

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 01 September 2026 15:16  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0476 FS-Case-870208879

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 3/2026/0476

**Address of Development:** Land north of Woodpecker House Sawley Old Brow Sawley BB7 4LF

**Comments:**

[REDACTED]

Sunday 30th August 2026

Dear Sir / Madam.

• Re; Planning Application 3/2026/0476  
Land north of Woodpecker House Sawley Old Brow Sawley BB7 4LF

I am writing to register my strong objection to the above application.  
In the first instance I refer to the Government's Advice to Local Authorities;  
Local authority responsibilities  
Protecting Areas of Outstanding Natural Beauty (AONBs)  
Under Part IV of the Act, local authorities with National Landscapes (formerly AONBs) in their boundaries have explicit conservation duties:  
The "Duty of Regard" (Section 85): When making planning decisions, local authorities must actively show regard for conserving and enhancing the natural beauty of these landscapes. Note: Recent legislation has strengthened this to require councils to actively "seek to further" these conservation purposes  
My second reason it should be refused planning permission. Is that it has been refused FOUR times in the past.  
Reference numbers;  
3/1990/0013 One Detached House. Refused  
3/1994/0446 Extension of existing Curtilage. Passed with the condition that nothing is to be built on the site . A shed was erected and enforcement was taken to remove it.  
3/1996/0086 One Bungalow Refused. The application, went to appeal, and was again refused.  
3/2024/0672 DECISION DATE: 11/10/2024.REFUSED

My third reason it should be refused planning permission is within  
The Ribble Valley Borough Council - Sawley Conservation Area Appraisal

The planning policy context Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”. It is the quality and interest of an area, rather than that of individual buildings, which is the prime consideration in identifying a conservation area. Section 72 specifies that, in making a decision on an application for development in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Forthly I enclose Numbered extracts from the Applicant’s ‘24 0672 Planning Statement’.

The extracts are in italics and my corrections are in bold print.

Planning Design and Access Statement JDTPLO496 August 2026 Rev B

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

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.

The site is outside the settlement of Sawley and is well within the Forest of Bowland AONB. The conservation area specifically mentions the views out of and into the area. This development would have a serious detrimental impact to the view into the conservation area.

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.

The application shows that drainage will only lead to a soak away. In the 40+ years we have lived here, twice, during a flash flood, water has formed a stream down the entire lane. This has entered St Mary’s barn twice.

This development will increase our risk of flooding.

4.3 4.4 Fishing Enthusiasts / seasonal best in class Salmon fishing,

Yorkshire Fly the current Fishing Club has only one more season before the Fishing goes to private ownership. There will be NO opportunity for Holiday lettings.

## CONCLUSION

This whole application is a sham with the pretext of building, firstly building one loss making holiday property on open farmland in the middle of an AONB. An application would soon follow for the original second property. The intension being that, after a couple of years of heavy losses, an application will be made for change of use into normal domestic properties.

We love living in the beautiful ‘Forest of Bowland’ AONB. Please do not encourage destroying it by allowing this fictitious business, that is purely a scam to build residential homes, for no allowable reason, in the middle of an AONB

I strongly recommend that this planning application is refused again as it was the last four times.

Yours faithfully,



[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 06 September 2026 15:39  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0476 FS-Case-871599320

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 3/2026/0476

**Address of Development:** Land north of Woodpecker House Sawley Old Brow Sawley BB7 4LF

**Comments:** NEW COMMENTS FOLLOWING THE APPLICANTS ADDENDUM.

[REDACTED]

Sunday 6th September 2026

Dear Sir / Madam.

• Re; Planning Application 3/2026/0476

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

I am writing this second letter to strongly object to the above and to comment on the;  
**ADDENDUM TO STATEMENT IN SUPPORT OF A PLANNING APPLICATION FOR THE CONSTRUCTION OF A SINGLE STOREY SHORT-TERM HOLIDAY LET AT LAND ADJACENT TO WOODPECKER HOUSE, SAWLEY, CLITHEROE. BB7 4LF.**

In the first instance I repeat Government instructions to Local Authorities;

Local authority responsibilities

Protecting Areas of Outstanding Natural Beauty (AONBs)

Under Part IV of the Act, local authorities with National Landscapes (formerly AONBs) in their boundaries have explicit conservation duties:

The "Duty of Regard" (Section 85): When making planning decisions, local authorities must actively show regard for conserving and enhancing the natural beauty of these landscapes. Note: Recent legislation has strengthened this to require councils to actively "seek to further" these conservation purposes

Also;

Under the CROW Act, you, the relevant local authority, must make sure that all decisions have regard for the purpose of conserving and enhancing the natural beauty of the AONB. Your decisions and activities must consider the potential effect it will have within the AONB and land outside its boundary.

