

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	BT	Date:	8/10/26	Manager:	LH	Date:	9/10/26

Application Ref:	3/2026/0476			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	26/8/26	Site Notice:	26/8/26	
Officer:	BT			
DELEGATED ITEM FILE REPORT:				REFUSAL

Development Description:	Proposed construction of one single-storey short-term holiday let.
Site Address/Location:	Land North of Woodpecker House, Sawley Old Brow, Sawley, BB7 4LF.

CONSULTATIONS:	Parish/Town Council
Bolton by Bowland Parish Council:	Object to the proposal on the following basis: - Concerns that the proposal will give rise to future applications for use of the holiday lets as permanent dwellings - Concerns raised with respect to the accuracy of the submitted business plan - Concerns raised with respect to the accuracy of the proposal's supporting information with respect to the site's planning history - Concerns raised with respect to the impact of the proposal upon the visual amenities of the area - Concerns raised with respect to the impact of the proposal upon the ecology of the area - Concerns regarding the steep banking in the garden and the prospect of landslip and drainage issues if excavated

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections subject to conditions.
RVBC Countryside:	No objections subject to condition.
RVBC Environmental Health:	No objections subject to conditions.
Greater Manchester Ecology Unit (GMEU):	Consulted 21/8/26 – no response received.
CONSULTATIONS:	Additional Representations.

Objections have been received from three households in relation to the proposal which are summarised as follows:

- Impact of the proposal upon residential amenity
- Impact of the proposal upon visual amenity
- Impact of the proposal upon the Sawley Conservation Area
- Impact of the proposal upon highway safety
- Impact of the proposal upon the ecology of the area
- Impact of the proposal upon flood risk
- The proposal would not amount to sustainable development
- Concerns raised with respect to the accuracy of the proposal's supporting information

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement DS1: Development Strategy

Key Statement DS2: Sustainable Development

Key statement EN2: Landscape

Key Statement EN5: Heritage Assets

Key Statement EC3: Visitor Economy

Key Statement DMI2: Transport Considerations

Policy DMG1: General Considerations

Policy DMG2: Strategic Considerations

Policy DMG3: Transport & 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

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2026/0672:

Proposed construction of two single-storey short-term holiday lets (Refused)

3/1996/0086:

Outline application for one bungalow (for occupation by disabled person) (refused, dismissed on appeal)

3/1994/0446:

Extension of existing curtilage (Approved)

3/1990/0013:

One detached house (Refused, dismissed on appeal)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to land sited to the North-east of the property known as Woodpecker House in Sawley within the Forest Of Bowland National Landscape. The land parcel in question lies within the North-eastern extents of Sawley's defined settlement area and roughly comprises a triangular shaped parcel of agricultural land approximately 0.1 hectares in area. The site primarily comprises overgrown grassland with a native tree mix lining the site's Eastern perimeter with additional trees sited within the central and Southern portions of the site and with the topography of the application site sharply ascending from West to East. Access to the land parcel is via an unadopted track (X1670) off Sawley Old Brow to the South-west with an agricultural building and small cluster of residential properties lying to the West and South-west of the proposal site respectively. The village centre of Sawley lies approximately 500 metres away to the South-west with the wider area comprising a mixture of woodland, agricultural land, isolated residential properties, farmsteads and open countryside.

Proposed Development for which consent is sought:

Planning consent is sought for the construction of one single storey short-term holiday let with associated access, vehicle parking and landscaping. Due to the topography of the site engineering works would be required to facilitate a level site.

Principle of Development:

Key Statement EC3 states:

'Proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged, including the creation of new accommodation and tourism facilities through the conversion of existing buildings or associated with existing attractions.'

In this instance, the proposal relates to the creation of new tourist accommodation that could potentially offer small scale benefits to the economy of the Borough. As such, the proposed development would accord with the general intentions of Key Statement EC3.

