

## SP5 Forest of Bowland AONB

The landscape and scenic beauty of the Forest of Bowland AONB will be protected from any development which would damage or adversely affect the character, appearance and setting of the AONB.

1. The most up-to-date Forest of Bowland AONB Management Plan<sup>25</sup> (or equivalent) and Forest of Bowland AONB Landscape Assessment will be material considerations in the determination of relevant planning applications.
2. Within the Forest of Bowland AONB development will be required to conserve, enhance and make a positive contribution to the natural beauty of the area and comply with Policy SP4 (Countryside Areas) and the Core Development Management Policies.
3. Planning permission for major developments will not be permitted except in exceptional circumstances and where it is demonstrated that the harm is outweighed by the benefits in the public interest. Where appropriate a planning application must be accompanied by an assessment of:
  - a) The need for the development, including in terms of any national considerations, and the impact of permitting it or refusing it, upon the local economy;
  - b) The cost of and scope for developing elsewhere outside the AONB or meeting the need in some other way; and
  - c) Any detrimental effect on the environment, the landscape and recreational opportunities and the extent to which that could be moderated.

## 5.7 Viability

**5.7.1** The policies and allocations in the Local Plan have been subject to a viability assessment.

**5.7.2** However, there may be instances when the contribution to infrastructure and other policy requirements may make a development unviable. It is the responsibility of the developer to show that this is the case by carrying out a viability assessment for the specific site and proposal.

**5.7.3** Policy SP6 provides the basis for considering viability issues to ensure an appropriate balance between securing deliverable development and meeting various policy requirements. Although Policy SP6 aims to ensure that development is viable, there may be circumstances where a reduction in standards or infrastructure requirement may not be appropriate such as when severe impact on the transport network will be caused.

## SP6 Viability

1. The Council's overarching objective is to ensure that development is viable.
2. Where a developer seeks:
  - a) to negotiate a reduction in standards or infrastructure requirements that would normally apply to a development; or

<sup>25</sup> The Forest of Bowland AONB Management Plan can be accessed on the AONB website at <http://forestofbowland.com/Management-Plan>