

Land to the North of Woodpecker House, Sawley, Clitheroe BB7 4LF



Construction of two single storey short-term holiday lets.
Planning Design and Access Statement JDTP0496

STATEMENT IN SUPPORT OF A PLANNING APPLICATION FOR THE CONSTRUCTION OF TWO SINGLE STOREY SHORT-TERM HOLIDAY LETS AT LAND ADJACENT TO WOODPECKER HOUSE, SAWLEY, CLITHEROE. BB7 4LF

1 INTRODUCTION

1.1 This planning statement has been prepared by Judith Douglas Town Planning Ltd in support of full planning application for two short-term holiday lets on land adjacent to Woodpecker House, Sawley.

1.2 This statement provides a description of the site and the proposed development, its compliance with the development plan and an assessment of other material considerations. It should be read in conjunction with the accompanying information:

6962 E00A Location plan 1:1250

6962 E01B Existing Site Plan

6962 P01B Proposed site plan

6962 P02 Proposed Plans and Elevations

Business plan (exempt information)

Preliminary Ecological Appraisal June 2024

Habitat Condition Assessment

Biodiversity Net Gain Ecology Technical Note

Biodiversity Net Gain metric

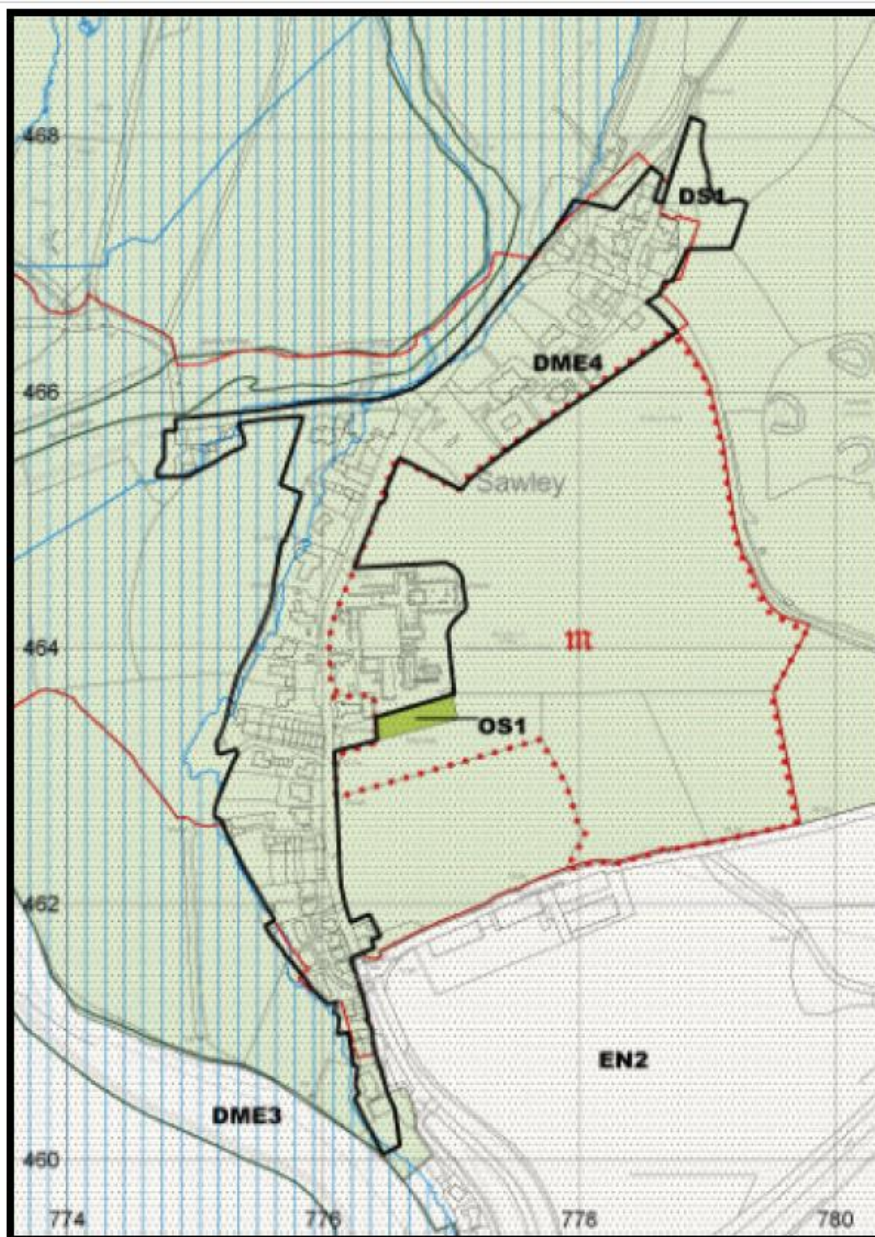
Tree survey

2.0 THE APPLICATION SITE AND SURROUNDING AREA

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. The land slopes sharply downhill from east to west. A track which leads to Docker Farm runs along the western boundary of the site. On the opposite side of the track is a semi-detached house Ribble Dene which has a large, detached outbuilding. Ribble Dene is a semi-detached bungalow with rooms in the roof space. The main living spaces face towards 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.

- 2.3 Vehicle access to the site is along a shared unadopted road X170 track from adopted highway Sawley Old Brow. The track serves St Mary's Barn, Ribble Bank, Ribble Dean, Laneside Farm, Woodpecker House, Docker Farm and Dockber Laithe. The Lancashire County Council mapping service mariomaps does not record any collisions near to the site. The speed limit along Sawley Old Brow is 30mph.
- 2.4 The site is within the settlement boundary of Sawley, outside the conservation area and within the Area of Outstanding Natural Beauty in the adopted Housing and Economic Development, Development Plan Document (HEDDPD). Inset 30 see below. None of the buildings nearby are listed buildings.



Inset 30 - Sawley 1:5000

Figure 1 HEDDPD Extract not to scale

- 2.5 The site is within flood zone 1 (least likely to flood). There are no public footpaths across the site. There is a bridleway which starts at the entrance to Sawley Hall and passes to the west of Ribble View and Ribble Dean and emerges onto the track that serves the proposed development just to the north of the site.