The application site lies within the defined settlement area of Sawley which is identified as a Tier 2 Settlement within the Ribble Valley Core Strategy. Policy DMG2 of the Core Strategy requires development within Tier 2 settlements to meet at least one of six exceptions, one of which allows for developments for small scale tourism or recreational developments appropriate to a rural area. In this instance, the proposed development relates to the provision of a single holiday let unit which would provide a basic level of amenities. 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.

Key Statement DM12 and Policy DMG3 of the Ribble Valley Core Strategy require new development to be located to minimise the need to travel, with good access by foot and cycle and convenient links to public transport. This is consistent with Policy TR3 of the NPPF (2026) which seeks to direct development to sustainable locations where possible. With regards to the local bus service, a bus stop lies approximately 300 metres away to the South-west of the application site which is served by four school buses (the number 629, 659, 861 and 903) along with the number C3 public bus which stops at the principal settlement of Clitheroe. The C3 bus runs from 08:57 to 16:57 two hourly Monday to Saturday, with journey times to Clitheroe being approximately 18 minutes. These bus services, including Sunday services are therefore limited and as such are not considered to be of a duration or frequency that would make travelling by public transport an attractive method of transport for future occupiers.

Whilst the site may be considered to have access to a reasonable bus service, there are other considerations to whether a site is sustainable in respect of walking and cycling options. In this instance, access to the bus stop would largely be via rural roads with no pavement or street lighting. Services and amenities within Sawley for visitors are also very limited. In addition, analysis shows the application site

as being roughly a 1 hour 30 minute walk from the nearest substantial services and amenities which in this instance are located within the defined settlement area of Clitheroe, with the shortest walking route from the application site to Clitheroe being via unadopted track X1670, Sawley Old Brow, Sawley Road (Sawley), the A59 Highway, Sawley Road (Chatburn), Crow Trees Brow, Clitheroe Road and Chatburn Road, with parts of this route being unlit and without pavements and designated cycle lanes. As such, it is not considered likely that future occupants of the proposed holiday let would be able to access services, amenities and additional public transport links within Clitheroe by foot or bicycle as these would not be an attractive or safe mode of travel. Consequently, future occupants of the proposed holiday let would likely be reliant upon the use of private motor vehicles to access key services and facilities and the site is therefore not considered to be a suitable or sustainable location.

The application's supporting statement makes reference to new build tourist developments with limited public transport links being approved elsewhere in the Borough as a means of justifying the proposed development however the supporting statement also acknowledges that such developments were approved on the basis of there otherwise being no additional Core Strategy policy conflicts. In this case, the proposed development is considered to be in conflict with numerous Core Strategy policies in addition to numerous decision making policies within the NPPF (2026) therefore the acceptance of a development within an unsustainable location is not considered to be justified in this instance. The proposed development therefore fails to satisfy the requirements of Key Statement DMI2 and Policy DMG3 of the Core Strategy and Policy TR3 of the NPPF (2026).

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.*

Having regard to criteria point 2 of Policy DMB3, the application site lies in close proximity to a cluster of residential properties on unadopted track X1670 therefore the proposed holiday let would be well related to existing built form. The proposal would therefore be compliant with criteria point 2 of Policy DMB3.

Turning to criteria point 4, the proposal site shares reasonable connectivity with Sawley Road (a 'C' classified road) via unadopted track X1670 and Sawley Old Brow and is therefore considered to be well related to the existing highway network. In addition, no concerns have been raised with respect to potential traffic movements from the proposed development in the response from LCC Highways. As

previously noted, the poor connectivity of the site to the nearest bus stop for pedestrians means the application site is not well related to the public transport network. The proposal is however considered to be otherwise generally compliant with criteria point 4 of Policy DMB3.

With respect to criteria point 5, analysis shows that adequate vehicle parking space for the proposed holiday let could be accommodated within the application site and this has been confirmed by the LHA. The application's proposed site plan indicates the provision of both soft and hard landscaping to serve the proposed development. No details of this have been provided however analysis shows that the application site comprises the necessary space to accommodate these works. The proposal would therefore satisfy criteria point 5.

