

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 June 2026

Judith Douglas BSc (Hons), Dip TP, MRTPI



Chartered Town Planner
Royal Town Planning Institute

8 Southfield Drive West Braddford, Clitheroe, Lancashire,
BB7 4TU

Telephone: 01200 425051

Mobile: 07729 302644

Email: enquiries@jdouglastownplanning.co.uk

Website: www.jdouglastownplanning.co.uk

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 P10 Proposed Site Plan

6962 P11 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

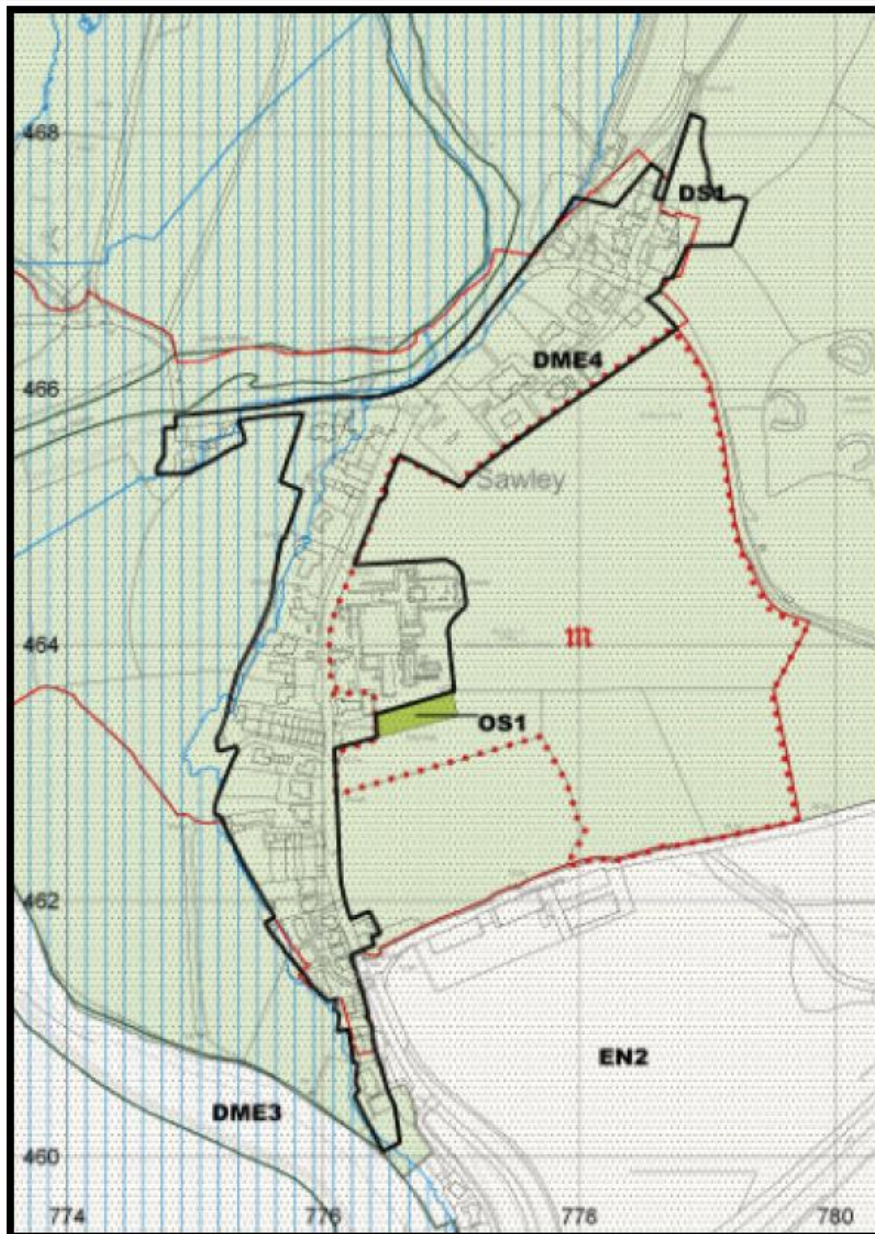
Tree Survey May 2026

Arboricultural Impact Assessment June 2026

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 LCTs.
- 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. 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.

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

Appendix 1

Photographs

Construction of a single storey short-term holiday let.

Photographs

JDTPL0496 May 2026

Judith Douglas BSc (Hons), Dip TP, MRTPI



Chartered Town Planner
Royal Town Planning Institute

8 Southfield Drive West Braddford, Clitheroe, Lancashire,
BB7 4TU

Telephone: 01200 425051

Mobile: 07729 302644

Email: enquiries@jdouglastownplanning.co.uk

Website: www.jdouglastownplanning.co.uk



1 Looking south along x1670 Ribble Dene and its outbuilding



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



3 The land surrounding the site is used for grazing. Image taken on the access road X1640 looking south towards the site



4 The application site from the access road X1640 looking north.



5. 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 4.39m



6 Gable features on Ribble View in stone viewed from the bridleway



7 Looking south towards the application site from the bridleway.



8 Approaching the application site along the bridleway which runs along the access X1640



9 View east from Smalden Lane towards the application site



10 View of the site from the road near Sawley Bridge



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



12 View east towards the application site from footpath FP0339007



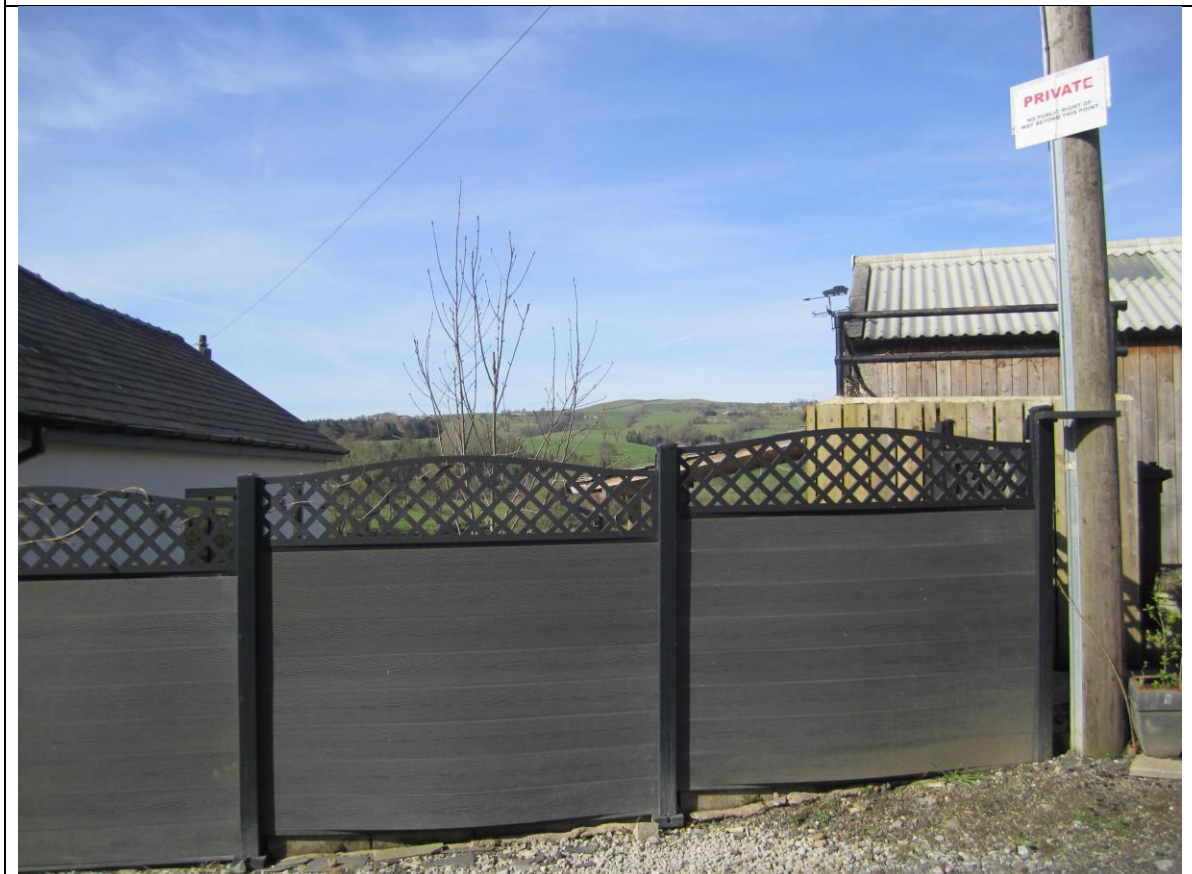
13 View south east towards the application site from footpath FP0339007



