

## 2.9 VISUAL IMPACT OF THE SITE - PUBLIC VIEWPOINTS

The adjacent photographs were taken during the summer months and demonstrate the site is not visible on the approach from the A59 to the village. However the site is visible at the junction of Hollins Syke, and is most prominent when travelling South along Sawley Road between Southport House and the Village Hall.



View travelling North on Sawley Rd from A59.



View travelling North on Sawley Rd from A59.



Key - Public viewpoints.



View from Sawley Road towards the site access.



View from Sawley Road towards the site.

## 2.10 VISUAL IMPACT OF THE SITE - FROM THE ABBEY

The adjacent photographs were taken during the summer months and demonstrate the site is visible from within the Abbey grounds, and when travelling along the public footpath to the North-East and East of the abbey.



View from Sawley Abbey towards the site.



View from Sawley Abbey towards the site.



Key - Public viewpoints.



View from the edge of Sawley Abbey.



View from PROW which passes next to Sawley Abbey.



## 2.11 VISUAL IMPACT OF THE SITE - PROW

The adjacent photographs demonstrate the site is visible when travelling along the public footpath to the East and South-East of the site.



View from PROW towards the site.



View from PROW towards the site.



Key - Public viewpoints.



View from PROW heading South-East.



View from PROW heading South-East.

## 2.12 VISUAL IMPACT OF THE SITE - DISTANCE VIEWPOINTS

The adjacent photographs were taken during the summer months and demonstrate that sections of the existing buildings are visible from distance viewpoints through the breaks in the tree-line. Please note that during the winter months the existing buildings will be more visible and prominent.



View towards the site from Bowland High School.



View from Laneside towards the site.



Key - Public viewpoints.



View from PROW adjacent to Laneside towards the site.



View from Laneside towards the site.



## 2.11 VISUAL IMPACT OF THE SITE - HOLLINS SYKE

The adjacent photographs demonstrate that sections of the existing buildings are visible from both the East and Western approach along Hollins Syke.



View at the West of Hollins Syke, travelling East.



View from Hollins Syke, travelling West.



Key - Public viewpoints.



View from the Hollins Syke, travelling West.



View at the junction between Hollins Syke and the public footpath, looking West.

# 3.0 PLANNING HISTORY

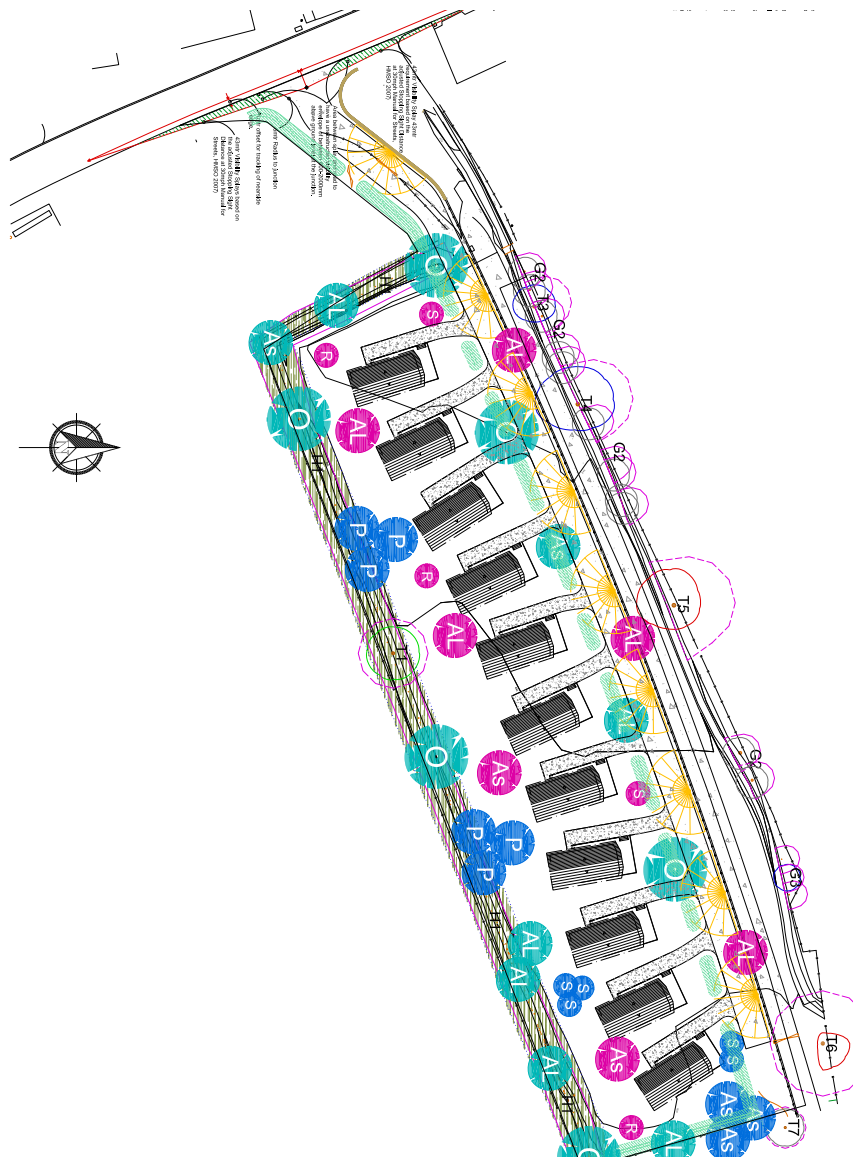


### 3.1 EXISTING SITE PLANNING HISTORY

The following planning applications have been submitted to the Council for the application site.

