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Bowland High School | 685

Landscape and Visual Impact Assessment

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1 Introduction

1.1 This report provides an assessment of the potential landscape and visual effects of redevelopment works proposed at Bowland High School, Grindleton. It was commissioned in August 2012 by Bowland High School and has been prepared by Lancaster-based consultants Woolerton Dodwell, Chartered Landscape Architects and Environmental Planning Consultants. The report will form part of a suite of supporting documents for a planning application prepared for the proposed development.

1.2 The application site lies within the existing school campus and comprises land currently occupied by the dining building (to be demolished), associated hard play areas and a staff car parking area. A full description of the proposed re-development is included in the submitted Planning Statement. Briefly, it comprises the replacement of the existing dining building with a new building formed around the current footprint and location, which will act as a link to the other three isolated buildings on the school site

1.3 The report is arranged as follows:

Methodology and information sources; describes the approach to impact assessment and also identifies a range of existing studies that are relevant to the assessment.

Baseline studies; describes the characteristics of the site and its immediate surroundings; describes the broader and more local landscape context of the site, landscape and visual character of the local area; and identifies any relevant landscape designations within which the proposal is to be considered.

Description of proposed development and identification of potential landscape and visual effects; describes the characteristics of the site layout and identifies elements and characteristics that could cause potential visual effects, taking into account the various measures proposed as part of the project design in order to mitigate those effects.

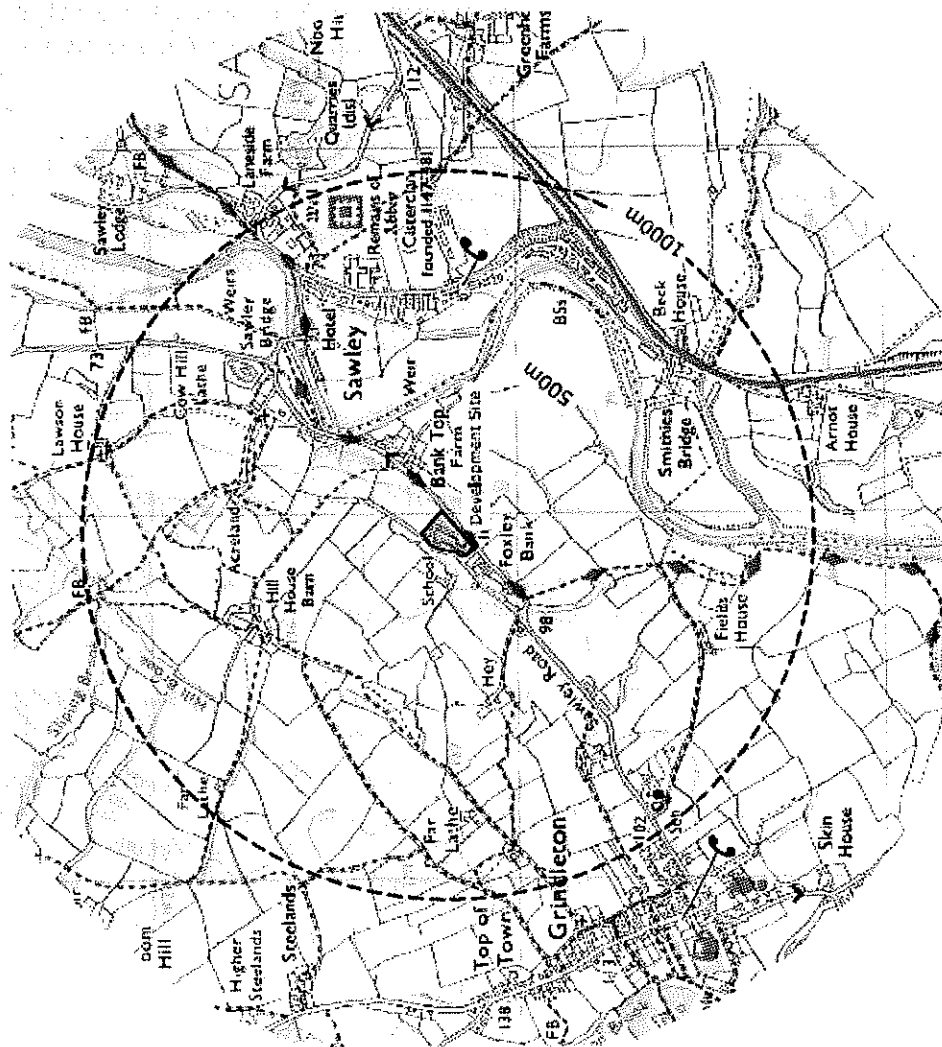
Assessment of the potential landscape and visual effects; identifies potential landscape and visual receptors and assesses the potential effects of the development on landscape character and visual amenity. Likely significant effects are identified where appropriate.

Summary and conclusion; identifies the likely effects of the proposed replacement school building on landscape and visual amenity.

2 Methodology and information sources

- 2.1 The primary purpose of this assessment is to determine the potential for significant effects on landscape and visual amenity due to the development of a replacement school building at Bowland High School. The assessment process aims to establish the following:
- a clear understanding of the site and its wider landscape setting, identifying its landscape character, value and sensitivity to the development proposed;
 - the nature of the development proposals and/or any mitigation measures;
 - the potential direct and indirect impacts of the proposals on landscape and visual receptors; and
 - conclusions concerning the residual effects of the development proposal.
- 2.2 The approach to assessment has involved desk study, information review, field study, assessment of landscape character and value in addition to the identification of the likely visual landscape effects through analysis of viewpoints and the assessment of the likely impacts of the replacement school building.
- 2.3 The study area for assessment is broadly defined by the visual envelope of the site and the anticipated extent of the Zone of Theoretical Visibility (ZTV) arising from the development. The extent of the impacts associated with a development depends upon a variety of factors including the scale of development, the nature of the receiving environment, the visibility of the development and the range and distribution of visual receptors.
- 2.4 Following an initial desk based ZTV study and a visit to the site in September 2012, the study area considered appropriate to cover all landscape and visual impacts is reasonably compact, principally comprising an area of 1.0 km radius from the site (see Figure 1).
- 2.5 The assessment is based on recognised 'good practice' guidance provided by a range of sources, notably:
- 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA) (Landscape Institute and the Institute of Environmental Management and Assessment, second edition 2002.); and
 - 'Landscape Character Assessment: Guidance for England and Scotland', (Countryside Agency and Scottish Natural Heritage 2002).
- 2.6 In accordance with GLVIA guidance, the baseline against which the impacts of the proposed development have been assessed is the existing character of the landscape and existing views that are available from within the local area i.e. the status quo.