- 2.5 The site is within walking distance of a bus stop outside the Spread Eagle pub house. This is a two hourly service number C3 Clitheroe-Sawley Circular 5 - Clitheroe to Chatburn and Sawley.

3.0 SITE HISTORY

- 3.1 The Council's website does not record any previous planning applications at the site.

4.0 THE PROPOSED DEVELOPMENT

- 4.1 The proposal seeks permission to construct two holiday lets on the site. Each unit can accommodate four people and has two double bedrooms with an open-plan kitchen, living, dining area and a shower room. Parking and turning is available for two cars per unit. A modest patio area is provided adjacent to the living area of each property, and this is screened by a proposed hedge. Electric vehicle charging points and cycle storage is provided.
- 4.2 It is intended that the land around the units will be left 'wild' and not tended as lawn or garden to preserve the biodiversity of the site. New trees are proposed within the site. The proposed units are single storey. Land remodelling will need to be carried out to create the level area for the units. The units are identical but orientated differently. The main feature of the units is the double pitched roof and glazed gables. The proposed materials are natural stone, timber cladding, and natural slate. Solar panels are proposed on the south roof slope of unit 1 and the east roof slope of unit 2. The overall footprint is 9m by 13.5m. The height to the ridge is 4.399m and to the eaves 2.55m.
- 4.3 The applicant has provided a costed business plan. The aim is to provide a tranquil and luxurious countryside retreat that offers guests an unforgettable experience while promoting the beauty and charm of Sawley. The applicant considers that the site is in a prime location near Clitheroe and the Forest of Bowland. He intends to provide luxuriously furnished units and a personalised guest serve to enhance visitor experience. He has carried out market analysis and has found the UK holiday market is experiencing growth due to increased domestic tourism and a preference for unique accommodation experiences. The target market is:

- Couples seeking romantic getaways.
- Families looking for a countryside retreat.
- Outdoor enthusiasts and hikers.
- Wedding Guests (Spread Eagle)
- Fishing Enthusiasts (intends to speak to the local fishing club about a possible link to see if this would be of interest)

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, Sawley Abbey, fantastic countryside walks and bike rides – amongst many other attractions further afield in the Ribble Valley and beyond.

4.5 The intention is to use social media platform to advertise the property and on-line booking platforms. The aim is to build links with local businesses such as restaurants (Spread Eagle Sawley/Coach and Horses Bolton by Bowland), tour operators, and shops and restaurants in Clitheroe and surrounding villages, to offer package deals and cross-promotions.

