ

Dear Sir/madam

I would like to object to the proposed development at Wilpshire View.

The village of Wilpshire is already feeling the strain of ongoing development in the surrounding area. Blackburn with Darwen Council has begun work on its 1,500-home scheme off Brownhill Drive, alongside several recently completed estates nearby — including the McDermott, Persimmon and Applethwaite sites around Ramsgreave Drive. All of these feed directly onto Whalley Road, which is already heavily congested, poorly maintained and prone to drainage problems despite being the main route toward the A59.

Against this backdrop, the new proposal for 80 houses raises significant concerns. Although described as a revised scheme, the number of homes is only marginally lower than the previous application, and the updated designs still fail to blend with the local setting. Rather than complementing the village, the development would interrupt the established character and undermine the unique hillside views that define Wilpshire.

The land itself presents further challenges. Its steep, exposed position on the edge of the village — right beside the Green Belt — means the site is visible from a considerable distance. Large-scale

earthworks would be required to build on such terrain, risking damage to both the environmental quality and the historical features of the landscape.

Access is another major issue. The only entrance and exit is via Salesbury View, a short, narrow, sloping road that already struggles with traffic. Adding potentially up to 200 additional vehicles from the new estate would push the route beyond safe capacity, especially in winter when water running downhill freezes across the A666, creating hazardous driving conditions.

Finally, Wilpshire lacks the infrastructure to support a substantial rise in population. Local services — including schools, GP and dental practices, health provision and shops — are already limited. Introducing a development of this size without meaningful improvements to amenities and transport links would place unsustainable pressure on the community.

I hope that you will consider my arguments.

Yours,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 06 December 2025 07:28
To: Planning
Subject: Objection t Salesbury View, planning 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.

I object strongly to the proposed development Salesbury View, planning application 3/2025/0801

I object for many reasons,

- The development blurs the boundary between Ribble Valley and Blackburn with Darwen boroughs and this is an issue in terms of infrastructure and services given Blackburn with Darwen Council plans for 1500 houses on Brownhill Drive for which work has already begun, in addition to built estates on the Rugby Club site Ramsgreave Drive, 63 McDermott Homes, 155 Persimmon Homes south of Ramsgreave Drive, 47 Applethwaite homes all of which use Whalley Rd which is already congested, in a poor state of repair and has inefficient drainage, yet is the main route to the A59
 - The current proposal for 80 houses is only 4 short of the last application and although house types have changed slightly, they are not visually attractive and will appear out of character with the village to the detriment of the street scene and spoil the uniqueness of Wilpshire and its historic hillside view.
 - The proposed development is at the edge of our village, on the steep hillside, and adjacent to Green Belt, all of which can be seen from miles around and will spoil the distinct character of our village, the gateway to the outstanding countryside and heritage of our towns and villages.
 - The sole access and exit to the proposed development is Salesbury view, a short, narrow, sloping road which will carry traffic onto the already busy Whalley Road. Potentially up to 200 extra cars from those houses travelling on the roads, without adequate infrastructure will exacerbate traffic issues and accidents, especially in Winter when water runs down the hill, across the A666 and freezes.
 - Significant issues exist with the topography of the land and major earthworks will be needed which will damage its historic and environmental integrity.
 - There are very limited facilities available for a significant increase in the number of people living in Wilpshire for example, school places, doctors and dentists and other health services, shops etc.
 - There are environmental concerns around the development, we have seen bats and otters on the site. Wild deer are constantly present.
- appendix C in the traffic assessment was carried out between 2019 and mid 2024 since then there as been numerous accidents on that exact stretch of road, therefore your data is way out of date!

Also radar speed done on 30th October 2019, their maximum speed recorded was 45mph. The parish council have recorded on the 7th June this year a motorist doing 80mph. Therefore the Whalley Road is not a quiet road. Its heavily congested at peak times, causing chaos for residents.

- [REDACTED], as it's a valley noise echoes, when work is being carried out on the railway lines we are disturbed, the noise from building will be torturous, especially as the land is virtually clay, pylons will have to be dug deep for the foundations, the noise will continually echo around the back of the site disturbing all who live and work remotely.