14 Solar panels at Park House



15 The detached outbuilding at Ribble Dene

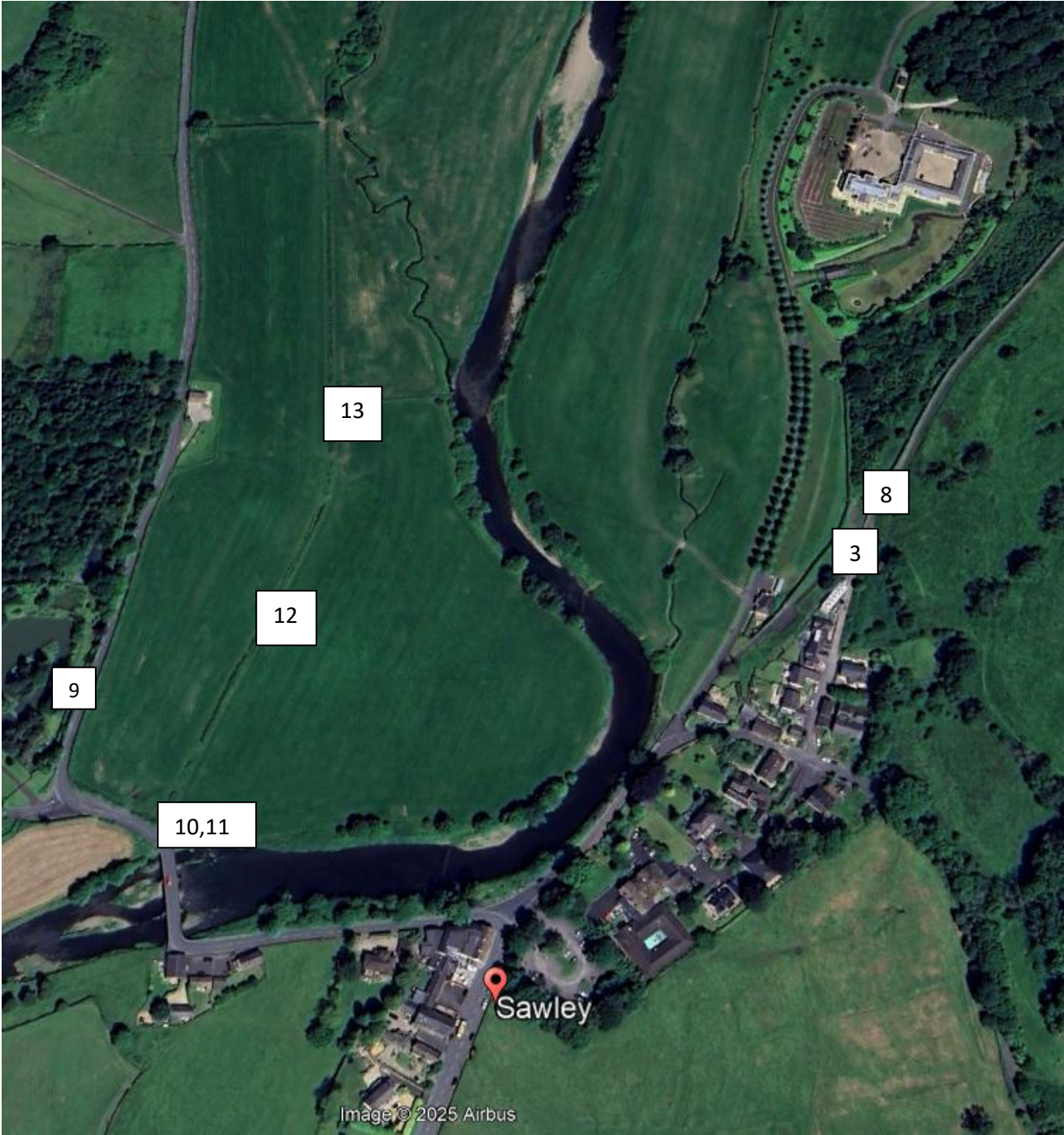


16 The gap between Ribble Dene and its outbuilding and the boundary fence at Ribble Dene

Photograph Key Below



Key 1



Key 2

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

APPLICATION NO: 3/2024/0672

DECISION DATE: 11 October 2024

DATE RECEIVED: 16/08/2024

APPLICANT:

Mr A Burns
4 Fieldway Chase
Oulton
Leeds
LS26 8HL

AGENT:

Mrs J Douglas
Judith Douglas Town Planning Ltd
8 Southfield Drive
West Bradford
Clitheroe BB7 4TU

DEVELOPMENT PROPOSED: Proposed construction of two single-storey short-term holiday lets.

AT: Land north of Woodpecker House Sawley Old Brow Sawley BB7 4LF

Ribble Valley Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission **has been refused** for the carrying out of the above development for the following reason(s):

- 1 The proposed development, by virtue of its introduction of numerous urbanising features into undeveloped land with a predominantly natural character would 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 of the Ribble Valley Core Strategy. Consequently, the proposal would fail to satisfy the requirements of Policy DMB3 of the Ribble Valley Core Strategy as it would undermine the character, quality and visual amenities of the plan area. 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, which does not accord with the objectives of Policy DMG3 of the Ribble Valley Core Strategy. 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.
- 2 The proposal would constitute an inappropriate form of development in as much that the cumulative visual impact of the holiday lets, microregeneration equipment, hardstanding areas, garden areas 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 Paragraphs 135 (C) and 182 of the NPPF and Key Statement EN2 and Policy DMG1 of the Core Strategy.

APPLICATION NO: 3/2024/0672

DECISION DATE: 11/10/2024

Note(s)

- 1 Applications for planning permission are assessed against the National Planning Policy Framework and the policies within the Core Strategy for the Ribble Valley. The Local Planning Authority adopts a positive and proactive manner and will consider representations, liaise with consultees, and seek amendments to proposals where appropriate within statutory timescales.
- 2 The proposal does not comprise sustainable development and there were no amendments to the scheme, or conditions that could reasonably have been imposed, which could have made the development acceptable. It was therefore not possible to approve the application.
- 3 This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Notes

Right of Appeal

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If it is a householder appeal it can be made online at: <https://www.gov.uk/appeal-householder-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

RIBBLE VALLEY BOROUGH COUNCIL
REFUSAL OF PLANNING PERMISSION CONTINUED

APPLICATION NO: 3/2024/0672

DECISION DATE: 11/10/2024

Purchase Notices

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	BT	Date:	10/10/24	Manager:	LH	Date:	11/10/24

Application Ref:	3/2024/0672			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	26/9/24	Site Notice:	26/9/24	
Officer:	BT			
DELEGATED ITEM FILE REPORT:				REFUSAL

Development Description:	Proposed construction of two single-storey short-term holiday lets.
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

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections subject to conditions.
RVBC Countryside:	No objections.
RVBC Environmental Health:	No objections subject to conditions.
Greater Manchester Ecology Unit (GMEU):	Request made for additional information to be provided in order to demonstrate that the biodiversity net gain requirement can be met.