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Project: 685 Bowland High School
Client: Lancashire County Council
Scale: 1:10,000
Date: 10/10/10
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Checked By: [Name]
FIGURE 1

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2.7 The development proposal has the potential to affect the landscape and visual resource in three main ways. These are:

- the direct physical effect that the development would have on the fabric of the landscape, such as the removal of existing 'natural' and built landscape features;
- the indirect effect which the development would have on the landscape character of the site and surrounding area due to changes that would occur in the composition of the landscape. The changes or effects are assessed in relation to identified landscape character types and designated areas and features of landscape value; and
- the effect that the development would have on views from within the surrounding area, including changes that would occur in the composition and character of the view. The changes or impacts are assessed in relation to 6 viewpoints identified within the study area to represent a range of location types and viewing distances.

2.8 The approach to assessment of effects on the landscape involves the identification of the likely landscape effects of the development proposals and prediction of their likely magnitude or level of impact according to descriptive criteria. The likely magnitude or level of effect that would occur in the landscape or in the view is considered in relation to the sensitivity of the landscape or visual receptor. This enables conclusions to be drawn concerning the overall significance of the effects.

2.9 There is no standard methodology for quantifying the scale or magnitude of landscape and visual effects. GLVIA advises at paragraph 7.36 that in evaluating visual effects, the magnitude of visual change is described by reference to the scale of change in the view, the degree of contrast or integration of any new features, the duration and nature of effects, the angle of view in relation to the main activity of the receptor, viewing distance and the extent of the area over which changes will be visible.

2.10 Different criteria are used to assess the magnitude of change in respect of landscape effects and visual effects. These are summarised in Table 1 below.

Table 1 The magnitude of effects

Magnitude of effect	Landscape effects	Visual effects
High	Total permanent/long term loss or major alteration to key landscape features or elements of importance to character, introduction of features/elements totally uncharacteristic of the area	Major permanent/long term change in the existing view, change very prominent in character and composition of view through obstruction, loss of key elements, addition of uncharacteristic elements

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Medium	Partial permanent/long term loss or alteration to one or more key landscape features or elements of importance to character, introduction of features or elements that may be prominent but not substantially uncharacteristic of the area	Medium permanent/long term change in the existing view, change may be prominent but not substantially different in scale and character to surroundings. View character partially changed through introduction of elements that may be uncharacteristic but not necessarily visually discordant.
Low	Minor permanent/long term loss or alteration to one or more key landscape features or elements of importance to character, introduction of features or elements that may not be uncharacteristic of the area	Minor permanent/long term change in view - change will be distinguishable from the surroundings whilst composition character of view, although altered will be broadly comparable in quality to pre-change circumstances.
Negligible/ No change	Very minor permanent/long term loss or alteration to one or more key landscape features or elements of importance to character, introduction of features or elements that are not uncharacteristic of the surrounding landscape.	Very slight permanent/long term change in view - change barely distinguishable from surroundings. Composition and character of view substantially unaltered.

- 2.11 The primary purpose in assessing the potential effects of the development is to determine the likely significant effects of the replacement school building on both landscape and visual amenity.
- 2.12 The assessment of significance of effects is based on the combined consideration of all of the factors considered in assessing the sensitivity of the receptor and the magnitude of change in the landscape and in existing views.
- 2.13 The matrix in Table 2 is a graphic representation of the approach to assessment of significance based on a combined consideration of the sensitivity of the receptor and the magnitude of change upon it. The matrix is a general guide to the assessment process; it should not be regarded as prescriptive.

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Table 2 Guide to the assessment of significance of effects

Magnitude of effect	Significance of Effects		
	<i>High</i>	<i>Moderate</i>	<i>Substantial/Moderate</i>
<i>High</i>	Moderate	Substantial/Moderate	Substantial
<i>Medium</i>	Moderate/Slight	Moderate	Substantial/Moderate
<i>Low</i>	Slight	Moderate/Slight	Moderate
<i>Negligible</i>	Slight/Negligible	Slight	Moderate/Slight
	<i>Low</i>	<i>Medium</i>	<i>High</i>
	LANDSCAPE /VISUAL RECEPTOR SENSITIVITY		

3 Baseline studies

- 3.1 Existing landscape and visual conditions on site and within the study area are detailed in this section, dealing with the site first, then setting out landscape designations and public access, followed by an appraisal of the landscape character and concluding with a description of the visual conditions including key views and visual characteristics.

Local context

- 3.2 Bowland High School is located approximately 0.5 km to the west of Sawley and 1 km to the north east of Grindleton village and 5 km north east of Clitheroe. It lies just within the Forest of Bowland Area of Outstanding Natural Beauty, a nationally designated landscape.
- 3.3 The School sits on a natural terrace above the floor of the River Ribble valley, on the lower slopes of Easington Fell that rises to 396m within the Bowland Fells. The land falls south eastward towards the River Ribble and is generally characterised by undulating lowland farmland that is enclosed into hedged fields of grazing land and crossed by tree-lined wooded brooks. Aside from the villages of Sawley and Grindleton there is a scattering of farms and individual properties. There is also a local network of public rights of way and the Ribble Way, a recreational route that runs through the area. A section of the Ribble Way passes along Sawley Road, immediately adjacent to Bowland High School.
- 3.4 The School forms part of a linear development at Foxley Bank which is arranged along Sawley Road, a minor road which adjoins the school and runs south west to north east between Grindleton and Sawley. Other properties at Foxley Bank include Foxley Bank stables, a line of terraced cottages and individual properties such as Hydro Lodge. These properties generally enjoy open views to the south-east, towards Pendle Fell.
- 3.5 The villages of Sawley and Grindleton are both designated Conservation Areas. Sawley Conservation Area includes the remains of Sawley Abbey, a Scheduled Ancient Monument that was founded by the Cistercians in 1148 and is located on the eastern side of the village. Conservation Area Appraisals have been prepared for both Sawley and Grindleton which set out the special architectural and historic interest, of these villages, including reference to such features as important trees and important views.

Site appraisal

- 3.6 The Bowland High School site covers approximately 3.67 ha, overall, including the sports playing field. It comprises a range of school buildings including the existing dining building, a sports hall and a music and multi-media block together with car parking, a playing field and informal recreational green space. The principal school buildings form a relatively compact campus that is bounded by public roads with Sawley Road to the south-east and minor roads to the south-west and north-west. The campus slopes generally north to south with the highest point at approximately 108 m AOD on the south-east boundary. Off site to the immediate north east is an area of mature deciduous trees and woodland associated with the Rathmill Sike stream corridor.
- 3.7 The application site comprises the existing dining building and associated hard play areas and staff car parking, and is located between the existing sports hall and the music and multi-media block. The south east boundary of the site consists of a hedge with a general height of approximately 1.0m. The north east boundary consists of a post and wire fence and a newly planted hedge which is struggling to establish amidst competitive grasses. The lane connecting

Sawley Road to Hill House Farm forms the north east boundary and is defined either by a stone wall or timber post and rail fence. The south west boundary comprises a rendered wall which defines a car park area serving residential properties.

