

To be read in conjunction with annotated site plan.

I want to write in to oppose an application on the grounds of overdevelopment and poor design quality. The scale of the scheme is excessive relative to Wilpshire's identified housing need, representing urban sprawl rather than sustainable growth. The houstypes and boundary treatments are generic, volume-builder in style, and rely on poor materials, failing to achieve local distinctiveness or meet the high-quality standards required by local or national planning policy.

Housing Needs

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 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. The site could support a more legible, organic response with much larger dwellings by significantly reducing the quantity of dwellings.

Greenbelt

Blackburn with Darwen's proposed 1,500 houses on Brownhill Drive risks coalescence between Brownhill and Wilpshire, removing the clear gap between the two areas and creating urban sprawl that undermines the purpose of the Green Belt. Taken together, these cumulative pressures change the planning context and increase the harm of any large-scale scheme in Wilpshire.

On appeal the inspector found the principle of residential development acceptable, judged the proposed scale and density to be appropriate, accepted split-level dwellings as reflecting nearby built form, and concluded there would be no harm to the adjacent Green Belt. These findings are material and reduce the weight of a blanket objection on Green Belt grounds. However, the inspector's conclusions do not remove the need to consider cumulative effects, landscape and settlement pattern impacts, and whether the scheme reinforces or diminishes local distinctiveness.

Infrastructure

Are any tangible improvements proposed to the highway network beyond the standard developer contributions? The railway station remains basic, yet with the scale of additional housing it should be upgraded to meet demand. Traffic conditions at Whalley Road and Longsight Road are already severe, particularly at peak hours, and this scheme—alongside Blackburn with Darwen's allocation site—will add pressures that existing infrastructure cannot reasonably accommodate.

DESIGN

Planning Policy

A development should be rejected if its design is of poor quality, does not contribute positively to the local context, or fails to respond appropriately to the surrounding environment. High-quality design is essential in ensuring that developments enhance the area and provide lasting value to the community. A design that fails to respond to the specific characteristics of the site, its surroundings, or the historical context can result in an insensitive development that detracts from the local area.

Developments should improve the image of the area. Poor or unremarkable design that does not elevate the local image or contributes negatively to the streetscape could be rejected.

The NPPF places significant emphasis on the creation of well-designed places that promote a sense of place, are functional, and are sustainable. The revisions to the NPPF in July 2021 establish very clearly that development which is not well designed should be refused, and conversely, significant weight should be given to development which reflects local design policies and government guidance on design. The December 2023 revisions cemented the role of beauty in placemaking and the planning system, with Chapter 12 now seeking to achieve well-designed and beautiful places. In support of this, the Government has produced a suite of guidance documents including Building for a Healthy Life (BHL), the National Model Design Code (NMDC) and the National Design Guide (NDG) which form a material consideration in the assessment of the design of development proposals.

NPPF Paragraph 135:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

BHL

BHL states that the use of positive characteristics such as street types, landscape character, urban grain, plot shapes and sizes, building forms and materials being used to reflect local character are features which contribute to well-designed places.

The planning authority should not simply take what has been presented as fact; the proposal fails on:

- Making the most of what's there
- Creating places that are memorable
- Well defined streets and spaces
- Cycle and Parking
- Over reliance on integral garages with frontage driveways
- Frontage car parking with little or no softening landscaping
- Views along streets that are dominated by parked cars, driveways or garages.
- Poorly resolved changes in level.

The application is unfortunately demonstrating the below:

- Using a predetermined sequence of house types to dictate a layout
- Attempting to create character through poor replication of architectural features or details.
- Arranging buildings next to each other in a way that does not create a cohesive street scene
- Referencing generic or forgettable development nearby to justify more of the same
- Broken or fragmented perimeter block structure.
- Presenting blank or largely blank elevations to streets and public spaces.
- Staggered and haphazard building lines that are often created by placing homes with a mix of front and side parking arrangements next to each other.
- Street corners with blank or largely blank sided buildings and/or driveways.
Street edges with garages, back garden spaces enclosed by long stretches of fencing or wall
- Single aspect homes on street corners.