CONSULTATIONS:	Additional Representations.
Four objections have been received in relation to the proposal which are summarised as follows: - Impact of the proposal upon visual amenity - Impact of the proposal upon highway safety - Impact of the proposal upon the ecology of the area - Impact of the proposal upon flood risk - Concerns raised with respect to the accuracy of the proposal's supporting information	

Additional concerns have been raised in relation to business competition however such concerns do not form the basis of a material planning consideration and as such cannot be assessed as part of this application.

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:

3/1996/0086:

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 two single storey short-term holiday lets 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 two holiday lets with each of these providing 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.

Policy DMG3 of the Core Strategy requires decision taking to consider the availability and adequacy of public transport and associated infrastructure to serve those moving to and from new developments. This is consistent with the NPPF which requires development proposals to promote sustainable transport. Whilst analysis shows the presence of a bus stop sited approximately 300 metres away to the South-west of the application site which is served by several bus services (629, 903, C3), access to the bus stop would largely be via rural roads with no footpath or street lighting. Services and amenities within Sawley for visitors are very limited. Accordingly, future occupants of the proposed holiday lets would be largely reliant on the use of private motor vehicles.

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 lets 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 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, 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 EC3 and Policies DMG2 and DMG3. Whilst it is acknowledged that the proposal would be compliant with Policy DMG2 with respect to constituting small scale tourism, the same policy also states (with respect to development within National Landscapes - formerly known as Areas Of Outstanding Natural Beauty):

'The most important consideration in the assessment of any development proposals will be the protection, conservation and enhancement of the landscape and character of the area...development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the AONB by virtue of its size, design, use of material, landscaping and siting.'

In this instance, 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. 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 new buildings, hardstanding areas, garden areas and associated domestic paraphernalia into currently undeveloped land which in turn would have an urbanising impact on the visual amenities of the area. On this basis, it is not considered that the proposed development would enhance or conserve the character of the surrounding National Landscape (the visual impact of the proposed development is assessed in further detail in the report's 'Visual

Amenity/External Appearance' section). Consequently, the proposed development is considered to be in conflict with the aims and objectives of Policy DMG2 and would therefore fail to satisfy criteria point 1 of Policy DMB3.

Furthermore, criteria point 3 of Policy DMB3 states that developments should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design and in this instance it is not considered that the proposal would meet this criteria for the reasons outlined above. The proposal would therefore fail to satisfy criteria point 3 of Policy DMB3.

Taking account of all of the above, the proposal would fail to fully satisfy the requirements of Policies DMG2 and DMB3 and is therefore considered to be unacceptable in principle.

Impact Upon Residential Amenity:

Paragraph 135 (f) of the National Planning Policy Framework states:

'Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users'.

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

In this instance, proposed holiday let unit 1 would be sited approximately 25 metres away from the North-eastern side elevation of Woodpecker House, with the South-eastern facing elevation of unit 1 comprising no windows serving habitable rooms. Proposed holiday let unit 2 would be sited considerably further away from the neighbouring properties to the South-west of the site within the Northern area of the application site. Consequently, given the orientation of the holiday lets and 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 given the small scale use proposed and separation distances that would be in place between the holiday lets and neighbouring properties, it is not anticipated that the noise generated from the proposal would be of a scale that would be of detriment to the amenity of the nearest neighbouring residents.

Having regard to the amenity of future occupants of the development, all habitable rooms within the proposed holiday lets 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 Paragraph 135 (f) of the NPPF and 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:

Paragraph 135 (c) of the NPPF states:

'Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting.'

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 within the Forest Of Bowland National Landscape, Paragraph 182 of the NPPF states:

'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty.'

Key Statement EN2 of the Core Strategy provides similar guidance:

'The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced...the Council considers that it is important to ensure development proposals do not serve to undermine the inherent quality of the landscape...the Council will also seek to ensure that the open countryside is protected from inappropriate development.'

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 and parking area. Additional hardstanding areas would also be required to accommodate the two holiday lets. As such, a significant portion of the site's natural features (approximately 40% of grassland) 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 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 holiday lets, hardstanding areas, garden areas and associated domestic paraphernalia into currently undeveloped land which in turn would have an urbanising impact on the visual amenities of the area. In addition, each of the proposed holiday lets would incorporate large glazed openings within their Northern / Western elevations 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 notable absence of microgeneration equipment on properties within the immediate area therefore the solar panels proposed for each of the holiday lets would read as equally incongruous features that would have a further urbanising impact upon the area.

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 lets, microgeneration equipment, hardstanding areas, garden areas 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 Paragraphs 135 (C) and 182 of the NPPF and Key Statement EN2 and Policy DMG1 of the Core Strategy.

Highways and Parking:

Lancashire County Council Highways have reviewed the proposal and have raised no concerns with the proposed development with respect to vehicle parking provision or general highway safety however the LHA response recommends for amendments to both the width and gradient of the development's proposed site access in order to optimise surface water run-off and access for vehicles and wheelchair users. The LHA response also recommends for the imposition of conditions with regards to construction

management, visibility splays, surfacing materials and secure cycle storage. Notwithstanding compliance with these recommendations, it is not considered that the proposed development would 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). 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.

Biodiversity

A Biodiversity Net Gain Report has been provided in support of the proposed development which acknowledges that the proposed development would amount to a small loss in area-based habitats (neutral grassland) and in this instance insufficient habitat creation / enhancement has been proposed to enable the development to achieve the required 10% gain in Biodiversity. The application's supporting information acknowledges that the requirement for biodiversity enhancement will therefore need to be met off-site. The response from GMEU makes reference to the fact that no further details have been provided with regards to where and how this off-site requirement could be delivered with a subsequent recommendation made for further information to be provided. Notwithstanding these comments, the provision of such information constitutes a post-permission matter that would be subject to further assessment through the imposition of the mandatory biodiversity net gain condition in the event of any future planning consent being granted.

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. 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 lets, microregeneration equipment, hardstanding areas, garden areas 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 Paragraphs 135 (C) and 182 of the NPPF and Key Statement EN2 and Policy DMG1 of the Core Strategy.

