

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

Construction of a single storey short-term holiday let.

Planning Design and Access Statement

JDTPL0496 August 2026 Rev B

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STATEMENT IN SUPPORT OF A PLANNING APPLICATION FOR THE CONSTRUCTION OF A SINGLE STOREY SHORT-TERM HOLIDAY LET 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 a full planning application for a short-term holiday let 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 P10A Proposed Site Plan

6962 P11A Proposed Plans and Elevations

6962 P13 Proposed visibility splay

Business plan (exempt information)

Preliminary Ecological Appraisal May 2026

Habitat Condition Assessment

Biodiversity Net Gain Ecology Technical Note

Biodiversity Net Gain metric

Tree Survey May 2026

Arboricultural Impact Assessment June 2026

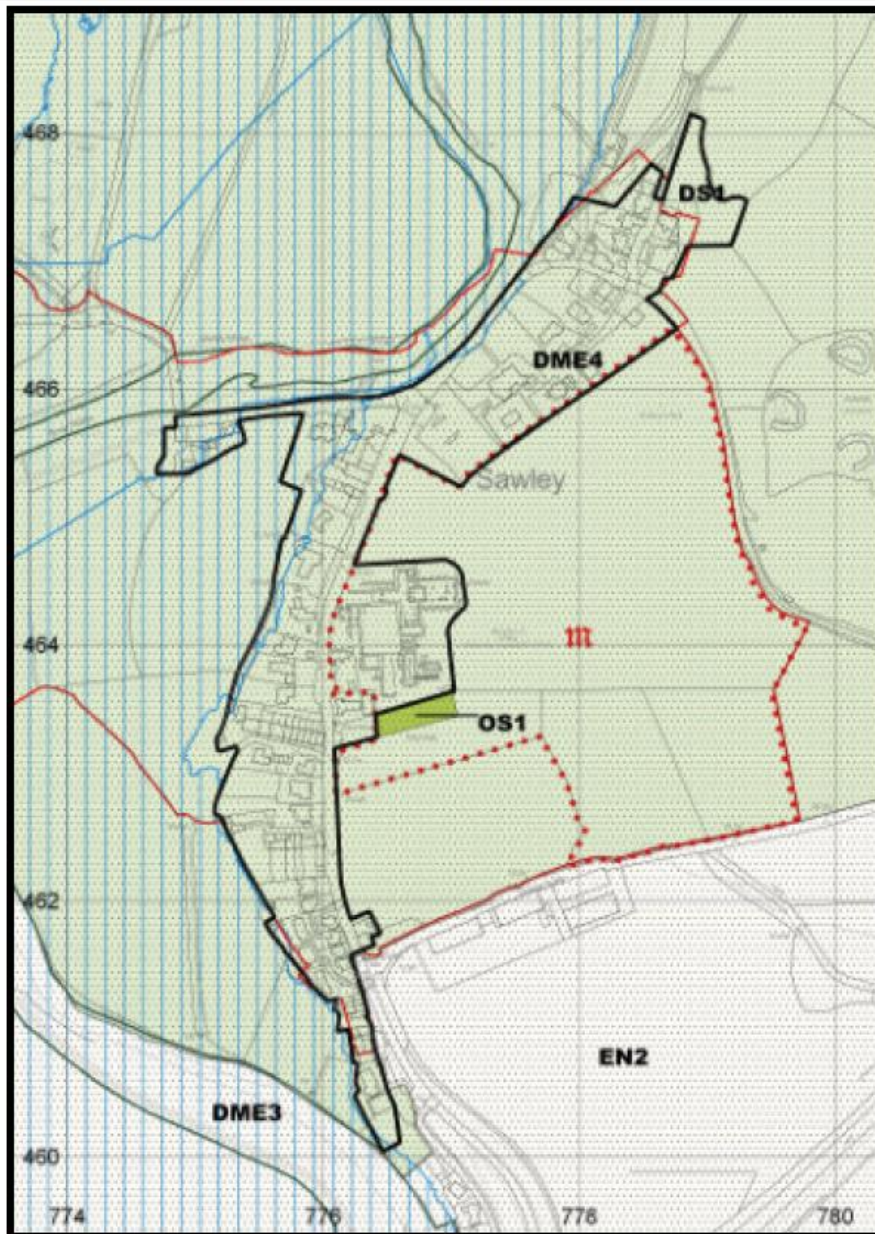
Noise Assessment

2.0 THE APPLICATION SITE AND SURROUNDING AREA

2.1 The site of the proposed holiday let 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. It is separated from the surrounding agricultural pastureland to the east by a post and wire fence. There are a few scattered trees on the site and a native species hedgerow along the eastern boundary. The land slopes sharply downhill from east to west. A track which leads to Dockber Farm to the north, 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. Photograph 1. Ribble Dene is a semi-detached bungalow with rooms in the roof space. The main living spaces face towards the river see photograph 2.