Design

Site

The opportunity for a path connecting to the public right of way east of the site (3-46 FP 25) is welcomed, but internal pathways for walking and cycling appear secondary or overlooked, undermining permeability and sustainable movement through the development.

The entrance and arrival experience is dreadful. On approach, the left-hand view is dominated by a substation and blank side/rear elevations, while to the right the immediate outlook is a pylon structure. This creates one of the weakest entrances I have seen in a housing development, failing to establish a welcoming or legible gateway. Furthermore, pylons are not shown in many of the submitted elevations, which is misleading and masks the true impact of the site's arrival sequence.

The northern portion of the site appears more organic and, despite the poor design and materials of the housetypes, this part of the proposal sits more comfortably within the setting as it benefits from adequate screening and a landscape-led approach. By contrast, the southern portion is over-constrained, with layouts that feel forced and lacking in flexibility. The omission of several plots in this area would ease these concerns, allowing the layout to breathe, improving overall legibility, and creating a more balanced development.

The Suds pond – is this actually able to be used by residents? Are there walking routes through the green area? Or is it in reality going to just act as a big pond of rainwater gathering

Affordable Homes

Scattered across the site, the dwellings are poorly designed and leave inadequate amenity space. They are not tenure blind, with house types clearly distinguishable in the street scene due to plot size and limited amenity provision, failing to achieve organisation and integration as required by BHL guidance.

In the architect's own words, "the 2021 application layout was dominated by frontage parking and set out a simple road hierarchy" — yet this weakness has not been addressed, particularly in the northern portion of the site, where frontage parking continues to dominate and the hierarchy of streets remains simplistic and unrefined. This results in a scheme that lacks cohesion, undermines legibility, and falls short of good design practice.

