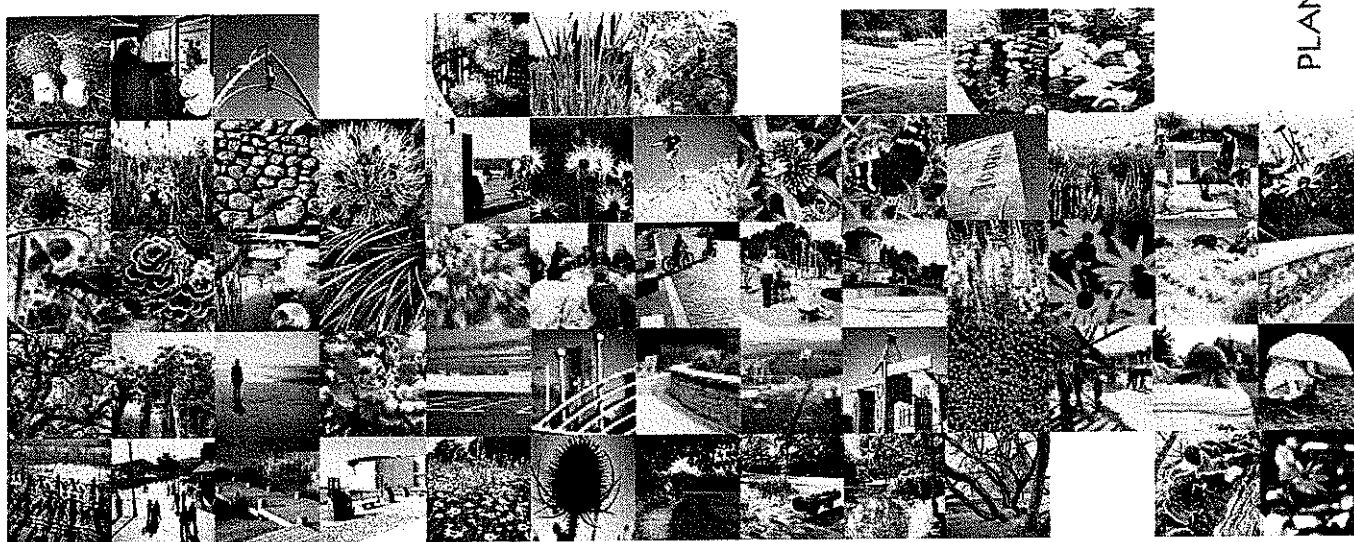


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Primrose Phase 2 Land off Woone Lane, Clitheroe Landscape Site Assessment

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3500/P/002	LOCATION PLAN
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1.0 INTRODUCTION

- 1.1 TEP was commissioned in November 2011 by Beck Developments Ltd to undertake a landscape assessment of the Primrose Phase 2 site, at land off Woone Lane, Clitheroe. Beck Developments Ltd has developed proposals for residential development on the 2.78ha site to form a planning application. TEP was requested to provide landscape services as part of this work to assess the suitability of the site for development.
- 1.2 This document assesses the landscape character of this site and adjacent land to identify distinctive landscape features for retention and consider the site's contribution to the setting of Clitheroe. This is to ensure that the proposal for new housing development is appropriate and can be integrated with the existing settlement and wider landscape. The report includes reference to published landscape assessments and policy relating to the general locality, a description of landscape character and an assessment of views to and from the proposed development site.
- 1.3 A Landscape Site Appraisal plan has been prepared to accompany this report (drawing D3147.002) along with photograph sheets (Figures 1 and 2). An Ecological Assessment (report 3147.001) has also been prepared by TEP to accompany the planning application.

2.0 SITE LOCATION AND CONTEXT

- 2.1 The site is located in Clitheroe, Lancashire at central grid reference SD 734 407, and is approximately 1 mile southwest of Clitheroe town centre. The site is 2.78ha in size and comprises an agricultural grassland field located off Woone Lane. The site is sloping includes a defunct mature hedgerow to the north and a small number of young trees to the south.
- 2.2 The red line boundary includes an extension to the northeast through the adjacent Primrose Phase 1 site. This connects to Woone Lane and forms the route of the proposed access road to the development. This part of the site consists of hard standing forming part of the adjacent former textile mill.
- 2.3 The site is located immediately outside the present local plan settlement boundary and is bound to the northwest by the Clitheroe – Manchester railway line embankment, with the Henthorn residential area beyond. To the northeast is a mature hedgerow alongside the Phase 1 development site. Industrial units are located to the east and back onto the track that connects Woone Lane with the site.
- 2.4 The track continues along the southeast boundary of the site and is a Public Right of Way (PROW). It is flanked by a mature tree belt which forms a dense buffer and screen to the site, with Primrose House beyond. To the southwest is a small area of pasture and woodland trees adjacent to Pendleton Brook, which is also in Beck Developments ownership. A railway viaduct marks the western extent of this pastoral area. This area is lower than the site and includes the gravel track and PROW that continue under the railway viaduct, connecting to the wider countryside.

3.0 DEVELOPMENT PROPOSALS

Primrose Phase 2

- 3.1 Development proposals for the site include residential development of 81 units comprising three and four bed detached and townhouse properties, two and two and a half stories high. The development is based around a cul-de-sac layout with front and rear gardens to properties. Access into the development is via the Phase 1 site with properties backing onto the railway embankment to the northwest and access track/PROW to the south. A pedestrian link is provided between the development and the PROW to the south.
- 3.2 The scheme incorporates incidental areas of open space but the intention is that the main recreational area would be provided off site at the nearby Primrose Lodge regeneration scheme, for which a financial contribution would be made through the means of a Section 106 Agreement (as with the Primrose Phase 1 project). Residents would also have the benefit of easy recreational access to the open countryside via the footpath link to the south.