- 3.8 The school buildings vary in size and style; most are two-storey or three storey and of a scale typically associated with educational establishments. The buildings are generally constructed in a contemporary style with finishes in render and brick and are purpose-built. An exception to this is the dining building which dates from 1865. Originally designed as the Foxley Bank Hydro, it is a one / two storey building with a taller tower projecting from the north elevation to form the highest point of the building. It has a rectangular footprint and a varied roofscape featuring pyramidal hip and gable slated structures to the four corners of the building and to the tower. The building is finished in render with brick corner detailing. The existing elevations of the building are illustrated on Sunderland Peacock Architects drawing numbers 4266-L(2-)01 and 4266-L(2-)01 in Appendix 1
- 3.9 The former Hydro has had a variety of uses over the years including as a luxurious hotel in the Edwardian era and subsequently as an orphanage and children's home before opening as a secondary school, (now Bowland High) in 1949. The building has been adapted many times and currently accommodates the school kitchen, dining hall, five classrooms, office accommodation and staff facilities. These are considered to be outdated and substandard in terms of internal space requirements, hence the proposal to demolish the existing 19th century building and replace it with a new one that is fit for purpose in the 21st century.

Landscape Character

- 3.10 The wider study area surrounding Bowland High School has been characterised at a national / regional level as part of Natural England's Landscape Character Assessment. It has also been assessed at the county / local authority level two studies undertaken by or for local authorities.

National Landscape Character

- 3.11 The site and 1.0 km study area are within National Character Area JCA 33 'Bowland Fringe & Pendle Hill'. It extends from the Lune Valley in the north around the slopes of the Bowland massif before merging imperceptibly eastward into the landscape of the Ribble Valley. The eastern boundary links with the Yorkshire Dales while to the south lie the Lancashire Valleys. None of the key characteristics apply to the site as it is a school, but the following are considered to have some reflection on the site and within the study area:
- 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.
 - Predominantly Grade 3 agricultural land supporting permanent pasture, mostly improved, for dairy and livestock farming.
 - Intensively managed landscape, with lush hay meadows in small- to medium-scale fields defined by well-maintained hedgerows with mature hedgerow trees. Some rough grazing at higher elevations.
 - Extensive semi-natural woodland, much of which is ancient, on main valley bottoms, side valleys and ridges.
 - Small villages, hamlets and scattered farmsteads, mostly in local stone, are well integrated into the landscape and connected by a network of winding hedge-lined country lanes.

- 3.12 A recommendation for shaping the future of the character area of relevance to the site is:

- The conservation and management of riparian woodland, semi-natural and ancient woodland, hedgerows, hedgerow trees, and avenues should be considered.

Local Landscape Character - Lancashire

- 3.13 The site and 1.0 km study area are within two Landscape Character Types identified in A Landscape Strategy for Lancashire - Landscape Character Assessment, Undulating Lowland Farmland and Valley Floodplains. The site is within Landscape Character Area 5c Lower Ribble and the study area extends into Landscape Character Area 11a Lower Ribble Valley.
- 3.14 The key characteristics of the local character areas reflected on site are set out in Appendix 3.

Local Landscape Character - Forest of Bowland

- 3.15 The site and 1.0km study area are within two Landscape Character Types identified in Forest of Bowland Area of Outstanding Natural Beauty Landscape Character Assessment, F: Undulating Lowland Farmland with Wooded Brooks and J: Valley Floodplain. The site is within Landscape Character Area F2: Bolton by Bowland to Waddington and the study area extends into Landscape Character Area J2: Ribble.
- 3.16 The key characteristics of the local character reflected in the study area are set out in Appendix 3.
- 3.17 The character area boundaries and descriptions in A Landscape Strategy for Lancashire - Landscape Character Assessment and the Forest of Bowland Area of Outstanding Natural Beauty Landscape Character Assessment are broadly similar. For the purposes of the landscape assessment the effects of the development on the landscape character areas defined in A Landscape Strategy for Lancashire - Landscape Character Assessment will be used to avoid excessive information being considered in the impact assessment section of the report.

4 Description of proposed development and identification of potential landscape and visual effects

Proposed development

- 4.1 The application site comprises the existing dining building and associated hard play areas and staff car parking. It is located between the existing sports hall and the music and multi-media block.
- 4.2 The existing main building will be demolished and be replaced by the proposed development on the same general building footprint. The new building is to be positioned on site so that its front and rear facades line through with those of the adjacent music and multi-media building. A new external walkway is also proposed on the rear façade at first floor level to link the two buildings. The new building is proposed in a contemporary style with an articulated front elevation that incorporates a visitor arrivals terrace and access for deliveries.
- 4.3 Local topography has had an important influence on the design and layout of the new building. Although it has been designed to provide accommodation over three floors, the lower floor of the new building has been built into the slope of the site. As a result only two floors (6.9m high overall) will be apparent in views from the main south-eastern elevation which faces Sawley Road, whereas all three storeys of the new building (max. 11.4m above ground level) will be visible from the rear where site levels are lower. Sunderland Peacock Architects drawing numbers 4266-L(2)-01 and 4266-L(2)-01 in Appendix 2 illustrate the proposed elevations of the new building.
- 4.4 The roof is proposed as a flat system in order to minimise the height of the new building. There will be a number of roof planes reflecting the different levels of access at the required floors together with a number of variations in the main roof line created by roof vents, a weather station and by solar panels.
- 4.5 Four main materials are proposed that will add variety to the elevations of the new building and create a balanced aesthetic. They include natural stone and render which are local to the area. The south-west elevation includes double height sections of glazing to take advantage of the views towards Pendle Hill. The opposite, north-west elevation would also include a large section of curtain walling to assist in bringing natural daylight into the pupil entrance hall and upper levels. A notable feature of the elevations is the extruded window boxes that surround the openings. Externally this will create some diversity to the elevations as well as internally framing the view out. These boxes will be clad in a contrasting finish to further diversify the elevations.
- 4.6 An existing hard area that is located to the south-east of the music and multi-media block and currently in general recreational use will become staff and visitor parking. A replacement recreation area will be provided on the north-west side of the school, adjacent to the pupil entrance to the new building, within an area released by the development. The existing access to the school will be widened, requiring the removal of a single tree.
- 4.7 The development proposal also includes supplementary planting to the hedgerow on the north east boundary of the site which would increase the effectiveness of this existing landscape feature as it matures to interrupt views of the existing buildings and proposed development from visual receptors to the north and south-east of the school.
- 4.8 New woodland will be planted in the corner of the recreational green space to the east of the proposed development. As it matures, this would interrupt external views of the development from receptors to the south east of the school.

