

Dear Ms. McCartney

Please find my comments below, on behalf of the Forest of Bowland AONB Partnership, regarding the application 3/2018/0750.

The proposed development is located in the Forest of Bowland AONB Landscape Character Type G7, Browsholme – Undulating Lowland Farmland with Parkland (full type description attached). The assessment outlines that: *'There is strong historic and cultural sensitivity resulting from the numerous built and natural parkland features and country houses'*. This includes stone-built farm barns such as that at Twitter Bridge. It also highlights, under guidelines for managing landscape change, that the AONB should seek to *'Conserve significant historic features and buildings'* within this landscape character type.

It is noted that that applicant asserts that the building is redundant and no longer in agricultural use. I understand that this is not the case and the current farming tenants continue to use the barn and is an integral to the operation of the farm business. Whilst the AONB can in some instances support sensitive conversion of traditional agricultural buildings; it does not support conversion where there is continued, regular agricultural use.

In terms of the proposed designs for the conversion, the proposals include adding numerous rooflights and windows on various elevations. In particular, the additional openings on the North-East and South-East elevations (when viewed from the minor road) and also the North-West elevation (when viewed from adjacent footpath 3-43-FP18) will impact on the building's existing character and would be likely to have an adverse impact on the landscape character of the AONB.

For the above reasons, the AONB Partnership objects to the proposed development.

Regards
Elliott Lorimer

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

Kettledrum, 6 Root Hill Estate Yard, Whitewell Road, Dunsop Bridge, CLITHEROE, BB7 3AY
t 01200 448000
m 07775 221208

www.forestofbowland.com
twitter.com/forestofbowland
facebook.com/bowlandaonb

This e-mail contains information intended for the addressee only.

It may be confidential and may be the subject of legal and/or professional privilege.

If you are not the addressee you are not authorised to disseminate, distribute, copy or use this e-mail or any attachment to it.

The content may be personal or contain personal opinions and unless specifically stated or followed up in writing, the content cannot be taken to form a contract or to be an expression of the County Council's position.

Lancashire County Council reserves the right to monitor all incoming and outgoing email.

Lancashire County Council has taken reasonable steps to ensure that outgoing communications do not contain malicious software and it is your responsibility to carry out any checks on this email before accepting the email and opening attachments.

LANDSCAPE CHARACTER TYPE G: UNDULATING LOWLAND FARMLAND WITH PARKLAND

Key Characteristics

1. Mature parkland trees and other ornamental designed landscape features contribute to the 'designed' estate character
2. Gently undulating topography
3. Remnant boundaries of former parkland are also visible features

G: UNDULATING LOWLAND FARMLAND WITH PARKLAND CHARACTER ASSESSMENT

Location

1.1.1 The Undulating Lowland Farmland with Parkland Landscape Character Type is predominantly situated within the southern half of the Study Area, to the south of Dunsop Bridge and Slaidburn and east of Chipping. This Landscape Character Type also occurs at the western edge of the Study Area (to the north of Scorton) and also on the Pendle Hill outlier, at Downham and Sabden. This LCT borders a range of adjacent LCT, including Undulating Lowland Farmland with Wooded Brooks (F), Wooded Rural Valleys (I) and Moorland Fringe (D).

Landscape Character Description

1.1.2 Undulating Lowland Farmland with Parkland generally occurs below 150m and comprises pasture, which is interspersed with country houses and associated designed landscapes, particularly parkland. These parkland areas tend to consist of avenues of trees, specimen trees, veteran trees, clumps of woodland, beech hedgerows, formal ornamental planting and some hard landscape features such as pathways and drives, bridges, white metal railings, follies and ha has. There isn't always a house linked to the parkland, however there may be ancillary buildings such as kennels, cottages, barns and reservoirs. These are largely 18th and 19th century designed landscapes, built for estate owners to enjoy when visiting the area for game hunting and shooting. Evidence suggests that much of the parkland probably originated from earlier managed landscapes such as deer parks, and former settlements.