Wider Proposals

- 3.3 The Primrose Phase 2 site forms part of the wider Primrose residential development proposals for the area, as illustrated in drawing 3500/P/002 Location Plan. This comprises of Primrose Phase 1 and Primrose Gardens that already have planning consent. It also includes Mearley Croft, adjacent to Primrose Lodge, and highway junction improvements at the Whalley Rd/Primrose Rd junction which forms part of a co-joined application with the Primrose Phase 2 site
- 3.4 The Planning Support Statement produced by Willcock Consulting outlines the wider context and background of the proposals and relevant extracts are provided below.
- 3.5 *"The broader Primrose scheme is founded upon the longstanding Council intention to encourage the landscape regeneration of the disused Primrose Lodge and adjacent woodland in conjunction with the regeneration of adjacent areas of vacant, underused or neglected land for more worthwhile urban uses. Since that intention was first tabled, as long ago as 1991, there have been a succession of endorsements of the development potential of the Primrose area, accessibly located within the Clitheroe local plan settlement boundary, within easy walking distance of schools, jobs, shops and the town centre itself.*
- 3.6 *Central to those aims has been the strategic role of Primrose Lodge landscape regeneration, reflecting its potential to provide a substantial unifying area of public open space and nature conservation environment, and offering a key pedestrian/cycle link between the town centre and the open countryside. Indeed, the strong bonding of the available development sites at Primrose with the existing urban framework (and the existing local population) underpins the desire to take full advantage of the sites' development and landscape potential.*

- 3.7 *An integral part of that scheme was an intention, via a contribution through Section 106 Agreement, to financially support and promote the regeneration of Primrose Lodge and its wooded fringes for recreation, nature conservation and water environment use. Co-ordination of the landscape regeneration project for the Primrose Lodge site now rests with the Council."*
- 3.8 In order to assist the Council in the landscape regeneration of the Primrose Lodge site, TEP provided ecological and arboricultural assessments. This work also included the production of a concept design for the enhancement of landscape habitat and recreation within the Lodge. It is intended that the strategic pedestrian/cycle link connecting the town centre and wider countryside runs through Primrose Lodge, before following an existing PROW along the southern boundary of the Primrose Phase 1 and 2 sites, linking to the Ribble Way and wider countryside.
- 3.9 A key element of the Primrose Phase 1 development includes enhancement of this PROW south of the site. These proposals include a new footpath and landscape strip along the existing access track immediately to the south of Phase 1. This will assist in creating a safe and dedicated route from Woone Lane and Primrose Lodge, to the Phase 2 site and wider countryside beyond. Phase 1 proposals also incorporate a pedestrian link into the proposed Phase 1 residential development from the access track to the south. Development has already started on the Primrose Phase 1 site where Beck Developments has currently provided 25 affordable homes.

4.0 LANDSCAPE PLANNING POLICY CONTEXT

4.1 Planning policy relevant to the application is provided by Government Policy Statements and Planning Guidance, by the Regional Spatial Strategy, and by the saved policies of the adopted Ribble Valley District Wide Local Plan. The emerging Core Strategy of the Local Development Framework will eventually have a bearing, although presently of only limited weight due to only partially tested nature. The draft Strategy is presently undergoing consultations on the Options and Issues stage.

4.2 The Planning Support Statement produced by Willcock Consulting provides a comprehensive review of Planning Policy relating to the site and it is not the intention of this assessment to reproduce this. The following text provides a brief overview of landscape planning policy relevant to the site and the Planning Support Statement should be referenced for further information.

National Planning Policy

4.3 Planning Policy Guidance (PPG) and Planning Policy Statements (PPS) set out the government's national policies on different aspects of land use planning in England. The following PPGs and PPSs are relevant to assessing the effect of proposed development on landscape and views.

- Planning Policy Statement 1 (PPS1) - Delivering Sustainable Development
- Planning Policy Statement 9 (PPS9) - Biodiversity and Geological Conservation

4.4 The proposed development site at Primrose Phase 2 will need to take account of the guidance contained in PPS1 and PPS9 in relation to landscape.

Regional Planning Policy

North West of England Plan Regional Spatial Strategy to 2021 (September 2008)

4.5 On 6th July 2010 the Secretary of State ordered the revocation of Regional Spatial Strategies (RSS) under section 79(6) of the Local Democracy Economic Development and Construction Act 2009. This revocation was declared unlawful by the High Court in November 2010; however the Coalition Government intends to lawfully revoke RSS following the enactment of the Decentralisation and Localism Bill in late 2011. At the time of writing, the RSS is a material consideration to the determination of planning permission. RSS policies relevant to landscape are set out below.

4.6 Policy DP2 'Promote Sustainable Communities' refers to '*Building sustainable communities - places where people want to live and work...in both urban and rural areas.*' '*Sustainable Communities should meet the diverse needs of existing and future residents, promote community cohesion and equality and diversity, be sensitive to the environment, and contribute to a high quality of life*' Numerous ways of achieving this are identified in this policy including by

'improving the built and natural environment, and conserving the region's heritage'.

