



Friday 20<sup>th</sup> September 2024



23 SEP 2024

Dear Sir / Madam.

Re; Planning Application 3/2024/0672

**Land north of Woodpecker House Sawley Old Brow Sawley BB7 4LF**



I am writing to register my strong objection to the above application.

In the first instance I refer to the Government's Advice to Local Authorities;

#### Local authority responsibilities

Under the CROW Act, you, the relevant local authority, must make sure that all decisions have regard for the purpose of conserving and enhancing the natural beauty of the AONB. Your decisions and activities must consider the potential effect it will have within the AONB and land outside its boundary.

My second reason it should be refused planning permission is within

**The Ribble Valley Borough Council - Sawley Conservation Area Appraisal**

The planning policy context Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as "an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance". It is the quality and interest of an area, rather than that of individual buildings, which is the prime consideration in identifying a conservation area.

Section 72 specifies that, in making a decision on an application for development in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

**THURDY**

enclose Numbered extracts from the Applicant's 24 0672 Planning Statement.

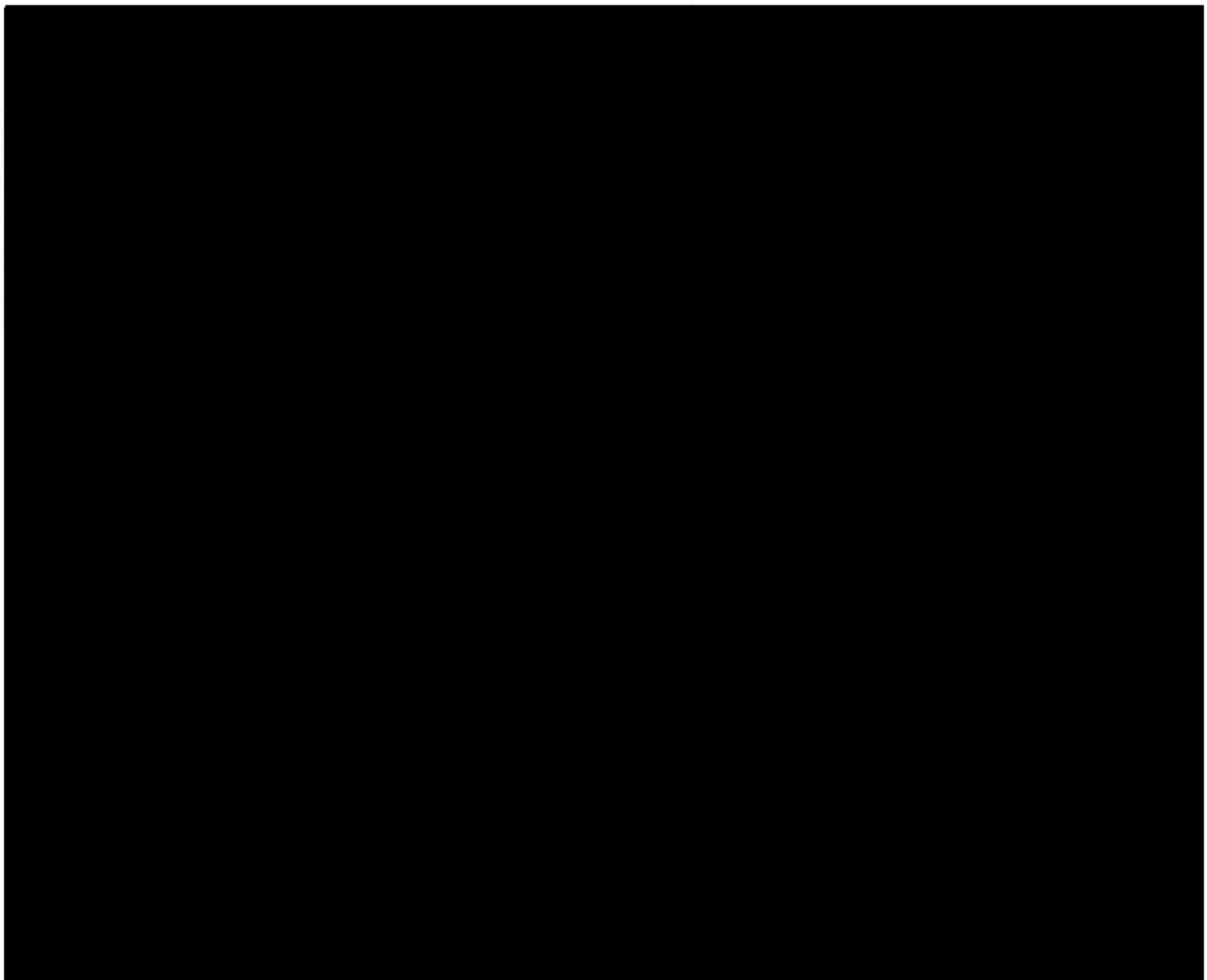
extract are in italics and my corrections are in bold print


STATEMENT OF A PLANNING APPLICATION FOR THE CONSTRUCTION OF TWO SINGLE STOREY  
SHORT-TERM HOLIDAY LETS AT LAND ADJACENT TO WOODPECKER HOUSE, SAWLEY, CLITHEROE. **BB 7**

**ALF**

*2.1 The site is a roughly triangular piece of land to the north of the garden and land associated with Woodpecker House. The land is unused and has become naturalised. There are a few scattered trees on the site and native species hedgerow along the western boundary.*

**There is NO Native Species Hedgerow on the Western Boundary, which is one reason it will stand out so badly when viewed from the roads any many footpaths on the opposite side of the river.**





*2.2 The application site is at the northern extent of the village of Sawley and has residential development to the south and west. The surrounding land is in agricultural use for grazing and to the west close by, is the river Ribble*

