

[REDACTED]

From: [REDACTED]
Sent: 11 December 2025 21:42
To: Planning
Subject: Salesbury view housing plan 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 Planning Officer

I am writing to object to the proposed housing development on Salesbury view.
The proposals barely differ from the applications that have already been rejected.
This is a substantial number of houses, sited in a picturesque countryside setting on a prominent hill.
The land would require significant groundworks to facilitate building. Access to the site is limited, with poor, steep roads the only access. This feeds into Whalley Rd which is already very busy and liable to flooding. Further developments will inevitably worsen both of these issues.
There is already a significant number of homes being built within a mile of this site (Sunny bower, Blackburn Rugby Club). Local services (GP, Dentist, schools) have not kept pace with the development of houses over the past few years in the area.

This development would be unsightly and is not supported by the residents of Wilpshire for the reasons cited amongst others.

Thanks

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 11 December 2025 22:33
To: Planning
Subject: 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.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
6.12.25

Persimmon Homes, Lancashire, Lancaster Business Park, Caton Road, LA13RQ

Dear Persimmon Homes,
Subject: FAO - Salesbury View Consultation

I am writing to emphatically express my deep-seated objections to the proposed residential development at Salesbury View, Wiltshire. The construction of new housing is indeed a necessity, but it should not come at the expense of the safety, sustainability, and unique character of our community.

After careful scrutiny of your proposed plans, I find several aspects highly problematic, leading to my conclusion that Salesbury View is an inappropriate site for this development. Here are my objections in detail:

1. **Dangerous Topography:** The steep slope at the estate entrance poses severe safety concerns. Residents and visitors, particularly those with mobility impairments, may struggle to navigate the incline, and vehicular accidents are a high risk, especially under adverse weather conditions. In icy or wet weather, the steepness of the entrance could lead to vehicles sliding out of control, posing a serious danger to all road users.

As a homeowner who accesses their driveway via salesbury view, I know first-hand how awkward the road is both during bad weather and also on normal day to day living. To navigate the awful incline, most drivers take the road at an angle when turning in order to lessen the impact on our cars suspension. This would still happen but with increased numbers, accidents would happen. In bad weather the 10 cars who use salesbury view all park on the Main Road as the road is so dangerous to use. How would the roads cope with the added traffic the development would bring?

In the planning, it states that the path would be increased due to the lack of pavements at the bottom of Salisbury view. I'm not sure how this would happen without taking land off homeowners or reducing the width of an extremely busy main road.

2. **Environmental Risks from Mineral Deposits:** The disruption of mineral deposits on the site during construction poses significant environmental risks. Soil erosion, loss of biodiversity, and potential water pollution could result, threatening local ecosystems and damaging residents' health. This damage would be irreversible, causing long-term detriment to the local environment.

3. Overburdened Infrastructure: The addition of at least 170 vehicles (two per dwelling) will put excessive strain on local roads, leading to increased traffic congestion, higher noise levels, and a rise in air pollution. This will not only deteriorate the peaceful character of our community but also pose health risks to both existing and future residents.

4. Inconsistency with the Local Architectural Character: The varied mix of proposed dwellings, does not align with the existing architectural character of our area. The design of the new houses should be harmonious with the aesthetic of the current buildings to maintain the visual appeal and cultural heritage of our community.

5. Overburdening Local Amenities: The influx of residents from an additional 85 homes, even with a proportion of affordable housing and homes for older people, will stretch our local amenities to breaking point. This surge in population could overwhelm local schools, strain NHS services, and put pressure on other public services such as waste disposal, public transport, and law enforcement.

6. Disruption of Natural Habitats: Your proposed landscaping scheme, although designed to incorporate trees and open spaces, will likely disrupt and possibly destroy existing natural habitats. The inevitable increase in human activity from residents and their pets will disturb local wildlife, adversely affecting the area's biodiversity.

7. Inadequate Flood Risk Mitigation: The steep gradient of the site coupled with the proposed drainage system will likely be inadequate to manage heavy rainfall, potentially leading to increased flooding risks for the properties and the wider community. This could result in property damage and endanger the safety of residents during severe weather events.

Our home has a water run off running through our garden. This takes excess water from the proposed development area and guides it through our garden, onto our neighbours garden and then onto the main road where it runs into a drain. I'm concerned that the extra pressure the housing development would bring would flood our garden or cause issues with our land. I noticed that the report conducted by local lead flood agency objected to the planning development saying that the area would be subject to flood risks.

