

Nicola Gunn

From: grindletonpc <grindletonparishcouncil@gmail.com>
Sent: 18 May 2026 12:19
To: Planning
Subject: FAO: Ben Taylor 3/2026/0306 Land to the west of The Croft, Sawley Road, Grindleton BB7 4RT

External Email

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Good afternoon Ben,

I write on behalf of Grindleton Parish Council and at the request of the Chair in response to the above permission in principle application for the erection of a single dwelling, closing date for responses is tomorrow 19th May 2026.

The Parish Council's view is that this application requires very careful consideration, it has generated concerns and observations for and against the application, the Parish Council have set out their collective responses below and wish Ribble Valley Borough Council to carefully consider all of the information provided.

Observations against the application are:

The supporting evidence quotes paragraphs 39 and 124 of the NPPF (National Planning Policy Framework); whilst there is clearly sufficient physical space to build the dwelling proposed on this site, there is a high level of concern that granting permission risks setting a precedent for new builds in the area which would be harmful to the National Landscape.

The statement points out in paragraph 1.3 that the site is in open countryside, this is due to the lack of housing currently, this would not be the case if the precedent allowed more construction in the area. The comparison with the Chatburn Old Road site is not commensurate as it is not as rural as this site.

The area being looked at is within the Sawley conservation area and nearby to some listed buildings. There are some large trees that are marked on the conservation area map in that development area. It would significantly alter the landscape and impression of the area which falls into a number of important views marked on the conservation map as well as being near and in view of a couple of listed buildings and on and in view of walkers on the Ribble way. Other properties next to the development already fall under article 4.

There is space on the land for the development but this application risks setting a precedent for other similar properties with large gardens in the area changing its character. It is questionable whether this type of development really supports the government's plans to increase the supply of homes in the right way and would not be an affordable or low cost development either so would not be of benefit to local residents or first time buyers; rather this application might be more reasonable considered as a development for personal gain only.

There is also a concern with traffic in the area. The exit to the Croft is fairly blind on a busy road between Grindleton and Sawley, there is a lot of road use by vehicles but also walkers as the road is the only pathway between footpaths on the Ribble way. Passing is tight for cars where one has to wait at a wider point for another to pass and there is also no curb for pedestrians, extra cars pulling out at that point would be a danger to traffic.

The stretch of road in this area is also prone to flooding and does reach the driveway to the croft every year. Removing part of the garden for a development is only going to add to this flooding.

Observations in support of the application are:

As a permission in principle application the Parish Council would like any building application to clearly demonstrate no adverse effects on increasing flood risk or surface water management taking full consideration of SuDs to prevent increased run off without relying solely on piped drainage systems.

Support for the application is upon specific considerations to ensure a sustainable and environmental development. Increasing sustainable development features within the project, such as heat source or ground source heating solutions would align with the parish council's goals for a greener future, furthermore the design should prioritise a single-storey structure that uses natural materials, permeable paving and is compatibility with the surrounding environment whilst also maintaining the characteristics of the area.

The parish council would recommend that any building application embodies a commitment to net gain biodiversity. This includes the conservation of natural habitats and protection of mature trees, which play a vital role in supporting local wildlife and enhancing the ecological footprint.

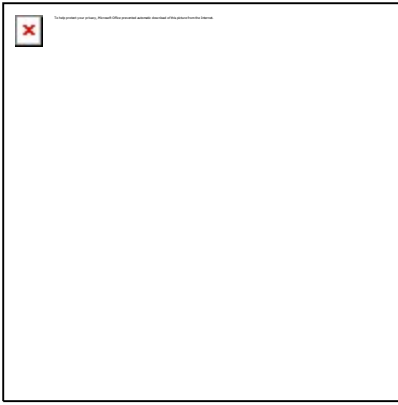
In summary, whilst the Parish Council do not overall object to this application in principle to build one dwelling, it is concerned that approval may set a precedent for further future applications to build on this site, in that event the Parish Council would consider this to be inappropriate and would, as part of its responsibilities as a statutory consultee, object to further applications.

Regards,

Tracey Boswell
Clerk

best wishes

GRINDLETON PARISH COUNCIL



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