

Jane Tucker

Subject: FW: The Moorcock Inn, Slaiburn Road, Waddington - Application 3/2014/0592

From: Lorimer, Elliott [<mailto:Elliott.Lorimer@lancashire.gov.uk>]
Sent: 18 September 2014 15:34
To: Colin Sharpe
Cc: 'stephen@wovenart.co.uk'
Subject: The Moorcock Inn, Slaiburn Road, Waddington - Application 3/2014/0592

Dear Colin

The proposed redevelopment at the Moorcock Inn site comprises 7 residential dwellings built to reflect the local building scale and stone vernacular. In order to facilitate the proposed development, the Moorcock Inn and its car park will be removed – actions which on their own would have significant beneficial effects for the local landscape character. The building's relatively large scale, appearance, large car park and close proximity to Slaiburn Road emphasise its presence in the landscape and combine to create significant unacceptable landscape character impacts.

By virtue of the domestic building scale, simple building design using materials and a style which mimics that of the area alongside mitigation planting, I am satisfied that there would be no significant adverse effects on the landscape character of the AONB. In fact, removal of the Moorcock Inn and its car park together with the reinstatement of previously lost landscape fabric are clear positive outcomes of the proposed scheme.

A couple of points of detail relating to the landscaping elements of the proposed scheme which requires further consideration are:

- a) The hedgerow to be established along the Slaiburn Road frontage should be inter-planted with some hedgerow trees.
- b) Native trees and shrubs should make up the bulk of the planting although ornamental varieties would be okay within the gardens. Conifers are not appropriate for the landscape character and should not be planted.

Subject to making the above recommended changes, I am of the opinion that the likely landscape and visual effects of the proposed scheme would be acceptable in landscape terms, nor would the purposes of the AONB designation be compromised either.

I hope these comments prove helpful and please do contact me if you have any questions.

Regards
Elliott Lorimer

Elliott Lorimer
Principal AONB Officer
Forest of Bowland Area of Outstanding Natural Beauty (AONB)

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