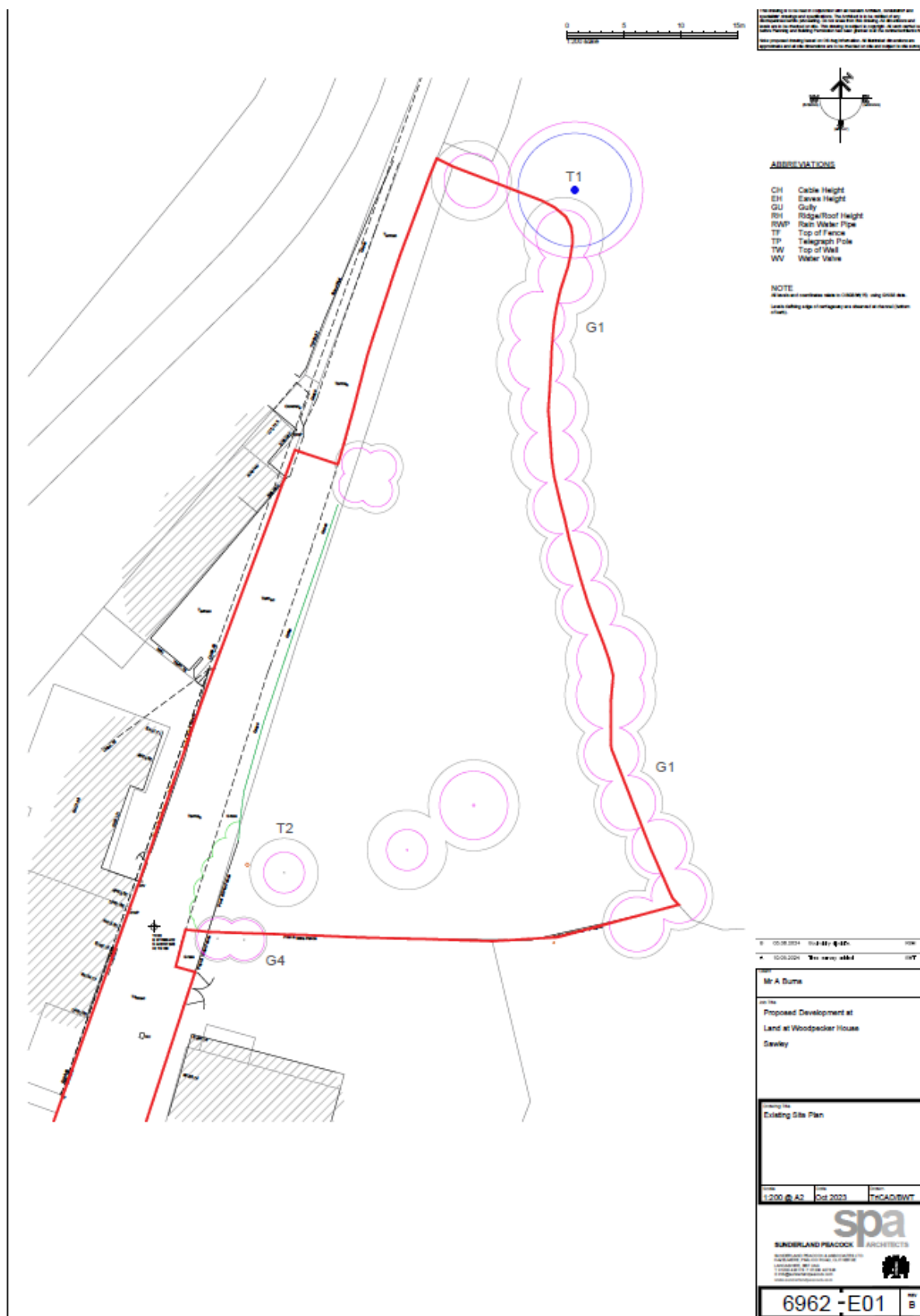
It is for the above reasons and having regard to all material considerations and matters raised that planning consent be refused.

RECOMMENDATION:	That planning permission be refused for the following reasons:
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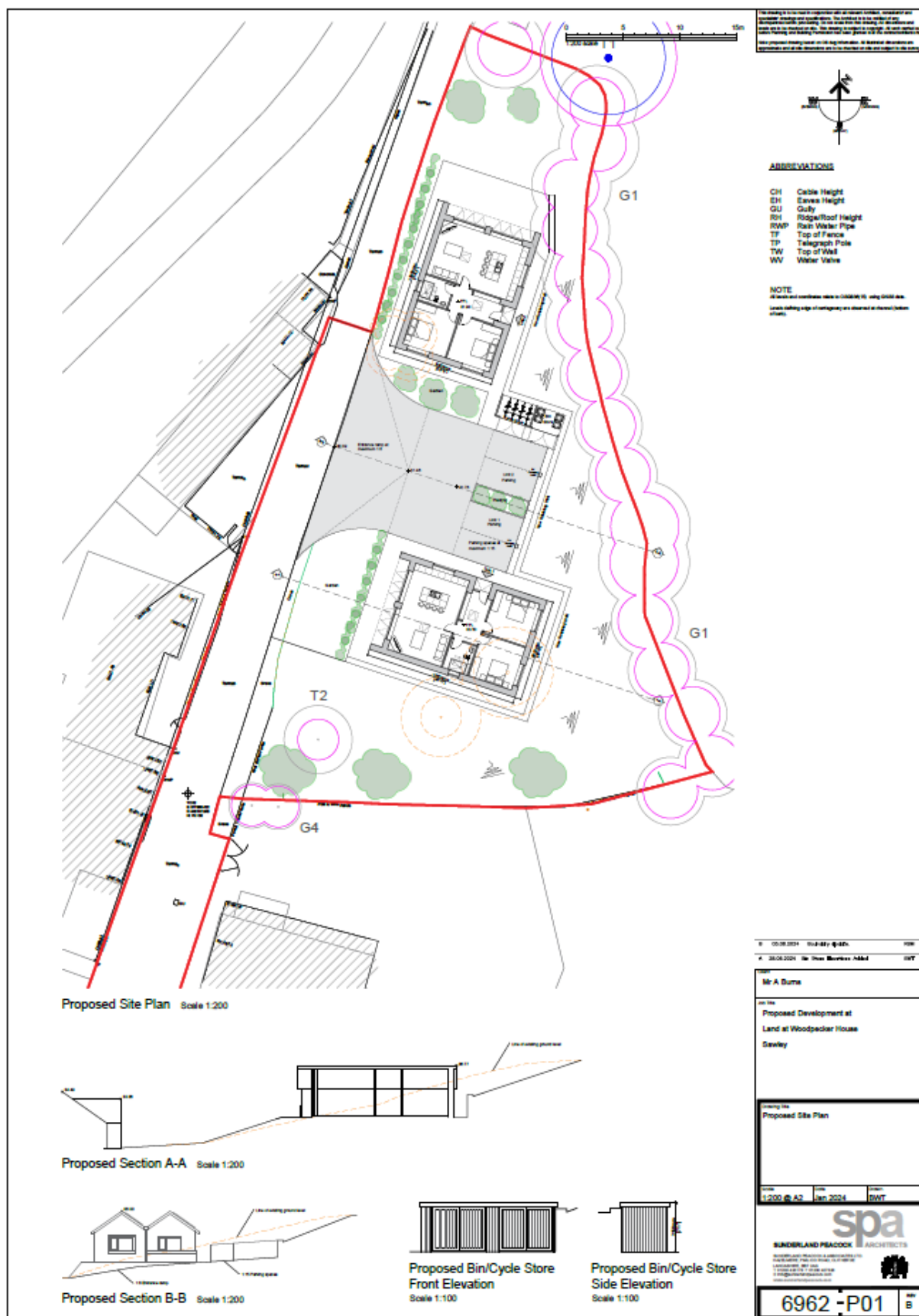
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| 01: | The proposed development, by virtue of its introduction of numerous urbanising features into undeveloped land with a predominantly natural character would fail to protect, conserve or enhance the visual amenities of the surrounding landscape and would therefore be in conflict with the aims and objectives of Policy DMG2 of the Ribble Valley Core Strategy. Consequently, the proposal would fail to satisfy the requirements of Policy DMB3 of the Ribble Valley Core Strategy as it would undermine the character, quality and visual amenities of the plan area. 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, which does not accord with the objectives of Policy DMG3 of the Ribble Valley Core Strategy. 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 proposal would constitute an inappropriate form of development in as much that the cumulative visual impact of the buildings, microregeneration equipment, hardstanding areas, garden areas 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 Paragraphs 135 (C) and 182 of the NPPF and Key Statement EN2 and Policy DMG1 of the Core Strategy. |