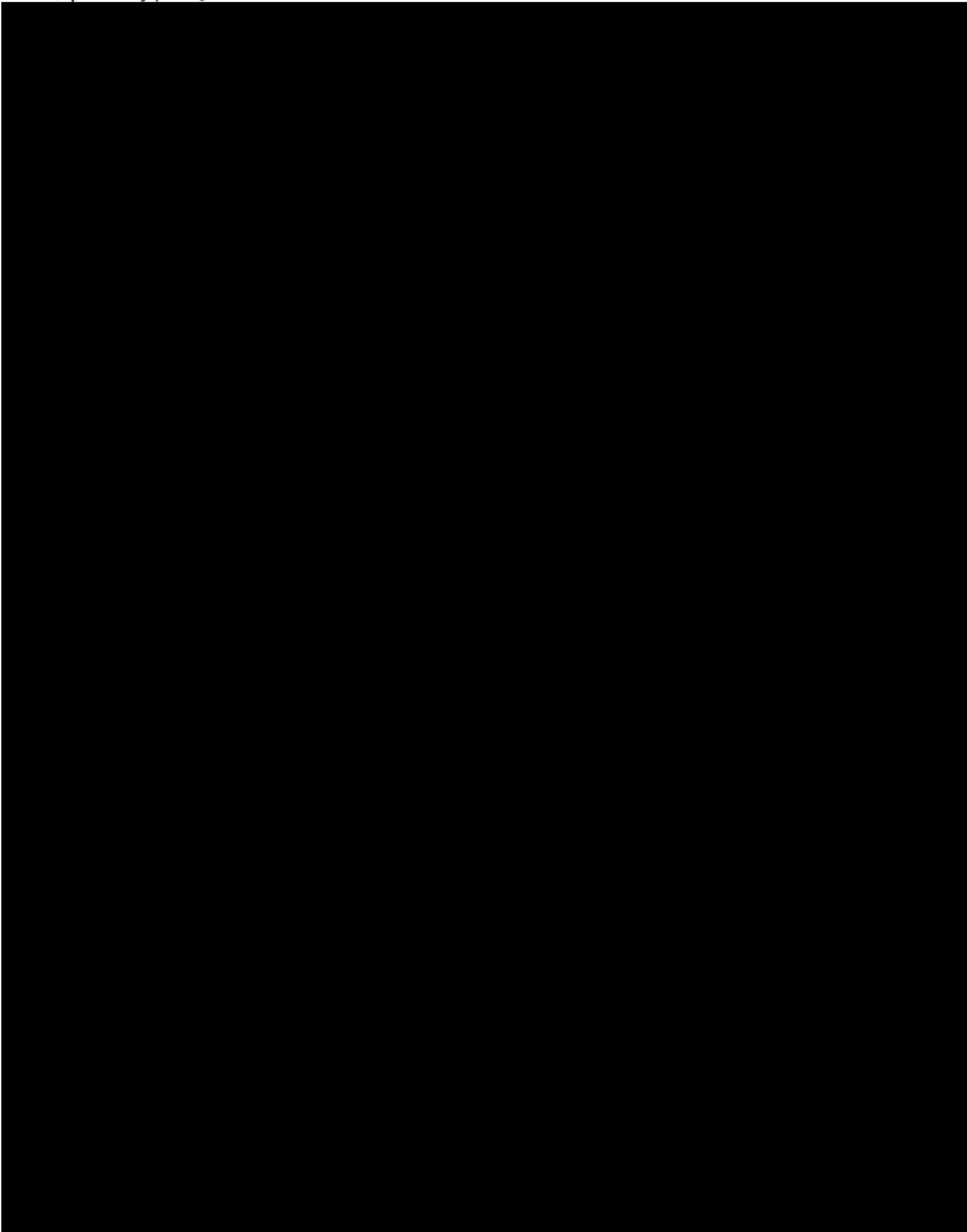
Housetypes

SEE SUPPORTING IMAGE

The proposed house types are generic and reminiscent of a volume housebuilder, lacking the bespoke qualities needed to establish a distinctive identity. They fail to create a positive new character or enhance local distinctiveness, resulting in a development that neither reinforces existing character nor contributes to a sense of place.

Elevations are bland, with limited articulation and weak detailing, producing a visually uninspired outcome. Although the split-level element references local context, it is undermined by poor design and material choices. Without emphasis on craftsmanship

and a site-specific approach, the scheme falls short of the high-quality standards required by policy and diminishes the intrinsic character and beauty of the area.



Materials

Materials should be high quality, robust, sustainable, and appropriate to context, creating continuity with neighbouring buildings. The proposal lacks strong architectural design and undermines local distinctiveness. The absence of precedents reinforces that these housetypes are predetermined prototypes, justified regardless of context.

The DAS states *"The more traditional housing stock tends to utilise stone as the primary material"* and it is clear that areas which have regained architectural character over the years include stone-faced dwellings and those displaying architectural detail. The proposed development does not demonstrate these positive features and instead draws more heavily on modern, newer developments with limited architectural character. The housetypes are generic, reminiscent of a volume housebuilder, with no dwellings proposed in stone-faced materials, no use of natural slate, and no incorporation of the attractive stone boundary walls characteristic of Wiltshire. This absence of contextual materials and detailing undermines local distinctiveness and fails to respond appropriately to the established character of the area.

Detailing such as surrounds is included but limited to standardised cills and lintels, offering little architectural richness. There is a lack of precedents or built examples that demonstrate a thoughtful reinterpretation of detailing, reinforcing the impression that the housetypes are generic prototypes rather than context-led designs.

Roofs

SEE SUPPORTING IMAGE

The proposed dwellings suffer from a poor roof-to-wall and window ratio, resulting in elevations that are visually dominated by roof massing. This imbalance creates an obtrusive and disproportionate appearance that does not reflect high-quality design.