- 2.2 The site is at the northern extent of the village of Sawley and adjacent to it to the south and west is residential development. The surrounding land is in agricultural use for grazing and to the west close by, is the river Ribble. The site is within the National Landscape (previously the Area of Outstanding Natural Beauty AONB). The Forest of Bowland National Landscape, Landscape Character Assessment July 2025 identifies the area as Landscape Character Type F: Undulating Lowland Farmland with Wooded Brooks- Landscape Character Area F2: Bolton by Bowland to Waddington. Appendix 2 National Landscape, Landscape Character Assessment July 2025 Extracts
- 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, Dockber 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 Forest of Bowland National Landscape in the adopted Housing and Economic Development, Development Plan Document (HEDDPD). Inset 30 see figure 1 below. None of the buildings nearby are listed buildings.
- 2.5 The site is within flood zone 1 (least likely to flood) and is not affected by surface water flooding according to the information on Flood Map for Planning Service. GOV.UK. There are no public footpaths across the site. There is a bridleway BW0339008 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.
- 2.6 The site is within walking distance of a bus stop outside the Spread Eagle Inn public house. This is a two hourly service number C3 Clitheroe-Sawley Circular 5 - Clitheroe to Chatburn and Sawley. The village of Sawley is a linear village which is strung out along Sawley Road. Within the village is The Spread Eagle Inn, a public house with large dining room and guest accommodation which is approximately 310m from the site along the road. Within the village there is also a village hall and playground to the south of the remains of Sawley Abbey.



Inset 30 - Sawley 1:5000

Figure 1 HEDDPD Extract not to scale. The black line is the settlement boundary, and the red line is the conservation area boundary.

3.0 SITE HISTORY

- 3.1 A previous application for the construction of two holiday lets was refused planning permission in October 2024 reference 3/2024/0672. See appendix 3 Decision Notice, appendix 4 Officer Report, appendix 5. Refused plans not to scale. We have studied carefully the reasons for the refusal and the analysis of the proposal in the Officers report. This revised scheme seeks to address the issues raised in the previous application.

4.0 THE PROPOSED DEVELOPMENT

- 4.1 The proposal seeks permission to construct one holiday let on the site. The 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 within the site. A modest garden area is provided adjacent to the living area of the property. Electric vehicle charging point, bins and cycle storage is provided.
- 4.2 It is intended that the land around the unit will be left 'wild' and infrequently mown to encourage common grasses and wildflower species. It is not to be tended as a domestic lawn or garden to preserve the biodiversity of the site. New trees are proposed within the site. Land remodelling will need to be carried out and retaining walls provided to create a level area for the unit. The main feature of the unit is the double pitched roof and gables to the principal elevation. The proposed materials are natural random stone, timber cladding, and natural slate roof tiles. The parking area is to be surfaced in tarmac. Non-reflective solar panels are proposed on the south-west roof slope. The overall footprint is 9m by 13.5m. The height to the ridge is 4.39m and to the eaves 2.55m.
- 4.3 The applicant has provided a costed business plan. See appendix 6. 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 accommodation, and a personalised guest service 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 platforms 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) (2024).

Core Strategy (2014)

- 5.2 The following policies are of relevance to the proposal:

Key Statement EN2: Landscape
Key Statement EN5: Heritage Assets
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 DME4: Protecting Heritage Assets
Policy DME5: Renewable Energy
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 88 planning decisions should enable:

“a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.” and

“c) sustainable rural tourism and leisure developments which respect the character of the countryside”. Paragraph 89 states “planning policies and decisions should recognise that sites to meet local business and community needs may have to be found adjacent or beyond existing settlements, and in locations that are not well served by public transport.”