4.7 Policy DP7 'Promote Environmental Quality' states that *'Environmental quality (including air, coastal and inland waters), should be protected and enhanced, especially by for example:*

- understanding and respecting the character and distinctiveness of places and landscapes;*
- the protection and enhancement of the historic environment;*
- promoting good quality design in new development and ensuring that development respects its setting taking into account relevant design requirements, the North West Design Guide and other best practice;*
- promoting policies relating to green infrastructure and the greening of towns and cities;*
- maintaining and enhancing the tranquillity of open countryside and rural areas, and*
- maintaining and enhancing the quantity and quality of biodiversity and habitat.'*

4.8 Policy EM 1 'Integrated Enhancement and Protection of the Region's Environmental Assets' includes policies for Landscape, the National Environment, Historic Environment and Trees, Woodlands and Forests. Policy EM1 (A) Landscape states that *'Plans, strategies, proposals and schemes should identify, protect, maintain and enhance natural, historic and other distinctive features that contribute to the character of landscapes and places within the North West.'*

4.9 Policy EN3 promotes the achievement of a green infrastructure where local authorities should work with partners in order to protect and deliver an improved green environment.

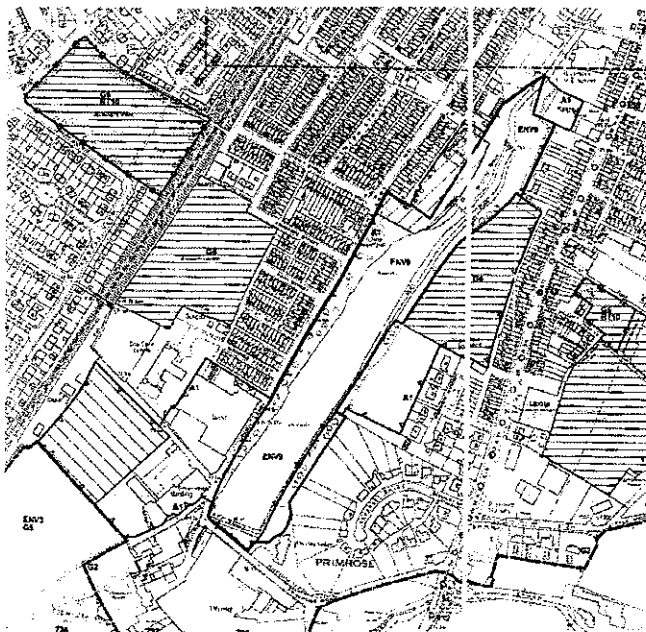
4.10 Policy RT9 explains that local authorities should seek to develop integrated networks of continuous, attractive and safe routes for walking and cycling to widen accessibility and capitalise on their potential environmental, social and health benefits. High priority should be given to routes linking residential areas with employment areas, schools, hospitals and other community facilities.

Local Planning Policy

4.11 The following policies relevant to landscape are taken from the Planning Support Statement prepared by Willcock Consulting.

4.12 *'Planning applications are required to be tested against the adopted policies of the Ribble Valley District Wide Local Plan. Although the Plan was adopted in June 1998, most of its policies have been saved by the Secretary of State for use until the emerging Local Development Framework (LDF) is adopted. The LDF is presently at Core Strategy – Issues and Options consultation stage.'*

- 4.13 *The adopted Local Plan was prepared within the context of Government Planning Guidelines, Regional and Structure Plan Policies and also took account of the specific planning characteristics of the Ribble Valley. Inappropriate policies have now been deleted, whilst additional Planning Guidance has been prepared to support any deficiencies, pending the adoption of updated Statutory Policy.*
- 4.14 *The Plan contains a series of policies which remain relevant to the application.*
- 4.15 *Policy G2 Main Settlement Boundary confirms that, consistent with National planning objectives, the majority of new development will be directed towards land within the main settlement boundaries. Clitheroe is recognised as the main settlement within the Plan. In all cases this must be on sites wholly within the settlement boundary and must be appropriate to the town's size and form.*
- 4.16 *Policy G5 Land outside main settlement/village boundaries confirms that outside the main settlement boundaries planning consent will be restricted to small-scale development which is essential to the local economy, needed for the purpose of agriculture or forestry, required for local needs housing, related to small-scale tourism developments or appropriate to the rural area itself. The policy responds to the need to protect the countryside from inappropriate development but obviously remains to be reviewed against evolving needs, as part of the development plan process.*
- 4.17 *Policy ENV9 County Biological Heritage Sites identifies important wildlife sites, recognised as of County status (designated as Lancashire County Biological Heritage Sites), this status being accredited to Primrose Lodge (both water and perimeter woodland areas). The schedule attached to the Local Plan identifies "artificial habitats, flowering plants and ferns" as being important.'*



Local Plan Extract

5.0 EXISTING LANDSCAPE AND TOWNSCAPE CHARACTER

5.1 The following section summarises the findings of the desk-top review of published landscape character assessments in relation to the site and the surrounding area. Field survey was also undertaken to verify the findings of the desk study.

5.2 For this study the following documents were reviewed:

- Natural England (former Countryside Agency) Landscape Character Assessment: Volume 2, North West, 2005;
- Natural England North West Landscape Character Framework, 2009;
- A Landscape Strategy for Lancashire – Landscape Character Assessment (2001);

Summary of Published Landscape Assessments

Natural England (former Countryside Agency) Landscape Character Assessment: Volume 2, North West, 2005

5.3 The proposed development site lies within the Bowland Fringe and Pendle Hill National Landscape Character Area (LCA 33), as described by Natural England (published by the former Countryside Commission).

