Nicola Gunn

From: Planning
Subject: FW: 3/2026/0809 - Outline application at Land south of Water Tower, Vicarage Lane, Wilpshire

From: wilpshire parish council <wilpshireparishcouncil@gmail.com>
Sent: 15 November 2026 17:06
To: Planning <planning@ribblevalley.gov.uk>; wilpshire parish council <wilpshireparishcouncil@gmail.com>; clerk@wilpshire-pc.gov.uk
Cc: cllr.gaffney@wilpshire-pc.gov.uk
Subject: 3/2026/0809 - Outline application at Land south of Water Tower, Vicarage Lane, Wilpshire

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Please see below Wilpshire Parish Council's objection to the above application

WILPSHIRE PARISH COUNCIL FORMAL OBJECTION TO PLANNING APPLICATION

3/2026/0809 Outline Planning Permission – Land south of Water Tower, Vicarage Lane, Wilpshire To: Ribble Valley Borough Council – Planning Department

Wilpshire Parish Council wishes to formally object to the above planning application on the following grounds.

1. Public Rights of Way, Bridleway and Traffic Safety The proposed development raises significant concerns regarding its impact on three nearby public rights of way: Bridleway 27, Footpath FP5 and Footpath FP27. These routes provide an important recreational resource for local residents and visitors. The proposed vehicular access, particularly via FP5, would introduce additional motor traffic into an established pedestrian environment, creating potential conflict with walkers and other legitimate users. The Council considers that the increased traffic would adversely affect the safety, wellbeing and enjoyment of users and fundamentally change the existing character of these routes. The impact on the public rights of way network should be fully assessed by the Highway Authority and Public Rights of Way Officer, with proper regard to the relevant development plan policies and NPPF provisions.

2. Access and Land Ownership The Council understands that the land required for the proposed access along FP5 is owned by a third party who may not be willing to grant access. The Council requests that the applicant demonstrates that a satisfactory and deliverable access arrangement exists, including the necessary legal rights and permissions. Planning permission cannot itself grant rights over third-party land.

3. Previous Planning Appeal – APP/T2350/W/2022/0619 The Council considers the previous Planning Inspector's decision concerning development in this locality to be a significant material consideration. The Inspector dismissed the previous appeal, identifying concerns including: • The

open countryside and semi-rural agricultural character outside the settlement boundary. • The importance of existing gardens as a transition between housing and countryside. • The impact on the adjoining bridleway and public rights of way. • The suburbanising effect of residential development, parking and associated domestic activity. • Harm to the character and appearance of the countryside. • The visibility of the site from adjoining Footpath FP5. The Inspector specifically concluded that the proposed development would cause material harm to the semi-rural and agricultural qualities of the landscape. The Council considers these findings remain highly relevant and requests that the applicant demonstrates what material changes have occurred to overcome the concerns previously identified.

4. Water Tower Site and Brownfield Considerations The application documentation suggests that the adjoining water tower site will be returned to agricultural use following demolition. However, the Council is concerned that the demolition could leave a separate previously developed site potentially available for future residential development. The Council requests clarification of the future planning status of this land and consideration of the cumulative impact of potential development on the adjoining countryside.

5. Suburbanisation and Cumulative Development The proposed two-storey dwelling, garage, parking and associated domestic activity would introduce substantial additional residential development into an area which retains an important open and semi-rural character. The Council considers that this would extend the built-up environment further into the countryside, weakening the transition between existing housing and the surrounding landscape. Together with the potential future development of the adjoining water tower site, the proposal risks contributing to the progressive suburbanisation of this part of Wilpshire.

CONCLUSION Wilpshire Parish Council objects to planning application 3/2026/0809. The Council considers that the proposal would adversely affect the public rights of way network, create potential conflicts between vehicles and pedestrians, harm the semi-rural character of the landscape and disregard important considerations identified in the previous Planning Inspector's appeal decision. The potential for cumulative development and further suburbanisation of this sensitive countryside location adds to these concerns. The Council therefore respectfully requests that Ribble Valley Borough Council REFUSE the application.

WILPSHIRE PARISH COUNCIL