8. Loss of Privacy: The proposed development will impinge on the privacy of neighbouring properties due to the density and height of the planned dwellings. This overbearing nature of development and overlooking windows could severely reduce the privacy that existing residents currently enjoy, negatively affecting their living conditions.

Our home and garden will be massively overlooked due to the height of the land which the houses will be built on. When we bought our home, we did not expect other people to be able to see into our bedrooms due to being so high.

9. Loss of Light: The height and proximity of the new buildings may overshadow neighbouring properties and gardens, leading to a significant loss of natural light. This will have a detrimental impact on residents' quality of life and potentially reduce the value of their properties.

10. Negative Impact on Trees: Your proposal doesn't detail the impact on existing trees, including those that may be under Tree Preservation Orders. Construction work can significantly damage tree roots, and increased human activity can disrupt tree health. The loss or damage of trees would harm the area's aesthetic appeal and biodiversity.

11. Adverse Environmental Effect: The development and associated mineral extraction could harm local ecosystems, disrupt wildlife habitats, and lead to a decrease in local biodiversity. Our community places great value on its green spaces and wildlife, and the disruption of these would be detrimental.

Being a resident with direct access to the fields we see the varied wildlife which is currently using the area as their habitat. Roe Deer, barn owls, bats are seen on a regular basis. In the past few weeks the protected species of otters has been seen and recorded in the brook at knoll end.

12. Potential Use of Hazardous Materials: The absence of detailed information regarding construction materials raises concerns about the potential use of unsafe or environmentally damaging substances. This could harm the health of future occupants and negatively impact the environment.

13. Restricted Road Access: The influx of vehicles will lead to congestion on local roads, restricting access and exacerbating safety risks. It will also impact emergency vehicle access, increasing response times and endangering lives.

14. Safety Concerns: The high-density nature of the proposed development presents multiple safety issues, including potential for increased air pollution, issues arising from overcrowding, and increased risk of accidents due to increased traffic.

15. Impact on Listed Buildings: If there are listed buildings in the vicinity, their historical value could be compromised by such large-scale development. These buildings represent our local heritage, and their context within the landscape should be preserved.

16. Invalid Site and Location Plans: The provided site and location plans lack necessary details such as adjacent streets, and the potential impact of trees or ponds on the proposed development. The omission of these crucial details could lead to unforeseen complications during construction.

17. Overdevelopment: The proposed plan represents overdevelopment, with the excessive quantity of buildings and intense use threatening the local amenity and character of our area. Overdevelopment would strain local infrastructure, degrade the environment, and potentially lower the quality of life for residents.

In summary, while I recognise the need for new housing, it must not compromise the safety, environmental sustainability, and harmonious character of our community. Given the myriad concerns outlined above, Salesbury View, Wilpshire is manifestly unsuitable for such an extensive residential development. I therefore urge you to reconsider your plans and withdraw your current application immediately.

I appreciate your consideration of these matters and your efforts to engage with the local community during the consultation period. However, the significant issues detailed above only reinforce the fact that this development is simply not suitable for the proposed location.

I trust that in light of these objections, you will take the responsible decision to preserve our community's unique character and appeal and withdraw your development proposal for the final time.

Thank you for your time and consideration.

Yours sincerely,

[Redacted Signature]

[Redacted Address]

[REDACTED]

From:

[REDACTED]
11 December 2025 22:34

To:

Planning

Subject:

Objection to 3/2025/0801 land to east of 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.

Hi,

I wish to object this planning application.

First of all I live at one of the addresses stated on the application as being consulted with and I fail to see how the communication received so far has been described as a consultation.

Public Transport & Walking

The application states residents will walk, cycle, get the bus or train. Our property [REDACTED] both bus stops going either way. These stops are only ever occupied by students waiting for school or college buses. Regardless of 'best intentions' the majority of residents leaving this estate will be driving, increasing congestion and air pollution.

Drainage

My house and garden back onto the proposed area, currently farm land. A water run of draining water from this land passes through my garden. During most parts of the year this is fine, however during periods of hard rain, the water flowing down is significant. This also passes onto a neighbouring property. When i bought my house the search showed that we face a medium to high risk of flooding.