Where roofs are made such a dominant feature, higher-quality materials such as slate would be expected. Instead, the proposal relies on weak, low-grade materials that further diminish the character of the scheme.

Contextual examples where dormers and roof prominence occur are typically within lower-scale bungalows, where the overall height mitigates the visual impact. By contrast, the proposed 2.5 (in reality 3) storey dwellings exaggerate the roof dominance, producing elevations that are out of keeping with their surroundings.

Collectively, the combination of poor proportions, inappropriate contextual response, and cheap roof materials results in roof-dominated elevations that are visually displeasing, unnecessarily obtrusive, and diminish the quality of housetypes across the site.



Dormer

Dormers on the principal elevations often appear top-heavy and can read as tacked-on extensions rather than integrated elements. They increase perceived mass at first-floor/roof level and can unbalance carefully composed façades. They certainly look like tacky add-ons in this proposal, adding to the already discerning composition of roof types across the scheme.

Where street elevations are consistent and unified, front dormers can interrupt the strong horizontal/vertical relationships that form a coherent street composition. Dormers can introduce complex junctions (roof-to-wall, flashing, sill details) that are often the weakest points for weathering and visual finish. In practice, site-led value engineering frequently leads to weaker quality materials and finishes that contrast with the primary façade materials and reduce overall build quality. There is nothing in this application or Persimmon's previous projects that would suggest otherwise.

Garages

The application makes very weak references to local context. Reliance on integral garages is presented as a design response, yet this is inadequate. In the surrounding area, integral garages occur uniquely on split-level dwellings such as at Woodcrest, where houses retain character and are suitably spaced. By contrast, the proposed layout is confused, combining townhouses, split levels, and over-dominant frontage parking, all forced into a prototype housetype from the Persimmon range. This results in a scheme that lacks coherence, fails to reflect contextual design quality, and diminishes the character of the site.

Boundary treatments

Boundary treatments are poorly considered. Even where hedges are used, they sit against tall gated ironmongery fences. The site is dominated by retaining walls, reducing garden practicality, and many dwellings face further fencing typical of tightly packed new builds, failing to protect amenity and design quality.

[REDACTED]

From: [REDACTED]
Sent: 04 December 2025 17:21
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.

Dear Sirs,

I would like to raise an objection to the above planning application based on the following grounds;

1. Traffic congestion at peak times is horrendous. Where are they planning the access and egress routes to alleviate this?
2. Lack of facilities e.g. schools, doctors, dentists. The area is already over subscribed.
3. Wildlife habits will be destroyed.
4. The elevation of the proposed housing is of concern during inclement weather. The A666 already has a flooding issue during heavy rains. Due to the gradient of the access road, during icy weather this will become extremely dangerous. As this road is not a bus route it is unlikely to be gritted by the County Council resulting in cars being left on the A666 resulting in even more chaos.
5. Wiltshire only requires 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 and mix of housing that local needs assessments indicate is required. The scale and density remain out of keeping with the character of the area

I hope you will consider the above points at your next planning meeting.

Please can you acknowledge receipt of this objection.

Kind regards
[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 04 December 2025 17:39
To: Planning
Subject: Planning Application Comments - 3/2025/0801 FS-Case-771128308

Planning Application Reference No.: 3/2025/0801

Address of Development: Salesbury View, Wilpshire

Comments:

- 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: 04 December 2025 17:54
To: Planning
Subject: Fwd: 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.

[REDACTED] wishes 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.

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 04 December 2025 18:27
To: Planning
Subject: Salesbury View, Housing Development Application

⚠ 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 afternoon,

I wish to register my strongest objection to the application for residential development on the hillside east of Salesbury View, Wilpshire. Based on the below objections:

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.