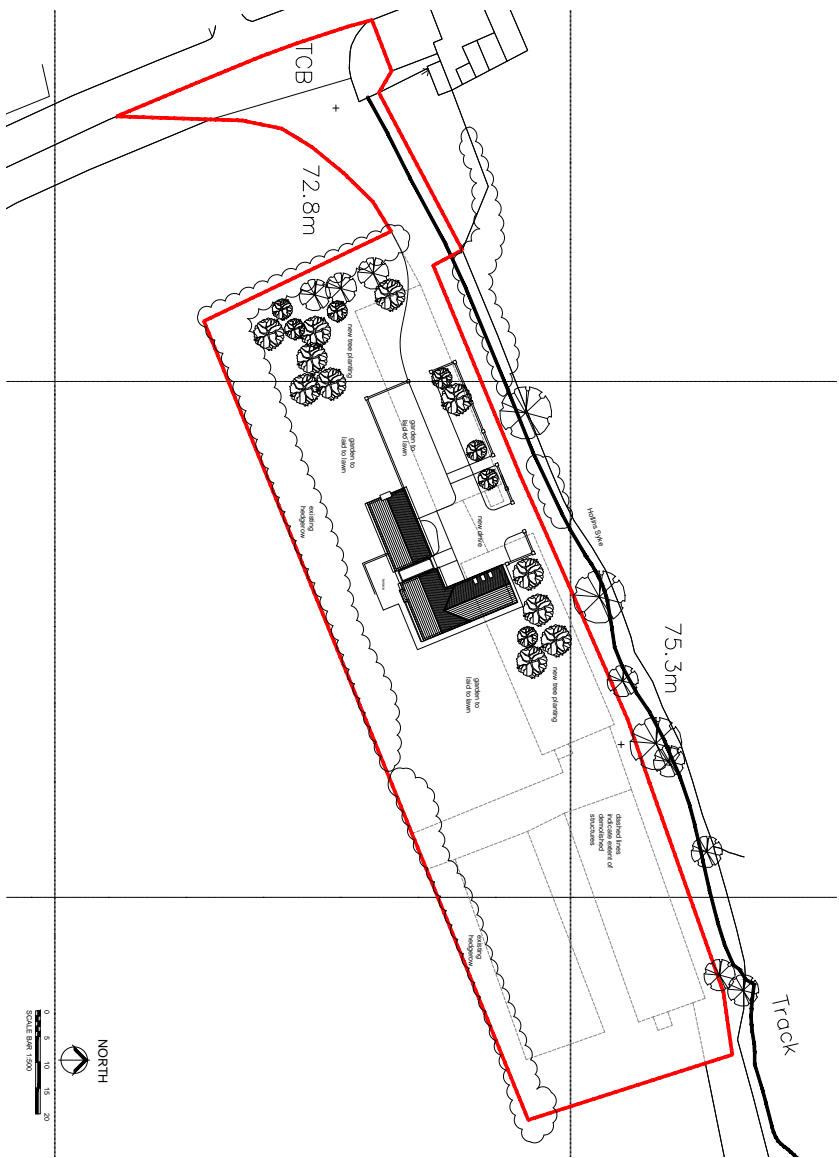
**1 – 3/2012/0797**

- Date: 15/11/2012
- Proposal: Proposed Static Caravan / Lodge Park
- Decision: Approved (15/02/2013)