Sincerely

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 06 December 2025 07:50
To: Planning
Subject: Planning objection Salesbury view 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.

I object strongly to the proposed development at Salesbury View, planning application 3/2025/0801

I object for many reasons,

- **The development blurs the boundary between Ribble Valley and Blackburn with Darwen boroughs and this is an issue in terms of infrastructure and services given Blackburn with Darwen Council plans for 1500 houses on Brownhill Drive for which work has already begun, in addition to built estates on the Rugby Club site Ramsgreave Drive, 63 McDermott Homes, 155 Persimmon Homes south of Ramsgreave Drive, 47 Applethwaite homes all of which use Whalley Rd which is already congested, in a poor state of repair and has inefficient drainage, yet is the main route to the A59**
- **The current proposal for 80 houses is only 4 short of the last application and although house types have changed slightly, they are not visually attractive and will appear out of character with the village to the detriment of the street scene and spoil the uniqueness of Wilpshire and its historic hillside view.**
- **The proposed development is at the edge of our village, on the steep hillside, and adjacent to Green Belt, all of which can be seen from miles around and will spoil the distinct character of our village, the gateway to the outstanding countryside and heritage of our towns and villages.**
- **The sole access and exit to the proposed development is Salesbury view, a short, narrow, sloping road which will carry traffic onto the already busy Whalley Road. Potentially up to 200 extra cars from those houses travelling on the roads, without adequate infrastructure will exacerbate traffic issues and accidents, especially in Winter when water runs down the hill, across the A666 and freezes.**
- **Significant issues exist with the topography of the land and major earthworks will be needed which will damage its historic and environmental integrity.**
- **There are very limited facilities available for a significant increase in the number of people living in Wilpshire for example, school places, doctors and dentists and other health services, shops etc.**
- **There are environmental concerns around the development, we have seen bats and otters on the site. Wild deer are constantly present.**

appendix C in the traffic assessment was carried out between 2019 and mid 2024 since then there as been numerous accidents on that exact stretch of road, therefore your data is way out of date!

Also radar speed done on 30th October 2019, their maximum speed recorded was 45mph.

The parish council have recorded on the 7th June this year a motorist doing 80mph.

Therefore the Whalley Road is not a quiet road. Its heavily congested at peak times, causing chaos for residents.

-

████████████████████, as it's a valley noise echoes, when work is being carried out on the railway lines we are disturbed, the noise from building will be torturous, especially as the land is virtually clay, pylons will have to be dug deep for the foundations, the noise will continually echo around the back of the site disturbing all who live and work remotely.

Sincerely

██████

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 06 December 2025 11:14
To: Planning
Subject: Planning Application Comments - Application 3/2025/0801 FS-Case-771493344

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

Address of Development: Salesbury View

Comments: To whom it may concern- Objection to the proposed housing development at Salesbury View

The development blurs the boundary between Ribble Valley and Blackburn with Darwen boroughs and this is an issue in terms of infrastructure and services given Blackburn with Darwen Council plans for 1500 houses on Brownhill Drive for which work has already begun, in addition to built estates on the Rugby Club site Ramsgreave Drive, 63 McDermott Homes, 155 Persimmon Homes south of Ramsgreave Drive, 47 Applethwaite homes all of which use Whalley Rd which is already congested, in a poor state of repair and has inefficient drainage, yet is the main route to the A59

The sole access and exit to the proposed development is Salesbury view, a short, narrow, sloping road which will carry traffic onto the already busy Whalley Road. Potentially up to 200 extra cars from those houses travelling on the roads, without adequate infrastructure will exacerbate traffic issues and accidents, especially in Winter when water runs down the hill, across the A666 and freezes. As usual this week Whalley Road on this stretch from the lights at Ribchester Road into Brownhill has been flowing with water from the hill, a potential hazard when it freezes. And the traffic queues in both directions along Whalley Road have been increasing already due to the other housebuilding in the area without more coming down off a steep slope onto the main road. Another potential accident spot!

There are very limited facilities available for a significant increase in the number of people living in Wilpshire for example, school places, doctors and dentists and other health services, shops etc. These facilities are already feeling the result of the increased population off Ramsgreave Drive and Yew Tree Drive.