I would now like to consider the fictitious Addendum.

The numbers from the Addendum in italics, my comments in bold;

**2. SUSTAINABLE DEVELOPMENT**

The project is unsustainable.

The Financial Plan makes no sense at all.

Site preparation, for a start, will be massive.

Many tons of Landslip material was dumped on the site when a land slip occurred to the [REDACTED]

[REDACTED] This is still all there.

Building Cost in the North West stands at £2477 per square meter (September 2026).

The unit is 121.5 Square metres at a cost of £2477 makes the unit £300,000.

The total investment £300,000 at today's Base rate of 5% is £15,000

This is before the fitting out needed for holiday rental.

This figure is conveniently omitted from the 'Business Plan,' at a very minimum, the accounts would now read a LOSS of £15,000 per annum. when half a living wage is added as mentioned.

An occupancy rate of 69% is also unrealistic.

The Spread Eagle has invested very heavily in accommodation rooms and still only achieves 60% (

This figure was confirmed on 6/9/2026 with the Spread Eagle Management)

I suggest this is a business designed to fail when a change of use to a domestic home will be made.

2.2 The site is within the settlement boundary of Sawley.

The site is not within the settlement of Sawley.

2.3 We have demonstrated in the Planning, Design and Access Statement that the development does not have an adverse effect on the visual qualities of the National Landscape.

You have NOT demonstrated that the development does not have an adverse effect. You have provided pictures from deliberate angles to make it look like it will not stand out. There are many footpaths on the North of the River, from which the development will look very intrusive to the natural views.

### 3. SUPPORTING GROWTH

This sham of a business is not going to support any growth.

### 4. MAKING EFFECTIVE USE OF LAND

The land was used as natural pasture for decades until the rural vandalism committed by the current owners. The authorities could take this opportunity to force the owner to remove the many tons of illegally dumped landslip material and return it to its natural use. Similar action has been taken recently in Sawley at Southport House.

### 5. CLIMATE CHANGE

Climate change should be taken into consideration. We can expect more flash floods, we have lived here for 46 years and in that time we have seen the lane as a small river. The development can only adversely affect this problem. St. Mary's barn has been flooded twice.

### 6. DESIGN

Any design built in the middle of a National Landscape will look completely out of place.

### 7 TRANSPORT

Cycling encouraged.

Four Secure, modern, cycles storage units were put in at The Spread Eagle about five years ago. They have not been used once in the last year.

### 8 NATIONAL LANDSCAPE

The site is within the National Landscape and outside Sawley village. The Natural Landscape should be protected by refusing this application.

### 9. CONCLUSION

Government instruction to Local Authorities regarding National Landscapes is quite clear and should be instrumental in refusing this Application.

Yours faithfully,

[REDACTED]

from same address as next

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 30 August 2026 18:40  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0476 FS-Case-869605665

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 3/2026/0476

**Address of Development:** Land north of Woodpecker House Sawley Old Brow Sawley BB7 4LF

**Comments:** We most strongly object to this proposed development in an Area of Outstanding Natural Beauty and within the Ribble Valley Conservation Area.  
Previous planning applications in 1990 (3/1990/0013) and again in 1996 (3/1996/0086) have ALL been REJECTED and there is no basis under which planning consent should now be given.  
Development in this area goes against the obligations of the Local Authority to protect the AONB and preserve the nature and natural beauty of the conservation area.  
Due to the topography of the proposed development, and the number of natural springs and water courses in that area, the increased risk of flooding from local downpours (already increasing in frequency) of existing properties is of immense concern if this development should continue.  
Again I reiterate the residents of this property object in the strongest possible terms to this proposed development.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 08 September 2026 10:53  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2026/0476 FS-Case-872126455

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

**Planning Application Reference No.:** 3/2026/0476

**Address of Development:** Land north of Woodpecker House Sawley Old Brow Sawley BB7 4LF

**Comments:** Our strong objections to the original application as stated in the comments to that application remain the same for this amended application and remain convinced that this application should be REJECTED.