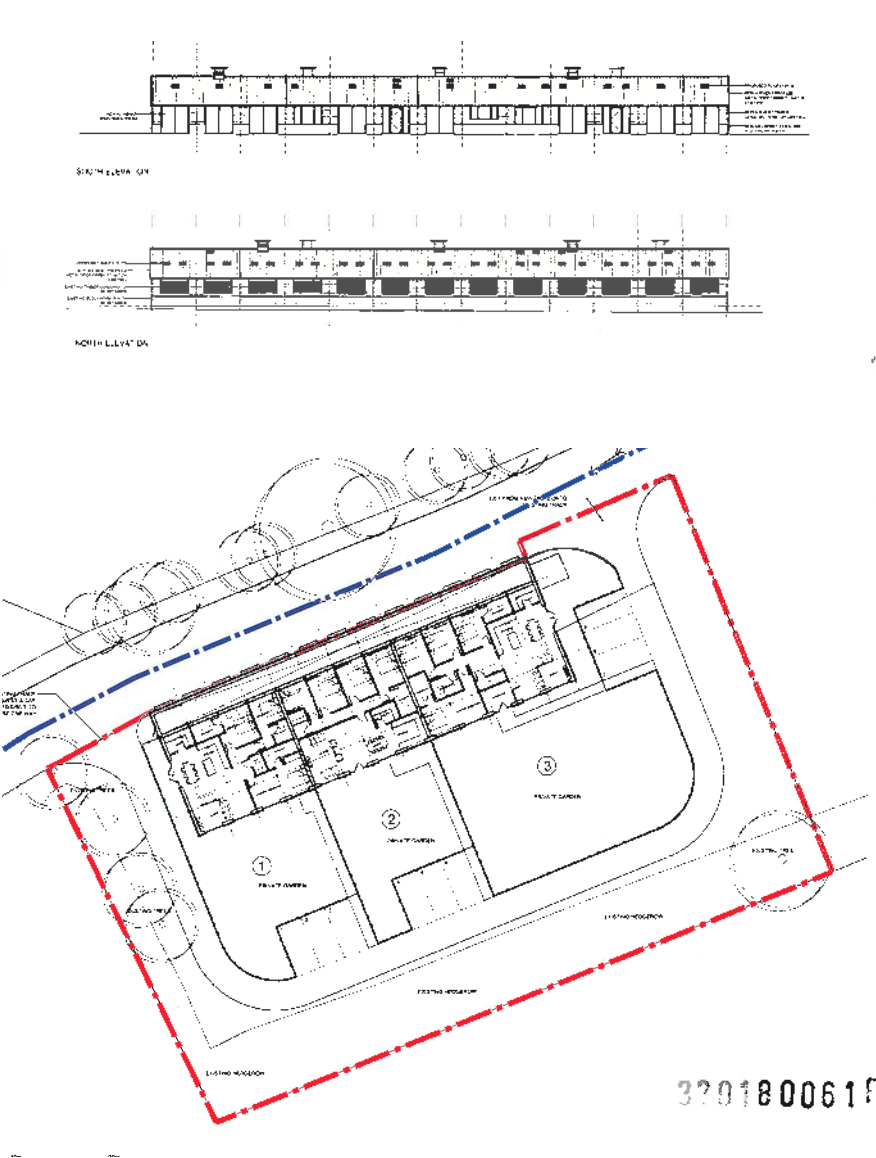
**2 – 3/2015/0509**

- Date: 14/07/2015
- Proposal: Demolition of existing poultry sheds and construction of new detached dwelling.
- Decision: Refused (24/12/2015)



**3 - 3/2018/0061**

- Date: 25/01/2018
- Conversion of existing poultry shed to three dwellings under Class Q (A and B).
- Decision: Refused (21/03/2021)



### 3.2 FALL-BACK POSITION

As the previous owner of the site commenced development on the approved planning application for the 11 unit static caravan park, this will be the fall-back position should this planning application be unsuccessful.

The extant approval is highly unfavourable to the local residents who have expressed their concerns for a tourism development of this scale to be located in this position.

### 3.3 APPEAL DECISION

During our pre-application discussions, the planning officer referred to the appeal decision for planning application 3/2015/0509 for the construction of 1 new detached dwelling.

The proposed scheme now addresses a number of the points above which include the following:

- As the appeal was in 2016 (6 years ago) the condition of the site and the existing structures has further deteriorated. The site is in a much worse state than it was at the time of the appeal. Since then, the site has experienced further decline, including a fire and has a much greater negative impact on the village. It would therefore be argued that due to the further deterioration of the site including contamination of the asbestos, the site creates a higher level of negative impact on the surrounding heritage context.
- The original scheme was not context-specific and did not relate to the existing character of the village. The proposed scheme has been sensitively designed to create a high-quality architectural response to the site which would be exceptional examples of rural property design.
- At the time of the appeal, Southport House was a vacant property in need of restoration. Southport House has now been restored to a high-level and the heritage asset has been safeguarded.
- The scale of the development would no longer negatively impact Southport House, based on the reduced height, the sensitive siting and massing, and the overall high-quality design response which references key characteristics of Southport House within the proposal.

- The new landscaping proposal along Hollins Syke will improve the context of Southport House, and create a significant public benefit by enhancing and making safe the popular walker's route past the site.

Based on the above reasons, we believe that both the circumstances at the time of the appeal, and the design response are significantly different, and would therefore result in a different outcome when a planning balance exercise is carried out, in favour of support.



# 4.0 PLANNING POLICY

## 4.1 LOCAL PLANNING POLICY RESEARCH

The site is located outside of the Sawley settlement boundary and is designated as Open Countryside, however the application boundary abuts the settlement boundary to the West.