With the amount of housebuilding already ongoing in the Ribble Valley and Blackburn there is plenty of choice already for accommodation locally without the need to spoil another green area that is used for farming and is a habitat for so much wildlife.

I feel strongly that this development is definitely a potential hazard and object to it strongly



[REDACTED]

From: [REDACTED]
Sent: 06 December 2025 12:59
To: Planning
Subject: PLANNING APPLICATION REF. NO. 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.

I am emailing to object to the building of 80 new homes on the land to the east of Salesbury.

My objections are as follows:

1. Far too many houses are being built in the Ribble Valley.
2. The number of vehicles that these extra houses will create. The road structure will not cope.
3. The wildlife are being affected - their habitats are being destroyed hence deer and other animals are being killed on the roads.
4. The methane, radon, carbon monoxide and other gases that come out of the ground when Persimmon are excavating the land which are all contaminating the atmosphere.
5. The number of families who will move into the Ribble Valley - there are no new schools, dentists or doctors surgeries etc being built.
6. What happened to preserving electricity and gas to save the planet. These new homes will be using more and more.
7. The reservoirs were low on water during the summer - if more and more houses are built the reservoirs will be drying up altogether.

I could go on and on but I hope I have made my point.

It is all greed on the part of Persimmon and other companies who are building houses in this area. It needs to stop - enough is enough.

Please DO NOT allow any more building in the Ribble Valley it is a beautiful place being spoilt by greed.

Many thanks
Regards
[REDACTED]

From: [REDACTED]
Sent: 06 December 2025 14:10
To: Planning
Subject: planning objection Salesbury View 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.

Dear Sirs

I object strongly to the proposed development at Salesbury View, planning application 3/2025/0801

I object for many reasons,

- The development blurs the boundary between Ribble Valley and Blackburn with Darwen boroughs and this is an issue in terms of infrastructure and services given Blackburn with Darwen Council plans for 1500 houses on Brownhill Drive for which work has already begun, in addition to built estates on the Rugby Club site Ramsgreave Drive, 63 McDermott Homes, 155 Persimmon Homes south of Ramsgreave Drive, 47 Applethwaite homes all of which use Whalley Rd which is already congested, in a poor state of repair and has inefficient drainage, yet is the main route to the A59
- The current proposal for 80 houses is only 4 short of the last application and although house types have changed slightly, they are not visually attractive and will appear out of character with the village to the detriment of the street scene and spoil the uniqueness of Wilpshire and its historic hillside view.
- The proposed development is at the edge of our village, on the steep hillside, and adjacent to Green Belt, all of which can be seen from miles around and will spoil the distinct character of our village, the gateway to the outstanding countryside and heritage of our towns and villages.
- The sole access and exit to the proposed development is Salesbury view, a short, narrow, sloping road which will carry traffic onto the already busy Whalley Road. Potentially up to 200 extra cars from those houses travelling on the roads, without adequate infrastructure will exacerbate traffic issues and accidents, especially in Winter when water runs down the hill, across the A666 and freezes.
- Significant issues exist with the topography of the land and major earthworks will be needed which will damage its historic and environmental integrity.
- There are very limited facilities available for a significant increase in the number of people living in Wilpshire for example, school places, doctors and dentists and other health services, shops etc.
- There are environmental concerns around the development, we have seen bats and otters on the site. Wild deer are constantly present.
- appendix C in the traffic assessment was carried out between 2019 and mid 2024 since then there as been numerous accidents on that exact stretch of road, therefore your data is way out of date!

Also radar speed done on 30th October 2019, their maximum speed recorded was 45mph.

The parish council have recorded on the 7th June this year a motorist doing 80mph.

Therefore the Whalley Road is not a quiet road. It's heavily congested at peak times, causing chaos for residents.

Kind regards

A solid black rectangular box used to redact a signature.

[REDACTED]

From: [REDACTED]
Sent: 06 December 2025 17:21
To: Planning
Subject: Planning Objection - Salesbury View
Attachments: cf83021aa54c55396829544405a2b4d57886ad57.rtf.zip

⚠ 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.

Hi, I live in [REDACTED]
[REDACTED].

