

Jane Tucker

From: Lorimer, Elliott <Elliott.Lorimer@lancashire.gov.uk>
Sent: 13 October 2015 13:42
To: Adrian Dowd
Cc: planning
Subject: Hybrid planning application seeking both full and outline planning permission for land at Malt Kiln Brow, Chipping (refs 3/2015/0766 & 3/2015/0766)
Attachments: RE: Land at Malt Kiln Brow Chipping PR3 2GP, Application nr 3/2014/0183; Land at Malt Kiln Brow Chipping, Application ref. nos : 3/2014/0183 & 3/2014/0226

Dear Adrian

The following comments are provided on behalf of the Forest of Bowland AONB Partnership regarding the hybrid planning application for land at Malt Kiln Brow, Chipping (refs: 3/2015/0766 & 3/2015/0766).

The AONB Partnership has provided comments regarding previous applications submitted by the applicant for land at Malt Kiln Brow, Chipping (refs: 3/2014/0183 & 3/2014/0226) and these responses are attached for reference. In these responses, concerns were raised on a number of aspects of the proposals and weaknesses/omissions in the Landscape and Visual Impact Assessment were also outlined. Whilst some of these concerns/weaknesses have been addressed in the new application, a number of principal concerns still remain, namely:

- The applicant has sought to address the issue of 'major development' within the AONB with the justification that the overall development will allow restoration and re-use of the Grade II listed, Kirk Mill and is therefore in the public interest. The AONB Partnership welcomes the restoration and re-use of Kirk Mill and agrees this is in the public interest. However, the applicant has not addressed whether the proposed residential developments on Church Raikie and Malt Kiln Field are in the public interest in terms conserving and enhancing the natural beauty of the AONB (to which 'great weight' should be afforded according to NPPF). The applicant asserts that the outline application for the residential development is an 'enabling' development to allow the redevelopment of the Kirk Mill site to take place, and therefore on balance, the overall hybrid proposals are in the public interest. The AONB Partnership believes that this fails to fully address whether the overall development, in its current form, will conserve and/or enhance the natural beauty of the landscape of the AONB.
- Retention of four self-build plots for residential development on Malt Kiln site have been retained within the proposals. The comments of Lancashire County Council Senior Landscape Architect (on behalf of the AONB Partnership) for the previous application was that these development would *"be unacceptable in landscape terms as it would extend the urbanising effect of built development even further into the countryside, further fragment Chipping's northern rural fringe, increase overall visibility of built development, further erode landscape character/landscape amenity/landscape tranquillity and, effect the setting of Kirk Mill Conservation Area"* and advised that *"removal of the Malt Kiln Brow Site from the proposals... may moderate the likely substantial landscape and visual effects to acceptable levels"*. The AONB Partnership believes that the proposal for residential development on Malt Kiln site should be removed from the overall development.
- The photomontages within Landscape and Visual Impact Assessment still do not include rendered visualisations of the proposed developments (in particular, the proposed residential developments on Church Raikie and Malt Kiln field) to allow the viewer to full appreciate the likely landscape and visual effects. The AONB Partnership believes that it would not be appropriate to approve the hybrid proposals until this matter has been satisfactorily addressed.

In conclusion, the AONB Partnership believes that landscape and visual effects of the proposed hybrid development are unacceptable and does not conserve and/or enhance the natural beauty of the AONB. However, should the

applicant address the above points there is the capacity *in principle* to accommodate the following aspects of the proposals:

- redevelopment of the Kirk Mill site
- residential development on Church Raike site
- the new location of the Cricket Field

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

Regards
Elliott Lorimer

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