1.1.3 Undulating Lowland Farmland with Parkland also contains scattered isolated farmsteads and small historic villages, some of which are linked to the estate or park, and hence have buildings of similar age and design. The lowland farmland is enclosed with a mixture of stone walls (reflecting local geology) and hedgerows; clumps of woodland and single mature trees also dot this pastoral and picturesque landscape.

Key Environmental Features

Physical

1.1.4 Similarly to the Undulating Lowland Farmland Landscape Character Type (E), this LCT generally occurs below 150m and forms a transitional zone between the low lying plains of soft glacial deposits and the high fells of Bowland, formed from Millstone Grit. This Landscape Character Type, whether composed of limestone, grit, shale or sandstone, is of gentle topography when compared to the fells and hills. Glacial action has accentuated the differences by further tempering the relief of the low-lying areas by the deposition of glacial drift. Deep drift is conspicuous where hedges predominate over stone walls, as quarrying is only possible where the drift is sufficiently thin. Clitheroe Reef Knolls, which are partly situated within this Landscape Character Type, have been designated as a SSSI because they represent the classic site for the study of knoll-reefs in the Asbian Carboniferous Limestone of England.

Ecological

1.1.5 Within the Lowland Farmland with Parkland Landscape Character Type, hedges, hedgerow trees, flushes, fens, marshy grassland and small stream corridors provide important ecological habitats. In addition, Bell Sykes Meadow, to the north-east of

Slaidburn is designated as a SSSI for its unimproved, enclosed, herb-rich grassland (which has been largely destroyed within Lancashire due to agricultural intensification).

Cultural and Historical

1.1.6 The landscape proved more favourable to early settlers than the nearby uplands. By the Roman period it is probable that much of this Landscape Character Type was already settled fairly densely and the fort established at Ribchester (outside the southern boundary of the AONB) is known to have had some civilian government functions. Whilst Roman remains (besides roads) outside the immediate area of the forts are poorly represented in the record, there is limited archaeological evidence of exploitation of the natural resources of the area. The majority of enclosure dates from the medieval period and has created a landscape of small fields which are mostly hedged although stone walls are evident where geology lies close to the surface.

1.1.7 Country houses are a feature of the area and are often surrounded by parklands and well managed estates. They are evidence of the developing industrial enterprise and increasing wealth between the 16th and 19th centuries. Architecturally distinctive yeoman and gentry houses are also characteristic of this type and date from the 17th century onwards. The country houses are often attractive buildings of historic interest, surrounded by formal parkland and well-managed estate land, which often has a high proportion of woodland, well-managed hedgerows and boundary walls or fences. Associated parkland often has with well-spaced opengrown trees of oak, sycamore, ash and lime. Not all parks and estates, however, contain large country houses.

Development, Settlement and Buildings

- This Landscape Character Type contains a mixture of scattered, isolated farmsteads, which display typical gritstone vernacular building materials and styles; and estate villages (such as Downham and Slaidburn) which contain buildings of a similar ages and design;
- Several large, ornate Country Houses are located within this Landscape Character Type, often associated with designed parkland landscapes, including, Cow Ark, Browsholme Hall, Stonyhurst College and Winckley Hall;
- Stonyhurst College is a dramatic and imposing landmark building (built in the Jesuit-style) and has a long driveway lined by avenues of trees with associated long formal ponds. The Stonyhurst estate is bounded by the River Hodder, the village of Hurst Green and Longridge Estate;
- Slaidburn is also an historic village and has buildings which date back to the 13th century;
- Within Downham, stone built cottages nestle around the church and are associated with mature deciduous vegetation;
- The small village of Hurst Green displays a combination of traditional gritstone and white painted terraced houses

Landscape Character Areas

Landscape Character Areas within this Landscape Character Type include:

G1 Wyresdale G2 Little Bowland G3 Upper Hodder

G4 Hurst Green G5 Downham G6 Sabden

G7 Browsholme G8 Dinkling Green – New Laund

G1: Wyresdale

- Much of this area has a significant history of estate management, which is reflected in the landscape in the form of park woodlands and in field trees;
- Several of the hedgerows within this area comprised a mixture of beech and hawthorn;
- The Country House, associated lake and patches of mature deciduous woodland at Wyresdale Park are landscape features within the surrounding predominantly pastoral landscape;