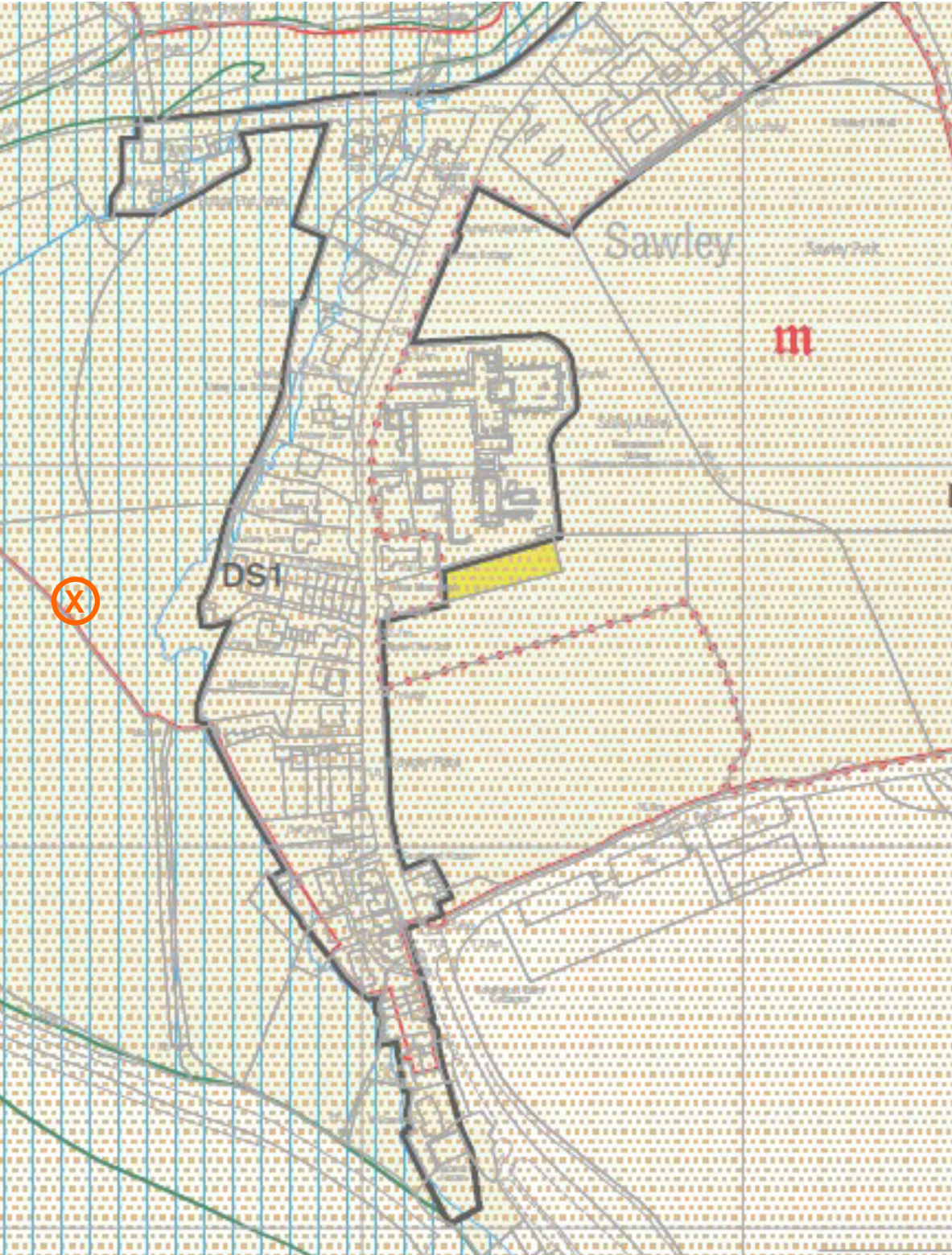
The site is located adjacent to the Abbey precinct boundary to the North-East, and the Sawley Abbey Scheduled Monument to the North of the site, separated by the significant open space.

Grade II Listed Southport House is located to the West of the site, and is the only structure at the start of the access lane.

A public footpath runs to the East adjacent to the Abbey and within close proximity to the site.

A number of policy designations change along the access lane which forms the boundary of the Sawley Conservation Area and the AONB.

Although the site lies outside of these designations, the proposal has been designed to sensitively respond to each designation as though the site lies within each.



Local Plan showing key policies and context



Public footpaths surrounding the site.





# 5.0 HISTORIC AND CONTEXTUAL RESEARCH



## 5.1 SAWLEY VILLAGE

The village of Sawley is characterised by the meandering River Ribble which creates scenic viewpoints around the local area. The village has never had a clear nucleus, however the remains of the Sawley Abbey lie central to the village, with buildings spread along the main route running North to South.

The village included the abbey, an old textile mill (Abbey Mill) and various farms. Buildings were arranged at the 2 junction points within the village (now the Spread Eagle pub) and Southport House, and between this stretch of the road in long lengths, perpendicular to the main route.

The old Skipton Road was the main route to Skipton and joined Sawley Road at the junction of Southport House which is now Hollins Syke (the access lane to the site). As this was a key route, historically, properties and buildings were located along this route.

