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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 06 November 2025 11:05  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2025/0794 FS-Case-763185473

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**Planning Application Reference No.:** 3/2025/0794

**Address of Development:** Old Dairy Farm Chipping Road Chaigley BB7 3LS

**Comments:** Dear Sir/Madam,

I am writing to object to the above planning application for the conversion of agricultural buildings into Class E (Commercial, Business and Service) use. My objection is based on the following material considerations:

1. Conflict with Local and National Planning Policy

Material Consideration: Policy Compliance

The proposal conflicts with Ribble Valley Core Strategy policies DMG2, EN2, DMH4 and the National Planning Policy Framework (NPPF), which require development in rural areas to protect landscape character and meet local needs. Class E uses are not essential to the locality and undermine the rural economy's agricultural base.

2. Impact on the Forest of Bowland AONB

Material Consideration: Designated Landscape Protection

The site lies within or adjacent to the Forest of Bowland Area of Outstanding Natural Beauty (AONB). Section 85 of the Countryside and Rights of Way Act 2000 imposes a duty to conserve and enhance natural beauty. The proposal introduces urbanising features, increased traffic, and commercial activity, harming tranquillity and scenic quality. This contravenes the AONB Management Plan and NPPF Paragraph 182, which give great weight to conserving AONBs.

3. Noise and Disturbance

Material Consideration: Residential Amenity

Commercial operations typically involve extended hours of activity, leading to noise pollution and disturbance for nearby residents. This adversely affects residential amenity and conflicts with the Core Strategy's aim to protect rural living conditions.

4. Light Pollution and Dark Skies

Material Consideration: Environmental Impact and AONB Character

External lighting associated with Class E uses will cause light pollution, eroding the dark skies that are a defining feature of the Forest of Bowland AONB. This undermines tranquillity, wildlife habitats, and the visitor experience, contrary to Policy EN2 and AONB objectives.

## 5. Environmental Impact

### Material Consideration: Biodiversity and Sustainability

The conversion may lead to increased hardstanding, loss of green space, and harm to local biodiversity. This conflicts with Policy EN4 (Biodiversity and Geodiversity) and the NPPF's principles of sustainable development, including biodiversity net gain.

## 6. Highway Safety and Sustainability

### Material Consideration: Transport and Access

The rural road network is unsuitable for the increased traffic associated with Class E uses. This raises safety concerns and conflicts with Policy DMI2 (Transport Considerations), which seeks safe and sustainable access.

## 7. Precedent for Further Development

### Material Consideration: Cumulative Impact

Granting this application could set a precedent for similar conversions, leading to cumulative harm to the rural environment and undermining the strategic objectives of the Core Strategy.

In summary, the proposal fails to comply with local and national planning policy, would harm the character and tranquillity of the AONB, and does not represent sustainable development. I therefore respectfully request that the application be refused.

Thank you for considering my objection.