Appendix 5 Refused plans 3/2024/0672

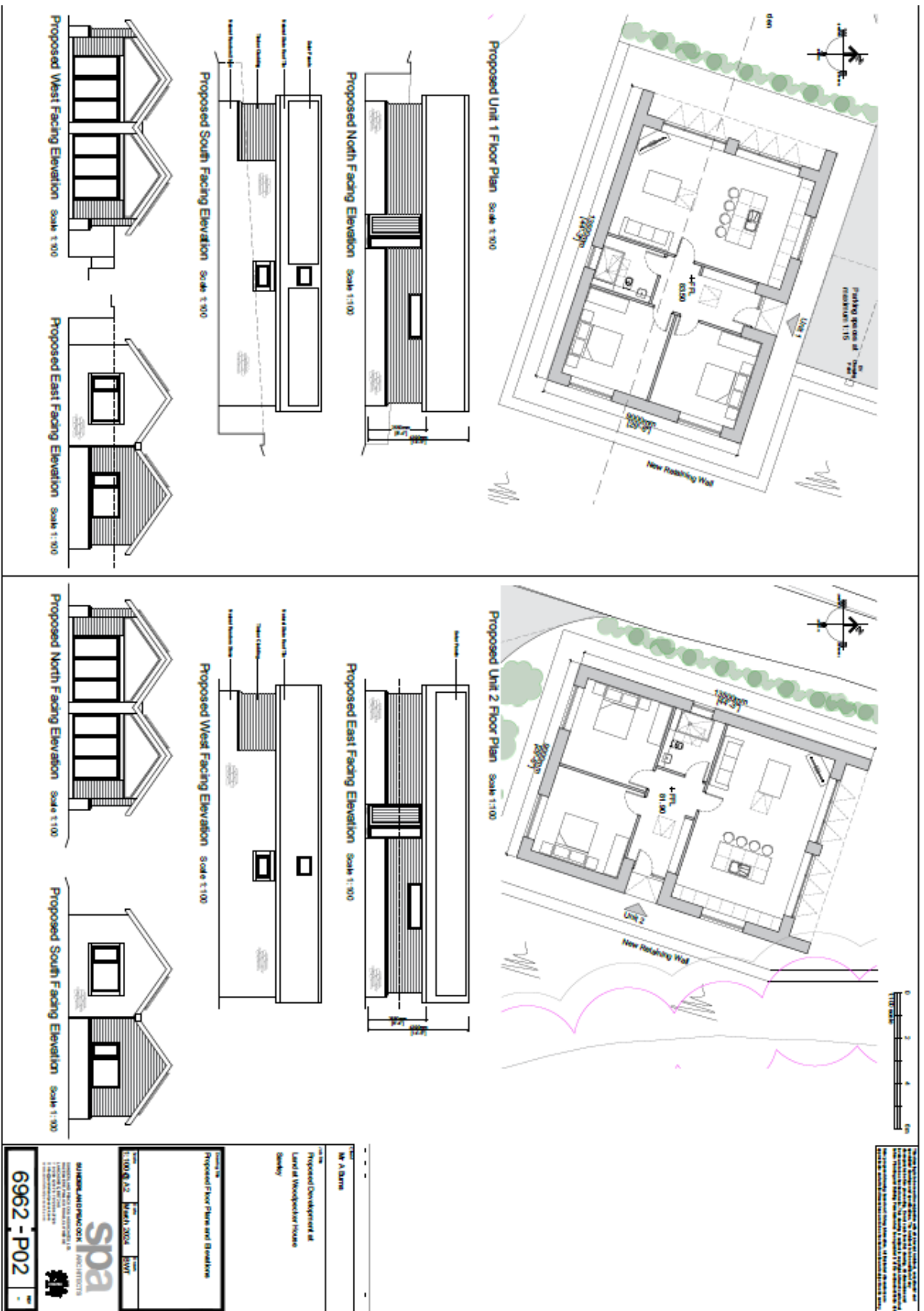
Not to scale



Existing Site Plan



Proposed site plan



Proposed plans and elevations

Business Plan for Holiday Let Unit in Sawley, near Clitheroe

1. Executive Summary

- **Business Name:** Sawley Holiday Retreats
- **Location:** Laneside Farm, Sawley, BB7 4LF, near Clitheroe, UK
- **Business Type:** Holiday let unit
- **Business Description:** Development and management of a high-quality holiday let designed to provide guests with a luxurious and tranquil countryside experience.
- **Objectives:**
 - Build and furnish one holiday let unit by November 2027.
 - Achieve an average occupancy rate of 70% in the first year.
 - Generate a net profit of £7,500 by the end of the second year.
- **Mission Statement:** To provide a tranquil and luxurious countryside retreat that offers guests an unforgettable experience while promoting the beauty and charm of Sawley.

2. Business Description

- **Overview:** Sawley Holiday Retreats will feature one fully furnished holiday let unit, accommodating up to 4 guests. The unit will be equipped with modern amenities and has been designed to offer a cozy, comfortable stay.
- **Location Analysis:** Sawley is a picturesque village near Clitheroe, renowned for its scenic landscapes and proximity to the Forest of Bowland, an Area of Outstanding Natural Beauty (AONB). The area is popular among tourists seeking a peaceful rural getaway.
- **Unique Selling Points (USPs):**
 - Prime location near Clitheroe and the Forest of Bowland.
 - Luxuriously furnished unit with all modern amenities.
 - Personalized guest services to enhance visitor experience.

3. Market Analysis

- **Industry Overview:** The UK holiday let market is experiencing growth due to increased domestic tourism and a preference for unique accommodation experiences.
- **Target Market:**
 - Couples seeking romantic getaways.
 - Families looking for a countryside retreat.
 - Outdoor enthusiasts and hikers.
 - Wedding Guests (Spread Eagle)
 - Fishing Enthusiasts (we plan speak to the local fishing club about a possible link to see if this would be of interest)
- **Competitor Analysis:** We have analysed other holiday lets in the region and based our 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.

- **SWOT Analysis:**
 - **Strengths:** Unique location, high-quality accommodation, personalized service.
 - **Weaknesses:** Initial capital expenditure, dependence on seasonal tourism.
 - **Opportunities:** Growing trend in staycations.
 - **Threats:** Economic downturns, competition from other holiday lets and hotels.

4. Marketing Strategy

- **Branding:** Develop a strong brand identity emphasizing tranquility, and personalized guest experiences.
- **Website and Online Presence:** Create a user-friendly website with detailed descriptions, high-quality photos, and an online booking system. Utilize SEO strategies to increase visibility.
- **Social Media Marketing:** Leverage platforms like Instagram, Facebook, and Pinterest to showcase the property and engage with potential guests.
- **Partnerships:** Collaborate with local businesses, such as restaurants (Spread Eagle / Coach and Horses), tour operators, and shops and restaurants in Clitheroe and surrounding villages, to offer package deals and cross-promotions.
- **Advertising:** Use online travel agencies (OTAs) like Airbnb, Booking.com, and Expedia. Consider targeted online ads and local print media.

5. Operations Plan

- **Construction Plan:** Timeline and budget for construction, including obtaining necessary permits, hiring contractors, and overseeing the building process is all TBC depending upon a successful planning application.
- **Booking and Guest Management:** Implement a robust booking system to manage reservations, check-ins, and guest communications efficiently.
- **Maintenance and Upkeep:** Establish a regular maintenance schedule to ensure the units remain in pristine condition.

6. Financial Plan

- **Startup Costs:**
 - Planning Application.
 - Land preparation.
 - Construction costs.
 - Furnishing and decorating the units.
 - Initial marketing and branding expenses.
- **Revenue Projections:**
 - Estimated occupancy rates and average nightly rates.
 - Seasonal variations in pricing and occupancy.
 - **Annual Revenue:** £15,430
 - **Average Daily Rate (ADR):** £123
 - **Occupancy Rate:** 69%
- **Expense Projections:**
 - Operational costs, including utilities, cleaning, maintenance, and staff salaries.
 - Marketing and advertising expenses.
 - **Annual Costs:** £7,898
 - **Monthly Costs:**

- Booking Fees: 18%
 - Cleaning & Laundry: £150
 - Utilities: £80
- **Profit and Loss Forecast:**
 - **Annual Returns:** £7,531

7. Risk Management

- **Risk Assessment:** Potential risks include economic downturns, seasonal fluctuations, and operational challenges.
- **Mitigation Strategies:** We aim to diversify our marketing efforts, we will maintain a financial cushion, and we will be implementing flexible pricing strategies. (We have software which allows us to implement this automatically).