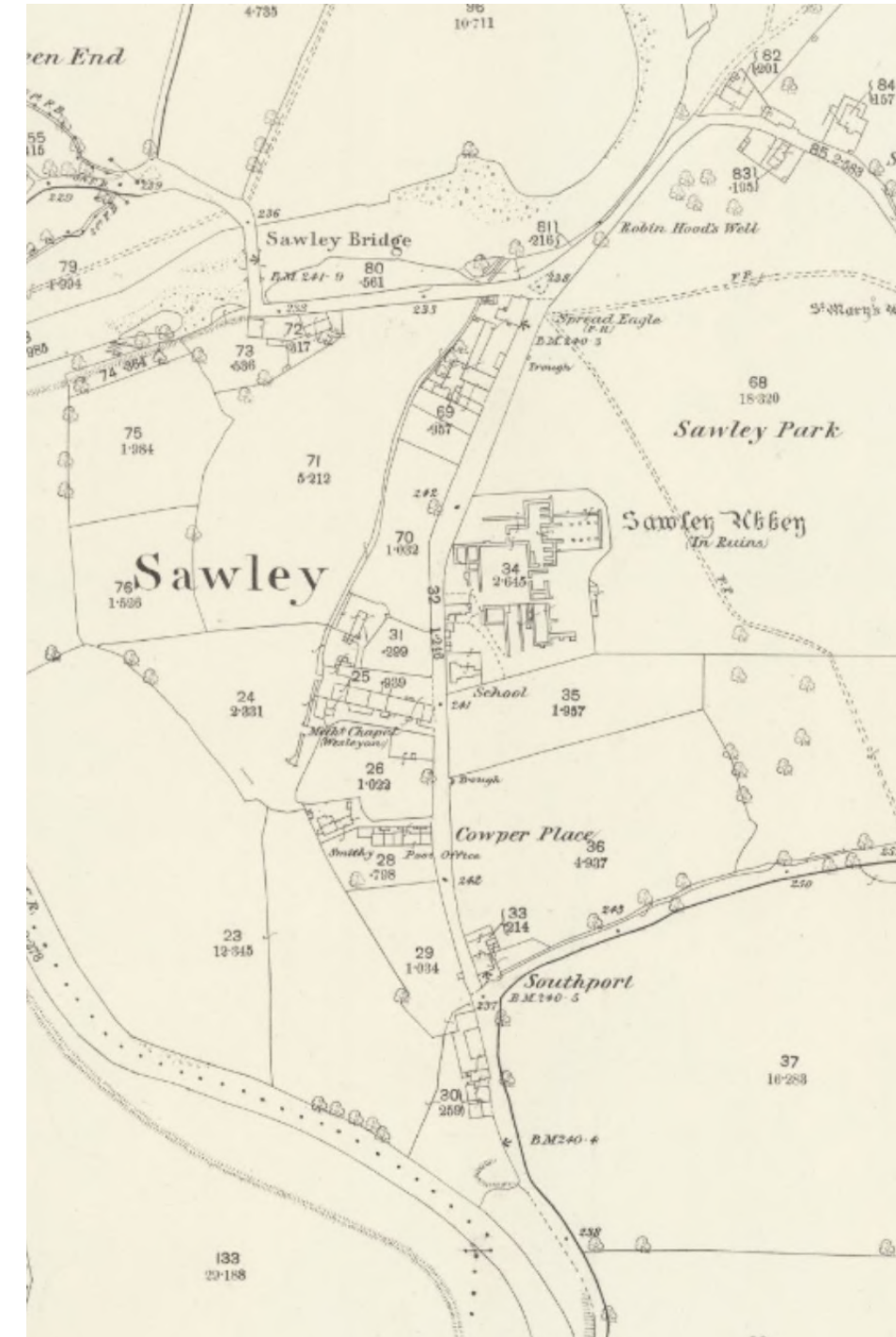
Historically the village was described as ‘wet, cold and on a floodplain’ with artificial water channels dug by the abbey to create water meadows and to power Abbey Mill, some of which are still evident today.

The 1886 map shows that additional built-form was created at the junction of old Skipton Road and Sawley Road.