I'd like to object to the proposed development at Salesbury View on the basis of the following:

- The development blurs the boundary between Ribble Valley and Blackburn with Darwen boroughs and this is an issue in terms of infrastructure and services given Blackburn with Darwen Council plans for 1500 houses on Brownhill Drive for which work has already begun, in addition to built estates on the Rugby Club site Ramsgreave Drive, 63 McDermott Homes, 155 Persimmon Homes south of Ramsgreave Drive, 47 Applethwaite homes all of which use Whalley Rd which is already congested, in a poor state of repair and has inefficient drainage, yet is the main route to the A59.
- The current proposal for 80 houses is only 4 short of the last application and although house types have changed slightly, they are not visually attractive and will appear out of character with the village to the detriment of the street scene and spoil the uniqueness of Wilpshire and its historic hillside view.
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- There are very limited facilities available for a significant increase in the number of people living in Wilpshire for example, school places, doctors and dentists and other health services, shops etc.
- There are environmental concerns around the development, local residents have seen bats and otters on the site.

Thank you

[REDACTED]

From: [REDACTED]
Sent: 07 December 2025 19:28
To: Planning
Subject: Salisbury View Development - planning objection - 15 Walden Road, BB1 9PQ

⚠ 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 am writing as a concerned local resident to formally object to the proposed housing development above currently under consideration in Wilpshire.

My objections are based on the following serious concerns:

Impact on Infrastructure and Local Capacity

The proposed development further blurs the boundary between Ribble Valley and Blackburn with Darwen boroughs, creating significant issues for infrastructure and service provision. Blackburn with Darwen Council has already commenced major housing developments, including plans for approximately 1,500 houses on Brownhill Drive, alongside completed and ongoing estates at Ramsgreave Drive (Rugby Club site), 63 McDermott Homes (just further up from the rugby club), 155 Persimmon Homes south of Ramsgreave Drive, and 47 Applethwaite Homes. All of these developments rely heavily on Whalley Road, which is already congested, in a poor state of repair and suffers from inefficient drainage, despite being the main route to the A59. This proposal would exacerbate an already unsustainable situation.

Scale, Design and Impact on Village Character

Although the current proposal is for 80 houses, this is only marginally fewer than the previous application. While some house types may have been altered, the overall design remains visually unattractive and out of character with the existing village. This development would negatively affect the street scene and permanently damage the unique character of Wilpshire, including its historic hillside setting not to mention the numerous wildlife we can see from our kitchen window onto the fields behind our house.

Location and Visual Impact

The proposed site lies on the exposed, steep hillside at the very edge of the village and sits adjacent to Green Belt land. Due to its elevated and prominent position, the

development will be highly visible from a wide area and will significantly harm the distinct rural character of Wilpshire, which acts as a gateway to the surrounding countryside and heritage landscapes.

Highway Safety and Access Concerns

The only proposed access and exit is via Salesbury View, which is a short, narrow and sloping road feeding directly onto the already busy Whalley Road. An estimated additional 200 vehicles would severely worsen traffic congestion and create serious highway safety risks. These risks are heightened in winter, when water flows downhill across the A666 and freezes, creating dangerous driving conditions. Additionally, Whalley Road is already a very crowded road particularly at rush hour and would severely impact on people's journey time, thus reducing work life balance.

Unsuitable Topography and Environmental Harm

The steep nature of the land presents significant engineering challenges. Extensive earthworks will be required, which would irreversibly damage the historic and environmental integrity of the site.

Lack of Local Services and Facilities

Wilpshire does not have the necessary infrastructure to support a large increase in population. There is already pressure on school places, GP and dental services, and limited access to local shops and essential amenities. The development would place unsustainable strain on already overstretched services.

Ecological Concerns

Local residents have observed wildlife on the site, including bats and otters. These are protected species, and their presence raises serious concerns about biodiversity loss and the adequacy of any ecological surveys submitted in support of this application.

For the above reasons, I strongly urge the Council to refuse this application.

Thank you

[Redacted Signature]

From: [REDACTED]
Sent: 07 December 2025 19:30
To: Planning
Subject: Objection - 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.