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- 4.9 An existing woodland belt on the south east perimeter of the site will be managed with a view to increasing age structure and removing inappropriate species. This would increase the longevity and effectiveness of this landscape feature as a screen to views of the development from receptors to the south and south east of the school.

5 Assessment of the potential landscape and visual effects

- 5.1 The baseline study provides a sound basis to identify and discuss impacts of the proposed development on the landscape and visual resources. This section identifies impacts caused by the proposed development described in Section 4. The impact assessment follows the baseline report structure by assessing predicted changes in the existing landscape and in existing views arising from the development as follows:

- Direct physical effects on landscape resources
- Indirect effects on the character of the site and surrounding local landscape
- Effects on visual amenity

Direct physical effects on landscape resources

- 5.2 The proposed demolition of the existing main building and its replacement with a new building of a similar 'footprint' on the same site represents 'no change' in overall terms.
- 5.3 A single tree will require removal to improve access to the proposed parking area south of the sports hall. The tree is not protected by a Tree Protection Order and the effect of its removal in the context of the woodland belt on the south east boundary of the site will be negligible. A small area of ornamental shrub and hedge planting to the south east of the existing dining building will also require removal to accommodate the footprint of the replacement building. These losses will be mitigated by new tree planting proposed within the immature hedge on the north east boundary together and in the east corner of the site. In the long term, therefore, there is likely to be a net benefit to the landscape in the extent and value of the tree cover across the site.
- 5.4 The sensitivity of landscape resources within the application site to the development proposal is judged to be **low** as the site is already largely developed, the features to be lost are not highly valued and will be replaced and augmented as part of the proposal. The extent and value of tree cover will be increased and in terms of built development, the school campus will see the replacement of one main building with another of similar built footprint. The magnitude of effect of the proposed development on landscape resources is assessed as **negligible** in magnitude and of no more than **slight** significance i.e. not significant.

Indirect effects on landscape character of the site and surrounding local landscape

- 5.5 The development proposal would lead to some changes in the character of the school campus, arising from the removal of a 19th century building that has an idiosyncratic roofscape and its replacement with the proposed new building in a contemporary architectural style. The regular 'block'-like form of the new building will appear to be rather larger in scale than the 19th century building it replaces; however it will be consistent in terms of its general character, design and structure with the existing campus buildings. The new building will help to unify the campus and provide it with a consistent character, presenting a more coherent structure and appearance as compared to the present C19th dining building, whose appearance is at odds

with more recent additions to the campus. The materials proposed for the new building will be in keeping with those used within the surrounding landscape.

- 5.6 The sensitivity of the site to the proposed development is judged to be **low** as it is an existing school campus. The magnitude of effect is also considered to be **low** as the proposed new building will not be uncharacteristic of the area and its development will result in a minor permanent alteration only to the character of the existing school campus. The effect of the development on the site is judged to be of **slight** significance and not significant.
- 5.7 The sensitivity of the LCA 5c Lower Ribble to the proposed development is considered to be **low**. The magnitude of effect of the proposed development on the LCA is assessed as **negligible** because the replacement building will be on the footprint of the existing building to be demolished and be of a similar scale and height. The built form of the replacement would present a minor permanent alteration to the existing dining building and its relationship with the existing contemporary buildings on the campus.
- 5.8 The significance of the effect of the development on the LCA 5c Lower Ribble is **slight**.
- 5.9 The development forms part of the setting of LCA 11a Lower Ribble Valley and the sensitivity of it to the development is **low**. LCA 11 is a large river floodplain with some views towards the site which is seen as part of a wider landscape. The magnitude of effect of the proposed development on the LCA is considered to be **negligible** because the replacement building will be on the footprint of the existing building to be demolished and be of a similar scale and height. The built form of the replacement would present a minor permanent alteration to the existing dining building and its relationship with the existing contemporary buildings on the campus.
- 5.10 The significance of the effect of the development on the LCA 11a Lower Ribble is **slight**.

Effects on visual amenity

- 5.11 The study area illustrated on Figure 1 represents an area of search within which visual effects are analysed and determined in more detail. The combination of the lowland topography, mature hedges and woodland cloughs means that not all properties, roads, footpaths etc. would automatically have views of the development. Potential visual receptors that will theoretically have opportunities for partial views towards the development are limited to:
- Occupiers of properties, notably properties on the west side of the main street in Sawley;
 - Users of local roads, in particular the A59
 - Users of public rights of way within the study area, notably footpaths FP 43, FP 47 and FP 57
 - Visitors to the Sawley Abbey Scheduled Monument

Sensitivity of visual receptors

- 5.12 The sensitivity of visual receptors varies according to the location and context of the viewpoint, the expectations and occupations or activity of the receptor and the importance of the view (GLVIA paragraph 7.31). These factors may be expressed in terms of:
- The value of the view/viewpoint – which reflects the intrinsic character and scenic qualities of its location and context. Where recognised through the designation of an

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area (such as an Area of Outstanding Natural Beauty or Scheduled Monument), value is increased, while the presence of detracting features in a view will generally reduce value. Higher value view/viewpoints are likely to be more sensitive to change;

- The importance of the viewpoint – as indicated by some form of recognition, for example as noted in a guidebook, marked on a map or indicated on the ground by a sign or other visible feature. The provision of facilities e.g. seating, parking, footpath may also indicate a location of higher importance. Views gained from locations where people gather in the outdoors may also be of higher importance.
- The nature of the viewer and their expectations, occupations and activities when experiencing the view. High sensitivity viewers/viewpoints include those where the attention of users may be focused on the landscape e.g. from public rights of way and other outdoor recreational facilities, and from residential properties. Viewers in cars and trains are considered to be of relatively lower sensitivity due to the transient moving nature of the view. Views from minor roads, lanes may be of medium sensitivity, while views gained at speed from major roads are considered to be of medium-low sensitivity. Views from industrial plants and indoor working environments are considered to be of low sensitivity to changes in the view.