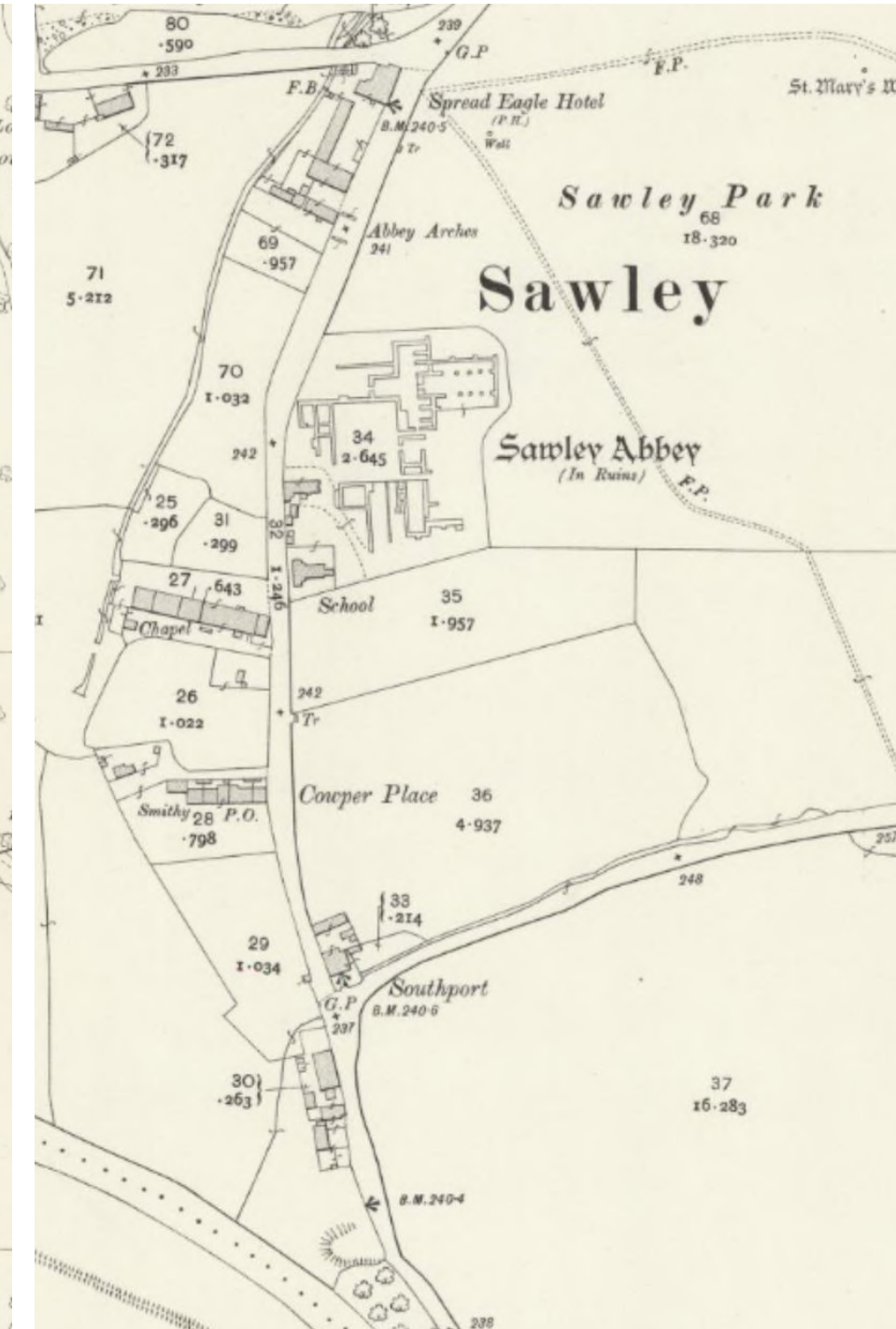
The 1989 map shows that between 1960-1989, development had increased along with the West of Sawley Road infilling the original buildings and creating contemporary ribbon development along the road. The chicken farm was also constructed between this period.



