

Sarah Westwood

From: Lorimer, Elliott [Elliott.Lorimer@lancashire.gov.uk]
Sent: 18 September 2013 14:44
To: Sarah Westwood
Cc: John Macholc
Subject: RE: Land at Higher Standen Farm and part Littlemoor Farm 3/2012/0942

Dear Sarah

Thanks for taking the time to explain some more detail regarding this outline application.

To confirm, I feel that the additional information provided at this stage has satisfied my initial concerns about the LVIA.

I also believe that subject to robust conditions being set for the applicant which sufficiently address concerns previously expressed about improving design/layout and landscaping to mitigate the impact on views from within the AONB, I would not object to the consenting of this outline application.

Kind regards
Elliott

Elliott Lorimer
Principal AONB Officer
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From: Sarah Westwood [mailto:Sarah.Westwood@ribblevalley.gov.uk]
Sent: 18 September 2013 12:00
To: Lorimer, Elliott
Cc: John Macholc
Subject: RE: Land at Higher Standen Farm and part Littlemoor Farm 3/2012/0942

Dear Elliott

Thanks for coming back to me on this one. I have had to go back to Natural England to establish if they are raising an objection on landscape grounds and in particular relationship with the AONB as it is not clear in their responses to me. So, sorry to be blunt about this but can you also confirm whether you consider the impact on the AONB from this development to be so significant that you consider the application should be resisted or at the minimum more comprehensive analysis done in order to more adequately assess its impact. From your latest response I interpret that whilst yes you consider some things could be done to improve the LVIA (as per the Hyder conclusions) there is no over-riding concern to prohibit the development

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going ahead on the basis of the information submitted to date in support of this application.

Please can you confirm if my understanding is correct that there is sufficient information as far as you are concerned in terms of impact on the AONB for the development to be presented to Planning and Development Committee for determination.

Regards

Sarah.

From: Lorimer, Elliott [<mailto:Elliott.Lorimer@lancashire.gov.uk>]
Sent: 16 September 2013 11:10
To: Sarah Westwood
Cc: John Macholc
Subject: RE: Land at Higher Standen Farm and part Littlemoor Farm 3/2012/0942

Dear Sarah

I believe that the LVIA for 'Land at Higher Standen Farm and part Littlemoor Farm 3/2012/0942' has adequately addressed the weaknesses identified in my earlier comments (below), regarding photomontages and an additional viewpoint on PRoW on Pendle Hill.

Regarding the conclusions of the analysis of the LVIA carried out by Hyder Consulting:

6.1.1 Agree the description of the baseline landscape conditions and the assessment of landscape effects is a little confusing and would benefit from some explanation and mapping to show how the different assessments relate to one and another. In our view the AONB Landscape Character Assessment (completed in 2009) builds on national, regional and county LCAs to provide the fine grain detail, on which this description should focus.

6.1.2 Agree better explanation of how the conclusions from LVIA are reflected in development/design and how this relates to mitigating the visual impact on views from within the AONB and the AONB setting.

6.1.3 Agree that a map showing potential linear visual receptors, such as footpaths, bridleways etc and a robust analysis of cumulative effects of neighbouring developments would be helpful.

I hope these comments are useful in drafting your report.

Best wishes
Elliott

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From: Sarah Westwood [<mailto:Sarah.Westwood@ribblevalley.gov.uk>]
Sent: 13 September 2013 15:39
To: Lorimer, Elliott
Cc: John Macholc
Subject: RE: Land at Higher Standen Farm and part Littlemoor Farm 3/2012/0942