- The profile of Nicky Nook provides the backdrop to views southwards and provides a setting for the lake at Wyresdale;
- The corridor of the M6 motorway introduces a source of noise and movement at the western edge of the area;
- Minor road corridors are often lined with deciduous trees;
- A network of tracks cross this area

G2: Little Bowland

- Evidence of old deer park features at Leagram including, the park boundary (bank and ditch), sinuous belts of deciduous woodland, park gates and stiles;
- Park woodlands are shaped with drystone walls or fenced boundaries;
- The Duchy of Lancaster own parts of this area, which is reflected in the management of the landscape and the colours of gates and signs;
- Leagram Hall is a key landscape feature;
- Cheese press stones are visible features, occasionally situated along road corridors;
- Old lime kilns are also features of this landscape;
- A network of drystone walls delineate fields in the northern half, whilst mixed hedgerows with hedgerow trees are a feature of the southern half of the area;
- The gently undulating landscape is crossed by a series of narrow rural road corridors which are lined with a combination of stone walls, hedgerows and white railings;
- The small, nucleated village of Chipping encompasses a combination of traditional gritstone cottages and terraced houses;
- Dramatic, open views northwards towards the central Bowland fells, which provide a distant sense of enclosure;
- Mixed, ancient, semi-natural woodland, following watercourses, run northwest to southeast across the landscape;
- A history of utilisation of this area for water powered industry is visible at several sites within the landscape;
- In-field trees, including oak, alder and ash and landscape features;
- Limekilns and evidence of historic limestone quarrying is visible in the southern and eastern parts of the area;
- Activity associated with pheasant, partridge and duck shoots has an influence on this landscape

G3: Upper Hodder

- Patches of mature deciduous trees line the corridor of the River Hodder, which meanders through this area and often has shallow, grassy banks;
- There is a long history of estate management throughout much of the area (including the Knowlmere and King Wilkinson Estates; and the recent development of the Meanley Estate at Easington);
- Patches of mixed woodland with sinuous edges contribute to a mature landscape structure, which provides an intermittent sense of enclosure within this landscape;
- Sense of enclosure provided by Browsholme Moor and Easington Fells to the south and a combination of the shale and limestone uplands and the grit moorland of the Bowland Fells;
- Single deciduous trees are landscape features along the corridor of the River Hodder;
- White stone walls, bridges and limestone built villages such as Slaidburn (often displaying white window frames and doors) situated in the valley bottom alongside the River Hodder and Newton, all contribute to recognisable sense of place;
- Park woodlands are a striking landscape feature, which exhibit oval shapes and are enclosed by drystone walls or fenced boundaries;
- The underlying limestone geology has an influence on the landscape in buildings

and drystone wall materials;

- Limekilns, limestone quarries and stone field barns are recognisable landscape features;
- Remnant hedgerows delineate some field boundaries, several containing hedgerow trees (including ash, alder and hawthorn);
- Distinctive grassy limestone knolls which often have woodland or tree cover on the hilltops at Little Dunmow and Great Dunmow (known as reef knolls) are features within views across this landscape

G4: Hurst Green

- The avenue of trees associated with Stonyhurst College is a key landscape feature of this area and channels views across the landscape (see Appendix H);
- Stonyhurst College is a key landmark within views across the parkland;
- Woodland clumps, often surrounded by intact stone walls also contribute to recognisable sense of place;
- Stonyhurst Park was once a larger area of ornamental parkland, but now houses a golf course which introduces a man-made character into the surrounding landscape;
- The dramatic rising mass of Longridge Fell contribute to recognisable sense of place;
- Framed views southwards across the wide valley corridor of the River Ribble

