

**From:** [REDACTED]  
**Sent:** 05 December 2025 09:08  
**To:** Planning  
**Subject:** Formal Objection to 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.

Dear Sir / Madam,

I am writing as a local resident to object to the proposed development of 80 houses on land at the edge of Wilpshire. I have serious concerns regarding the suitability of this site and the impact the development would have on our village, its character, its infrastructure, and its environment. My objections are outlined below.

**1. Strain on Infrastructure and Blurring of Borough Boundaries**

The development further erodes the clear boundary between Ribble Valley and Blackburn with Darwen, creating significant concerns about infrastructure capacity and service provision. Blackburn with Darwen Council is already progressing plans for 1,500 new houses on Brownhill Drive, and several large estates have recently been completed or are underway nearby, including the former Rugby Club site on Ramsgreave Drive, the 63 McDermott Homes development, 155 Persimmon Homes south of Ramsgreave Drive, and 47 Applethwaite homes. All of these feed onto Whalley Road, which is already heavily congested, in poor condition, has inadequate drainage, and remains the main route toward the A59. Adding a further 80 homes will place intolerable pressure on an overstretched network.

**2. Inappropriate Design and Harm to Local Character**

Although the current proposal is slightly reduced from the previous application, it still comprises 80 houses—only four fewer than before. The revised housing types offer little improvement in visual quality and remain out of keeping with the existing character of Wilpshire. The development would significantly harm the street scene and diminish the unique hillside setting that defines the village.

**3. Prominent Hillside Location and Impact on Landscape**

The site lies on a steep, highly visible hillside at the edge of the village and directly adjacent to Green Belt land. A development of this scale in such a prominent location would be visible from miles around, causing lasting harm to the landscape and eroding the distinct rural identity of Wilpshire, which acts as a gateway to the outstanding countryside and heritage of the surrounding area.

**4. Unsafe and Insufficient Access Arrangements**

The proposed sole access and exit point—Salesbury View—is a short, narrow, sloping road feeding directly onto the already congested Whalley Road. With up to 200 additional vehicles using this route daily and no improvements to local infrastructure, traffic problems will worsen considerably. In winter, water running down the hillside often freezes across the A666, making conditions hazardous; increased traffic will only heighten accident risks.

**5. Significant Topographical Constraints and Environmental Impact**

The steep topography of the land means substantial earthworks would be required, permanently

damaging the site's historic and environmental qualities. Such intervention would fundamentally alter the natural landscape, contradicting the character of the area.

#### **6. Insufficient Local Facilities to Support Population Growth**

Wilpshire has extremely limited local services and is not equipped to accommodate a significant population increase. School places, GP and dental services, health provision, and local shops are already under pressure. Adding a development of this size without corresponding infrastructure and services is unsustainable.

#### **7. Presence of Protected Wildlife and Environmental Concerns**

Local residents, including myself, have observed wildlife on the site, including bats and otters—both of which are protected species. Disturbing their habitat would have serious ecological consequences and raises compliance concerns with environmental legislation.

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#### **Conclusion**

For the reasons outlined above, I firmly object to the proposed development. The site is unsuitable due to its prominent landscape position, inadequate infrastructure, harmful visual impact, environmental sensitivity, and the lack of local facilities to support additional housing. As a resident who cares deeply about the character and wellbeing of Wilpshire, I urge the planning authority to reject this application.

Yours sincerely,

[Redacted Signature]

[Redacted Address]

[REDACTED]

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**From:** [REDACTED] >  
**Sent:** 05 December 2025 09:58  
**To:** Planning  
**Subject:** Proposed housing development - Salesbury View in 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.

We wish to register our objection to the above proposed development.

We have resided on [REDACTED] and have enjoyed being part of a village community during this time.

Our major concern is the issues which will be created by the merging of the boundaries between Ribble Valley and Blackburn with Darwen. Services are already stretched to the limit in this region.