5.4 The Bowland Fringe and Pendle Hill National LCA is a '*transitional landscape which wraps around the dramatic upland core of the Bowland Fells. It extends from the Lune Valley in the north around the slopes of the Bowland massif before merging into the landscape of the Ribble Valley. The eastern boundary links with the Yorkshire Dales while to the south lie the Lancashire Valleys.*' Clitheroe lies to the south of the LCA with Pendle Hill to the east and the Bowland Fells to the north.

5.5 Key characteristics of this LCA, as described in Natural England's Landscape Character Assessment are:

- '*Undulating rolling landscape with local variation created by both the numerous river valleys and the outlying upland features of Beacon Fell, Longridge Fell and Pendle Hill*
- '*Strong outcrops of 'reef knolls' and limestone form distinct landscape features in the Ribble and Hodder Valleys*
- '*Meandering and commonly tree-fringed rivers with oxbow lakes form prominent features within the predominantly pastoral landscape*
- '*Intensively managed landscape, with lush hay meadows in small- to medium-scale fields defined by well-maintained hedgerows with mature hedgerow trees*
- '*Extensive semi-natural woodland, much of which is ancient, on both main valley bottoms, side valleys and ridges; and*
- '*Bowland Fells provide a dramatic backdrop to the east and north with extensive views possible from high ground across the Lancashire and Amounderness Plain and across open valley bottoms.*'

- 5.6 The LCA does not include any specific assessment relating to Clitheroe town centre.

Natural England North West Landscape Character Framework, 2009

Regional Landscape Character Area

- 5.7 The site falls within Natural England's North West Landscape Character Framework's 'Ribble Valley Lowlands Regional Landscape Character Area' (part of Bowland Fringe and Pendle Hill National LCA). The 'Ribble Valley Lowlands Regional Landscape Character Area' is described as *'an area of pastoral slopes and valleys associated with the River Ribble and its wide floodplain and often deeply incised wooded tributaries. It comprises undulating lush lowland pastures and is well wooded. Historic limestone built nucleated villages and parkland landscapes add to the area's local distinctiveness.'*

Regional Landscape Character Types (RLCT)

- 5.8 Within the 'Ribble Valley Lowlands Regional Landscape Character Area' the proposed development site is within the 'Valley Farmlands' RLCT.

Valley Farmlands RLCT

- 5.9 This regional landscape character type is described as *'undulating, settled, pastoral landscape with small ancient woodlands in field corners. Trees are scattered along small streams & rivers'. 'This type often forms intermediate land between upland fringes & lowland valleys or plains.'*

A Landscape Strategy for Lancashire – Landscape Character Assessment, 2001

Undulating Lowland Farmland Character Area

- 5.10 Clitheroe lies within the 'Undulating Lowland Farmland' character area within the Lancashire Landscape Character Assessment and is described as *'Generally below 150m, the Undulating Lowland Farmland lies between the major valleys and the moorland fringes. The underlying geology is largely masked by heavy boulder clays and hedgerows predominate over stone walls. This lowland landscape is traversed by deeply incised, wooded cloughs and gorges. There are also many mixed farm woodlands, copses and hedgerow trees, creating an impression of a well wooded landscape from ground level and a patchwork of wood and pasture from raised viewpoints on the fells.'*
- 5.11 *Some of the most picturesque stone villages of the county occur within this well settled landscape type. The towns of Longridge and Clitheroe also occur within this type, but are not typical of the settlement pattern. The area also has many country houses whose boundary walls and designed landscapes add to the species diversity and visual appeal. There is a high density of farms and*

scattered cottages outside the clustered settlements, linked by a network of minor roads.'

Lower Ribblesdale (Clitheroe to Gisburn) Character Area

- 5.12 The 'Undulating Lowland Farmland' Character Area is split into eleven further character areas. Clitheroe falls within the 'Lower Ribblesdale (Clitheroe to Gisburn)' Character Area and the area is described as *'forming the southern valley side of the Ribble, between Copster Green and Gisburn, on the lowland fringes of Pendle Hill. It is a particularly well settled area and provides a corridor for communication routes along the Ribble Valley. The A59(T) runs the length of the area, linking the settlements of Copster Green, Whalley, Clitheroe, Chatburn and Gisburn. The railway links the valley to Blackburn and Yorkshire. This communication structure has encouraged built development and industry; the large cement works at Clitheroe is a prominent visual landmark for miles around. This character area is underlain by limestone and has some good examples of limestone reef knolls, particularly around Clitheroe; Clitheroe Castle is located on top of one of these knolls.'*

6.0 LANDSCAPE APPRAISAL

The Site

- 6.1 The site is located immediately outside the present local plan settlement boundary and comprises a triangular grassland field, with a defunct mature hedgerow to the northern boundary and a small number of young trees to the south western boundary. A 1.35m high post and wire stock proof fence surrounds the site and forms the red line boundary. Two timber field gates located in the northeast and southwest corners provide access into the site.

Utilities

- 6.2 An 11kV overhead cable runs through the southeast of the site, near the boundary, and is supported by typical wood poles. An existing trunk sewer runs through the site from north to southwest, following the western boundary, and has a 13m wide easement.

Landform

- 6.3 The site slopes from northeast to southwest with levels ranging from 71.5m at the highest point to 61.75m at the lowest. The ground has reasonably fertile clay based topsoil and was waterlogged at the time of visiting site due to heavy rainfall.