Visual assessment methodology

- 5.13 Visual effects of the proposed development have been predicted by reference to the changes likely to occur in the composition and character of existing views. The main sources of visual effects arising from the development will be the replacement building, car parking and landscape treatment.
- 5.14 An assessment has been made of the extent of the area within which the application site will be potentially visible. This zone has been derived through desk study analysis of the likely significance of local topography and woodland cover in limiting potential views towards the site. Viewpoints were selected to represent a range of location types and viewing distances and are illustrated in Figure 2. Although outward views from within the application site suggest an open site, the extent of woodland blocks and hedge boundary cover limit the number of potential viewpoints. The landform of Easington Fell and intervening landscape features restrict views into the site from the west and north west.
- 5.15 Views towards the development from the 6 identified viewpoints are presented as Figures 3 – 8 within this document. These Figures are intended to represent various directional views towards the site from dwellings in Sawley, public rights of way footpaths and a scheduled ancient monument. The photography for the viewpoints was undertaken in September 2012 during the course of fieldwork within the study area.
- 5.16 The landscape features within the application site include: a mixed woodland belt on the south east boundary; a young hedge on the north east boundary; a grass area to the east of the dining building; a grass embankment on the north west boundary; and a hedge and mixed shrub border to the curtilage of the south east elevation of the dining building.

Study area

- 5.17 The Study Area based on the Zone of Theoretical Visibility of the new building, prepared to assist the assessment of potential effects, is illustrated in Figure 1. The proposed development exhibits a medium potential for visibility within 1.0 km of the site as depicted by the pattern of visibility. However, as the development is a replacement building of similar scale and mass to the existing building to be demolished there is low potential for the development to significantly

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change the composition and character of views. Potential visual receptors of the development will be:

- Users of public rights of way, footpaths FP 43, FP 47 and FP 57;
- Visitors to Sawley Abbey Scheduled Monument;
- Occupiers of properties west of the main street in Sawley (within the Sawley Conservation Area);
- Travelers on a short section of the A59 at Smithies Bridge.

Viewpoint assessment

- 5.18 The assessment of each of the 6 viewpoints which follows describes: the existing view; any subsequent changes in the view due to occur as a result of the construction of the replacement building, and the magnitude of these changes or effects.
- 5.19 The magnitude of visual effects will generally reduce with increasing viewing distance. As distance increases, the relative size of the new building as an element in the view will be reduced and a broader area is viewed in which peripheral landscape features occupy more of the view and so compete for the attention of the viewer.

The map shows the Sawley area in Lancashire, with the proposed development site highlighted in the center. The site is bounded by a dashed line and labeled 'Development Site'. Surrounding the site are various landmarks and features, including Sawley Lodge, Sawley Bridge, Sawley Farm, and the remains of a 14th-century tower. The map also shows the locations of six proposed development points (VP1 to VP6) and the 500m and 1000m contour lines. The map is oriented with North at the top.

VIEWPOINT 1: View from Sawley Abbey, Scheduled Monument.

Approximate viewing distance: 670 m

OS grid co-ordinates: 77600/ 46046

Sensitivity: **high**, visitors to the scheduled monument whose attention may be focused on the surrounding landscape



Figure 3

Description

- 5.20 View from entrance of a scheduled ancient monument, Sawley Abbey, to the east of the site across the River Ribble floodplain. The site is seen at distance on the lower slopes of Easington Fell on the crest of a hill situated between the belts of mature trees on the north west and south east boundaries of the site. Mature trees associated with the Bank Wood residential property introduce varied texture in the view which contrasts with the smooth texture slope on which the site is positioned. The tower on the building to be demolished is a perceptible point feature from this distance.

Magnitude of effect

- 5.21 The view of the site is at distance and part of a diverse landscape. The proposed development will be located in between existing buildings at the school and not be different to the existing building to be demolished in overall scale or height. The uniform roofline and mass of the proposed development will be a perceptible change from the pyramid hip roofs and tower on the existing building. The magnitude of effect will be **low**

Significance of effect

- 5.22 The significance of effect will be **moderate** and not significant.

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VIEWPOINT 2: View from residential property on the unnamed main street in Sawley Conservation Area.

Approximate viewing distance: 620 m

OS grid co-ordinates: 77525/ 46125

Sensitivity: **high**, occupiers of residential properties with views affected by the development.



Figure 4

Description

- 5.23 Representative of the view from residential properties on the west side of the unnamed main street in Sawley. A patchwork of pasture fields delineated by a combination of hedgerows, wooden fencing, or stone walls on the River Ribble floodplain lies in the foreground. From the floodplain rises an undulating, rolling landscape at the foot of Easington Fell and the strong line of the high hedges lining Sawley Road straddles the slope. The site is seen at distance against a backdrop of mature trees and woodland with the elevation detail of the individual school buildings perceptible.

Magnitude of effect

- 5.24 The band in which the site is located also accommodates other buildings including Foxley Bank, the roof tops of Bank Top and a stone agricultural building. The uniform roofline of the proposed development will be a contrast to the existing building with its pyramid hip roofs and tower. The magnitude of effect will be **low** due to the comparable footprint, scale and height of the proposed development and the subdued treatment of its elevations.

Significance of effect

- 5.25 The significance of effect will be **moderate** and not significant.

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VIEWPOINT 3: View from A59, north of Smithies Bridge

Approximate viewing distance: 790 m

OS grid co-ordinates: 77401/ 45517

Sensitivity: **low**, people travelling in vehicles past the affected landscape on the A49.



Figure 5

Description

- 5.26 Representative of users of the A59 to the south east of the site, the foreground of this viewpoint is dominated by agricultural buildings and storage. Mature floodplain trees intermittently interrupt the view when travelling north along the section of the A59 between Arnot House and Beck House. The site is seen at distance on the south east facing flank of the Easington Fell slopes above the River Ribble valley.

Magnitude of effect

- 5.27 The view of the site is at distance and the existing school buildings appear as a small element within a wide view of a narrow band of undulating, rolling agricultural pasture land. The proposed development will be located in between existing buildings at the school and not be different to the existing building to be demolished in overall scale or height. The change in the architectural expression of the replacement building will be imperceptible at this distance. The magnitude of effect will be **negligible**.

Significance of effect

- 5.28 The significance of effect will be **slight/ negligible** and not significant.

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VIEWPOINT 4: View from footpath no. FP 57.

Approximate viewing distance: 490 m

OS grid co-ordinates: 76839/ 45773

Sensitivity: **high**, users of a public right of way whose attention may be focused on the landscape.



