

Sharon Craig

From: Lorimer, Elliott <Elliott.Lorimer@lancashire.gov.uk>
Sent: 18 August 2016 13:48
To: planning
Subject: Application Ref: 3/2016/0709

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Dear Julia

The following comments are provided on behalf of the Forest of Bowland AONB Partnership:

Background

The Forest of Bowland Area of Outstanding Natural Beauty (AONB) is a statutory protected landscape, and as such a local authority within the Forest of Bowland AONB has a duty of care to ensure that the landscape is not affected by inappropriate development which would comprise the reason for designation. Current legislation (Section 85 of the Countryside and Rights of Way Act 2000) requires that 'in exercising or performing any functions in relation to, or so as to affect land' within the designated landscape an 'authority shall have regard to their statutory purposes'; i.e. to 'conserve and enhance the natural beauty of the area.'

Application

The statutory Forest of Bowland AONB Management Plan 2014 – 2019 outlines an objective (2.2) to support the retention of basic rural services and amenities in villages and hamlets of the AONB: *'Promote and support rural services and socio-economic development of the area, particularly where such activity helps to conserve and enhance the AONB's natural beauty'*. The proposed change of use from public house to two dwellings would result in the loss of a key village amenity for local residents.

Additionally, the Management Plan outlines an objective (2.4) regarding sustainable tourism development which seeks to: *'Develop, co-ordinate and effectively promote sustainable tourism activity within the AONB'*; with a linked action (2.4i) to *'Support opportunities to develop and promote Gisburn Forest and Stocks as a destination for cycling, walking and riding'*. The proposed change of use from public house to two dwellings would result in the loss of potential tourism business development to provide food and accommodation for visitors to Gisburn Forest and Stocks.

For these reasons, the Forest of Bowland AONB Partnership does not recommend the proposed change use to two dwellings. Please do get in touch if you require any further information.

Kind regards
Elliott Lorimer

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

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