Dear Elliott

I am drafting the report for this scheme and am trying to write about the landscape impacts in relation to the AONB. The comments you initially gave below seem to indicate that there are some weaknesses in the submitted LVIA but the applicants submitted some photomontage viewpoints to us in March of this year which you were re-consulted about. From my records you have not submitted any additional comments although I am led to believe that at the site meeting with Colin Hirst and a member of the Hyder team earlier this year you indicated that any concerns you may have had no longer exist. I am aware that Hyder have passed comments on the LVIA and in particular its robustness and I am asking if you can update me as to your final views on the appropriateness of this proposal in respect of visual impacts and relationship with AONB. Below is the link to the additional information that was submitted to us earlier this year (Appendix B) and I have also attached for your reference the comments Colin Hirst received from Hyder regarding the level of detail submitted. In particular I would welcome your views on their conclusions in section 6.

http://www.ribblevalley.gov.uk/planx_downloads/Reg_22_supplement_27_Mar_13.pdf

I would appreciate a response as soon as possible in order for us to be certain of your most up to date position in respect of this scheme but if you have any questions please do not hesitate to contact me.

Regards

Sarah

Sarah Westwood

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From: Lorimer, Elliott [<mailto:Elliott.Lorimer@lancashire.gov.uk>]
Sent: 29 November 2012 13:08
To: Sarah Westwood
Subject: Land at Higher Standen Farm and part Littlemoor Farm 3/2012/0942

Dear Sarah

The comments below are submitted on behalf of the Forest of Bowland Area of Outstanding Natural Beauty and will principally address the interests of landscape and visual impact of the development from within the AONB (Pendle Hill Outlier).

Background

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National Parks and Areas of Outstanding Natural Beauty (AONB) have been confirmed by Government as having the highest status of protection in relation to landscape and scenic beauty. Each of these designated areas has specific statutory purposes to help ensure their continued protection. The statutory purpose of AONBs is to conserve and enhance the natural beauty of their area.

AONB Management Plan

The Forest of Bowland AONB Management Plan provides a policy framework and identifies a 5-year programme of actions (April 2009 - March 2014) to help guide the work of the AONB partnership organisations towards achieving the purpose of this plan - to conserve and enhance the natural and cultural beauty of the Forest of Bowland landscape.

The Plan outlines a series of objectives and actions in an action plan, of which a number address issues regarding major development within or close to the AONB:

Objective 11.3 Influence economic policies and strategies to ensure appropriate development both within the AONB and in neighbouring market towns.

Action 12.1C Use the AONB Landscape Character Assessment to monitor change and assist partners in determining the landscape and visual impact of development, both within and on the periphery of the AONB.

Objective 12.3 Influence planning and development decisions to ensure the purpose of AONB designation is considered and upheld.

Action 12.3A Visual intrusion, noise/light pollution and their cumulative impacts are fully considered in assessing new development proposals.

Action 12.3D Ensure that developments do not detract from - and where possible contribute to - the special qualities of the AONB.

Landscape and Visual Impact on the AONB

The AONB welcomes the detailed analysis contained in the LVIA and Appendix 9.2 Detailed Viewpoint Analysis which addresses the likely impact on the surrounding areas of countryside, including the AONB. I'm advised by Steve Brereton, LCC Senior Landscape Architect, that the assessment has been produced in accordance with current best practice guidelines. However, one significant weakness in the assessment is that it fails to provide any visualisations depicting the proposed scheme within the landscape. The AONB would recommend that the applicant is requested to provide these for the viewpoints analysed in Appendix 9.2. Until this addressed, I believe it is difficult for the AONB to fully determine the visual impact and acceptability of the proposed development in relation to the AONB designation.

One further, more minor, weakness is that only one viewpoint on Pendle Hill is assessed in the Detailed Viewpoint Analysis. Whilst the AONB accepts that the majority of the public will view the development from Pendle Hill on the road over the Nick O' Pendle, the AONB would also recommend that another viewpoint higher on Pendle Hill (perhaps from PROW Footpath 26 on Pendleton Moor) be considered as an extension of this assessment. Pendle Hill is very well used by walkers and other recreational users, whose visual amenity is likely to be affected by this development.

I hope these comments prove useful and please do get in touch if you need any further information.

Your sincerely
Elliott Lorimer

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