Northwest Boundary

- 6.4 The northwest boundary of the site is defined by the Clitheroe – Manchester railway line, located on a raised embankment approximately 3m high. This forms a strong edge to the site and a partial screen, with Henthorn residential area beyond. Henthorn residential area includes two storey semi-detached residential properties and bungalows. Buildings are 1960's style architecture constructed from red brick with pitched roofs. Kemple View runs parallel to the site and includes two storey semi-detached properties and bungalows that back onto the railway.

Northeast Boundary

- 6.5 A species poor hedgerow forms the northeast boundary to the site. The hedgerow is approximately 3-4m high and includes numerous gaps. The Primrose Phase 1 residential development lies beyond and currently includes 25 affordable homes recently constructed by Beck Developments. These consist of two and three storey properties that back onto the northern corner of the site and the railway. Properties are constructed from a buff artificial stone with pitched roofs.

Southeast Boundary

- 6.6 The southeast boundary of the site is formed by an access track and PROW. The track includes a 1.8m high timber close board fence and mature tree belt beyond, which forms a strong buffer and screen to the site. This is the

boundary to Primrose House and its associated landscape. From this boundary pastoral land slopes away from the site with the large buff sandstone properties located on lower ground adjacent to Pendleton Brook. The local vernacular here is typical of the local areas character and built form.

Southwest Boundary

- 6.7 As previously described to the southwest is an area of open pasture adjacent to Pendleton Brook and the railway viaduct. The landform steeply drops away from the site by around 2m before forming a flat plateau adjacent to the watercourse in the southwest. To the south a timber post and rail fence and young woodland, form a buffer to Primrose House and the Brook. Here a small timber bridge provides pedestrian access across the Brook and forms a PROW heading south. The farm access track and a PROW run through the open space towards the viaduct and fields beyond.

Site Access

- 6.8 Access to the site is via a narrow track that connects to the southern end of Woone Lane. This runs between the former textile mill (Primrose Phase 1 development) and the factory buildings opposite. These buildings are constructed from buff sandstone and vary between two and four storeys in height. The track is currently used to gain access to the factory buildings and as a farm access route. The track joins the eastern corner of the site and then continues along the southern boundary.

Public Rights of Way

- 6.9 The gravel track (described above) forms a PROW that connects Woone Lane to the Ribble Way recreation route and wider countryside. To the south of the site it continues west under the railway viaduct where it eventually meets the River Ribble. To the south of the site a second PROW continues south.

Tree Cover

- 6.10 Tree cover within the site is limited to the mature gappy hedgerow along the northeast boundary and some scattered young broad leaved and coniferous trees along the northwest and southwest boundaries. A mature tree belt and young woodland trees are located to the southeast, adjacent to Primrose House, and southwest of the site (adjacent to Pendleton Brook near the railway viaduct).

Landscape Sensitivity

- 6.11 The site is located immediately outside the present local plan settlement boundary and comprises a triangular grassland field with a railway and residential area to the west; residential development site to the north; industrial and residential uses to the east; and open pasture and countryside to the south.
- 6.12 The landscape is considered to be relatively robust and of a moderate capacity to accommodate change to a use such as residential. The predominant

character of the area north and west of the site is residential and therefore this type of development would be in keeping. However, any proposed development must give careful consideration to the site's relationship with the open countryside to the south, the green character of Pendleton Brook to the south and the PROW that follows the periphery of the site. Based on this the site has been judged to be of moderate sensitivity to change.

7.0 VISUAL APPRAISAL

- 7.1 The following provides a brief visual appraisal of the Primrose Phase 2 site based on a combination of topographic analysis and field evaluation of existing features affecting visibility such as built form and vegetation that would filter and screen views of any proposed development.
- 7.2 The site is on the edge of Clitheroe and comprises a field bordered by a railway embankment, a mature hedgerow, mature tree belt, and open pasture. Views are generally restricted to PROW users and residential properties to the north and on the western side of the railway embankment. This section summarises views to the site from each direction.

Topography

- 7.3 Clitheroe forms part of a valley landscape that slopes west towards the River Ribble. Pendleton Brook is also located to the south of the site within a valley at this point. The site therefore slopes from northeast to southwest. This means that from the highest point at the northeast corner of the site there are views overlooking the Ribble Valley to the west and northwest towards the Bowland Fells.

Northwest

- 7.4 Views of the site from the northwest are enclosed by the 3m high railway embankment to the northwest boundary. Residential properties on Kemple View, which back onto the railway, would have views into the site from second storey windows partially obscured by the railway embankment. A small number of properties around Balmoral Avenue also have similar views. Views from these properties beyond the site are limited by the mature tree belt to Primrose House.
- 7.5 The railway line that bounds the site includes a few train services every hour. Passengers of trains have open views across the site towards the mature tree belt west of Primrose House.

Northeast

- 7.6 The northeast boundary of the site is defined by a mature hedgerow with gaps forming a buffer to the adjacent Primrose Phase 1 residential development site. In this location views are currently restricted to the small number of recently constructed residential properties that back onto the site. These include two and three storey properties with upper storey rear views southwest across the site. However, views from the two storey properties are largely filtered by the existing mature hedgerow that is approximately 3-4m high.

Southeast

- 7.7 The site is enclosed on this side by the mature tree belt and 1.8m high close board fence to the boundary with Primrose House. Views are limited to users of

the PROW that runs along the southern boundary to the site. Users currently have long distance panoramic views west and southwest towards the countryside of the Ribble Valley, across the site. Views include the railway embankment and residential properties in Henthorn in the middle distance; and are closed by the prominent raised woodland plateau to the west of the River Hodder and the Bowland Fells in the distance. There are also important vistas towards the railway viaduct in the southwest and St Paul's church spire in the northwest.

