

Sarah Westwood

From: Lorimer, Elliott [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

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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