Conclusion

Sawley Holiday Retreats aims to capitalize on the growing trend in domestic tourism by offering luxurious and serene accommodation in a prime location. We feel we have a well-thought-out plan and have experience working with property experts who have proved able to deliver on a commitment to exceptional guest experiences.

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	MC	Date:	19/09/2025	Manager:	LH	Date:	24/9/25

Application Ref:	3/2025/0550			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	28/08/2025	Site Notice:	28/08/2025	
Officer:	MC			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed construction of two holiday cottages with associated parking and amenity areas. Alterations to existing vehicular access (retrospective).
Site Address/Location:	Land to the North of Beech House Alston Lane Longridge PR3 3BN

CONSULTATIONS:	Parish/Town Council
Longridge Town Council encourage RVBC to consider neighbour privacy concerns.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
Health and Safety Executive:	Do Not Advise Against
LCC Highways:	Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to condition relating to the provision of parking prior to use/occupation, the installation of a dropped kerb as part of a Section 171 agreement and the provision of cycle storage prior the first use/occupation.
RVBC Environmental Health Officer:	The Environmental Health Officer has raised some concerns that there may be excessive noise from time to time and suggests that a 1.5m imperforate fence would be more appropriate than the 1.5m post and rail fence. They note a condition to restrict the hours of use for the outdoor area would not be enforceable. Other conditions are suggested which include control of site preparation and construction phase noise/dust/fumes/vibration and the restriction of construction noise/deliveries.

CONSULTATIONS:	Additional Representations.
The Local Authority received one representation raising the following concerns: - roof height should be lowered - mature trees have been cut down and not replaced - concerns regarding lack of privacy (neighbour notification letter to Boot Farm Barn was undeliverable and returned to the LPA).	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy:

Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable Development
Key Statement EC3: Visitor Economy

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DME2: Landscape & Townscape Protection
Policy DMG3: Transport and Mobility

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2024/1039

Variation of condition 2 on planning permission 3/2020/0498 for proposed construction of three holiday cottages with associated parking and amenity areas.
Refused

3/2023/0122

Proposed roof height adjustment and associated rooflights
Withdrawn

3/2023/0257

Proposed construction of three holiday cottages with associated parking and amenity areas (variation of condition 2 (plans) of planning permission 3/2020/0498)
Refused

3/2022/0444

Discharge of conditions 3 (walling and roofing materials), 8 (external lighting) and 15 (landscaping details) from planning permission 3/2020/0498
Approved

3/2022/1133

Non-material amendment of planning application 3/2020/0498. Proposed change to eaves height to add extra space to attic
Refused

3/2020/0498

Proposed construction of three holiday cottages with associated parking and amenity areas
Approved subject to legal agreement

(Opposite piece of land and revoked by S106 agreement 3/2019/0153)

Proposed demolition of stables and construction of four holiday cottages with associated parking and amenity areas.
Granted with Conditions

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The site is located towards the end of Alston Lane on the West side in an area of land designated as Open Countryside and within approx. 75 metres of the River Ribble. It is a parcel of land located to the north of a small group of dwellings. There is an existing vehicular access that has been created from Alston Lane and it should be noted that the application site sits on higher land than the road at Alston Lane.

The site is also within the adopted Longridge Neighbourhood Plan Area.

Proposed Development for which consent is sought:

The development is for the retrospective erection of a building for 2 no. holiday cottages with associated parking and amenity areas, as well as alterations to the existing vehicular access.

It should be noted that planning permission has been previously granted for a similar building to accommodate 3 no. holiday cottages but with an alternative parking arrangement and a different size building to that which has been approved.

It should be noted that planning permission had also been refused for a Section 73 application (planning ref: 3/2024/1039) which included an increase in the number of bedrooms, including bedrooms of the second floor.

Following discussions at pre-application stage, the number of bedrooms has been reduced and some of the first and second floor windows have been removed, as well as the removal of some to the rear roof slopes and the 1.5 storey forward outriggers, in an attempt to reduce the visual prominence of the building.

Principle of Development:

As previously stated, planning permission has already been granted for 3 no. holiday cottages under planning ref: 3/2020/0498. The approved scheme included 2x 1 no. bedroom units and 1x 5 no. bedroom unit over two floors. The current scheme has 2x 2 no. bedroom unit and 1x 5 no. bedroom unit and as such, the number of occupants remains the same.

Key Statement EC3 of the Ribble Valley Core Strategy relates specifically to the visitor economy stating that proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged.

As with the approved scheme, it is considered that the proposed development would contribute to the tourism economy and accords with the general intentions of Key Statement EC3.

The application site is located in the Open Countryside. Policy DMG2 of the Ribble Valley Core Strategy is also of relevance and makes provision for development outside of the Borough's defined settlement areas on the basis of the development in question meeting at least one of the following considerations:

- 1. The development should be essential to the local economy or social well-being of the area.*
- 2. The development is needed for the purposes of forestry or agriculture.*
- 3. The development is for local needs housing which meets an identified need and is secured as such.*
- 4. The development is for small scale tourism or recreational developments appropriate to a rural area.*
- 5. The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.*
- 6. The development is compatible with the enterprise zone designation.*

In addition, Policy DMB3 relates specifically to recreation and tourism development. Tourism and visitor attractions are generally supported 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, except where the proposed facilities are required in conjunction with a particular countryside attraction and there are no suitable existing buildings or developed sites available;*
- 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.

Whilst the proposal would be detached from any settlement it would be physically well-related to an existing group of residential properties that includes Rothholme, Beech House and Riverside Barn. As such it is considered that the proposed buildings would form part of an identifiable group as previously assessed. The proposed holiday cottages would be remote from services and facilities with the nearest settlement, Grimsargh, around 4.5km away. It is likely that future occupiers of the holiday cottages would be reliant on the private motor vehicle to access services. 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.

The acceptability of the design/scale/layout of the site/building shall be assessed later in this report.

In addition, an assessment must be made as to whether the proposal is still considered to be a small-scale tourism use appropriate to a rural area as allowed under Criterion 4 of the above Policy. The building that has been erected is larger than that of which was approved and in terms of size and scale alone, may not necessarily be considered small-scale. Nonetheless, planning permission has been granted for 3 no. holiday cottages at the site for up to 14 occupants and the as-built scheme is for the same number of occupants within the buildings, with the largest holiday let, not increasing the number of bedrooms which would prohibit large groups of occupants.

Given that the overall scale of the use of the building would not significantly differ from the originally approved scheme, the proposal is considered to constitute a small-scale tourism use, appropriate to a rural area. The alterations to the design of the scheme shall be assessed later in this report.

Impact Upon Residential Amenity:

Policy DMG1 of the Ribble Valley Core Strategy states that, development must:

1. Not adversely affect the amenities of the surrounding area.
2. Provide adequate day lighting and privacy distances.
3. Have regard to public safety and secured by design principles.
4. Consider air quality and mitigate adverse impacts where possible.

Policy LNDP3 of the Longridge Neighbourhood Plan also states that proposals should:

“Have no significant adverse impact on residential amenity for existing and future resident” or

“Do not contribute to, or suffer from, adverse impacts arising from noise”.

The development has increased the roof height from the approved scheme by approximately 1.3 metres. However, due to the orientation of the building in relation to the adjacent neighbouring properties at Beech House and Roth-Holm, this would not likely result in any significant, detrimental overshadowing or loss of light.