South and Southwest

- 7.8 Views of the site from the south and southwest are screened or filtered by the railway viaduct and a mix of young and mature tree planting to Primrose House and Pendleton Brook. Views are limited to users of the PROW adjacent to the site and the PROW that extends south across Pendleton Brook. The area of open pasture here slopes 2m below the lowest point of the site meaning views northeast are limited. Pendle Hill forms a prominent feature to the east of Clitheroe and from this southern location near the viaduct filtered views towards Pendle Hill are available in places. Filtered views west are also available from this point through the arches of the railway viaduct.

8.0 RECOMMENDATIONS FOR DEVELOPMENT

- 8.1 The following text provides a brief summary and some recommendations for residential development, arising from the landscape and visual appraisal.
- 8.2 It is recognised that the site falls outside the local plan settlement boundary. The site is important to the setting of Clitheroe as it helps to provide a transition from the urban edge to the wider countryside. It is also recognised that the site is surrounded on two sides by residential development and on one by Primrose House.
- 8.3 The site is a field bordered by a railway embankment, mature hedgerows and trees which physically separate the site from its surroundings. There is a rapid transition from the edge of Clitheroe into the countryside, which is reinforced by an enclosed rural character to the site access track from Woone Lane.
- 8.4 Urban edges of residential development are visible in the landscape to the west of the railway and to the north and east of the site, although filtered in places by hedgerows or groups of trees. Where hedgerows and trees are less frequent, particularly in the western part of the site the urban edge is prominent and creates an urban fringe character to the landscape.
- 8.5 Residential development of the site would fit within this urban fringe character without compromising the open countryside beyond. However any development on site should retain the rapid transition from the urban to rural environment.
- 8.6 It is recognised that any development would become more prominent in the wider landscape to the northwest and southwest of the site. It is also recognised that properties in the Henthorn area have obstructed views across the existing site field from upper storeys, in particular those backing onto the site along Kemple View. These properties will be sensitive to new development and it is suggested that proposals should include tree and hedgerow planting to proposed property boundaries to offer additional screening of new built form.
- 8.7 To the southwest of the site it is recommended that an area of native tree planting should be incorporated within the open pasture that is in the ownership of Beck Developments. This will maintain a buffer zone adjacent to Pendleton Brook, and a sense of separation from the urban edge. This should include native tree and woodland planting to help integrate and screen the development when viewed from the wider landscape. This will also provide mitigation for tree loss on the Mearley Croft site that is co-joined to the Primrose Phase 2 application. Landscaping should be in keeping with Pendleton Brook, retaining some areas of open pasture to maintain public access and the transition to open countryside.
- 8.8 Woodland, trees and hedgerows are important landscape features in this lowland landscape. To aid integration of new development into the wider landscape, existing hedgerows, trees and woodland should be retained and incorporated into the development. This should include gap planting within the existing hedgerow to the northeast boundary using native species. It is also

recommended that native hedgerow and tree planting is included to the back of properties along the southeast and southwest boundaries of the site, adjacent to the existing PROW, to maintain a rural character.

- 8.9 Tree and hedgerow planting within the development site must avoid the 13m wide sewer easement and 11kV overhead cables that run through the site and the area of open pasture to the southwest.
- 8.10 The existing PROW that runs adjacent to the site provides a valuable recreation resource and an important link between Clitheroe town centre and Primrose Lodge, and the Ribble Way Recreation Route and wider countryside. This should be retained and enhanced as part of development proposals. The new development should aim to sensitively incorporate the PROW. Boundary treatments should be carefully chosen in this location to create a balance between privacy within gardens and surveillance. They should also be wary of creating an enclosed corridor that will deter use.
- 8.11 Where possible the development should connect to the existing PROW providing good permeability and links, with opportunities for users to access the development and vice versa. It is recommended that this should include pedestrian links from the development to the southeast and southwest allowing access to the area of open pasture adjacent to Pendleton Brook.
- 8.12 In the northeast of the site there are long distance panoramic views towards the Ribble Valley and Bowland Fells to the west and southwest of the site. Views towards the railway viaduct in the southwest and St Paul's church spire in the northwest are important vistas. Where possible vistas which incorporate these long distance views and features should be incorporated.
- 8.13 Development should aim to create and reinforce the identity of Clitheroe and respect the local vernacular through the use of locally appropriate materials with reference to adjacent built form around Primrose House. This will help to retain the landscape character.

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FIGURES

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Project:

Primrose Phase 2
 Land off Woone Lane, Clitheroe

Figure No:

Figure 1

Drawing Title:

Photosheet 1

Dwg No:

C3147.001



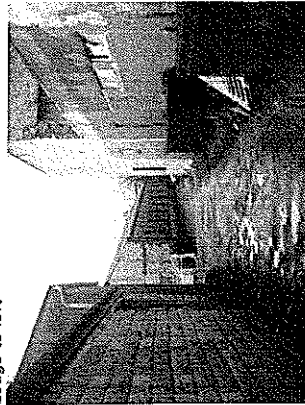
View 1 - View south of entrance of site access track and PROW on Woone Lane with Primrose Lodge to left



