

Jane Tucker

Subject: FW: RE - 3/2013/0737/P - Hansons Garden Centre, Barrow

From: Brereton, Steven [mailto:Steven.Brereton@lancashire.gov.uk]

Sent: 18 September 2013 16:45

To: Graeme Thorpe

Cc: Lorimer, Elliott

Subject: RE: RE - 3/2013/0737/P - Hansons Garden Centre, Barrow

Hi Graeme

I make the following comments in relation to the above planning application:

a) A weakness of the application documents is the absence of an adequate assessment of the proposals likely landscape and visual impacts. A visual assessment supported by photographs from agreed viewpoints, visualisations, cross sections and receptor specific analysis should have been provided. In addition, an assessment of the proposals likely impacts on the Forest of Bowland AONB should also have been included.

b) In determining the significance of the proposed housing development's likely impacts on the setting and character of the AONB, I am guided by the following considerations:

- the scale of the proposed development is relatively small in terms of land take and building size. The visual impacts of 8-9m high housing can fall quite sharply beyond 0.75km.
- the nearest point within the AONB to the application site is 1.6km. This separation distance would have a substantial mitigating effect on the impacts of the proposed housing scheme in views from the AONB. From more distant elevated locations within the AONB such as Pendle Hill, the small scale development would be seen as a very minor component of a broad view that contained, amongst other things, areas of housing and industrial development within the undulating rural landscape.
- in views looking towards the AONB, the view filtering effects of the numerous hedgerows, copses, trees and undulating topography would substantially mitigate the development's impacts on the setting of the AONB. In addition, from some locations, existing built development is already a key component of view towards the AONB.
- the application site has established trees and hedging along the boundaries which could provide **some** mitigation of the development's likely visual impacts. However, it should be noted that the benefits of this established vegetation would need to be maximised through additional tree and shrub planting.
- the application site's current use does has created some landscape and visual quality issues which detracts from the area's landscape character and emphasizes the development's presence in the landscape. The change of use to housing as proposed provides an opportunity to address these issues.

Conclusion

For the reasons briefly outlined in b) above I conclude that the proposed housing development at Hansons Garden Centre would not have significant impacts on the setting and character of the Forest of Bowland AONB.

I hope you find these comments helpful. Please contact me if you wish to discuss them further.

Regards

Steve

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From: Graeme Thorpe [mailto:Graeme.Thorpe@ribblevalley.gov.uk]
Sent: 12 September 2013 09:24
To: Brereton, Steven; Phil Johnson
Subject: RE - 3/2013/0737/P - Hansons Garden Centre, Barrow
Importance: High

RE - Proposed residential development of up to 62 dwellings on this site

Dear Steve/Phil,

Could you both please have a look at this current submission for housing development on the outskirts of Barrow.

Steve - Could you please assess the potential visual impact on views from the AONB, and
Phil - Would you be able to look at the Arb Constraints report as well as assessing any more localised visual impact.

Any questions, give me a ring. Your speedy responses would be most helpful.

Kind regards,

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10/10/2013

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