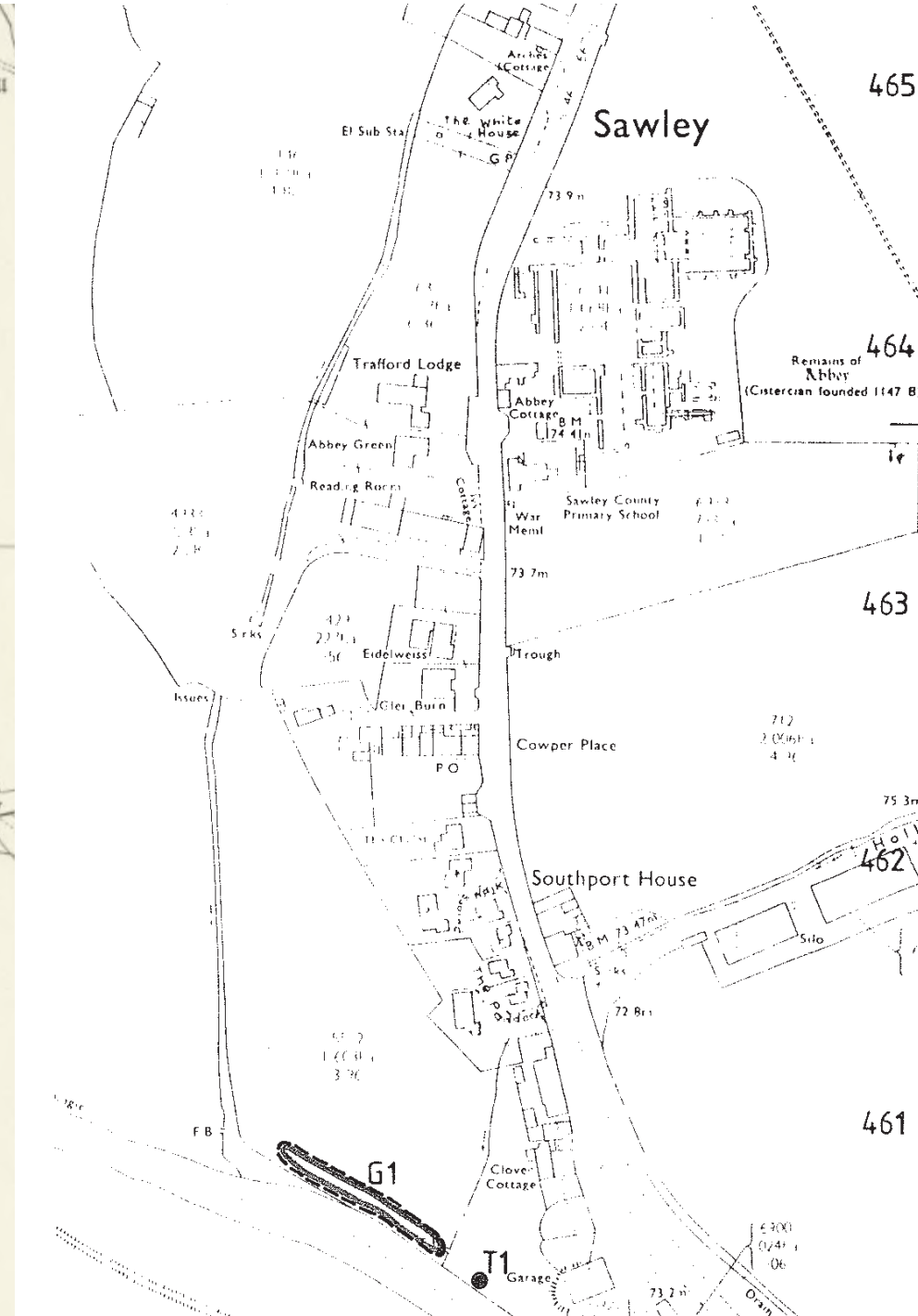
*1850's map of Sawley.*



1886 map of Sawley village.



1910's map of Sawley village.



1989 Ribble Valley Council TPO map



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## 5.3 SOUTHPORT HOUSE

### Southport House: Grade II Listed (1165453)

- 17th & 18th Century.
- 50m to the West of the site.
- Rendered rubble with roof of tiles imitating stone slates.
- 2 storeys with rooms within the loft space.
- There is a re-set stone with 3 carved designs, taken from Sawley Abbey. Gable chimneys, the left-hand (West) one projecting with offsets.

Southport House (NHLE 1165453) was originally a farmhouse and the abbey's Southern gatehouse. The property is located at the Western end of Hollins Syke (originally Skipton Road), at the junction where the old Skipton Road and Sawley Road meet.

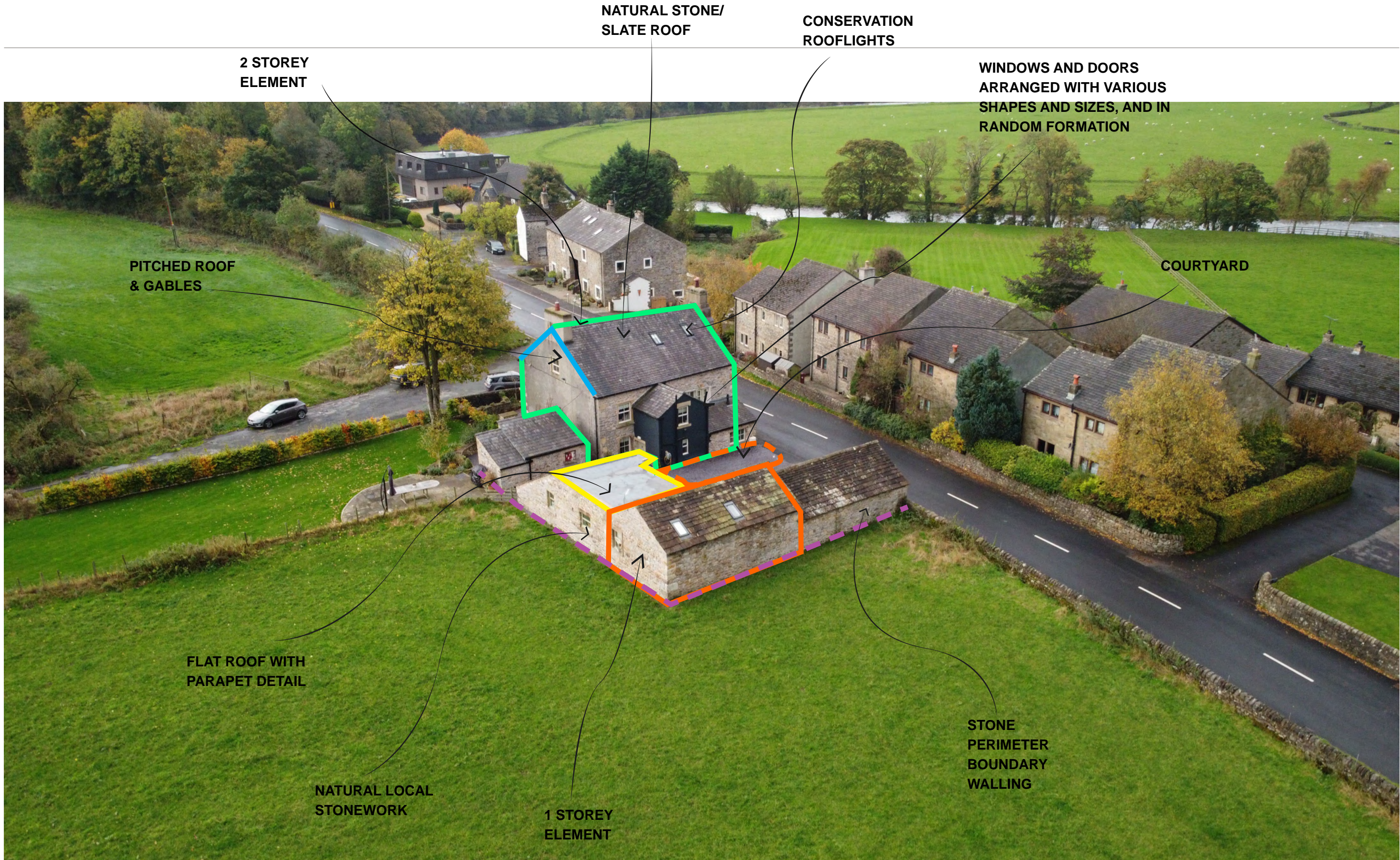
Southport House is a key landmark building within the village, and lies at the entrance to the application site, 50m to the West.