View 2 - View northeast along Woone Lane with Clitheroe Castle in distance



View 3 - View into Primrose Lodge



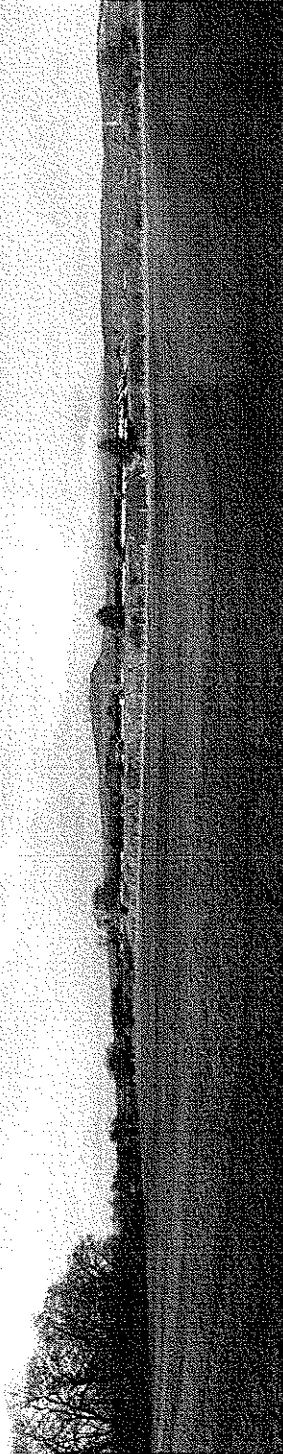
View 4 - View along site access track and PROW with factory and former bleach works



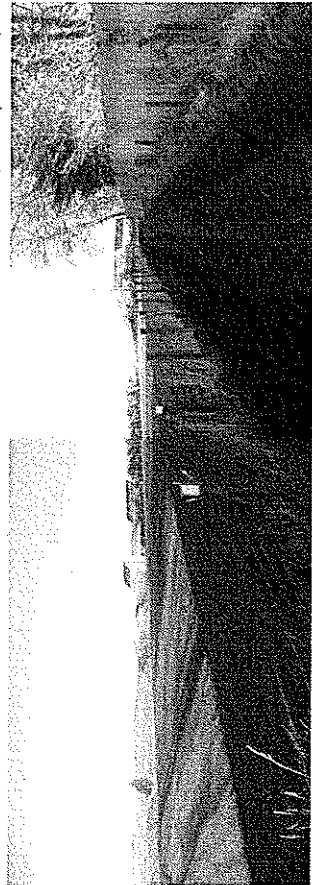
View 5 - View towards site from track and PROW



View 6 - Panoramic view south and west across site with railway embankment and Henthorn residential properties in the middle distance and Ribble Valley countryside and Bowland Fell in the background



View 7 - Panoramic view west and south from northeast of site. View includes PROW, railway viaduct, Henthorn, St Paul's Church and Ribble Valley in background



View 8 - View north from PROW and access track



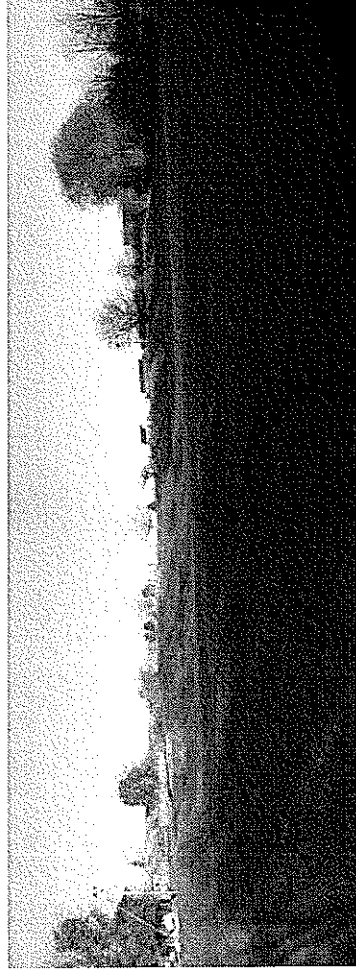
View 9 - View from PROW southwest across open pasture towards Pendleton Brook and railway viaduct



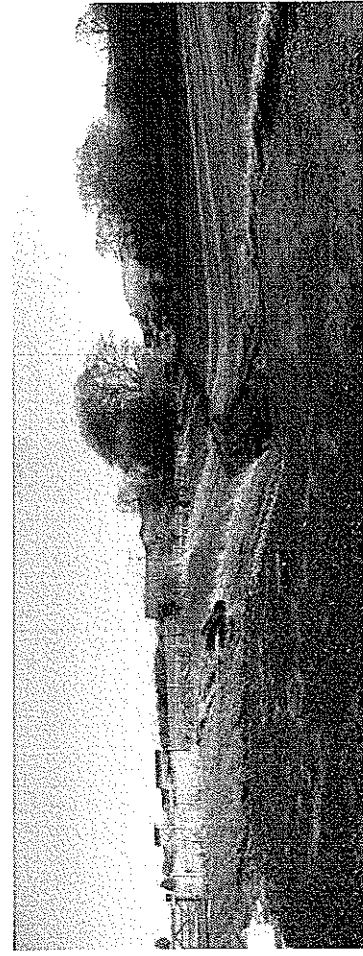
View 10 - View of Pendleton Brook and railway viaduct



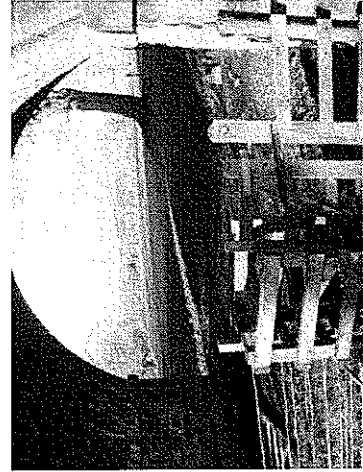
View 11 - View northeast across site from southern boundary



