

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

Construction of a single storey short-term holiday let.

Addendum to Planning Design and Access Statement
JDTPLO496 August 2026 Rev B

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ADDENDUM TO 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 The National Planning Policy Framework has been updated since the submission of this application and came in to force on the 17th August 2026. Annex A of the Framework states that

“The policies in this Framework are material considerations which must be taken into account in decision-making from the day of its publication”. Paragraph 3 of Chapter 1 states “Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The national decision-making policies in this Framework are a material consideration in making these decisions and should be read alongside the policies in the development plan”. Annex 3 paragraph 2 states “Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight. The only exception to this is where they have been examined and adopted or made against this Framework. Other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of this Framework.”

- 1.2 This addendum considers the proposal against the new National Decision Making Policies and concludes that the proposal is in conformity with the new Framework.

2. SUSTAINABLE DEVELOPMENT

- 2.1 The Framework supports development needs through sustainable patterns of development including enabling by *“maximising the potential for growth on suitable land within settlements, enabling development which will support the rural economy and rural communities and the provision of infrastructure and limiting development away from settlements to help safeguard the intrinsic character and beauty of the countryside.”* National Decision Making Policy (NDMP) S3 states, decisions on development proposals should apply a presumption in favour of sustainable development. NDMP S3 1.c states *“In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay”.*

- 2.2 The site is within the settlement boundary of Sawley. Therefore, S4: Principle of development within settlements applies. S4. 1 states *“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 national decision-making policies in this Framework”*. S4. 2 lists circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects, this includes where there would be a substantial adverse impact in relation to protected landscapes.
- 2.3 We have demonstrated in the Planning, Design and Access Statement that the development does not have an adverse effect on the visual qualities of the National Landscape. The proposal therefore meets the requirement of S4.2 aii, as there is no adverse effect that substantially outweighs the benefits of the development and is therefore in principle acceptable and should be approved in accordance with policy S4. 1.

3. SUPPORTING GROWTH

- 3.1 The objective of Chapter 7 Building a strong, effective economy is *“to enable businesses to invest, expand and adapt in a way that reflects the opportunities, challenges and characteristics of different areas, and supports long-term economic growth both locally and nationally.”* NDMP E2 Meeting the need for business land and premises states *“1. To support business growth, substantial weight should be given to:*
a. The economic benefits of proposals for commercial development which allow businesses to invest, expand and/or adapt;”
- 3.2 In rural areas NDMP E4 Rural business development states:
“1. In applying policy E2, the sustainable growth of businesses in rural areas should be supported, including through:
a. The conversion of existing buildings and well-designed new buildings;
c. Facilities to support rural leisure and tourism and measures to retain and expand accessible local shops and services”
- 3.3 We have set out in the Planning, Design and Access Statement how the proposal provides a well-designed development that will support the local economy through providing a tourism facility. The proposal accords with policy E2 and E4.

4. MAKING EFFECTIVE USE OF LAND

- 4.1 The aim of Chapter 12 is *“To promote the effective use of land in meeting the need for homes and other uses while safeguarding and improving the environment and ensuring safe and healthy living conditions”*. The proposed development would fall under the category of ‘other uses’. NDMP L2: Making effective use of land, requires substantial weight to be given to the benefits where a development proposal would achieve one or more stated aims which includes making better use of vacant and underutilised land and buildings. The application site is unused land within the settlement boundary of Sawley. The proposal accords with policy L2.

5. CLIMATE CHANGE

- 5.1 The proposal includes the provision of solar panels on the proposed building. The objectives of Chapter 5 Meeting the challenge of climate change include, to support the transition to net zero by 2050. NDMP CC2. 2 states *“substantial weight should be given to the benefits of improving the energy efficiency of existing buildings and/or drawing energy from district heat networks, renewable and low carbon sources (including through the installation of heat pumps and solar panels where these do not already benefit from permitted development rights) where this would be achieved through proposals for development.”* The inclusion of solar panels in the proposal accord with this policy and the benefits of this should be given substantial weight.

6. DESIGN

- 6.1 As we have already demonstrated the design of the development responds positively to its context and is in accordance with NDMP DP3.

7. TRANSPORT

- 7.1 The site is in a rural area. The proposal includes the provision of off-street parking and cycle parking to encourage the use of cycles in accordance with NDMP TR3.e.and TR4 1.e.

8. NATIONAL LANDSCAPE

- 8.1 The application site is located within the National Landscape which is includes as a Protected Landscape in the Framework. NDMP N4: Protected Landscapes, requires *“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". We have demonstrated in the Planning, Design and Access Statement that the development does not have an adverse effect on the visual qualities of the National Landscape. The proposal therefore meets the requirement of N4.

9. CONCLUSION

- 9.1 The Framework emphasises that within settlements development should be approved unless adverse impacts substantially outweigh the benefits. The proposal has been considered against the requirements of the National Development Management Policies in the new Framework. The proposal is compliant with the new policies in the Framework.