G5: Downham

- Dramatic, open views southwards towards moorland on Pendle Hill;
- Open views northwards across the wide valley of the River Ribble;
- Patches of deciduous woodland and single mature deciduous field trees contribute to an intermittent sense of enclosure within views across this landscape;
- Patchwork of pasture fields lined with stone walls and mixed hedgerows and interspersed with mature deciduous hedgerow trees;
- Relatively tall, estate style, predominantly limestone, walls are also a feature, lining some of the minor road corridors; in other places, mixed hedgerows line road corridors.
- Traditional stone field barns are a feature in places (for example at the side of Twiston Lane);
- Lime kilns and quarries are also visible landscape features;
- Parkland features include estate walls and frequent copses on limestone reef knolls between Downham and Twiston;
- The linear estate village of Downham, with its strongly recognisable sense of place, resulting from the combination of stone buildings, bridges and church is a key feature within several views across this area

G6: Sabden

- The relatively wide corridor of Sabden Brook which is lined by patches of mature woodland is a landscape feature;
- Sabden village, nestled at the foot of Pendle Hill, encompasses a combination of traditional buildings and more modern buildings;
- Views northwards are dominated by the dramatic backdrop of Pendle Hill with its distinctive profile;
- A network of hedgerows line field boundaries and drystone walls;
- Mature single deciduous trees are also a feature of this landscape which contribute to landscape pattern;
- B roads and minor road corridors which cross the area lined with a combination of stone walls and hedgerows;
- There is evidence of the industrial heritage of this area, including mills and terraces;
- Red painted gates are a key feature of farms on the Huntroyd Estate at Sabden

G7: Browsholme

- Dramatic, open views northwards towards the central Bowland fells, which provide a distant sense of enclosure;
- The Duchy of Lancaster own part of this area, which is reflected in the management of the landscape and the colours of gates and signs;
- Park woodlands are shaped with drystone walls or fenced boundaries;
- Limestone, drystone walls are a feature of the northern half, whilst mixed hedgerows with hedgerow trees are a feature of the southern half of the area;
- Duchy metal field gates are recognisable landscape features;
- Browsholme Hall is a key landscape feature;
- On the Browsholme Estate, beech hedgerows and beech within woodlands contribute to recognisable sense of place;
- Relatively large blocks of coniferous and mixed woodland contribute to a varied sense of enclosure within this area;
- Mixed, ancient semi-natural woodland and strips/blocks of damp birch woodland, contribute to a mixed sense of enclosure;
- In-field trees, including oak, alder and ash are landscape features;
- Activity associated with pheasant, partridge and duck shoots has an influence on this landscape;
- The small hamlet of Cow Ark, the estate-owned small hamlet of Bashall Eves and a series of scattered, isolated farmsteads contribute to settlement pattern;
- A network of relatively narrow rural lanes, lined with stone walls, hedgerows and occasional white railings, crosses this landscape. Between Bashall Eaves and north Waddington, narrow, sunken lanes are lined with mixed hedgerows (including holly) and trees

G8: Dinkling Green- New Laund

- This area encompasses a distinctive pattern of grassy hills which punctuate the surrounding undulating farmland landscape and are underlain by limestone;
- Some of the slopes of the hills are cloaked in mature deciduous trees, contributing texture and variety to the landscape, in contrast with adjacent character areas;
- The pronounced limestone 'reef knolls' are visible landmarks within several views from adjacent landscape character areas;
- To the north and west, Totridge and Fair Oak fells provide a sense of enclosure, whilst the intimate corridor of the Upper Hodder valley provides the eastern edge;
- Gritstone field quarries are also a feature in the north-west of the area;
- There is a strong sense of remoteness and tranquillity throughout most of the area, despite the presence of a narrow rural road corridor which links the Hodder Valley to Leagram to the south

CURRENT AND FUTURE LANDSCAPE CHANGES AND OPPORTUNITIES

Forces for Change

Past Landscape Changes

1.1.8 Observable changes in the past include:

- Conversion of deer parks to pastoral farmland;
- Loss of and decline in the number of associated parkland features;
- A decline in mature hedgerow trees as a result of age or loss due to agricultural intensification;
- Expansion of villages or modernisation of farmsteads utilising non-local building materials (e.g. red brick) which are intrusive to local vernacular character;
- Amalgamation and diversification of dairy farms;
- Intensification of agricultural management, involving chemical fertiliser and herbicide applications, which has affected herb-rich meadows.