The house includes the following features which have been referenced throughout the proposed design:

- Natural local stonework
- Light grey tones to the elevations
- Stone window and door surrounds
- Windows and openings arranged with various sizes, shapes, and in a random formation.
- Stone perimeter boundary walling
- Natural stone / slate roof
- Chimneys
- External courtyard
- Various 2-storey and single-storey forms which connect via a perimeter boundary wall.



## 5.3 SOUTHPORT HOUSE





## 5.4 SAWLEY ABBEY

### Sawley Abbey: Scheduled Monument and Grade I Listed building (1015492 and 1072099)

- Founded in 1146.
- Land given by William, third Lord Percy. The Percy's, Northumberland's greatest family remained patrons of the abbey for much of its existence.
- In spring 1536 Sawley surrendered during Henry VIII's Suppression of the Monasteries. However, that autumn, during the Northern rising known as the Pilgrimage of Grace, the abbey was restored under a new abbot, William Trafford.
- In March 1537 the rebellion failed and the abbey was immediately plundered of its valuables.
- During the following three centuries all the high-quality stone was taken and reused in neighbouring farms and cottages, and many of the abbey buildings disappeared.
- In 1848 the first archaeological investigation of the ruins was undertaken, and during the 20th century the site was taken into the care of the state, cleared of debris and conserved.

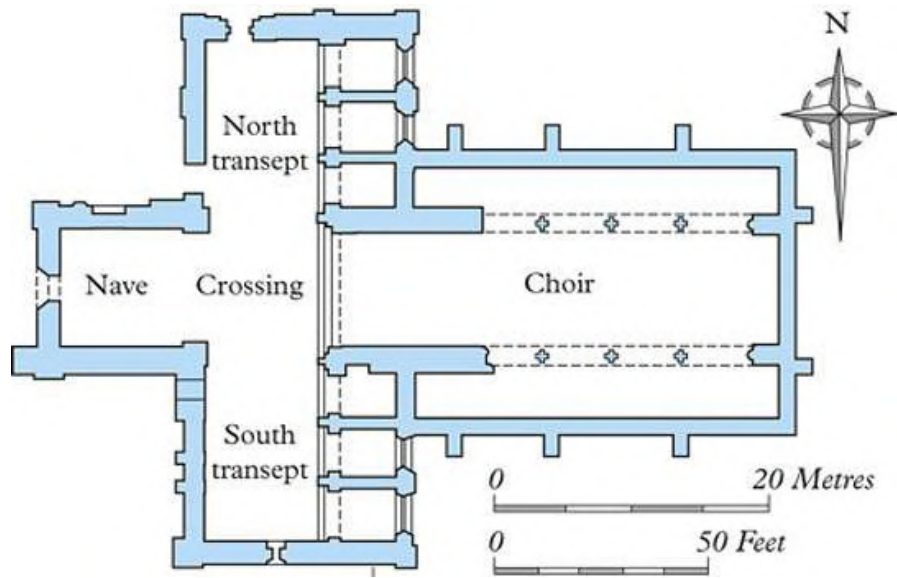


Illustration of Sawley Abbey.



View of Sawley Abbey facing south towards site.

## 5.4 SAWLEY ABBEY



Aerial view of Sawley Abbey ruins.