Turning to overlooking, it is noted that the second-floor side facing windows and front/rear rooflights to the main roof ridge have also been removed from the scheme. As such, whilst concerns have been raised regarding

trees being cut down to the rear of the site, due to the separation distances, it is not considered that the development would result in any adverse overlooking to the occupiers of nearby neighbouring properties.

With regards to noise impact, the scheme as shown on the proposed floorplans is not considered to be materially different in terms of the occupant numbers and would not result in any significant increase in the number of large groups being able to stay at the properties. The Environmental Health Officer has raised some concerns that occasionally there may be some noise issues from groups staying at the properties. However, the Council cannot control the restriction of occupants using the outside amenity areas. When comparing the proposed site plan for the approved scheme and the proposed site plan as submitted, the external amenity areas are not closer to the neighbouring properties as the approved scheme.

As such, whilst the Environmental Health Officer as suggested that the 1.5m post and rail fence is amended to an imperforate fence to reduce noise pollution, it is not considered that this would be reasonable given there are no significant changes in terms of the number of occupants or location of outside amenity spaces when compared to the approved scheme (3/2020/0498).

Visual Amenity/Design:

Paragraph 135 of the NPPF states:

‘Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting’.

Policy DMG1 also states that all development must:

- 1. be of a high standard of building design which considers the 8 building in context principles (from the CABE/english heritage building in context toolkit).*
- 2. be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
- 3. consider the density, layout and relationship between buildings, which is of major importance. particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.*
- 4. use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy DME5, has been incorporated into schemes where possible.*
- 5. the code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.*

In addition, Policy DMG2 also states that:

“Within the open countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build”.

Policy DME2 also states that:

“Development proposals will be refused which significantly harm important landscape or landscape features”.

Policy LNDP3 of the adopted Longridge Neighbourhood Development Plan states that:

“All new development proposals will only be supported when they are of good design that responds positively to the local character and distinctiveness of the surroundings”.

The proposed changes have resulted in the provision of second floor within the main building which has increased the roof height by approximately 1.3 metres from the approved scheme. In addition, habitable accommodation has been introduced a first floor level within the northern and southern ‘wings’.

When the Planning Officer visited the site for the pre-application, it was noted that a number of rooflights had also been introduced to the roof slopes, as well as first floor windows to the front elevation 'wings' and second floor windows to the side walls of the main part of the building.

Whilst the application form states that the scheme is retrospective, the proposed works to infill the second floor windows on the side gables and the first floor windows on the front gables as outlined on the proposed elevations and remove the rooflights have not yet been undertaken.

Nonetheless, whilst the increase in roof height has resulted in a more visually prominent building within the Open Countryside, it is considered that the amendments proposed would help to reduce the overall visual prominence of the building, by infilling and removing the windows and rooflights as shown on the proposed elevations, which currently draw attention to the roof area and upper floors of the building.

Concerns were also raised with regards to the vehicular access which had been altered and the parking areas moved to the front of the site, immediately behind the front boundary fencing. These spaces were previously set further within the site with a soft landscaping buffer and it was considered that the introduction of the car parking spaces to the immediate site frontage added to the harmful urbanising impact within the open countryside.

When the Planning Officer visited the site again for the pre-application meeting, it was noted that the parking spaces sit at a higher level than the roadside and would be screened by existing vegetation. In addition, the applicant has now shown additional planting to the north of parking space '02' as labelled on the proposed site plan which would also help to reduce the urbanising impact.

Subject to a condition that the development is implemented in accordance with a landscaping scheme, the proposal is considered to be acceptable.

As such, on balance, subject to the amendments being implemented within a suitable timeframe and secured by way of planning condition, the scheme is considered to result in no significant visual harm when compared to the approved scheme, in accordance with Policy DMG1, DMG2 and DME2 of the Ribble Valley Core Strategy and Policy LNDP3 of the adopted Longridge Neighbourhood Development Plan.

Highways/Parking:

The location of the parking spaces and turning area have been amended when compared to the approved scheme. However the level of parking would remain the same, which includes 7 no. vehicular parking spaces.

The Local Highway Authority note the access has been amended, however having discussed with the Highway Officer, they consider that as the new vehicular access works have been undertaken without the approval of the Highway Authority, the works need to be undertaken as part of a Section 171 agreement of the Highways Act 1980. It is considered that this could be added as an informative to any grant of planning condition,

The level of parking is considered acceptable to the Local Highway Authority however they recommend a condition be added to ensure the development is not occupied until the car parking and turning areas as shown on the approved plan(s) have been provided in full and available for use and kept available for the parking and manoeuvring of vehicles at all time. They also recommend a condition to ensure cycle storage is provided and kept available for use. It should be noted that cycle storage is already shown on the approved plans and therefore its installation could be secured by way of planning condition.

As such, the proposal accords with Policy DMG1 and DMG3 of the Ribble Valley Core Strategy.

Other matters:

The site is adjacent to a high-pressure gas pipe, however the Health and Safety Executive do not advise against the grant of planning permission.

With regards to Biodiversity Net-Gain, the development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is retrospective.

The applicant has provided a roof analysis which demonstrates that the building would not be suitable to house bats as there are no points of ingress. Notwithstanding this, an informative should be added to any grant of permission to advise the applicant of what to do in the event of a bat being found.

The site is located within Flood Zone 3. The previous application submitted a Flood Risk Assessment which demonstrated that the risk of flooding to the development is low and that the development would not increase the risk of flooding elsewhere. However, the Flood Map for Planning has since been updated and the application is now located outside of the flood zone and would not be at risk of flooding.

In addition, a condition was added so that surface and foul water drained separately and the approved proposed site plan showed that surface water drainage would be connected to existing surface water drainage system to Beech House and then discharged into stream to the east of the site. No information has been submitted on the updated site plan to demonstrate how surface water would be discharged, however this could be dealt with by way of planning condition.

Observations/Consideration of Matters Raised/Conclusion:

As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval subject to conditions.

RECOMMENDATION:	That planning consent be granted.
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Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	LH	Date:	7/6/24	Manager:	NH	Date:	07.06.24

Application Ref:	3/2023/0959			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	6/2/24	Site Notice:	Y	
Officer:	Lyndsey Hayes			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Change of use of land for the siting of two shepherd's hut for use as holiday accommodation
Site Address/Location:	Forty Acre Farm Forty Acre Lane Longridge PR3 2TU

CONSULTATIONS:	Parish/Town Council
No objections. No issues with amended plans.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection subject to conditions.
RVBC Environmental Health:	Site License required. Following a meeting with the applicant is satisfied that the development could comply with the license conditions.

CONSULTATIONS:	Additional Representations.
None	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement EN4: Biodiversity and Geodiversity Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMG3: Transport & Mobility Policy DME3: Site and Species Protection and Conservation Policy DMB3: Recreation and Tourism Development National Planning Policy Framework (NPPF)
Relevant Planning History: 3/2022/0479 – Prior Approval for change of use of agricultural building to form a farm kitchen (Class R – Flexible Commercial Use) – Permission not Required

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The site forms part of, and extends slightly to the south of, the farmstead of Forty Acre Farm, to the south of Forty Acre Lane, on the outskirts of Longridge. A working farm which also provides a workshop and farm kitchen on site for functions and outside catering known as the Lovely Cow Shed.

The surrounds are predominantly rural, with the immediate surrounds comprising of various farm buildings some of which are large in scale. The site is located within the designated Forest of Bowland National Landscape (formerly AONB). A PROW passes through the farmstead from Forty Acre Lane before splitting into both a SW and SE direction, with the SE path passing close to the proposed siting of the two shepherd huts.