Dear Sir/Madam,

I am writing to formally object to the proposed housing development in Wilpshire and to express my serious concerns about the long-term impact this proposal would have on our village and surrounding area.

Cumulative Impact of Overdevelopment

This proposal cannot be viewed in isolation. Large-scale housing developments are already taking place in the surrounding area, including approximately 1,500 homes planned at Brownhill Drive, as well as significant developments at Ramsgreave Drive and nearby sites by McDermott, Persimmon and Applethwaite. These schemes all rely heavily on Whalley Road, which is already operating beyond capacity, is poorly maintained and suffers from inadequate drainage. Adding further housing in this location would place an unacceptable burden on an already overstretched road network.

Traffic, Access and Public Safety

The development is intended to be accessed solely via Salesbury View, which is a short, narrow and sloping residential road feeding onto the very busy Whalley Road (A666). Any significant increase in traffic will inevitably worsen congestion, increase noise and air pollution, and heighten the risk of road traffic accidents. This risk is particularly acute during winter months when surface water runs down the hillside, across the A666 and freezes, creating dangerous conditions.

Harm to Heritage and Landscape Character

The site occupies a steep, prominent hillside at the entrance to the village and directly adjoins Green Belt land. Development in this highly visible location would be seen from miles around and would cause lasting harm to the established character of

Wilpshire, which is widely regarded as a gateway to valued countryside and local heritage landscapes.

Inappropriate Scale and Design

Although the revised application seeks permission for 80 houses rather than the full number previously proposed, this represents only a minimal reduction. The house types and layout remain out of keeping with the character of the village and would significantly detract from the existing street scene and historic hillside views for which Wilpshire is known.

Environmental and Ecological Risks

The steep topography of the land means extensive engineering works would be required to make the site developable, causing damage to natural landforms and habitats. In addition, residents have observed protected species such as bats and otters within or near the site, raising serious concerns about the impact on local biodiversity and the adequacy of environmental safeguards.

Pressure on Local Services and Facilities

Wilpshire does not have the supporting infrastructure to accommodate a large increase in population. Local schools, GP surgeries, dental services and shops are already under pressure, and there is no realistic provision in this proposal to address these limitations.

For all of the above reasons, I strongly urge the Council to refuse planning permission for this development.

Yours faithfully

[Redacted signature]

[Redacted name]

[Redacted address line 1]

[Redacted address line 2]

[REDACTED]

To Planning Department

Ribble Valley Borough Council

Proposed Housing Development Salesbury View Wilpshire

App. 3/2025/0801

Objections to the above planning application

- Persimmon Homes is seeking to develop 80 houses on the fields at the top of Salesbury View. This development site includes unallocated land within the settlement boundary in the southern portion of the site, as well as some land located within the Green Belt in the southeastern section. Whilst the Inspector in a previous refusal of development on this site rather dismisses the presence of greenbelt it is hugely important that a) it is not spoiled by houses that Wilpshire residents neither want nor need and b) there is very little Greenbelt in Ribble Valley and in terms of Wilpshire, this is a ribbon of Green Belt land that stretches from South Eastern part of the Salesbury View site to Carr Hall and, as there is a footpath, it is used by numerous residents enjoying the green space and the sense of wellbeing. Eighty houses will impact negatively on the views and sense of wellbeing that comes with this greenspace, clear views across Wilpshire, and the presence of flora and fauna.
- Persimmon Homes has already been refused planning permission twice on this site, in 2024 by the Planning Inspectorate and the latest plans are no better. The current proposal is for 80 houses, only 4 short of the last application and although house types have changed slightly, they fail to be visually attractive and sympathetic to the street scene and will appear incongruous on the hillside. This proposed development at the edge of our settlement, on the steep hillside, and adjacent to Green Belt, all of which can be viewed from miles around, will spoil the unique character of Wilpshire known as a window to Ribble Valley, and the gateway to outstanding countryside & heritage of our towns & villages to the detriment of visual amenity. The Inspector in the latest refusal notes the prominent position of Salesbury View and its visibility from many public viewpoints which is an historic feature of our village
- 80 houses are not required in Wilpshire and there are more than enough semi-detached and detached houses to serve our residents. Ribble Valley Borough Council has exceeded housing numbers applied by successive governments and the current land supply for Ribble Valley is 6.9 years against the 5yr supply which satisfies the requirement for meeting local housing needs. As the Inspector agrees

that Policy DS1 regarding housing needs states that 66 houses are required in Wilpshire to meet housing needs to 2028 (the residual need will now be much less) yet advises that Salesbury View's topography is challenging in terms of restrictions on capacity and visual impact.