6 EVALUATION

6.1 The main planning considerations are:

Principle of development

Landscape and Visual Impact

Visual Amenity/ External Appearance

Impact Upon Residential Amenity

Impact Upon the Character and Appearance of the Conservation Area

Highways and Parking

Ecology

Principle of Development

- 6.2 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"*.
- 6.3 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 six criteria which include (4) *"the development is for small scale tourism or recreational developments appropriate to a rural area"*. As the development is for one unit of holiday accommodation the proposal meets the requirements of policy DMG2 and is in principle acceptable. The Officer's report to the previous application on the site confirmed that the proposed holiday accommodation on the site in principle *"accords with the general intentions of Key Statement EC3"*. The scale of development was also confirmed to be acceptable. *"As such the proposed development is considered to fall within the threshold of small scale tourism and would therefore satisfy the requirements of Policy DMG2 with respect to the exceptions made for tourism within the Borough's Tier 2 Settlements"*.
- 6.4 The Council's planning policies are supportive of tourism development as it provides employment and contributes positively to the local economy.
- 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 nights 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 It is envisaged that the proposed holiday accommodation would appeal to couples and families 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.
- 6.8 The business plan submitted with the application demonstrates that the proposed accommodation is designed to 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.
- 6.9 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."

6.10 The proposal meets the tests in DMB3 (2) 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 unit is single storey, simple in design and reflects the character of the dwellings and buildings nearby.

6.11 In the previous application the development for two holiday units was regarded as being well related to the existing highway network, that the level of potential traffic movements was not of concern. It was commented that the site is not well related to public transport, but it was

concluded that *“the proposal is however considered to be compliant with criteria 4 of policy DMB3”*. The proposed development is now for one unit and continues to comply with DMB3 (4). In regard to public transport NPPF Paragraph 89 states *“planning policies and decisions should recognise that sites to meet local business and community needs may have to be found adjacent or beyond existing settlements, and in locations that are not well served by public transport.”* The bus service available in Sawley is comparable to most rural bus services in the area. To require all holiday accommodation to be served by a frequent bus service would be impractical and result in permissions for holiday accommodation only being granted within the larger urban settlements. Permissions for new build holiday accommodation have been approved in many rural areas of the Borough including in places where there is no access to public transport. Where applications satisfy all the relevant policies in the Core Strategy the Council has stated:

“However, the nature of tourism accommodation means that they are often located in quiet and tranquil locations where occupants can enjoy the scenic beauty of an area”. See appendix 7 Delegated report 3/2025/0550 page 4 second paragraph and

“The principle of development is secured against policies DMG2 and DMB3, would bring small scale economic benefits to the local area. No adverse impacts are identified in respect of visual impact, residential amenity, highway safety, ecology and trees. Weighing against the development is the reliance on private motor vehicle, however this alone is not considered to result in sufficient harm to justify a refusal of planning permission”. appendix 8 Delegated report 3/2023/0959 page 4 concluding paragraphs. Both locations have no access to a bus service or other public transport. In these circumstances, the location of the application site can be considered to satisfy Policy DMB3 and policy DMG3 in that it is in walking distance of the bus stop.

- 6.12 As before the development is supported by a tree survey, a preliminary ecological appraisal and biodiversity net gain assessment which show that the relevant nature conservation impacts of the development have been taken into account and the proposal accords with policy DMB3 (6)

Landscape and visual impact

- 6.13 The main issue with the previous application leading to the refusal of permission was the impact of the development on the visual quality of the surrounding landscape. It was regarded as an inappropriate form of development leading to an urbanising impact on the surrounding National Landscape.

