

Addendum to

Landscape & Visual Assessment:

Housing Development

Accrington Road, Whalley

1. Introduction.

1.1

A landscape and visual impact assessment has been carried out by PDP Associates on a site on Accrington Road Whalley.

For clarity, this addendum should be read in conjunction with the original report. This addendum addresses the likely landscape and visual impact caused by the revised flood-prevention proposals.

2. Methodology

2.1

The methodology and assessment criteria remain as detailed in the original report. In summary, the approach combines information and desktop reviews with on-site surveys and appraisals.

This landscape assessment has been carried out in accordance with the Guidelines for Visual and Landscape Assessments produced by the Landscape Institute and the Institute for Environmental Management and Assessment.

3.1 Revised Assessment

Proposals to improve the flood prevention measures to the scheme include the reduction in levels to an area towards the site's southern boundary and eastwards along the bank of the River Calder, and raising the levels of a western portion of the proposed housing area.

The main body of housing is located on land currently between around 45.5m and 48m elevation. The new proposals would see a general level of 46.45m adopted across a large portion of the site, with the final area depending on requirements. This will raise the level by around 1m in some areas and potentially lowering the level by around 1.5m in other places, as indicated within PSA Design's report.

No part of the land which may be lowered is within an area designated as a Biological Heritage Site.

3.2 Landscape Impacts of the Proposals

There will be no landscape impact of altering the levels of the housing area over those already described, as the impact is generated whether developed at the original height or the new height, and the variance is very small in terms of the overall contours of the site, particularly as it slopes down from Accrington Road. The landscape impact of reducing levels within the Biological Heritage Area will be **medium** within the local area. However, as has been described within the Ecological Appraisal Report by Envirotech, this offers an opportunity to significantly improve the ecological qualities of the area through appropriately designed planting and ecological provision, including a proposed wildlife pond. Therefore, the benefit can be considered **medium beneficial**.

3.3 Visual Impact of the Proposals

The visual impact caused by the altering of levels within the area can be considered to be negligible. From almost all viewpoints, the change in levels of the land would not be apparent. There would be a temporary impact throughout the construction period, but this will be no greater than caused from developing the site to any degree. The loss of any planting will also create a temporary impact, but with a detailed planting scheme creating a new buffer zone, the long-term impact will again be **medium beneficial**.

4.0 Conclusion

Overall, the revised flood protection scheme will result in improvements, both in landscape and visual terms.