Figure 6

Description

- 5.29 View from footpath FP 57 to the south of the site across an open field which slopes north west to south east down from the school. The site is viewed as a group of buildings including residential properties to the south west situated between a tree-lined clough and a woodland belt on the south east boundary of the site. The south west elevation of the dining building is prominent in the view and masks the majority of the building to be demolished. There is a filtered view of the tower with its pyramid hip roof through the woodland belt.

Magnitude of effect

- 5.30 The view of the site is at close distance and the dining building to be demolished is masked by the main school building with only the upper section of the tower visible through tree canopies. The proposed development will be located in between existing buildings I and not be different to in overall scale or height. The magnitude of effect will be **negligible**.

Significance of effect

- 5.31 The significance of effect will be **slight/ negligible** and not significant.

320121059P

VIEWPOINT 5: View from footpath no. FP 47.

Approximate viewing distance: 275 m

OS grid co-ordinates: 77615/ 46447

Sensitivity: **high**, users of a public right of way whose attention may be focused on the landscape.



Figure 7

Description

- 5.32 View from footpath FP 47 to the south east of the site across an open field which slopes west to east towards the school. A tree-lined clough which runs along the north west boundary of the site masks much of the school. There is a close distance framed view of the west corner of the school building to the south west of the sports hall and close distance glimpse views of the roof of the tower on the building to be demolished. The part views of the school buildings are set against the backdrop of the woodland on Noddle Hill.

Magnitude of effect

- 5.33 The view of the site is at close distance with the majority masked by the wooded clough to the north west of the site. The height of the proposed development will be less than that of the building to be demolished and will be mostly masked by the woodland. The magnitude of effect will be **negligible**.

Significance of effect

The significance of effect will be **moderate/ slight** and not significant

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VIEWPOINT 6: View from footpath no. FP 43.

Approximate viewing distance: 250 m

OS grid co-ordinates: 77101/ 46471

Sensitivity: **high**, users of a public right of way whose attention may be focused on the landscape.



Figure 8

Description

- 5.34 View from footpath FP 43 to the north west of the site across an open undulating, rolling field. The land rises to the north east from the footpath with the school buildings located on the crest of a hill situated between the belts of mature trees on the north west and south east boundaries of the site. The view of the existing building to be demolished is partially masked by the existing music and multi media and class room blocks. The pyramid hip roof forming the tower on the existing building is prominent in the view.

Magnitude of effect

- 5.35 The flat roofline and mass of the proposed development will be a change from the existing building with its pyramid hip roofs and tower. Although the view character will be partially changed, the magnitude of effect will be **low** due to the lesser height of the proposed development and its juxtaposition with the two existing buildings.

Significance of effect

- 5.36 The significance of effect will be **moderate** and not significant.

6 Summary and conclusion

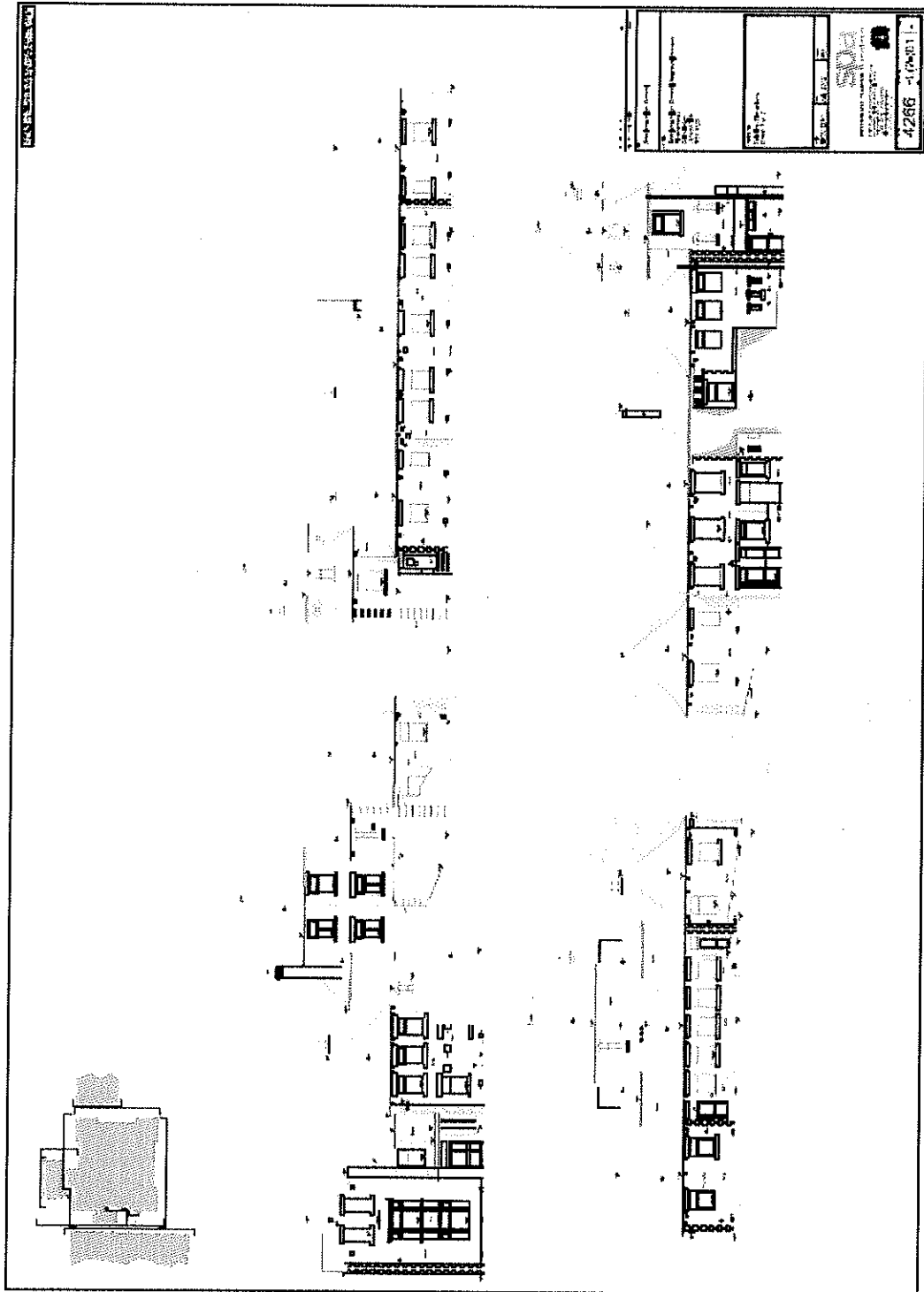
- 6.1 Bowland High School propose to replace the dining building with a new building on the existing school campus which is generally characterised by a range of contemporary 2/3 storey educational buildings. The dining building dates from the 19th century and features a tower as part of a varied roofscape with pyramidal hip and gable slated structures to the four corners of the building. It now offers only sub-standard accommodation for the school and is to be demolished as part of the proposal.
- 6.2 The potential landscape and visual effects of the proposal have been examined in detail and evaluated. Losses of landscape resources on the school campus including a single tree will be minimal and mitigated by replacement tree and hedgerow planting, with no significant effects. Some changes will occur in the character of the campus, due mainly to the differing appearance of the existing and replacement buildings. The new building will be in a contemporary architectural style, constructed on the same general footprint as the existing building and to the same general height as the existing tower. Its roof profile will be flat and the scale and appearance of the building will be consistent with the character of other contemporary buildings on the campus. Overall effects on the character of the campus will be slight and not significant.
- 6.3 At a broader scale, the location of the replacement building within an existing school campus will be appropriate to the site and not compromise the landscape character. Overall, it is considered that the landscape character of the Forest of Bowland Area of Outstanding Natural Beauty will prevail and the effects of the development will not be significant.
- 6.4 The relatively enclosed nature of much of the site, below a local ridge, in an area widely covered with mature tree lined cloughs and woodland belts will restrict potential views of the replacement building from the north and west. With the majority of the visual receptors being in excess of 450 m distance from the site and the school campus being a small element within a wider diverse landscape, significance of visual effects is reduced. Views of the development from closer distance will be masked in part either by existing buildings on the school campus or mature woodland located on or off the site. Overall, the visual effects of the development will not be significant.

