

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 09 May 2026 12:47
To: Planning
Subject: Planning Application Comments - 3/2026/0306 FS-Case-836257929

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0306

Address of Development: The Croft, Sawley Road, Grindleton BB7 4RT

Comments: I am supportive of the idea of a new house in this location.

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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 12 May 2026 12:54
To: Planning
Subject: Planning Application Comments - 3/2026/0306 FS-Case-837081197

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0306

Address of Development: The Croft
Sawley Road
Grindleton
BB7 4RT

Comments: Impact on the character of an area / listed buildings:

- Many properties in the area have significant green space, adding to the character of the rural village. It would not be wise to set a precedent for home owners to view these unique and highly sought after large gardens as a commodity to build new homes on. Gardens are important for nature, physical and mental health.
- The property is within the conservation area and can be seen from the Sawley Bridge looking along one of the designated 'important views'.
- The property is situated between a number of surrounded listed and historical buildings.
- In order to segregate the two properties on the site, will there be significant fencing? If so, this will have significant impacts on the character of the area.

Impact on highway safety:

- The Ribble Way right of way public footpath joins the road opposite the proposed site entrance.
- There are no public footpaths so pedestrians are on the road
- Busy Road due to school traffic
- Increasing hgvs due to the diversification of farmland / rural businesses

Environmental / Nature Conservation Impacts:

- The building would result in a detrimental effect on the 'open countryside' aspects of the village. This is what enables the village to maintain its appearance in line with National Landscape and Conservation status.
- There are a number of mature trees which host many species of birds that return annually to nests. Even if these trees are retained, building works and a new residency would risk disturbing them.
- Although the site is by definition 'outside a flood zone' it will have a negative impact on the areas ability to cope with heavy rain by increasing non permeable ground and increasing flash flooding.
- If boundary fencing is installed it would significantly impact the movement of wildlife
- Increased light pollution in the area & the adverse impact on wildlife
- No mains sewer

- Environmental impact of the construction phase - air pollution, noise pollution, depletion of materials etc.
- There are undeveloped properties / existing unoccupied properties in the village. It is not 'sustainable' to build new as there is no demonstrated 'need' for a new property at this location.
- It's unlikely the property would be able to have solar panels etc due to its location in a conservation area and National Landscape therefore the property will not necessarily be the most 'eco friendly' or sustainable.