The proposed plans with have a severe, negative impact on the drainage problems that already exist. During times of rain, the road drainage systems (where the water eventually flows to) overflows and cannot cope with the amount of water – I have attached a recent video I took which as you can see the rain isn't even falling that hard. This causes hazards, which during Winter can lead to other risks when the surface water freezes on the road. [REDACTED]

[REDACTED] The water that came out of the ground was astronomical. [REDACTED] as it sank in the clay type mud.

Salesbury Road Access

Salesbury road is very steep. A number of vehicles get stuck at the point where it joins Whalley road as the incline is too severe. [REDACTED] which when I turn onto or off Salesbury road it hit the bottom.

Salesbury Road Traffic

Turning onto Whalley Road from Salesbury road can often take some time, especially when turning right as the traffic coming from Blackburn is almost constant and then bend from the opposite side is a blind one and traffic creeps up. You often have to wait for a few minutes when turning right and that's usually when there is a queue. Assuming there will be over 200 drivers living in the proposed housing, this amount of traffic leaving the estate trying to turn onto Whalley Road will cause significant delays.

The work vehicles that will need to access during development will cause significant delays to the usual traffic and likely to result in accidents with large vehicles entering and exiting such a tight access road.

Salesbury Road/Whalley Road Danger

Salesbury road is very steep and when it snows or it's icy cars cannot access the road and need to park at the bottom. Considering this is a busy main road, increased parked traffic is not a good idea. If the snow has come unexpectedly and you need to come down Salesbury road it inevitably leaves to some sliding. When exiting onto a busy main road this can lead to some very dangerous situations.

There is no pavement from Salesbury Road heading towards Blackburn for a short distance. The proposal of 106 houses many of which will be filled with families including children walking from the housing estate is likely to lead to accidents without sufficient pavement space.

The police have often done speeding checks at the bus turnaround which is opposite Salesbury Road access. This is a road where vehicles regularly speed, and often in excess of 40mph. Combining speeding traffic with 200 vehicles wishes to join the road is a disaster waiting to happen.

Benefitting the economy

There is only 1 butchers, 1 pub and a golf club in Wilpshire. I do not see how 80 houses will result in such economic benefits. The majority of residents will head out of area to spend. The same is also relevant with jobs, the majority of residents will be travelling out of area for their job. The jobs the building work will bring is also likely to attract non-residents as Wilpshire is not home to many tradesman, especially those that will be drafted in on such a development.

80 houses

According to the amount of houses Wilpshire needs to provide, only 32 houses are required to meet the current target. This is nearly 3 times the amount. It also serves a population which is not considered to be the need within Wilpshire.

Wildlife

We regularly have deer, foxes and many different types of birds that pass through the fields and the gardens. Where will this wildlife go? Recently I have seen videos of Otters at Knotts brook which I believe should be protected.

Other Housing Developments

Whilst other developments are in Blackburn with Darwen, other developments have been built recently and only around the corner. This development will be further worsening the local landscape.

Local Landscape

Whilst Persimmon have amended their previous plans, the proposed plans will still have a significant, detrimental impact on the landscape.

Pilons

What will happen with the existing pilons on site?

Radon Gases

This is a designated radon affected area!

Persimmon

The quality of homes provided by Persimmon is questionable at best. The Ribble Valley is regarded as a very good and prestigious area. Do we really want to risk tarnishing the Ribble Valley with sub-standard

housing and upset/angry residents, forcing existing residents away. Housing that will probably not match the historic landscape that currently exists.

I understand houses are needed, and each area needs to provide some housing, however this is significantly above what is required and will have a significantly adverse impact on Wiltshire and the surrounding communities.

I urge the Council to reject this application.

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 11 December 2025 20:20
To: Planning
Subject: Fw: Planning permission

 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.

Sent from [Outlook for Android](#)

From: [REDACTED]
Sent: Thursday, December 4, 2025 7:07:21 pm
To: planning@ribblevalley.go.uk <planning@ribblevalley.go.uk>
Subject: Planning permission

Dear sir/madam

I live at [REDACTED]

I believe there have been several attempts made to make applications to build houses on Samlesbury view .

The few cars that go up that road and are probably less than 10 cars.

When it starts snowing, we can't drive up as it gets very slippery.

Could you imagine how many cars will be there if there's 80 houses are going to build?

It would be dangerous!

We will lose the open field, the view

I object to this application.

Kind regards

[REDACTED]

[REDACTED]