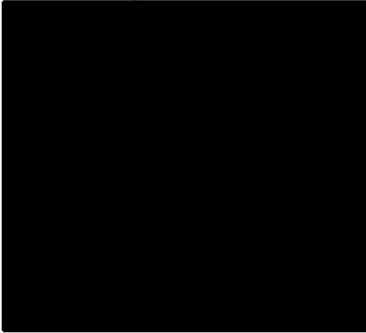
The sole access and exit to the proposed development is Salesbury view, a short, narrow, sloping road which will carry traffic onto the already busy Whalley Road. Potentially up to 200 extra cars from those houses travelling on the roads, without adequate infrastructure will exacerbate traffic issues 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.

Kind regards



From: [REDACTED]
Sent: 04 December 2025 18:32
To: Planning
Subject: Objection to 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.

- 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.



.

From: [REDACTED] >
Sent: 04 December 2025 18:36
To: Planning
Subject: 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.

I would like to object against the planning for building of more houses on Salesbury View. We are already very heavily feeling the impact of all the additional houses within the vicinity. The amount of traffic flow through the area is already just too much. When commuting to school, nursery and then work it already is absolutely dispicable for the amount of traffic. It impacts emergency services daily who use these roads as a main route to access outer areas.

The impact on wildlife is just saddening. Every single day without fear we watch the deer and all the other animals. Where do they go? Not like they can just be served an eviction notice is it? The council already struggle to maintain the roads. How much more will that be effected? How will the local schools intake be effected? Do we have more schools, doctors etc being planned? Local services simply cannot be stretched anymore than they already have.

A few extra points i would like to mirror from my fellow, loyal residents. Surely our opinions matter when its us who have to live amomgst it?

- 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: 04 December 2025 20:14
To: Planning
Subject: Proposed Salesbury View 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.

I wish to strongly object to the proposed development by Persimmon Homes, on the land at Salesbury View. Our village simply does not have the infrastructure to sustain yet more houses and cars. The access road and increased volume of traffic is a serious accident risk and will put residents at risk. The volume of traffic in the local area is already extreme and we do not need any more! There will also be a significant increase in student applications to the already burgeoning schools that simply cannot accommodate the glut of children already living in the catchment area, the same can be said for the local Dr surgery, where it is already impossible to get an appointment. And finally, where does the wildlife go? There are dears, foxes and hundreds of bird species that live on that land. It has always been agricultural land....tell me, when was its status changed to buying land? And by whom?

Building more houses in our already overcrowded village will do nothing but destroy our already struggling infrastructure and I strongly object to this and any future proposal to build on that land.

[REDACTED]

From: [REDACTED]
Sent: 04 December 2025 20:41
To: Planning
Subject: Formal Objection to Proposed Housing Development at Land to 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.

Hello

I am writing to formally object to the proposed housing development at **[Insert Development Site Name/Reference]** (Planning Application No. [If known]), which seeks to build 80 dwellings on land adjacent to Wilpshire.

While the need for housing is understood, this specific proposal is deeply flawed and incompatible with the character, infrastructure, and environmental integrity of the area. My objections, expanded from the stated concerns, are detailed below.

The proposed development of 80 houses, situated at the border of Ribble Valley and Blackburn with Darwen, will contribute significantly to the existing and planned strain on local infrastructure, primarily focusing on the already over-burdened Whalley Road (A677). This development, taken in isolation, is problematic, but when considered *cumulatively* with recent and approved Blackburn with Darwen Council projects, it represents an unacceptable critical mass:

- **Blackburn with Darwen's Commitments:** The Council is already planning for an additional 1,500 houses on Brownhill Drive, with work underway. Furthermore, existing and approved estates—including the Rugby Club site, 63 McDermott Homes, 155 Persimmon Homes south of Ramsgreave Drive, and 47 Appleshwaite homes—all rely heavily on the same local road network.
- **Boundary and Service Confusion:** Placing a large development on the boundary blurs the distinct geographic and administrative lines between the boroughs. This creates complex issues regarding the provision of essential services and infrastructure maintenance, as the cumulative impact of development in one borough (Blackburn with Darwen) directly compromises the quality of life and infrastructure within the other (Ribble Valley).
- **Whalley Road Failure:** Whalley Road is the vital, main artery connecting to the A59. It is already critically congested, suffering from a chronic poor state of repair, and possesses inefficient drainage, leading to regular flooding. Adding the traffic from this new estate, alongside the hundreds of houses already committed, will push the road to a point of operational failure.