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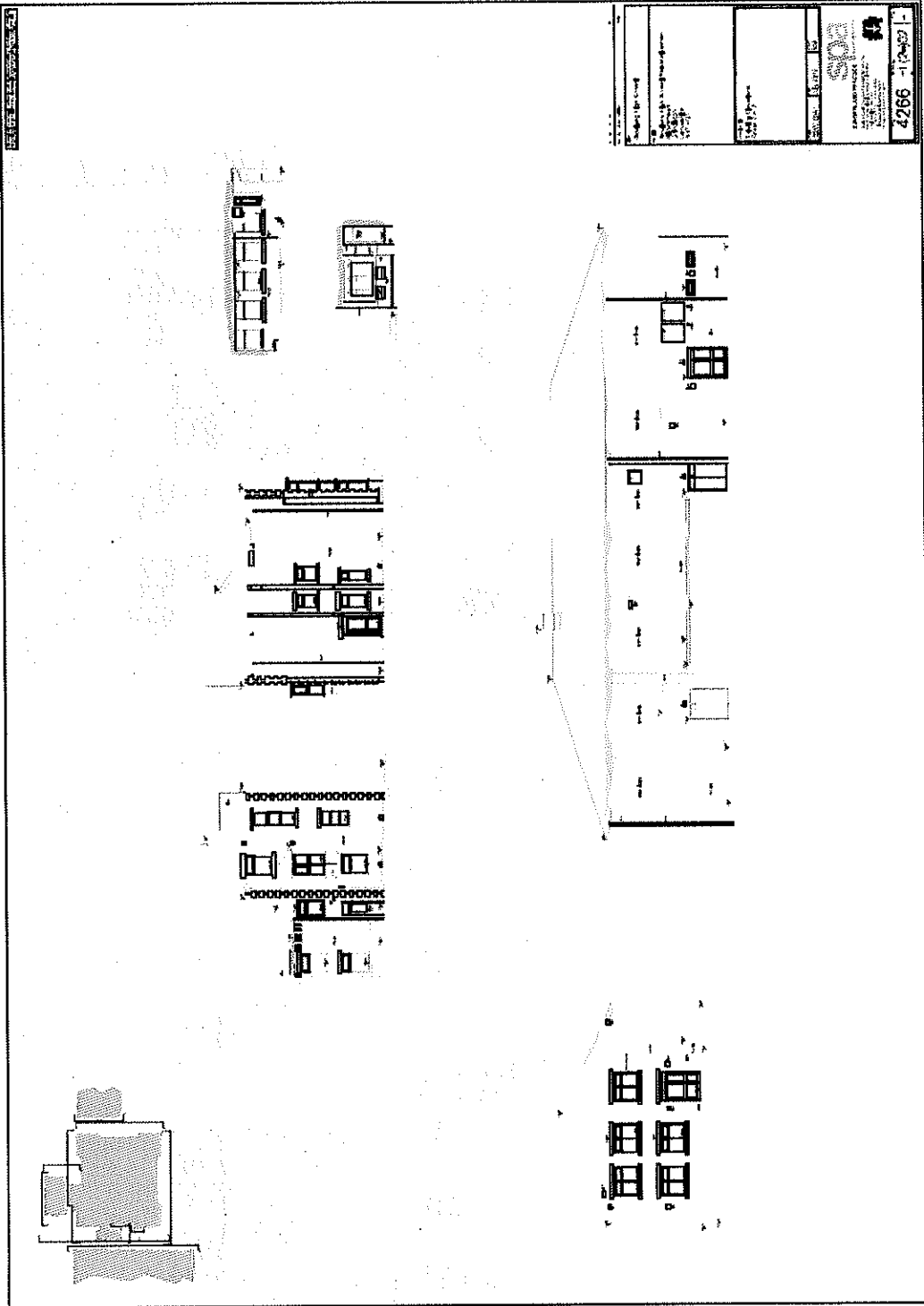
Appendix 1

