

Sharon Craig

From: info@wilpshireparishcouncil.org.uk
Sent: 27 November 2025 12:38
To: Planning
Cc: info@wilpshireparishcouncil.org.uk; 'wilpshire parish council'
Subject: PLANNING CONSULTATION RESPONSES FROM WILPSHIRE PARISH COUNCIL

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 please see comments from Wilpshire Parish Council in respect of planning consultations:

3/2025/0801, Land to east of Salesbury View Wilpshire BB1 9PJ - The application is for - Proposed erection of new residential development comprising 80 new homes, including 30% affordable housing, open space and associated infrastructure.

WPC – Object to this application for the following reasons:

1-Persimmon Homes has already been refused planning permission twice on this site. The Planning Inspectorate refused an appeal for the following reasons which are also applicable to this application with only 5 houses less than the previous application. The proposal and house types would fail to deliver a high quality visually attractive development sympathetic to the street scene and will still appear incongruous on the hillside to the detriment of visual amenity and be contrary to paragraphs 129 and 135 of the Framework.

2-The proposed development on a steep hillside at the edge of the Wilpshire settlement adjacent to Green Belt would be viewed for miles around and will spoil the unique character of Wilpshire, the 'Gateway to the Ribble Valley' and will lessen the importance of the ribbon of Green Belt that prevents Urban sprawl.

3-The only access and exit to the proposed development is Salesbury View, a short narrow and steep road that will be expected to carry at least 150 cars and multiple times journeys from 80 houses onto Whalley Rd.

4-LCC Highways in the last application stated that they 'are unable to accept the spine road/site road area gradients as they are steeper than 1 in 12 and REQUIRE amendments to be made to ensure that the internal carriageway and internal pedestrian links do not exceed this limit. The spine road has not changed and these LCC Highway concerns are still applicable to this application on this site.

5-Warrenside Close and Walden Road were cited by the Inspector as positively contributing to an area are in fact in Blackburn with Darwen, which being a town has an overall higher density of housing with different characteristics to the Ribble Valley.

6-There is a very large volume United Utilities Trunk water main running through the application site- the route of this pipe has not been exactly determined by United Utilities and may affect the proposed layout as UU will not allow building over or in close proximity to their infrastructure.

7-There is a significant flood risk due to the steep nature of the site with drainage likely being overwhelmed in times of high rainfall, creating an ice rink in winter.

8-Ribble Valley has exceeded housing numbers required by Government and can demonstrate a supply in excess of the 5 yr requirement, negating the need for housing at Salesbury View which will cause an adverse effect on the wider landscape of the area.

3/2025/0887 53 Knowsley Road Wilpshire BB1 9PN – proposed construction of detached garage in the front garden

WPC – objects to this application in respect of the height, imposing size and proportions of the proposed detached garage in the front garden of the property.

3/2025/0831, Wilpshire Lane Cottage Vicarage Lane Wilpshire BB1 9HY - Proposed two storey extension to dwelling.

WPC – no objection

Kind regards

Lesley Lund
Clerk to Wilpshire Parish Council