5 DEVELOPMENT PLAN POLICY

5.1 The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2023).

Core Strategy (2014)

5.2 The following policies are of relevance to the proposal:

Key Statement EN2: Landscape
Key Statement EC1: Business and Employment Development
Key Statement EC3: Visitor Economy
Key Statement DMI2: Transport Considerations
Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMG3: Transport and Mobility
Policy DME2: Landscape and Townscape Protection
Policy DME3: Site and Species Protection and Conservation

Policy DMB1: Supporting Business Growth and the Local Economy
Policy DMB3: Recreation and Tourism Development

- 5.3 National Planning Policy Framework. Section 6 Building a strong, competitive economy, states at paragraph 84 planning decision should enable the sustainable growth of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings and sustainable rural tourism and leisure developments which respect the character of the countryside.

6 EVALUATION

- 6.1 The main planning considerations are:

- The location and scale of the development in relation to Policy DMG2
- Economic development and recreation and tourism development Key Statements EC1, EC3 policies DMB1 and DMB3.
- Potential impacts on the character of the landscape Key statement EN2 and policy DME2.
- Impact on upon residential amenity in relation to DMG1
- Potential impact on the highway network Key Statement DMI2 and Policy DMG1
- Ecology and trees in relation to DME3

Location and scale of development

- 6.2 Sawley is identified as a tier 2 settlement under Key Statement DS1: Development Strategy. Policy DMG2: Strategic Considerations states that within tier 2 villages development must meet at least one of a set of criteria which include (4) “the development is for small scale tourism or recreational developments appropriate to a rural area”. As the development is for two modest holiday accommodation units the proposal meets the requirements of policy DMG2.

Tourism and Economic development

- 6.3 The Council's planning policies are supportive of tourism development as it provides employment and contributes positively to the local economy.
- 6.4 Core Strategy Key Statement EC3 relates specifically to the visitor economy stating that proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged. The proposed development would contribute to the tourism economy and accords with the general intentions of Key Statement EC3. Key Statement EC1 ‘Business and Employment Development states that *“Developments that contribute to farm*

diversification, strengthening of the wider rural and village economies or that promote town centre vitality and viability will be supported in principle”.

- 6.5 The Ribble Valley Tourism Destination Management Plan 2024 approved at the June Economic Development Committee, recorded the latest figures (2022) for tourism in the Ribble Valley which shows a total of £227 million was generated within the local economy through visitor and tourism business expenditure, 4.84 million visitor days and night were generated by visitors in 2022, in total staying visitors generate a total economic impact of £134 million for the businesses and communities of the Ribble Valley. Visitors to the Ribble Valley Support 3,077 active full time equivalent jobs. This shows that visitor spend, and tourism is undeniably a significant contributor to the Ribble Valley's economy.
- 6.6 The provision of short term let accommodation specifically supports the tourism economy of the Ribble Valley. The property is a short walking distance from a local wedding venue the Spread Eagle Hotel. Other wedding venues nearby are the Calf's Head, Worston (2.5 miles), Bashall Barn (5 miles), Holmes Mill, in the centre of Clitheroe (4 miles), Eaves Hall, West Bradford (3 miles). The proposed accommodation is also close to nearby restaurants and pubs including The Brown Cow Chatburn, Coach and Horses Bolton by Bowland, Rum Fox Grindleton, Three Millstones West Bradford, Assheton Arms Downham.
- 6.7 The business plan submitted with the application demonstrates that the proposed accommodation is designed appeal to a specific market which will serve and support the tourism and visitor economy of the Borough. The development is supported by Key Statements EC3 and policies DMB1 and DMB3.
- 6.8 Policy DMB3 requires additional criteria to be met with regards to the provision of tourism and visitor facilities:

“Planning permission will be granted for development proposals that extend the range of tourism and visitor facilities in the borough. This is subject to the following criteria being met:

- 1. The proposal must not conflict with other policies of this plan;*
- 2. The proposal must be physically well related to an existing main settlement or village or to an existing group of buildings,*
- 3. The development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;*

4. The proposals should be well related to the existing highway network. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. Where possible the proposals should be well related to the public transport network;

5. The site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas; and

6. The proposal must take into account any nature conservation impacts using suitable survey information and where possible seek to incorporate any important existing associations within the development. Failing this then adequate mitigation will be sought.