- Policy HAL2 recognises that the topography and overhead power line are significant constraints to development on this site, the power lines buzz and crackle and are audible to residents of Salesbury View. It is beyond belief that this site could be construed as suitable for housing.
- Salesbury View is not suitable as a designated site for housing as the topography is such that it will require significant earthworks to build the houses, and clearly visible retaining structures to the Inspector alludes, which will spoil the rural and intrinsic character of Wilpshire which defines the sense of place. The Salesbury View site is essentially moorland on a clay base and extremely wet, which absorbs rainwater, controlling to some extent the release of water from the hillside above. This has caused no end of problems over the years for all the split-level homes down the hill. The bedrooms of split-level homes on Beaver Close all have damp in bedrooms built into the hillside. The development will result in a hotchpotch of random housing we don't need and retaining structures that will appear ugly and visually intrusive with minimal suitable landscaping on the most prominent viewpoint of our historic village contrary to policy DMG1 of the Core Strategy 2008 to 2028 and the Local Plan for Ribble Valley. There are few split-level homes in Wilpshire due to topographical issues.
- The prospective development would blur the settlement boundary between Wilpshire & Ramsgreave in Ribble Valley and Blackburn with Darwen, thereby transforming the rural characteristics of the village given that Knotts Brook to the South is the site boundary.
- The only access and egress to the proposed development is Salesbury View, a short, steep, narrow road which will carry traffic onto the already busy Whalley Rd. We can expect circa 200 extra cars from 80 houses travelling onto Whalley Rd multiplied by the number of journeys per. car without adequate infrastructure to ensure road safety. Significant civil engineering work would need to be undertaken on this site for stabilisation of the land at Salesbury View, the significance of which has been ignored by Persimmon Homes. Salesbury View's road is subject to erosion and subsidence and has deteriorated over the years, evidence by the appearance of a sinkhole a few years ago and although repaired the fundamental issue of water

run-off, which becomes ice in the Winter, has not been addressed, especially with regard to accelerated climate change.

- Significant issues with the topography of the land, significant earthwork will be needed which will damage its historic and environmental integrity. Attenuation ponds are a danger for children and reliant on good design and maintenance or they become an eyesore, and this raises grave concern in terms of actions on this proposed development when a previous application from the same developer included housing that did not even conform to national housing standards which is a very serious issue and leaves little confidence in a project as big as Salesbury View. The development would appear as a carbuncle in the village setting on the prominent hillside and ruin our sense of place.
- The Inspector in her report states that the LCVIA identifies users of PRow 25 are considered to be of high sensitivity (viewpoints 1 and 2) She describes the walk along the path to be a pleasant environment, and well used as she met 'a number of passers-by on a Winter afternoon and that the view would change considerably from the views through the site from open grassland. The sharp contrast in the immediate landscape within the central eastern section where PRow runs along the site boundary would ruin the views and the high magnitude of harm would be a permanent, major adverse magnitude of harm. The effect of the proposed development on the residents of Salesbury View itself would be overbearing.
- Significant lack of facilities in terms of school places, doctors, dentists and general health services, shops, notwithstanding 165 new houses at Sunny Bower, Whalley Old Rd Blackburn, 1500 houses planned for land at Brownhill Drive being progressed by Blackburn Council, 270 new homes at Yew Tree Drive, The Hedgerows and the 65 homes built on Ramsgreave Drive, all of which use the A666 as it is the main route from Blackburn to the A59 Clitheroe through Wilpshire.
- United Utilities responded to previous applications with information about the proximity of the proposed development to **strategic water network infrastructure** as there is a large diameter trunk main crossing the site that must not be built over or access to the pipeline obstructed in any way. It is clear that Persimmon Homes did not contact UU's Developer Service Team with specific details of the location of the pipeline and UU will not allow building over or in close proximity to the pipeline. We are not satisfied that Persimmon will adhere to relevant procedures.