- 6.14 Policy DMB3 of the Ribble Valley Core Strategy 2004 supports proposals that extend the range of tourism and visitor facilities, subject to a number of criteria. Within the AONB, the policy states that proposals should not introduce development into an area largely devoid of structures. However, owing to the presence of the nearby buildings, that is not the case here. Policy DMB3 also requires that development is physically well related to an existing group of buildings. The application site is adjacent to Ribble Dene and its substantial outbuilding and will not extend beyond the built form along the unadopted track X1670 further northwards than the existing buildings.
- 6.15 Visual impact has been further reduced through the siting of the building close to the track and being set down and cut into the slope of the land. The garden area is confined to an area close to the building. The rest of the land is to be managed for biodiversity net gain purposes see Biodiversity Net Gain Assessment Figure 2. This shows that the majority of the land around the unit will be kept as neutral grassland and only a small area is to be kept as vegetated garden.
- 6.16 The surrounding landscape is used for grazing and is a managed landscape. Photograph 3. The appearance of the surrounding fields is different from the application site which is unmanaged and overgrown. Photograph 4. The site has a closer relationship to the settlement of Sawley, than the surrounding agricultural landscape and is within the settlement boundary.
- 6.17 The Forest of Bowland National Landscape, Landscape Character Assessment was published in July 2025. The relevant part of Development Management section of Landscape Character Type (LTC) F: Undulating Lowland Farmland with Wooded Brooks on page 212 states
- “ Ensure that any new development on the edges of villages reflects the characteristic clustered or linear form and respects views to features and landmarks, such as church towers on the approaches to villages.
- Encourage the use of local building materials, in particular gritstone and limestone for any alterations or new built form.
- Conserve open views towards the surrounding higher Moorland Plateaux and Unenclosed and Enclosed Moorland Hills LTCs.
- Conserve open and framed views across and into the corridors of the River Ribble and Lune.” See Appendix 2
- 6.18 The design of the unit reflects the character of the buildings in the local area. The dwellings Ribble View and Ribble Dene close by, have gable features on their principal elevations

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 development. The height of the gable was shown as 4.752 m and the combined width of the gables were shown as just under 10m wide. See photographs 2 and 5. There is also a pair of gables on the front of Ribble View see photograph 6. Ribble View and Ribble Dene have a higher ridge height than the proposed holiday accommodation. These photographs were taken from the bridleway.

- 6.19 Photograph 7 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 x1640 are visible in the background. The application site is to the left of the track, and the route of the bridleway 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 from the bridleway 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. See photograph 8.
- 6.20 There are views of the site from the wider landscape. The site is just visible from Smalden Lane see photograph 9 The development will integrate with and be mostly screened by the existing development which is in front and to the south side of the site. It sits at the foot of the rising grazing land to the east. Photograph 10 is taken from the field gate to the north of Sawley Bridge before the road junction. Photograph 11 is taken from the same place with a zoom lens. Photograph 12 is taken from public footpath FP0339007 and photograph 13 is taken further north along the path close to a galvanised field gate. 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.
- 6.21 It should be noted that all of the buildings on the east side of the access track X1670 are two storeys in height, whereas the proposed development is single storey. Only the roof of the proposed unit is likely to be visible from long range views see section A-A of 6962-P11, and the ridge of the unit will be lower than the ridge of Woodpecker House the two-storey dwelling to the south of the site see section B-B. 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 views close by and in the wider landscape. The parking and turning areas will be visually enclosed by the existing development.

- 6.22 The visual impact of the development on the landscape is minimal. The development represents a change to the application site, but it is not harmful to the character and appearance of the area. It will be seen in the context of the buildings around it on the edge of the linear settlement of Sawley. The proposed landscaping and planting to achieve biodiversity net gain will achieve a positive enhancement to the visual qualities of the site and ensure that the site is maintained and makes a positive contribution to the visual quality of the area.
- 6.23 The proposal meets the Development Management Aims of the Forest of Bowland National Landscape, Landscape Character Assessment by reflecting the linear form of the village of Sawley and does not disrupt framed views across or into the corridor of the River Ribble. The nearest Landscape Character Type A: Moorland Plateaux is Landscape Character Area A5: Pendle Hill. The nearest Landscape Character Type B: Unenclosed and C: Enclosed Moorland Hill are Landscape Character Area B4: Pendle Hill Moorland and Landscape Character Area C3: Easington which are some distance away with no intervisibility with the site and are not influenced by the proposed development.
- 6.24 The proposal is compliant with policy EN2 Landscape, the relevant parts of DMB3 and DMG2 and Policy DMG1 in relation to landscape character of the Core Strategy and paragraphs 135 c and 189 of the NPPF.

