

Jane Tucker

From: Maguire, Sally (NE) [Sally.Maguire@naturalengland.org.uk]
Sent: 26 April 2013 10:51
To: planning
Subject: 3/2012/0942 Land at Higher Standen Farm and Part Littlemoor Farm, Clitheroe
Attachments: Ribble Valley 320120942 Residential development Higher Standen farm.pdf; Land Use Planning Consultation Feedback form (v 2 1 2)_pub_0001 (2).pdf
<<Ribble Valley 320120942 Residential development Higher Standen farm.pdf>> <<Land Use Planning Consultation Feedback form (v 2 1 2)_pub_0001 (2).pdf>>

Dear Ms Westwood

Please see attached Natural England's response to the above consultation.

Kind Regards

Sally Maguire
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Land Use Crewe Operations Team
Natural England

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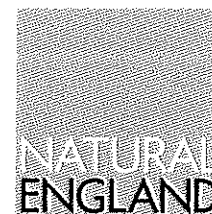
We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

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26/04/2013

Date: 26 April 2013
Our ref: 83676
Your ref: 3/2012/0942



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BY EMAIL ONLY planning@ribblevalley.gov.uk

T 0300 060 3900

Dear Ms Westwood

Planning consultation: 1040 Residential dwellings

Location: Land at Higher Standen Farm and Part Littlemoor Farm, Clitheroe

Thank you for your consultation on the above dated 09 April 2013 which was received by Natural England on 09 April 2013.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
REGULATIONS 2011
COUNTRYSIDE AND RIGHTS OF WAY ACT 2000 (CROW)**

Designated Landscapes – Forest of Bowland Area of Outstanding Natural Beauty (AONB)
This application is within the setting of Forest of Bowland Area of Outstanding Natural Beauty (AONB).

This application is a distance of 1.1 km from the Forest of Bowland Area of Outstanding Natural Beauty (AONB). Given the location of the development, your local planning authority should seek the views of the AONB Partnership where relevant, prior to determining this planning application, as they may have comments to make on the location, nature or design of this development.

As mentioned in our previous response dated 27 November 2012 ref (68558), Natural England's main concerns relate to the the poor quality of the Landscape and Visual Assessment accompanying the EIA which does not adequately assess the potential impacts of the development on the AONB.

Having considered the Landscape and Visual Assessment within the EIA Natural England does not consider that the Forest of Bowland AONB is shown on the relevant plans and maps showing the visual influence of the proposal. The Landscape and Visual Assessment should include more visual illustrations providing detail of how the AONB will be impacted on from the proposed development. Natural England does not believe that the selected viewpoints adequately show the impact of the proposed development within the siting of the AONB and also how the views from the AONB will be affected. Pendle Hill is very well used by walkers whose visual amenity is likely to be affected by this development. Natural England would therefore welcome more viewpoints from within the AONB, particular from high elevations on Pendle Hill.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Sally Maguire on 03000602110. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Sally Maguire
Land Use Operations Crewe