In the Forest of Bowland Area of Outstanding Natural Beauty the following criteria will also apply:

1. the proposal should display a high standard of design appropriate to the area.

2. the site should not introduce built development into an area largely devoid of structures (other than those directly related to agriculture or forestry uses).

in the AONB it is important that development is not of a large scale. In the AONB and immediately adjacent areas proposals should contribute to the protection, conservation and enhancement of the natural beauty of the landscape. Within the open countryside proposals will be required to be in keeping with the character of the landscape area and should reflect the local vernacular, scale, style, features and building materials."

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.

6.10 It is envisaged that the proposed holiday accommodation would appeal to small groups of people visiting the area for a holiday, to attend a wedding or other local events. The siting of the holiday accommodation means that it is likely to appeal to visitors who enjoy walking in the countryside and there is an extensive network of footpaths in the area and the site is

immediately accessible from the long-distance footpath the Ribble Way which follows the bridleway very close to the site. The proposed units have been designed for the visitor to be able to enjoy being close to nature and to be able to enjoy views of the landscape.

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.
- 6.12 Photograph 4 is taken from the bridleway looking south towards the application site. The outbuilding to Ribble Dene is visible on the right of the access track. The dwellings which line the access track are visible in the background. The application site is to the left of the track and the route of the bridle way follows the surfaced path at the lower level on the right of the photograph. This photograph shows the change in levels from the site towards the Ribble. The holiday accommodation will be screened from view as it passes to the west of Ribble Dene and Ribble View. Where the site is visible from the bridleway to the north of the site it will be seen as forming a group with the existing dwellings and will be screened by the existing trees and hedge.
- 6.13 There are views of the site from the wider landscape. The site is visible from near Sawley Bridge. Photograph 5 is taken from the field gate to the north of Sawley Bridge before the road junction. Photograph 6 is taken from the same place with a zoom lens. These photographs show that the proposed development will be largely screened from the wider landscape by the existing houses on the western side of the development only the roof of the units is likely to be visible see section A-A of 6962-P01B. The development will be seen as part of the existing group of buildings and against the trees and hedge on the rising ground to the east. Section A-A shows that the units will be cut into the landscape which reduces any visual impact in view close by and in the wider landscape. The parking and turning areas will be visually enclosed by the existing and proposed development.
- 6.14 There is a mixture of materials used in the existing buildings close to the site including natural stone, render, timber boarding and natural blue slate. The proposed materials of stone timber

cladding and slate, reflect the materials used nearby and will blend well with the surroundings and will not stand out in the landscape. The proposed development will reflect the character and appearance of this part of the village of Sawley. The proposal is compliant with Key Statement EN2 and policy DME2.

Residential amenity

- 6.15 The proposed holiday accommodation is small scale accommodating up to 4 people per unit. The units are set within their own grounds and a sufficient distance away from neighbouring properties for there to be no undue issue of noise from people staying at the property. The principal windows in unit 2 face north and south across the site. The main windows in unit 1 face towards the gap between Ribble Dene and its outbuilding. The position of the units on the site will not lead to a significant loss of privacy to the occupiers of Ribble Dene.

Highways and Access

- 6.16 The development will use a surfaced track off existing access off Sawley Old Brow. Sawley Old Brow is lightly trafficked, and vehicles are likely to be travelling slowly and carefully due to the bends in the road and the character of the road. The level of traffic associated with the development is not likely to lead to any highway safety issues. The proposal is compliant with Key Statement DMI2 and policy DMG1. The site is also within walking distance of a bus stop on near the Spread Eagle Hotel, and facilities are provided for cycle storage. Visitors can access the site by other means than the private car in accordance with policy DMG3.

Ecology and Trees.

- 6.17 The submitted drawings show that two hawthorn G3 category C trees and a group of five closely spaced self-set young sycamores trees G2 category C will be lost as part of the development. 12 trees are proposed to be planted. The trees to be lost are category C which means these are of low quality. There will be an overall gain in the number of trees on the site
- 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.