Current Landscape Condition

1.1.9 The overall condition of the Undulating Farmland with Parkland Landscape

Character Type is considered to be moderate. The condition of stone walls and hedgerows at field boundaries is considered to be generally good, however there is evidence of disrepair and gappy, overgrown and neglected hedges and overgrown tree/shrub lines in places, varying with land ownership. Parkland features are generally well maintained where they form part of areas of formal parkland, however there is evidence of loss or disrepair of parkland features, such as boundary walls, where the former parkland features form part of the wider landscape of undulating pastoral farmland. Some areas of parkland are also in fragmented ownership.

Future Landscape Changes and Opportunities

1.1.10 An overall consistency in the use of vernacular building materials within the estate and other villages within this Landscape Character Type indicates a local desire to retain the traditional character of the area.

1.1.11 Negative changes may include the amalgamation of farms, leading to a change in the character of the landscape, with new access tracks and the creation of larger fields leading to a loss of traditional stone wall and hedgerow field boundaries. This may lead to a loss of traditional former parkland boundary features (such as banks and ditches with either hedges or walls on top). Amalgamation of farms may also result in farmhouses and associated buildings being converted to new uses and key landscape features being lost through neglect or removal to enable the amalgamation of adjacent fields. Conversion of historic buildings may also be an issue. The increased farm size may lead to the demand for new agricultural buildings, affecting character and views. Increased financial pressures and reduced availability of higher level agri-environment payments, may lead to field boundaries, walls and hedges suffering from a lack of management.

1.1.12 Longer-term changes (20+ years) will be dependent on prevailing incentives and policies and it is therefore challenging to be prescriptive. The AONB Management Plan will provide a key tool in managing change and ensuring a positive future for the area. Potential longer-term changes and key guidelines within this Landscape Character Type are outlined below:

- *Agricultural Change and Land Management* – The amalgamation of farms and increased drive for efficient farm businesses or farms being sold as farmers and their families leave the industry; all have a direct impact on how the land is managed. As the key characteristics of the area are significantly influenced by agricultural practices, change in the industry could lead to an erosion of landscape quality. Changes in land ownership or agricultural management may also lead to fragmentation of ownership of areas of parkland, which could jeopardise the coherent future management of parkland features.
- *Climate Change* – The likely effects of climate change on this landscape are not easily identifiable with current information, however, agricultural practices could be affected, with a move to plough up pasture and plant new crops. Climate change may have a variety of potential impacts on the designed landscape (a key feature within this Landscape Character Type) and retaining the historical integrity of some landscapes may be difficult to achieve over the long term. Mature parkland trees could also be lost with a change in temperatures and average rainfall levels.
- *Development* – Diversification of farm businesses leading to introduction of new buildings and the conversion of farm buildings for residential and other uses could gradually change the nature of the working landscape and its associated attributes. The erosion and loss of vernacular building styles within estate villages or country house estates, through introduction of cheaper alternatives will reduce the distinctive characteristics of this area. Encroachment of large scale development such as wind farms, masts and pylons into the area would also have a significant effect on landscape character. It is likely that there will also be increased pressure from residential and tourist related developments,

affecting the character and quality of the landscape.

Sensitivities and Capacity for Change

1.1.13 The ecological sensitivity of this Landscape Character Type is represented by the combination of hedges, hedgerow trees, mature woodland and stream corridors.

There is strong historic and cultural sensitivity resulting from the numerous built and natural parkland features and country houses. In addition, the landscape displays a mature structure of hedgerows and hedgerow trees. Overall, landscape character and visual sensitivity is considered to be moderate. In places, woodland and hedgerows limit views, whilst there is strong intervisibility with the Unenclosed and Enclosed Moorland Hills, Valley Floodplain and Moorland Plateaux Landscape Character Types.