Turning to criteria point 6, a tree survey, arboricultural impact assessment, preliminary ecological appraisal and biodiversity net gain report have been provided in support of the application therefore it is considered that relevant nature conservation impacts from the proposed development have been taken into account in this instance (these aspects are assessed in more detail below in the Landscape / Ecology section of this report). The proposal would therefore satisfy criteria point 6 of Policy DMB3.

Notwithstanding the above, criteria point 1 of Policy DMB3 stipulates that proposals for development must not be in conflict with other policies of the Core Strategy, with the relevant policies in this being Key Statement DMI2 and Policies DMG1, DMG2, DMG3 and DME5. As conveyed above, the proposed development is not considered to be sited in a sustainable location and therefore fails to satisfy the requirements of Key Statement DMI2 and Policy DMG3. Policy DMG1 requires consideration to be given towards issues of design and visual appearance and in this instance the proposed development is not considered to be acceptable in relation to these issues. Similarly, whilst it is acknowledged that the proposal would be compliant with Policy DMG2 with respect to constituting small scale tourism, the same policy also requires development to protect, conserve and enhance the Forest Of Bowland National Landscapes however in this instance it is not considered that the proposed development would achieve this. Policy DME5 of the Core Strategy seeks to support the use of renewable energy schemes, subject to assessment of the visual impact of the proposal, with a greater degree of scrutiny to be applied to proposals for renewable energy schemes within or close to the Forest of Bowland National Landscape. The proposed introduction of microregeneration equipment to the proposal site is not considered to be acceptable in this instance in the context of the site's rural and unspoilt character (these aspects of the proposal are discussed in more detail in the 'Visual Amenity/External Appearance' section of this report). Consequently, the proposed development is considered to be in conflict with the aims and objectives of Key Statement DMI2 and Policies DMG1, DMG2, DMG3 and DME5 and would therefore fail to satisfy criteria point 1 of Policy DMB3.

Criteria point 3 of Policy DMB3 states that development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design however as conveyed above it is not considered that the proposal would meet this criteria. The proposal would therefore fail to satisfy criteria point 3 of Policy DMB3.

Policy S4 of the NPPF (2026) states that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects when assessed against the decision making policies of Framework. In this instance, it is considered that any economic benefits of the proposed development (which in any case would be limited in scale) would be substantially outweighed by adverse effects pertaining to design and visual impact when having regard to Policies DP3 (1) and N4 (1) of the Framework (these aspects of the proposal are discussed in more detail in the 'Visual Amenity/External Appearance' section of this report). In a similar vein, whilst Policy E4 of the NPPF (2026) provides support for rural business developments (including tourism developments and developments in locations that are not well served by public transport), the same policy also carries a requirement for new buildings to be well designed, for previously developed land to be utilised where possible, and for the siting and design of developments as a whole to be appropriate with regards to the character of their surroundings however in this instance the proposed development would involve the use of previously undeveloped land and is not considered to be well designed or appropriate in the

context of its surroundings and as such would be in conflict with the aims and objectives of Policy E4. Policy L2 (b) of the NPPF states that substantial weight should be given towards proposals which make better use of vacant and underutilised land however in light of the visual harm that would arise from the proposal it is not considered that the proposed development would achieve this objective. Policy CC2 (2) of the NPPF states that substantial weight should be given towards the benefits of incorporating low carbon energy sources into development proposals. Whilst the utilisation of solar energy in the proposed development would deliver some small scale environmental benefits, it is not considered that these would outweigh the cumulative visual harm arising from the proposal. In light of the above, the proposed development is considered to be in conflict with the aims and objectives of Policy S4 of the NPPF (2026).

Taking account of all of the above, the proposal would fail to satisfy the requirements of Key Statement DMI2 and Policies DMG1, DMG2, DMG3, DME5 and DMB3 and Policies TR3 and S4 of the NPPF (2026) and is therefore considered to be unacceptable in principle.