- Drainage – A high pressure Gas Main crosses the site and it has always been unclear to UU from the proposed drainage layout how the proposed adoptable wastewater assets interact with the existing services, the details of which are sketchy at best and were not the same as detail required by UU.

It is imperative that suitable drainage for this site is put in place for the following reasons:

1. There are already serious drainage issues in Wilpshire as we all live on a steep hill where drainage plans/drains have not been executed/maintained, and this can be verified by longstanding evidence of water flowing across Whalley Rd causing road accidents.
2. The Knolle site where it is considered that drainage plans were not completed to standard from either the construction of The Coach House or The Beeches. Drainage from Sherwood Homes on that site, for which LCC prepared to take court action to enforce an adequate drainage plan, was never implemented as Harewood Associates property empire collapsed. A constant water flow across the A666 freezes in winter, creating hazards for drivers.

Hollowhead Lane, a steep main route to Whalley Rd has an almost constant flow of water from drains that are not cleared by LCC often enough, despite being reported. Another official complaint has recently been filed to LCC. Hollowhead Lane is also a regular accident site due to ice or oil from large vehicles. We cannot have another source of drainage failure onto Whalley Rd.

In conclusion, the scale and density of the proposed development is unacceptable and would result in a cramped, unattractive housing site which would harm the character of the area. The Inspector uses the more tightly arranged housing sites with varying degree of separation at Warrenside Close and Walden Rd as examples to justify the proposed housing at Salesbury View. However those properties are in Blackburn with Darwen, an urban district which has very different types and layouts of housing compared to Wilpshire which is more rural.

A new transport assessment is required from LCC as more houses have been built in the area using the A666 Whalley Rd.

Additionally, the overall scale and density of the proposed development is not acceptable and would appear incongruous in Wilpshire. The layout, extraordinary level of earthworks

described in the proposal, multiple retaining structures, avoidance of overhead power line, avoidance of strategic water network infrastructure, loss of greenspace and quality of views from the PRoW and from miles around will have a significant impact on the wider appearance and wider landscape character of the area.

The proposed development would cause significant harm to the character and appearance of the area and be contrary to Policy DMG1 of the Core Strategy which requires, amongst other things, that developments are of a high standard of building design, sympathetic to existing and proposed land uses and consider the density, layout and relationship to surroundings, including impact on landscape character. This policy also requires that regard is had to the landscape or townscape of an area and the importance the open space has on this. Wilpshire has very little open space and Salesbury View is so important to the village in terms of sense of place and health benefits.

The proposal would be contrary to paragraphs 129 to 135 of the Framework and Planning Policy EN4 in that it will not add to the quality of the area in terms of design. It fails to be visually attractive and therefore will not enhance the landscape or minimise the impact on geodiversity or biodiversity of Salesbury View.

Any benefits to this scheme are clearly outweighed by the harm to the character and appearance of Wilpshire that this proposed development would bring with a hotchpotch of housing types in random settings with poor architecture which will not improve over time, on an important part of our village.

[REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 08 December 2025 14:33
To: Planning
Subject: Proposed housing development, Salesbury View, Wilpshire

 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.

I have just heard of the above proposed housing development in Wilpshire.

I wish to register our strongest objections to this development.

Wilpshire is a small village that cannot stand more housing.
We already have to wait more than 3 weeks to get, even urgent, appointments with the doctor.
Dentist appointments are scarce.
Schools are already full.

The traffic along Whalley Road is horrendous at the best of times.
The infrastructure cannot take more stress than it is already under.
The water running down to Whalley Road is already an accident waiting to happen.

Then there is the huge issue of the wildlife these new housing developments are going to cause. We have deer, foxes, bats, otters (which are only just making a come back) to name but a few that are going to be displaced.
Our green spaces are fast running out and very soon our children and grandchildren will grow up knowing nothing of our beautiful nature and wildlife

We urge you to think very carefully about this development and trust you will come to the right decision.

Regards

[REDACTED]