GUIDELINES FOR MANAGING LANDSCAPE CHANGE

1.1.14 The overall strategy for the Undulating Lowland Farmland with Parkland Landscape Character Type is to conserve and enhance existing and former built and natural parkland features; and the network of stone walls and hedgerows. Patches of mature deciduous woodland and single parkland trees within fields and lining river and brook corridors should also be conserved. Where landscape features have been neglected (including former boundary features such as beech and holly trees and original park gates), opportunities should be sought for restoration. The parkland settings, e.g. the relationship between settlement and the rest of the landscape should be maintained. There is also a need for conservation of the lane features such as stone walls, roadside verges, hedgerows and hedgerow trees. Open views towards the Unenclosed and Enclosed Moorland Hills, Moorland Plateaux and Valley Flood plains Landscape Character Types should be conserved.

1.1.15 Specific guidelines include:

Physical Character

- **Conserve** and **enhance** woodland, hedges and stone walls.

Ecological Character

- **Link** existing woodlands and hedgerows to create a continuous woodland network to reverse habitat fragmentation¹;
- **Create** new hedgerows and regenerate existing hedges to maintain and enhance key landscape linkages²;
- **Encourage** farmers to adopt less intensive farming practices so that the vitality of existing woodlands is not compromised and to facilitate natural regeneration in and around woodland habitats³;
- **Ensure** the long-term viability of parkland trees and landscapes by restructuring, using species of local provenance wherever possible⁴;
- **Encourage** conservation of existing key landscape features and habitats;
- **Encourage** habitat linkage to increase robustness to climate change;
- **Conserve** the water quality of streams and becks and **limit** run off or pollution from adjacent pastoral farmland;
- **Target** agri-environment scheme support for management of parkland landscapes;
- **Ensure** that UK Biodiversity Action Plan habitats are appropriately managed.

Cultural and Historic Character

- **Protect** unlisted buildings and structures related to ornamental land;
- **Encourage** public access, appreciation and understanding of ornamental landscapes and their component features;
- **Avoid** loss of integrity by division into multiple ownership, or through inappropriate changes of use;
- **Encourage** management regimes that foster joint-working whilst protecting the key ornamental attributes, such as parkland trees through Tree

¹ Lancashire Woodland Vision, Lancashire County Council, Forestry Commission and TEP.

² Lancashire Woodland Vision, Lancashire County Council, Forestry Commission and TEP.

³ Lancashire Woodland Vision, Lancashire County Council, Forestry Commission and TEP

⁴ Lancashire Woodland Vision, Lancashire County Council, Forestry Commission and TEP

Preservation Orders or parkland structures through listing or scheduling, where ornamental landscapes are in multiple ownership;

- **Conserve** relict archaeological remains;
- **Enhance** former parkland features, whether functional (deer leaps, icehouses, lodges), semi-natural (woodland shelterbelts, planted avenues, specimen trees, lakes) or ornamental (follies, eye-catchers), particularly where they add group value by association within one another;
- **Conserve** significant historic features and buildings;
- **Encourage** sympathetic new uses for disused farm buildings to ensure that they remain a viable and contributory feature within this landscape; and;
- **Encourage** the use of local building materials, in particular gritstone and limestone;
- **Encourage** owners of designed landscapes, which are not eligible for agrienvironment schemes to restore and maintain the integrity of the planting for the future, especially planning for the replacement of specimen trees, and to consider the effects of climate change in so doing;
- **Continue** the management of parkland, including planting of parkland trees;
- **Ensure** that highway improvement schemes respect and reflect local character and **encourage** the use of traditional signage where possible;
- **Conserve** other roadside features such as stone/metal boundary stones and wells;
- **Restore** walls, hedgerows and white railings.

Aesthetic and Perceptual Character

- **Conserve** open views towards the surrounding higher Moorland Plateaux and Unenclosed and Enclosed Moorland Hills Landscape Character Types;
- **Conserve** open and framed views across and into the corridors of the River Ribble;
- **Maintain** the distinctive pattern of hedgerows and stone walls at field boundaries.

For more information about the Forest of Bowland Landscape Character Assessment please visit

http://www.forestofbowland.com/landscape_character