Impact Upon Residential Amenity:

Policy DMG1 of the Core Strategy requires all proposals for development to consider the effects of development upon existing amenities.

In this instance, the South-eastern facing elevation of the proposed holiday let would contain a window serving a bedroom which would face towards the adjacent neighbouring receptor of Woodpecker House however a separation distance of approximately 25 metres would be in place between the holiday let and Woodpecker House which would allow adequate privacy levels to be maintained. In addition, the large majority of the bedroom window within the holiday let would be screened by a retaining wall feature. Furthermore, a sufficient separation distance would be in place between the proposed holiday let and neighbouring receptor of Ribble Dene. Consequently, given the separation distances that would be in place, no concerns are raised with respect to loss of privacy, outlook or natural light to the proposal site's immediate residential receptors.

Use of the proposed holiday let accommodation has the potential to invite some noise disturbance however a noise assessment has been provided in support of the application which has been subject to review from the Council's Environmental Health team who have raised no concerns in relation to the findings of this assessment or with regards to general issues pertaining to potential noise and disturbances arising from the proposed development.

Having regard to the amenity of future occupants of the development, all habitable rooms within the proposed holiday let would be served by a sufficient quantity of windows therefore future users of the holiday let accommodation would receive an adequate provision of natural light and outlook to support the proposed residential use.

Consequently, it is not considered that the proposed development would be harmful to the amenity of any neighbouring residents or future users of the site. The proposed development would therefore be compliant with the aims and objectives of Policy DMG1.

Impact upon Character/appearance of Conservation Area:

With reference to making decisions on applications for development in Conservation Areas, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

"...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

This guidance is reiterated in Key Statement EN5 of the Ribble Borough Valley Core Strategy which stipulates that all development proposals should respect and safeguard the character, appearance and significance of all Conservation Areas.

The *Sawley Conservation Area Appraisal (2005)* identifies numerous elements as contributing to the Conservation Area's special interest which include:

- The ruins of Sawley Abbey (Grade I Listed Building and Scheduled Monument)
- Sawley Bridge (Grade II Listed Building)
- Numerous additional Listed Buildings
- Setting of the village on the banks of the River Ribble
- Numerous key views

In this instance, the proposal site adjoins the North-eastern extents of the Sawley Conservation Area and as such lies within its setting however analysis shows that the proposed development would not be read in concert with any of the area's elements of special interest listed above. Further analysis shows that the proposed development would not be read in concert with any of the area's key views as referenced on the Sawley Conservation Area Townscape Appraisal Map.

In light of the above, 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.

Visual Amenity/External Appearance:

Policy DP3 (1) of the NPPF states:

'Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings.'

Policy DMG1 of the Ribble Valley Core Strategy provides general design guidance as follows:

'All development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing and style...particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character.'

With respect to development in National Landscapes, Policy N4 (1) of the NPPF states:

'Development proposals within Protected Landscapes should be limited in scale and extent and sensitively located and designed to avoid harm to the statutory purposes and special qualities of the Protected Landscape. Substantial weight should be placed on the importance of conserving and enhancing the natural beauty of these areas.'

The above is reiterated within Key Statement EN2 of the Core Strategy:

'The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area. As a principle the Council will expect development to be in keeping with the

character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.'

Policy DME5 of the Core Strategy seeks to support the use of renewable energy schemes, subject to assessment of the visual impact of the proposal, including design, colour, scale and impact upon the surrounding landscape, with a greater degree of scrutiny to be applied to proposals for renewable energy schemes within or close to the Forest of Bowland National Landscape.

In this instance, the proposal site primarily comprises an area of undeveloped grassland with numerous trees, shrubs and bushes sited within the interior of the site and with numerous native trees serving as a natural boundary to the Eastern perimeter of the site. In addition, the proposal site occupies a visually prominent position by virtue of its topography which sharply ascends Eastwards from unadopted track X1670. As such, the proposal site comprises a distinctly natural and unspoilt character by virtue of its abundance of green features and absence of any built form, with the proposal site contributing to the visual amenities of the area through forming part of the wider unspoilt open countryside which lies to the North-east of Sawley.