View 12 - View northwest towards site from Pendleton Brook, with Primrose Phase 1 development in background



View 13 - View east from PROW and railway viaduct with Pendle Hill in the background



View 14 - View along PROW under railway viaduct to open countryside



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Primrose Phase 2
Land off Woone Lane, Clitheroe

Figure No:

Figure 2

Drawing Title:

Photosheet 2

Dwg No:

C3147.002

320111064P

DRAWINGS

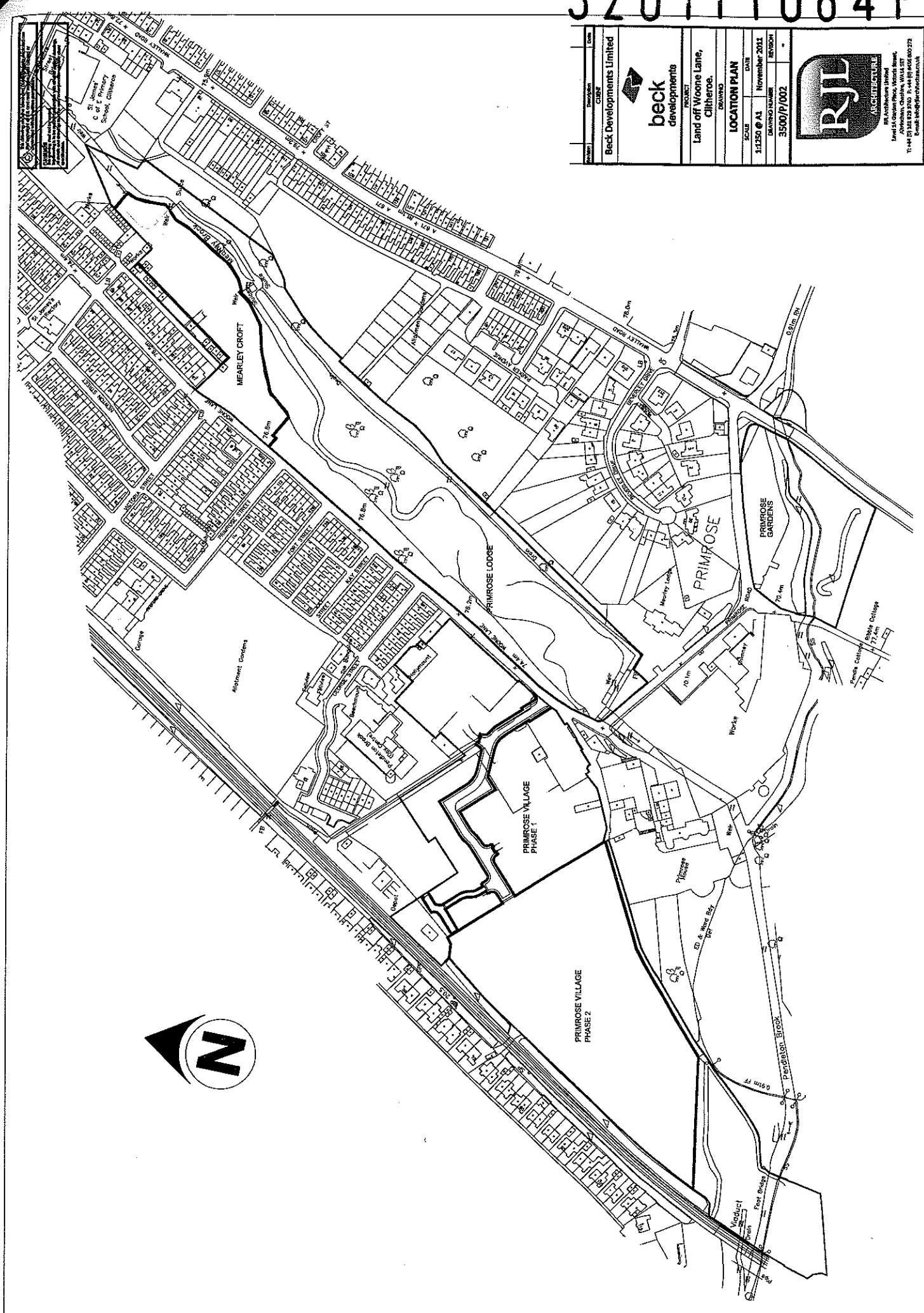
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Client	Beck Developments Limited
Drawn by	beck developments
Project	Land off Woone Lane, Clitheroe.
Location	CLITHROE
Location Plan	
Scale	1:1250 @ A1
Date	November 2011
Drawn by	3500/P/002
Check by	



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Key

- Site boundary
- Pendleton Brook
- Grassland
- Mature trees and woodland
- Individual trees
- Species-poor hedge
- Public Right of Way
- Railway
- Primrose Phase 1 indicative building locations
- Sewer with 13m easement
- 11kV overhead cable
- Photograph view locations (see Figures 1 & 2 for photos)



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Rev	Description	Drawn	Approved	Date
TEP Genetec Corbin Primrose Science Park Worthington W43 7DN Tel 01925 844004 Fax 01925 944002 e-mail tep@tep.uk.com				
Project				
Primrose Phase 2				
Land off Woone Lane, Cillheroe				
Title				
Landscape Site Appraisal				
Draw No	D3147.002			Date
Scale	1:1250 @ A3			12/12/11
Drawn	NH	Checked	CH	Approved
				GDA