7 CONCLUSION

- 7.1 The proposed holiday accommodation and parking will provide high quality two bedroomed self-catering holiday accommodation will boost the local economy through the provision of

additional tourism accommodation. We have demonstrated that the proposal can be carried out without harm to the landscape, the amenity of neighbouring properties, ecology or highway safety. The proposal complies with the policies of the Core Strategy and the NPPF.

- 7.2 The provision of the holiday accommodation will provide employment during the construction phase and afterwards to run and service the accommodation.

Appendix

Business Plan (exempt information)

Photographs.

- 1 Ribble Dene looking east from the bridleway
- 2 Gable feature on Ribble Dene
- 3 Gable features on Ribble View
- 4 View of the application site from the bridleway
- 5 View of the site from road near Sawley Bridge
- 6 View of the site from road near Sawley Bridge as above using a zoom lens



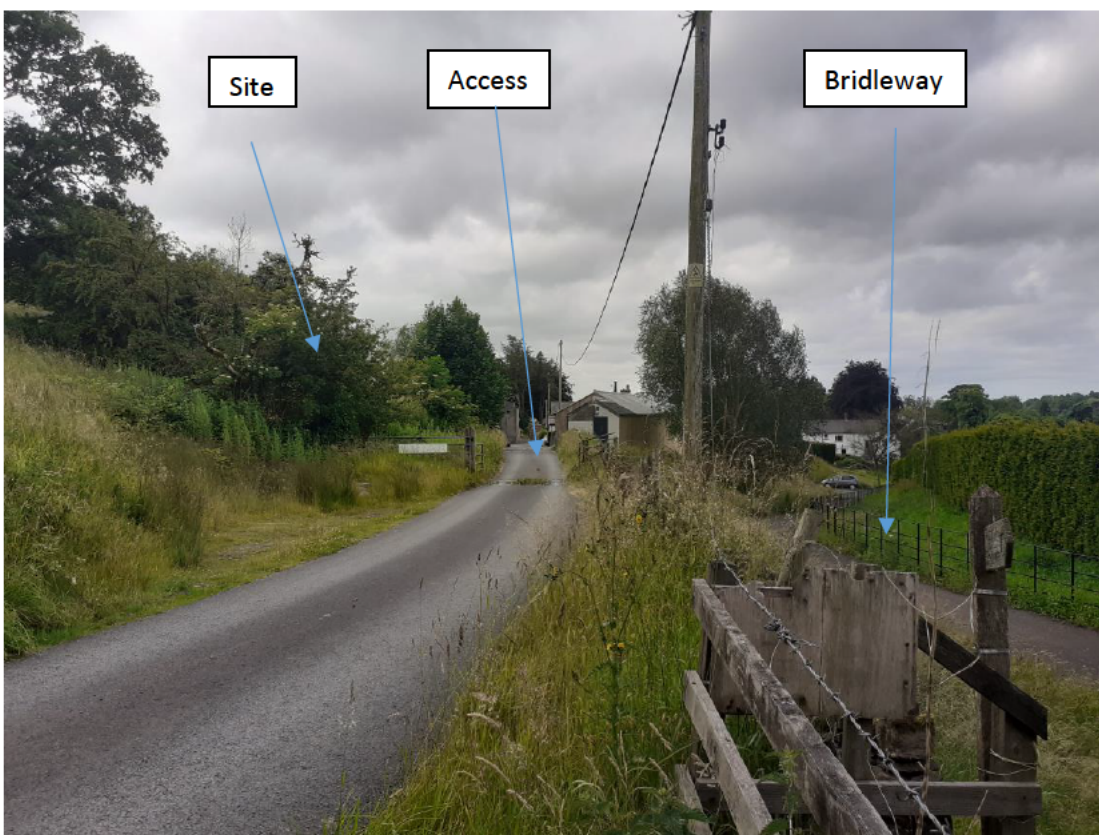
1. Ribble Dene looking east from the bridleway. Note glazed gable feature and timber glad outbuilding. The application site is behind these buildings



2. Gable feature on Ribble Dene. The height to the ridge on this gable is shown as 4.752m on the approved drawing, the main ridge is higher again. The height to the ridge on the gable of the proposed holiday accommodation 4.399m



3 Gable features in stone on Ribble View, viewed from the bridleway



4 Looking south towards the application site from the bridleway.



5 View of the site from road near Sawley Bridge



6 View of the site from road near Sawley Bridge as above using a zoom lens