The proposed development would necessitate the creation of a sizeable hardstanding area within the centre of the site in order to accommodate the site's vehicle access, driveway and parking area. Additional hardstanding would also be required to accommodate the proposed holiday let in addition to a sizeable retaining wall feature. As such, a discernible portion of the site's natural features would be lost to the proposed development. It is noted that the proposal would incorporate replacement tree planting and soft landscaping however this would comprise a largely manicured appearance and as such would be largely at odds with the existing natural character of the site. In addition, a significant quantity of ground excavation would be required in order to level off the site which in turn would result in the loss of the site's naturally sloping topography which forms part of the wider moorland which ascends to the East of the site. Accordingly, all of the above works would result in a significant transformation of the existing site, with the site's natural and unspoilt character being largely engulfed by the resultant development. Whilst it is noted that a single unit of holiday let accommodation is now proposed (compared with previous proposal 3/2024/0672 which proposed two units), the proposal would nonetheless result in the introduction of the same harmful urbanising features which would cumulatively still carry a harmful visual impact.

Whilst it is acknowledged that built form exists within the immediate vicinity of the proposal site, the proposed development would nonetheless extend the existing extent of built form on unadopted track X1670 further Northwards through introducing the proposed holiday let and its associated hardstanding, garden area and domestic paraphernalia into currently undeveloped land which in turn would have an urbanising impact on the visual amenities of the area. In addition, the proposed holiday let would incorporate large glazed openings within its North-western elevation which would be predominantly at odds with the more traditional fenestration within the dwellings to the South-west of the site. Furthermore, analysis shows a predominant absence of microgeneration equipment on properties within the immediate area therefore the solar panels proposed for the holiday let would read as equally incongruous features that would have a further urbanising impact upon the area. The application's supporting statement makes reference to the presence of glazed gable features and microgeneration equipment within the vicinity of the proposal site as a means of justifying the design components of the proposal however these were added as supplementary features to domestic properties in an existing residential setting and as such are not considered to be comparable to the development being proposed under this application as a means of justifying a visually incongruous form of development.

Moreover, the proposed development would be publicly viewable in close range views from unadopted track X1670 and Public Right Of Way BW0339016. Analysis shows that the resultant development would also be visible in long range views from the East from Public Right Of Way FP0339007 and Smalden Lane. As such, the proposed development would have a discernible visual impact within the surrounding landscape.

In light of the above, it is considered that the proposal would constitute an inappropriate form of development in as much that the cumulative visual impact of the holiday let, microregeneration equipment, hardstanding areas, garden area, retaining wall feature and associated domestic paraphernalia would collectively have a harmful urbanising impact upon the surrounding National Landscape that would neither enhance or conserve the visual amenities of the immediate or wider landscape. The proposal would therefore fail to satisfy the requirements of Policies DP3 (1) and NPPF N4 (1) of the NPPF and Key Statement EN2 and Policies DMG1 and DME5 of the Core Strategy.

Highways and Parking:

The proposed development has been subject to review by Lancashire County Council Highways who have raised no issues with respect to access, parking provision or general highway safety. The LHA response recommends for the imposition of conditions with respect to construction management, visibility splays, access arrangements, vehicular parking areas and secure cycle storage, all of which would need to be imposed in the event of any future planning consent being granted. On this basis, it is not considered that the proposed development will have any undue impacts upon highway safety as such the proposal satisfies Policy DMG1 of the Core Strategy (highways).

Landscape/Ecology:

Trees

A Tree Survey has been provided in support of the application which shows that the proposal would require the removal of a grouping of Willow and Hawthorn trees (groupings G2 and G3 on the submitted tree survey and arboricultural impact assessment). The trees to be removed hold low category value (C) and their loss would be compensated for through replacement tree planting therefore no concerns are raised with respect to the removal of these trees from an arboricultural perspective, albeit the loss of native trees would impact on the site's character as previously mentioned. The root protection areas of all remaining trees within the application site would be protected during the construction phase of the proposed development.