Visual Amenity/ External Appearance

- 6.25 Landscape Character Assessment LTC F: Undulating Lowland Farmland with Wooded Brooks, Development Management, encourages development in the National Landscape area to use local building materials, in particular gritstone and limestone for any alterations or new built form. 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 natural 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.
- 6.26 The previous proposal was criticised for including solar panels in the proposed holiday units and the large areas of glazing that was proposed. There is an example of solar panels on the property Park House within the conservation area at the northern end of the village see photograph 14. The gables of Park House face the river, and the solar panels are fixed to the southern roof slope similar to the arrangement proposed at the application site. These solar panels appear to have been granted permission in 2014 reference 3/2014/0990. Permitted

development rights allow householders to install solar panels on the roofs of dwellings, and this includes dwellings within the National Landscape. The Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 14. If solar equipment was so harmful to the visual qualities of the National Landscape the Government would have excluded these rights in this area. The proposal is for the panels to have a matt finish to reduce reflections. Policy DME5: Renewable Energy supports renewable energy schemes as does NPPF paragraph 16.1. The quantity of glazing has been reduced and removed from the upper section of the gable. The proposed parking area has been reduced as the development is now for one unit. A larger proportion of the site will remain undeveloped and reserved for natural landscaping to provide biodiversity net gain.

Residential amenity

- 6.27 The proposed holiday accommodation is small scale accommodating up to 4 people. The unit is set within its 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. This is confirmed by the noise assessment. The principal windows face west towards the river looking towards the gap between Ribble Dene and its detached outbuilding see photographs 15 and 16. There is a fence along eastern boundary of Ribble Dene adjacent to the track. Photograph 16. The position of the unit on the site will not lead to a significant loss of privacy to the occupiers of Ribble Dene. The location of the proposed unit is very similar to the southern unit on the previous application. That development was not considered to have an adverse impact on residential amenity of Ribble Dene to the west or Woodpecker House to the south and was considered compliant with Policy DMG1 and paragraph 135 (f) of the NPPF.

Impact upon the Character and Appearance of the Conservation Area.

- 6.28 The site is outside the conservation area of Sawley adjacent to its north-eastern extent. The Officer report on the previous application concluded that the development “*would not be read in concert with any of the area’s elements of special interest*” and “*would not be read in concert with any of the area’s key views as referenced on the Sawley Conservation Area Townscape Appraisal Map*”. It was concluded that “*it is not considered that the proposed development would have any undue impact upon the character and appearance of the Sawley Conservation Area. As such, the proposed development would satisfy the requirements of Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.*” It is reasonable to conclude that the reduce scale of the proposed development will have no greater impact on the Conservation Area than the previous proposal and should be supported in this respect.

Highways and Access

- 6.29 The development will use a surfaced track off Sawley Old Brow. Sawley Old Brow is lightly trafficked, and vehicles are likely to be travelling slowly and carefully due to the bends 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 Local Highway Authority LHA did not object to the previous application and recommended amendments to the site access. It confirmed that there is adequate visibility for drivers at the junction of the unclassified road and Sawley Old Road. See appendix 9 Local Highway Authority comments on application 3/2024/0672 dated 18th September 2024.
- 6.30 The recommendations put forward by the LHA have been incorporated into the scheme including visibility splays at the junction of the site access on to X1670 and reduction in the width of the access to 5.5m. A cycle store and bin storage has been provided. The proposal is compliant with Key Statement DMI2 and policy DMG1. The site is also within walking distance of a bus stop near the Spread Eagle Inn. Visitors can access the site by other means than the private car in accordance with policy DMG3.

Ecology and Trees.

- 6.31 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 when the development is completed.
- 6.32 The submitted ecology survey indicates that the development will not harm any protected species and suggestions are made for enhancements for bat roosting and bird nesting. The biodiversity net gain assessment shows that the biodiversity enhancement required can be entirely met on site.

7 CONCLUSION

- 7.1 The proposed holiday accommodation and parking will provide a high quality two bedroomed self-catering holiday accommodation which 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.

Appendices

- 1 Photographs and key
- 2 Forest of Bowland National Landscape, Landscape Character Assessment July 2025 Extracts
- 3 Decision notice 3/2024/0672
- 4 Officer Report 3/2024/0672
- 5 Refused plans not to scale 3/2024/0672
- 6 Business Plan
- 7 Delegated report 3/2025/0550
- 8 Delegated report 3/2023/0959
- 9 Local Highway Authority comments on application 3/2024/0672 dated 18th September 2024.