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Our ref: 115920
Your ref: 3/2014/0183



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BY EMAIL ONLY

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Dear Sarah

Planning consultation: Hybrid application with seeking full and outline permission: Full planning permission for works and a change of use to the Grade II listed Kirk Mill to create a hotel (18bed, use class C1) and bar restaurant (use class A3), works to the barn building to create seven holiday cottages (use class C1), construction of a Hotel and spa (20bed use class C1), wedding venue (use class D1), kids club (use class D1) and trailhead centre (use class D1 and A3), change use of Malt Kiln House from residential to use class C1, construction of a new cricket pavilion (Sui Generis), demolition of the group of derelict factory buildings.

Outline planning permission for 60 residential dwellings, split over two sites with a max of 56 and 4 units on each with all matters reserved except means of access

Location: Land at Malt Kiln Brow Chipping PR3 2GP

Thank you for your consultation on the above which was received by Natural England on 18 March 2014.

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.

Protected landscapes – Forest of Bowland Area of Outstanding Natural Beauty

From the information available Natural England is unable to advise on the potential significance of impacts on the Forest of Bowland Area of Outstanding Natural Beauty (AONB). We are not convinced that the LVIA provides us with a complete assessment of landscape impacts, however we are reasonably confident that there is not a significant risk to the AONB. The LVIA gives a good assessment of visual impacts from local viewpoints (VPs), but we are not clear how the development will be viewed from longer distance VPs. For example the visual impact of the proposed development from the areas of higher ground to the north-west, including from the various footpaths leading up to the summit of Parlick.

However the submitted LVIA states that 'The effect on the wider landscape character area of the Forest of Bowland AONB is expected to be negligible as the development is generally visually contained and restricted to the edge of the existing settlement.... The village of Chipping is visible in views from these distant locations however specific elements within the settlement are not discernable. The small settlement forms a minor element in the gently undulating landscape of a well settled, intermittently wooded agricultural landscape.'



It is therefore likely that the proposed development will be seen as an addition to the existing settlement and therefore a low magnitude change in the view. However we are unsure from the submitted photomontages if this is the case. We therefore advise you to seek the advice of the Forest of Bowland AONB Partnership. Their knowledge of the location and wider landscape setting of the development should help to confirm whether or not it would impact significantly on the purposes of the AONB designation. They will also be able advise on whether the development accords with the aims and policies set out in the AONB management plan.

Protected species

We have not assessed this application and associated documents for impacts on protected species. Natural England has published [Standing Advice](#) on protected species. The Standing Advice includes a habitat decision tree which provides advice to planners on deciding if there is a 'reasonable likelihood' of protected species being present. It also provides detailed advice on the protected species most often affected by development, including flow charts for individual species to enable an assessment to be made of a protected species survey and mitigation strategy.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation. The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence may be granted.

If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us at with details at consultations@naturalengland.org.uk.

Biodiversity enhancements

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the National Planning Policy Framework. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that *'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'*. Section 40(3) of the same Act also states that *'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'*.

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 regarding this letter, for 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

Kate Berry
Sustainable Development Adviser