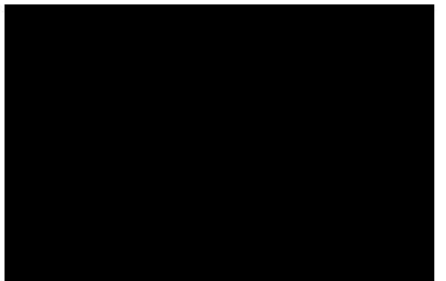
Secondly, is the visual impact on the area. The development is on the edge of our village and currently the area maintains its countryside appearance which would no longer be the case if this planning application was granted permission to go ahead.

Finally are the issues surrounding highways. There will obviously be a greatly increased number of vehicles using the very busy A666, attempting to access the said road at a point where there are already frequent accidents. There are historical problems with drainage of surface water running from the hill on which the proposed development would be sited which freezes over in winter and makes conditions treacherous.

Please consider carefully the points we have made when making your decision regarding this planning application.

Yours faithfully,

[REDACTED]



The Planning Officer  
Ribble Valley Borough Council,  
Council Offices,  
Clitheroe

**Re: Application I Number 3/2025/0801**

Dear Sir/Madam,

I wish to Comment on the above Proposed housing development- Salesbury View, Wilpshire. I do hope you will consider the comments below as I do have several concerns which I feel are relevant to the application.

I principally object to this application for the reasons listed below, **and kindly request that you visit this site in person** to understand the potential impact on the environment and how unsuitable the location is for a development of this magnitude.

My objection is supported by the facts: -

- That Persimmons application 3/2023/0614 was refused and was for 84 homes (new application is only for 4 less).
- Appeal was dismissed by the planning inspectorate via APP/T2350/W/24/3352614.

***THE APPEAL CONCLUSION.***

***Conclusion 73. The proposal is in conflict with the development plan, when read as a whole. Material considerations have not been shown to indicate that a decision should be taken otherwise than in accordance with it.***

- The proposed development is adjacent to the green belt and would significantly change the character of the locality which has remained as agricultural pasture and woodland for many decades.
- The above proposals are not aligned to Policy DME2 - Landscape and Townscape Protection – the properties are not in keeping with the existing style and type of house in the area, and considering the elevation of the site would permanently alter the landscape to its detriment: -
- 

05 DEC 2025



I note that in the 2022 application the Planning Officer stated that the planned changes to the landform would be adverse & permanent. This proposed adverse changes would still apply within the new application.

- The number & style of planned houses is too numerous for this site and would add to the already cluttered housing landscape identified around Blackburn Rugby Club on Ramsgreave Drive.
- As of today (4/12) there are 61 houses for sale in Wilpshire, complimenting the argument that the application by Persimmon is not required.
- Although the site has not been identified as a flood risk area in the report, the 'knock on' effect of the number of properties planned will no doubt be a worry for local people in the immediate vicinity on Whalley Rd and the land below.

The current government guidance recommends "when determining any planning applications local planning authorities should ensure that flood risk is not increased elsewhere." (National Planning Policy Framework, Sept 2012, GOV.UK).

- The gradient of the site would also make the winter entry & exit a potential hazard for the motorist, emergency services & council vehicles etc:-

A common problem on Whalley road in icy conditions is the increase in the number of parked cars on Whalley road, where people are unable to access the various estates. It is only reasonable to assume that this will happen at the foot of the proposed development on Whalley road itself thereby creating an extremely dangerous scenario with multiple parked cars in addition to the travelling traffic on the road.

The latest transport assessment (Sept 2025) for this application makes no reference to site access in the winter months. A major concern on this very steep location with known high levels of water and an increasing level of rainfall due to a changing climate.

- Although the area has not been defined as an area of scientific interest the ecological survey has identified a number of important species of birds and mammals, some who are permanent resident. There are also a proportion of migratory visitors who have been identified locally. The population of otters seen locally is also a cause for celebration and does also potentially a cause for concern for their welfare if this development were to go ahead.

#### In Summary

This application should be refused for the reasons above.

Yours Faithfully,