**From:** [REDACTED]  
**Sent:** 31 August 2026 18:17  
**To:** Planning  
**Subject:** Planning application no: 3/2026/0476

**⚠ External Email**

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Dear Ben Taylor

Grid reference: 377884 446771

I am writing to formally record my concerns regarding the above application:

- The land is within an area of outstanding natural beauty (AONB), more recently named National landscapes, which has been designated for conservation due to its significant landscape value. The purpose of this is to 'conserve' and 'enhance' the natural beauty of the designated landscape. The dwelling proposed would not conserve or enhance the natural beauty of the land. The dwelling would be in clear view on Laneside and would be visible from the many public footpaths that run along the fields across the river and the Ribble Way walk. On a less important note to the public but a more personal note to us, we can [REDACTED] and the proposed dwellings would change the view dramatically. The plans state it will have no impact on views. [REDACTED] will overlook the whole house instead of the beautiful trees currently there.
- The land has not been maintained, we moved here on the 11<sup>th</sup> December 2020 and we have never seen anybody cut the grass or trim hedges. Only when the last **planning** application was being made did someone come and strim a walkway to allow someone to walk on the land for assessment. Mature Christmas trees were removed at this time. The land not being maintained is not a negative as now the land is heavily overgrown with mature trees (not low quality trees as the plans suggest) which has encouraged an abundance of wildlife to the area:
  - - Moths
    - Butterflies
    - Rabbits
    - Bats fly round at night
    - Wild flower growth
    - Bees
    - Deer which I see in the land from our house and which jump into our garden at times
    - A variety of birds including feeding buzzards and barn owls and various smaller birds including nesting goldfinch, bullfinch and wrens
- The picture of the existing site **plan** is not accurate. [REDACTED] does not own the lane to the land, this is owned [REDACTED]. Also, it shows that he owns the edge of the lane which is now a grass verge, he does not, he owns only from the end of [REDACTED] therefore, it the proposed **plans** show a driveway on land which is not his.
- The submitted **plans** state there is a hedge on the West side of the land which makes out the dwellings would be hidden, there is no hedge on the West of the land, it is the East at the back.
- When [REDACTED] it was clear in the land searches that **planning** permission has been submitted three times prior to this date and had been refused each time including an application for a single storey bungalow with disabled access. The more recent

application last year was for 2 single storey dwellings. The plans have not been changed, just 1 dwelling removed. When declined it stated nothing should be built on the land.

- [REDACTED], the land searches also highlighted a risk of landslide on the land in question. There was a landslide [REDACTED] prior to our purchase, and this had to be rectified with a supporting wall. This concerns me greatly. [REDACTED] d) and is quite narrow next to the land (picture attached). Looking at the plans it appears that the house is only a few feet [REDACTED] and is at a lower level, this would mean digging very low down and building a retaining wall on their land which would [REDACTED]. This concerns me greatly. The new plan states it is even lower than the last application!
- The local fishing is not open to holiday fishing at all.
- There are no plans for drainage, there has been flooding in the past from this land over the years.
- The lane to the land is very narrow and there is no land to park vehicles, lorries to take rubble away etc. Would this mean the road would be blocked or the lorries parked outside our houses on Laneside which is already busy due to the residents cars and needs constant access for the working farms at the top of the lane.
- The plans state a holiday home would bring tourist economy to the village - there are no shops etc. There is a hotel that may lose business to a holiday home.
- The plans say there would be no effect of noise to neighbouring residents, the house would be very close to our house, therefore, holidaying clients could have an impact.

As stated above, the plan is exactly the same as last time, just with one less dwelling. The last application was refused on the grounds of the impact of the development on the visual quality of the surrounding landscape. It was regarded as a inappropriate development leading to an urbanising impact on the surrounding national landscape. This remains unchanged.

I would appreciate if we could meet you Ben to go through the plans. I am available Tuesday 8th September 2026 and could come to meet you or you are very welcome to come to our house to view the land and trees.

Please acknowledge receipt of this email. Thank you.

Kind regards.

[REDACTED]