The current proposal for 80 houses is negligibly smaller than the last rejected application, differing by only four units. While house types may have been nominally adjusted, the proposal remains fundamentally detrimental to the distinct character of Wilpshire:

- **Out of Character Design:** The proposed house types are not visually attractive and will appear profoundly out of character with the established aesthetics of the village. This will cause significant damage to the local street scene.
- **Spoiling a Unique View:** The development is positioned prominently on the steep hillside at the village edge, adjacent to the Green Belt. This site is highly visible from miles around, serving as a defining characteristic and a historic vista of Wilpshire. Its development will permanently spoil the uniqueness of the village and its historic hillside view, eroding the area's distinct sense of place.
- **Loss of Gateway Identity:** Wilpshire is recognised as a distinctive gateway to the outstanding countryside, heritage, and character of the surrounding Ribble Valley towns and villages. Developing this highly visible, sensitive parcel of land will irrevocably compromise this identity.

The plan relies on an entirely inadequate, single point of access and exit that poses a significant safety risk:

- **Salesbury View Inadequacy:** The sole point of entry and exit is Salesbury View, a short, narrow, and steeply sloping road. All traffic will be funneled from here onto the already busy Whalley Road (A677), creating a dangerous junction.
- **Traffic Increase and Safety:** An 80-house development could generate up to an estimated 200 additional daily car movements. Imposing this volume of traffic onto already congested roads, without commensurate infrastructure improvements, will exacerbate existing traffic issues and increase the risk of accidents.
- **Winter Hazards:** The local topography creates a specific, severe hazard during winter. Water naturally runs down the steep hill, crosses Whalley Road and the A666 junction, and frequently freezes. The increased movement of vehicles on this sloping access road, especially under icy conditions, represents an unacceptable public safety risk.

The challenging topography of the site necessitates major earthworks, which will inflict permanent damage:

- **Major Earthworks:** The steep hillside location means extensive and disruptive cut-and-fill operations will be required to create level platforms for the houses.
- **Loss of Integrity:** These major earthworks will severely damage the historic and environmental integrity of the land, leading to potential instability, erosion, and changes in water runoff patterns that could affect adjacent properties and the wider area.
- **Ecological Impact:** Local residents have observed protected and priority species, including **bats and otters**, on and adjacent to the site. The extensive earthworks, habitat destruction, and subsequent urbanisation of this area present a clear and significant risk to this local biodiversity, requiring much more rigorous environmental assessment than appears to have been completed.

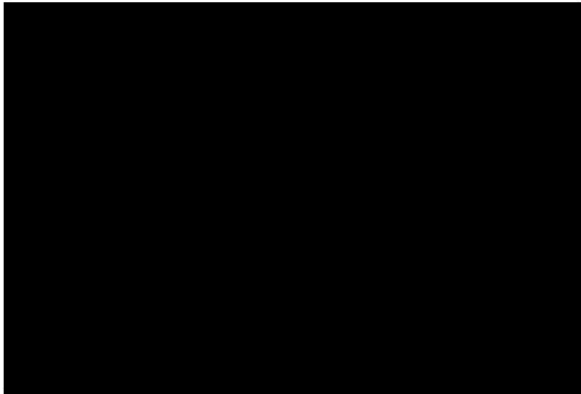
Wilpshire simply does not possess the capacity to absorb the significant increase in population resulting from this development:

- **Essential Services Strain:** There are critically limited facilities in the immediate locality. This includes a profound lack of capacity in essential services, such as primary school places, General Practitioner (GP) services, dentists, and wider health services.
- **Amenity Deficit:** The village core lacks the amenity infrastructure (shops, community spaces) to support a significant influx of new residents, pushing the burden onto already struggling services in neighbouring towns and increasing the need for car travel.