**The application site is outside of the Northern extent of Sawley Village.**

*2.4 The site is within the settlement boundary of Sawley, outside the conservation area and within the Area of Outstanding Natural Beauty.*

**The site is outside the settlement of Sawley and is well within the Forest of Bowland AONB. The conservation area specifically mentions the views out of and into the area. This development would have a serious detrimental impact to the view into the conservation area.**

*2.5 The site is within flood zone 1 (least likely to flood).*

**The application shows that drainage will only lead to a soakaway.**



**3.0 SITE HISTORY 3.1** The Council's website does not record any previous planning applications at the site.

**Yes it does Reference numbers;**

**3/1990/0013 One Detached House. Refused**

**3/1994/0446 Extension of existing Curtilage. Passed with the condition that nothing is to be built on the site . A shed was erected and enforcement was taken to remove it.**

**3/1996/0086 One Bungalow Refused. The application, went to appeal, and was again refused.**

**The final decision on appeal was that 'NOTHING', not even a garden shed could be built on the site.**

**4.3 The applicant has provided a costed business plan.**

**Revenue Projections:** o Estimated occupancy rates and average nightly rates. o Seasonal variations in pricing and occupancy. o Annual Revenue: £30,859 o Average Daily Rate (ADR): £123 o Occupancy Rate: 69% • **Expense Projections:** o Operational costs, including utilities, cleaning, maintenance, and staff salaries. o Marketing and advertising expenses. o Annual Costs: £15,797 o Monthly Costs: • **Booking Fees:** 18% • **Cleaning & Laundry:** £300 • **Utilities:** £150 • **Profit and Loss Forecast:** o Annual Returns: £15,062

**The Financial Plan makes no sense at all.**

**Site preparation for a start will be massive.**

**Many tons of Landslip material was dumped on the site when a land slip occurred to the rear of Woodpecker House. This is still all there.**

**Building Cost in the North West stands at £2477 per square meter (September 2024).**

**Each unit is 121.5 Square metres at a cost of £2477 makes each unit £300,000.**

**The total investment £600,000 at today's Base rate of 5% is £30,000**

**This is before fitting out needed for renting.**

**This figure is conveniently omitted from the 'Business Plan,' at a very minimum, the accounts would now read a LOSS of £15,000 per annum.**

**An occupancy rate of 69% is unrealistic.**

**[REDACTED] has invested very heavily in accommodation rooms and still only achieves 60% ( This figure was confirmed on 10/9/2024 with the [REDACTED]**

**4.4 The applicant has carried out competitor analysis in the region and based his research upon this in terms of occupancy rate, average daily rate and lots of other important metrics. Sawley has many**

*competitive advantages for holiday let accommodation such as beautiful rural location, set alongside the stunning river Ribble, beautiful hotel with picturesque riverside garden (popular for weddings), seasonal best in class Salmon fishing,*

**The local fishing is all in private hands. There are no holiday fishing opportunities in the area.**

*6.9 The proposal meets the tests in DMB3 in that the site is within the settlement boundary of Sawley and well related to the village and to the group of dwellings around Woodpecker House. The proposed holiday accommodation will be seen as forming part of this existing group of buildings positioned between the outbuilding at Ribble Dene and Woodpecker House. The holiday units are single storey, simple in design and reflect the character of the dwellings nearby.*

**The site is NOT within the settlement of Sawley. It is in open farmland.**

**There are NO dwellings on the NORTH OR EAST OF WOODPECKER HOUSE**

**As can be seen in my previous photographs from a footpath across the River the development would stick out like a sore thumb when viewed from the roads and many footpaths on the other side of the river.**

*Landscape and visual impact 6.11 The design of the units reflects the character of the buildings in the local area. The dwellings Ribble View and Ribble Dene close by have gable features on the principal elevation facing west towards the river. Permission was granted in 2021 for an extension to Ribble Dene which created a double gable feature with large areas of glazing similar to the proposed. The height of the gable was shown as 4.752m and the combined width of the gables were show as just under 10m wide. See photographs 1 and 2 at the end of this statement. There is also a pair of gables on the front of Ribble View see photograph 3. Ribble View and Ribble Dene have a higher ridge height than the proposed holiday accommodation. These photographs were taken from the bridleway.*

**Interestingly the photographs are all taken on the only footpath and road that will not have the view severely impacted by the two properties. The Sawley Conservation Appraisal specifically mentions not having large glazed or reflective areas. With a glazed gable, and solar panels, this development is using both.**

*6.18 The submitted ecology survey indicates that the development will not harm any protected species and suggestions are made for to enhancements for bat roosting and bird nesting. The biodiversity net gain assessment show that the biodiversity enhancement required cannot be entirely met on site and will need to be met off-site.*

**Amongst the Ecology Report is a clear Google Earth View of the site and surrounding woodland.**

**The Hedgerow on the easterly edge of the site can be seen as a clear link between the Noddle Wood and the new woodland at Sawley Hall. This is used by Badgers, Deer. Foxes and other wild mammals.**

**I have up to date photographs ,taken with a wildlife camera, showing Deer Badgers and Foxes using this important link.**

**Holidaymaker noise will deter the animals from using it.**

## **7 CONCLUSION**

This whole application is a [REDACTED] building two [REDACTED] holiday properties on open farmland in the middle of an AONB. [REDACTED] being that, [REDACTED]  
[REDACTED]

We love living in the beautiful 'Forest of Bowland' AONB. Please do not encourage destroying it by allowing [REDACTED] in the middle of an AONB

I strongly recommend that this planning application is refused again as it was last time and the time before.

Yours faithfully, [REDACTED]  
[REDACTED]