Protected species and habitat

A preliminary ecology appraisal has been provided in support of the application which identifies potential risks to nesting birds and bats from the proposed development. As such, recommendations have been made with respect to bird and bat box provision, timing of works and good practice lighting in order to minimise adverse impacts upon the aforementioned species in the event of any planning consent being granted.

BNG

A biodiversity net gain assessment has been provided in support of the application. The submitted Biodiversity Net Gain Assessment shows that the proposed development would deliver a net gain in biodiversity to the application site in excess of the statutory 10% requirement through on-site enhancements. As such, the proposed development would satisfy the statutory requirements with respect to biodiversity net gain.

Observations/Consideration of Matters Raised/Conclusion:

The proposal is considered to fall within the threshold of small scale tourism however the proposed development, by virtue of its introduction of numerous urbanising features into undeveloped land with a predominantly natural character would nonetheless fail to protect, conserve or enhance the visual amenities of the surrounding landscape and would therefore be in conflict with the aims and objectives

of Policy DMG2. Consequently, the proposal would fail to satisfy the requirements of Policy DMB3 which stipulates that proposals for development must not be in conflict with other policies of the Core Strategy or undermine the character, quality or visual amenities of the plan area by virtue of their scale, siting, materials or design. Visitors would also be largely dependent on private motor vehicle due to the site's poor connectivity to public transport links and the very limited facilities and services within Sawley. In addition, whilst Policy S4 of the NPPF (2026) provides support for development proposals within settlements it is considered that the benefits of approving the proposed development would in this case be substantially outweighed by adverse effects pertaining to design and visual impact when having regard to Policies DP3 (1), N4 (1), E4, L2 (b) and CC2 (2) of the Framework. For the above reasons the proposed development is therefore considered to be unacceptable in principle.

Furthermore, the proposal would constitute an inappropriate form of development in as much that the cumulative visual impact of the holiday let, microregeneration equipment, hardstanding areas, garden area, retaining wall feature and associated domestic paraphernalia would collectively have a harmful urbanising impact upon the surrounding National Landscape that would neither enhance or conserve the visual amenities of the immediate or wider landscape. The proposal would therefore fail to satisfy the requirements of Policies DP3 (1) and NPPF N4 (1) of the NPPF and Key Statement EN2 and Policies DMG1 and DME5 of the Core Strategy.

It is for the above reasons and having regard to all material considerations and matters raised that planning consent be refused.

RECOMMENDATION:	That planning permission be refused for the following reasons:
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| 01: | The proposed development amounts to an inappropriate form of development in a rural area which fails to benefit from the policy support afforded by Policy DMB3 of the Ribble Valley Core Strategy and Policy E4 of the NPPF due to its inappropriate design and siting. Additionally, visitors would be largely dependent on private motor vehicle due to the site's poor connectivity to public transport links and the very limited facilities and services within Sawley, which does not accord with Policy DMG3 of the Ribble Valley Core Strategy or Policies TR3, L2 (b) and CC2 (2) of the NPPF (2026). The proposed development is therefore considered to be unacceptable in principle and the environmental harm identified would fail to meet the overriding objective of sustainable development. |
| 02: | The cumulative visual impact of the holiday let, microregeneration equipment, hardstanding areas, garden area, retaining wall feature and associated domestic paraphernalia on undeveloped land with a predominately natural character by virtue of their design and siting would collectively have a harmful urbanising impact upon the surrounding National Landscape that would neither enhance or conserve the visual amenities of the immediate or wider landscape. The proposal would therefore fail to satisfy the requirements of Policies DP3 (1) and N4 (1) of the NPPF and Key Statement EN2 and Policies DMG1, DMG2 and DME5 of the Core Strategy. |