Proposed Development for which consent is sought:

The proposal seeks consent for the siting of two shepherd's hut for holiday accommodation. Consent was also sought for use for accommodation for in-house cooking purposes however as the existing workshop building and farm kitchen does not have consent for a cookery school (Class F(1)a), then this is considered premature at this moment in time and has been removed from the development description.

Each shepherd hut would have a curved roof and measure 6.1m x 3.05m, and 2.875m in height to the ridge (2.4m to the eaves). These are purpose-built one-bedroom holiday accommodation units constructed in timber. Externally it would be clad in timber panelling with a profiled sheet metal roof. No decking is proposed.

The shepherd huts would be accessed from Forty Acre Lane via the farm's existing site access. Originally they were proposed further north adjacent to the highway however this location was deemed unsuitable due to the prominent visual impact and interference with sightlines. The revised siting sees them located immediately to the south of an existing agricultural building and farm track on the northern part of an agricultural field, part of which includes an area of hardcore. A parking area is proposed within the site next to the existing farm track for two vehicles.

Principle of Development:

The principle of development is required to be secured against CS Policies DMG2 and DMB3. DMG2 states that development outside the settlement areas must meet at least one of a number of considerations, the relevant one in this case outlined below:

- *The development is for small scale tourism or recreational developments appropriate to a rural area.*

In addition, CS Policy DMB3 states that 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:

- *The proposal must not conflict with other policies of this plan;*
- *The proposal must be physically well related to an existing main settlement or village or to an existing group of buildings, except where the proposed facilities are required in conjunction with a particular countryside attraction and there are no suitable existing buildings or developed sites available;*
- *The development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;*
- *The development should be well related to the existing highway network. It should not generate additional traffic movement 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.*

- *The site should be large enough to accommodate the necessary car parking, service areas and appropriate landscapes areas; and*
- *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.*

With regard to DMG2, the proposal is for a modest level of accommodation which falls within the guise of a small-scale tourism development as such is considered compliant. Furthermore, with regard to DMG3, the proposal is physically well related to existing farm buildings. Other criterion will be duly assessed below.

With regards to policy DMG3, the site's rural location means that visitors to the site will largely be dependent on a private motor vehicle. This weighs against the development.

Impact Upon Residential Amenity:

As per Core Strategy Policy DMG1, development must:

1. Not adversely affect the amenities of the surrounding area.
2. Provide adequate day lighting and privacy distances.
3. Have regard to public safety and secured by design principles.
4. Consider air quality and mitigate adverse impacts where possible.

In this sense the proposal is considered compliant with the above. The closest residential receptor is the applicant's property, with neighbouring properties being some distance away to the north-east. In light of this being a modest scale of development, there are not considered to be any unacceptable noise impacts arising from the proposal. Given the above the proposal is considered compliant with DMG1 (Amenity).

Visual Amenity/External Appearance

As per CS Policy DMG1, all development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.

In addition, CS Policy DMG2 states that development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the National Landscape by virtue of its size, design, use of material, landscaping and siting.

With regard to the quality of design required within DMG1 and DMG2, the proposed shepherd huts are a simple design in appropriate materials that would not appear incongruous with its surrounds.

The land generally slopes down from Forty Acre Lane through the farmstead and fields to the south. The site of the shepherd huts is however relatively flat. The modest height / scale of both the shepherd huts together with the backdrop of existing buildings means that they would not be overbearing within the site. When approaching the site from the PROW to the south the field slopes upwards making the backdrop of existing buildings prominent as such a modest and simple additions would not appear incongruous in the landscape. This is subject to the site retaining an open boundary or having a simple field fence, together with a simple gravel parking area and grassed area in order to retain an agricultural appearance rather than domestic. The LHA require details of cycle storage and EVCP which could be sited sympathetically if tucked up to , or perhaps sited within, the adjacent farm building.

For the above reasons the proposal is considered compliant with DMG1 and DMG2 subject to conditions.

Highways and Parking:

Following initial consultation with the LHA, a revised siting has been proposed (moving the shepherd huts further south) as well as additional details being provided on the existing farm access including width and visibility splays. This has prompted the LHA to remove their objection subject to the imposition of a number of conditions. In light of the modest scale and type of development proposed, it is not considered reasonable to require the submission of a CMP. All other conditions will be imposed with some minor modifications.

No further impact on the highways network has been identified and as such the proposal is considered acceptable in this regard.

Ecology and Trees:

No issues identified as such the proposal satisfies policy DME3. There are no existing trees on site or close by to be impacted by the development.

Observations/Consideration of Matters Raised/Conclusion:

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.

For the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

RECOMMENDATION:

That planning consent be granted subject to the imposition of conditions.

Development Control
Ribble Valley Borough Council

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk

Your ref: 24.0672
Our ref: D3.24.0672
Date: 18th September 2024

App no: 24.0672

Address: Land north of Woodpecker House Sawley Old Brow Sawley

Proposal: Proposed construction of two single-storey short-term holiday lets.

The submitted documents and plans have been reviewed and the following comments are made.

Proposal

The application seeks to erect 2 x 2 bedroom holiday lets with a new access.

Access

Sawley Old Brow is unclassified and subject to a 30mph speed limit. The site is accessed from Sawley Old Brow along an unnamed, privately maintained road.

There are sufficient visibility splays at the Sawley Old Road junction and road width to accommodate the development traffic.

The visibility splays at the site access should be shown on the drawing at X2.4m by Y43m to both sides of the access along the private unnamed road. All boundaries and vegetation within the splay should be kept and maintained below 1m high.

The proposed site access is 10.8m wide and at a gradient of 1:6. This is a very wide opening and steep gradient. The opening should be reduced to 5.5m to reduce the potential for water run-off and the gradient needs to a maximum of 1:10 for vehicles and 1:20 for wheelchair users. The area needs to be paved and drained to ensure that the surface water is collected within the site and to avoid loose debris being deposited onto the road.

If any gates are added to the site access they should be set back by at least 5m from the edge of the carriageway.

The road is privately maintained and the applicant should ensure that any damage to the road is repaired following the construction period.

Parking

The provision of 4 car parking spaces and a cycle store for 4 bicycles is proposed on the plans and for the 2 x 2 bedroom holidays lets is sufficient in accordance with maximum car parking standards.

Conclusion

Lancashire County Council acting as the Highway Authority would recommend amendments to the site access arrangement as detailed above.

Should the application be approved the following conditions are requested.

1. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
 - i) The parking of vehicles of site operatives and visitors
 - ii) The loading and unloading of plant and materials
 - iii) The storage of plant and materials used in constructing the development
 - iv) The erection and maintenance of security hoarding
 - v) Wheel washing facilities
 - vi) Measures to control the emission of dust and dirt during construction
 - vii) A scheme for recycling/disposing of waste resulting from demolition and construction works
 - viii) Details of working hours
 - ix) Routing of delivery vehicles to/from site

Reason: To mitigate the impact of the construction traffic on the highway network.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 1m above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4 m measured along the centre line of the site access from the continuation of the nearer edge of the carriageway of the unnamed road to points measured 43m to both sides along the nearer edge of the carriageway, from the centre line of the access, in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority. Reason: To ensure adequate visibility at the street junction or site access.
3. No development shall take place until the site access has been formed and constructed to at least base course level. Reason: To ensure a suitable access is formed.

4. Prior to the first use of the holiday lets the car parking areas shall be constructed in a bound porous material and made available for use and maintained for that purpose for as long as the development is in use. Reason: To ensure adequate parking provision is provided.
5. Prior to first use of the holiday lets a secure cycle store shall be provided and maintained for that use thereafter for 4 bicycles. Reason: To support sustainable travel.

Kelly Holt
Highway Development Control Engineer
Highways and Transport
Lancashire County Council
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