Elevations of existing building to be demolished

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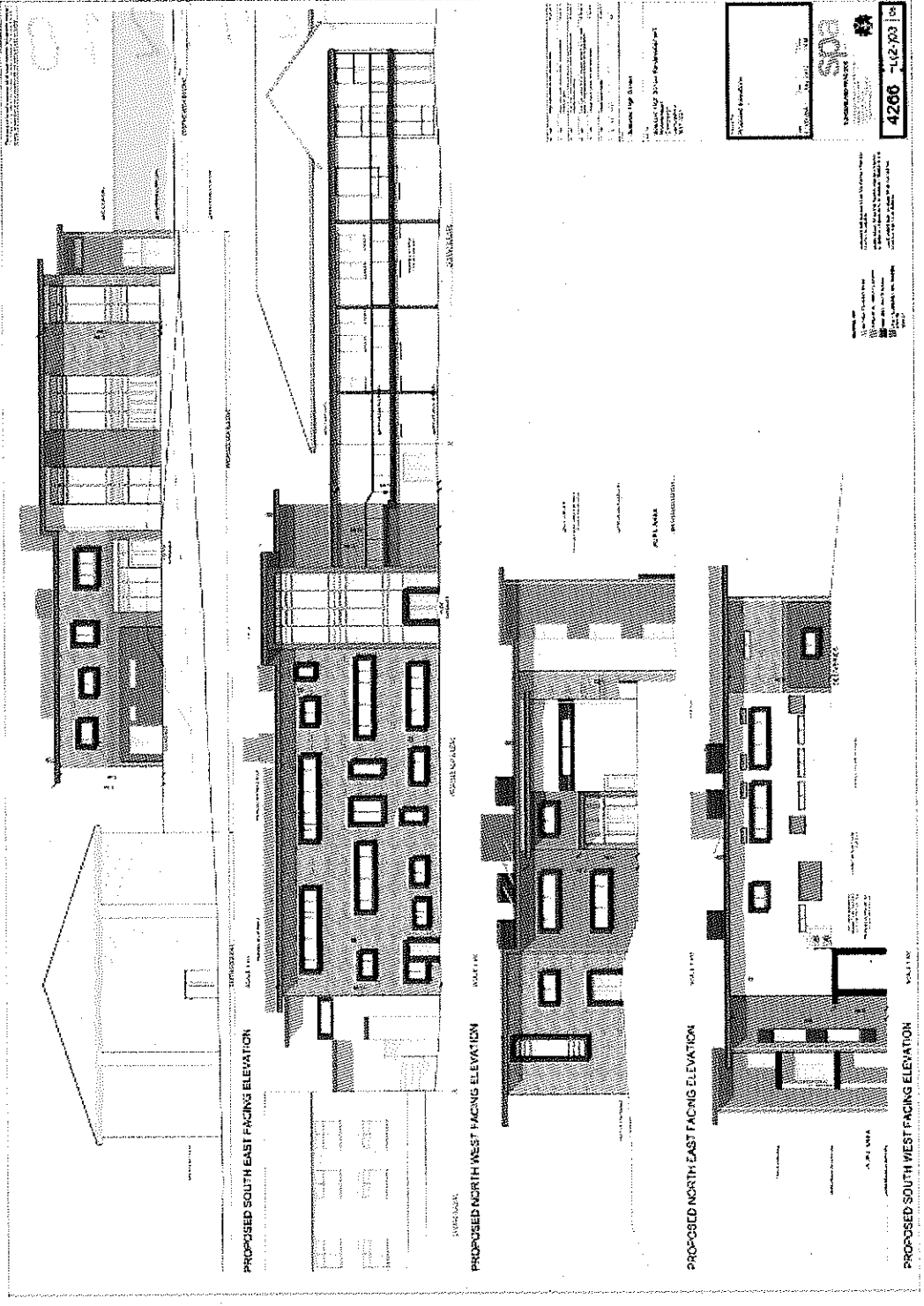
Appendix 2

Elevations of proposed replacement building

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Appendix 3

Landscape Character Assessments

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A Landscape Strategy for Lancashire - Landscape Character Assessment.

Local assessment identifying local Landscape Character Areas or LCAs.

Key characteristics of LCAs covering site and study area:

5c Lower Ribble

The Lower Ribble is an area of lowland gritstone farmland between Longridge Fell to the north and Mellor Ridge to the south. It has a distinctive broad valley landform; the north and south valley sides are separated by a flood plain which contains the meandering course of the River Ribble. There is a particularly distinctive pattern of wooded cloughs which descend the valley sides, their streams emptying into the Ribble. A complex pattern of hedges and woodland form links to these wooded cloughs, giving an overall impression of a well wooded landscape. Although a rural valley, the area is well settled; a dense network of winding country lanes and tracks link the large number of stone farm buildings.

11a Lower Ribble Valley

The open flat and fertile plain of the lower Ribble is a pastoral, tranquil landscape containing the meandering course of the river. Its extent is defined by the steep wooded bluffs and terraces which enclose the floodplain. Lush green fields of semi-improved pasture are grazed by sheep and cattle. The large regular fields are defined by gappy hedgerows, supplemented by sections of post and wire, wooden fencing or stone walls. This array of materials and styles conveys a lack of visual unity despite the natural beauty of the landscape. Mature floodplain trees are notable features in this character area; ash and oak stand in the floodplain, their silhouettes striking against the open landscape. There is little settlement within the floodplain itself, but a number of large farms and country halls are positioned along the edges of the floodplain. Settlements, such as Grindleton and Sawley, are also sited on the adjacent river terraces, their extremities sometimes extending onto the floodplain. There are a number of historic crossing points which coincide with these settlements where old stone bridges are important historic features of the floodplain.

Forest of Bowland Area of Outstanding Natural Beauty Landscape Character Assessment

Local assessment identifying, mapping and describing Landscape Character Types and Landscape Character Areas

Key characteristics of LCAs covering site and study area:

F2: Bolton by Bowland to Waddington

- Gently sloping limestone topography is incised with a pattern of wooded cloughs which descend the slopes and flow into the valley of the River Ribble to the south;
- The villages of Waddington, Grindleton, Holdon and Bolton-by-Bowland are situated at the foot of the wooded cloughs or brooks;
- The brook corridors (including Drakenhouse Brook, West Lough Brook, Skirden Brook and Holden Brook) are lined with mature deciduous trees and woodland which provides a sense of enclosure and breaks up the surrounding predominantly pastoral farmland;

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- Between Waddington and Grindleton, the wooded brooks flow from northwest to southeast;
- This woodland is key feature within views across the area;
- Framed views southwards across the broad valley of the River Ribble;
- Waddington and Grindleton are two relatively large, linear villages, which display terraces of traditional stone buildings lining the road corridors;
- Stone bridges which cross the River Ribble are landscape features;
- A network of narrow lanes cross the landscape, often lined with hedgerows, stone walls and white railings;

J2: Ribble

- Open, flat, fertile plain encompassing a patchwork of pastoral fields which are delineated by a combination of hedgerows, wooden fencing, post and wire fencing or stone walls;
- The gently meandering course of the river Ribble is defined by the steep wooded bluffs and terraces which enclose the floodplain;
- Lush green fields of semi-improved pasture are grazed by sheep and cattle. The large regular fields are defined by gappy hedgerows;
- Mature floodplain trees are notable features in this Landscape Character Area; ash and oak stand in the floodplain, their silhouettes striking against the open landscape;
- General absence of settlement within the floodplain itself, but a number of large farms and country halls are positioned along the edges of the floodplain;
- There are a number of historic crossing points which coincide with these settlements where old stone bridges are important historic features of the floodplain;
- Panoramic, open views towards Pendle Hill to the south.

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