In summary, this proposal is unsustainable, damages the historic landscape, strains critical infrastructure, poses a significant road safety hazard, and compromises the ecological value of a sensitive border-area site. The planning department must reject this application on the grounds of cumulative infrastructure failure, inappropriate development on a sensitive landscape, and severe negative impact on residential amenity and safety.

I urge you to consider these substantial, evidence-based objections fully.

Yours sincerely



[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 04 December 2025 21:23
To: Planning
Subject: Planning Application Comments - 71932322023 FS-Case-771162481

[REDACTED]

[REDACTED]

Planning Application Reference No.: 71932322023

Address of Development: Salesbury view

Comments: I would like to object to planning as traffic at peak times is chaos now trying to get through traffic lights. Wilpshire hotel , coop Whalley road and brownhill roundabout. A new development would make existing nightlife so much worse.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 04 December 2025 21:39
To: Planning
Subject: Planning Application Comments - 3/2025/0801 FS-Case-771164842

[REDACTED]

Email: [REDACTED]

Planning Application Reference No.: 3/2025/0801

Address of Development: Land to east of Salesbury View Wilpshire

Comments: I object to this planning application for the following reasons:

- The development will blur the boundary between Ribble Valley and Blackburn with Darwen boroughs. This creates an issue in terms of infrastructure and services provided by Blackburn with Darwen Council's plans for 1500 houses on Brownhill Drive for which work has already begun. This is in addition to the completed estates on the Rugby Club site Ramsgreave Drive, 63 McDermott Homes, 155 Persimmon Homes south of Ramsgreave Drive, 47 Applethwaite homes. All aforementioned estates use Whalley Rd which is already heavily congested, in a poor state of repair and has inadequate drainage, yet is the main route to the A59
- The current proposal for 80 houses is only 4 short of the last application. Whilst the house types have changed slightly, they are not visually attractive and will be completely out of character with the entire 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 the village which would sit on the steep hillside, and adjacent to Green Belt. Consequently, the proposed development would be seen from miles around and spoil the distinct character of the 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. This is a short, narrow, sloping road which is proposed to carry traffic onto the said already busy Whalley Road. Potentially up to 200 extra cars from those houses travelling on the roads, without adequate infrastructure will exacerbate the current problematic 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 would be required. Such work will damage its historic and environmental integrity.
- There are very limited facilities available in Wilpshire for example, school places, doctors and dentists and other health services, shops etc. These services are currently inadequate and would not

support/ cater for the number of residents in the proposed development.

- There are environmental concerns around the development, local residents have seen bats, otters, wildlife on the site of the proposed development. This would be eroded.

[REDACTED]

From: [REDACTED]
Sent: 05 December 2025 00:56
To: Planning
Subject: Objection to 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.

To whom it may concern,

I would like to put forward my objection for the proposed development at Salesbury View in Wiltshire on behalf of [REDACTED]

The fact that Permissions have already had several planning applications rejected, including the final appeal, but can then submit another plan seems unjustified and a mockery of the process that has already undergone.

The basis for my objection is as follows:

- Extremely poor drainage from the fields already which runs in to our garden and garage causing flooding. This will only be worsened by increased surface level run off from roads and pavements on the site.
- Traffic on Whalley Road is already very congested and with only one access road to the site, this will cause huge problems especially in rush hour traffic.
- There are no other new builds within the area and the design of Permission Homes is not in keeping with the local aesthetics.
- There are not enough local amenities, schools or GPs to support an increase of population in the area.
- The home for the wildlife in those fields, including deer, otters and bats will be destroyed

I would urge RVBC to not allow this plan to go ahead and help local residents in protecting the future of our beautiful space.

Regards

[REDACTED]