



LANDSCAPE & VISUAL IMPACT ASSESSMENT

HENTHORN ROAD, CLITHEROE

PREPARED BY TPM LANDSCAPE LTD

FOR

THE STRATEGIC LAND GROUP

October 2012

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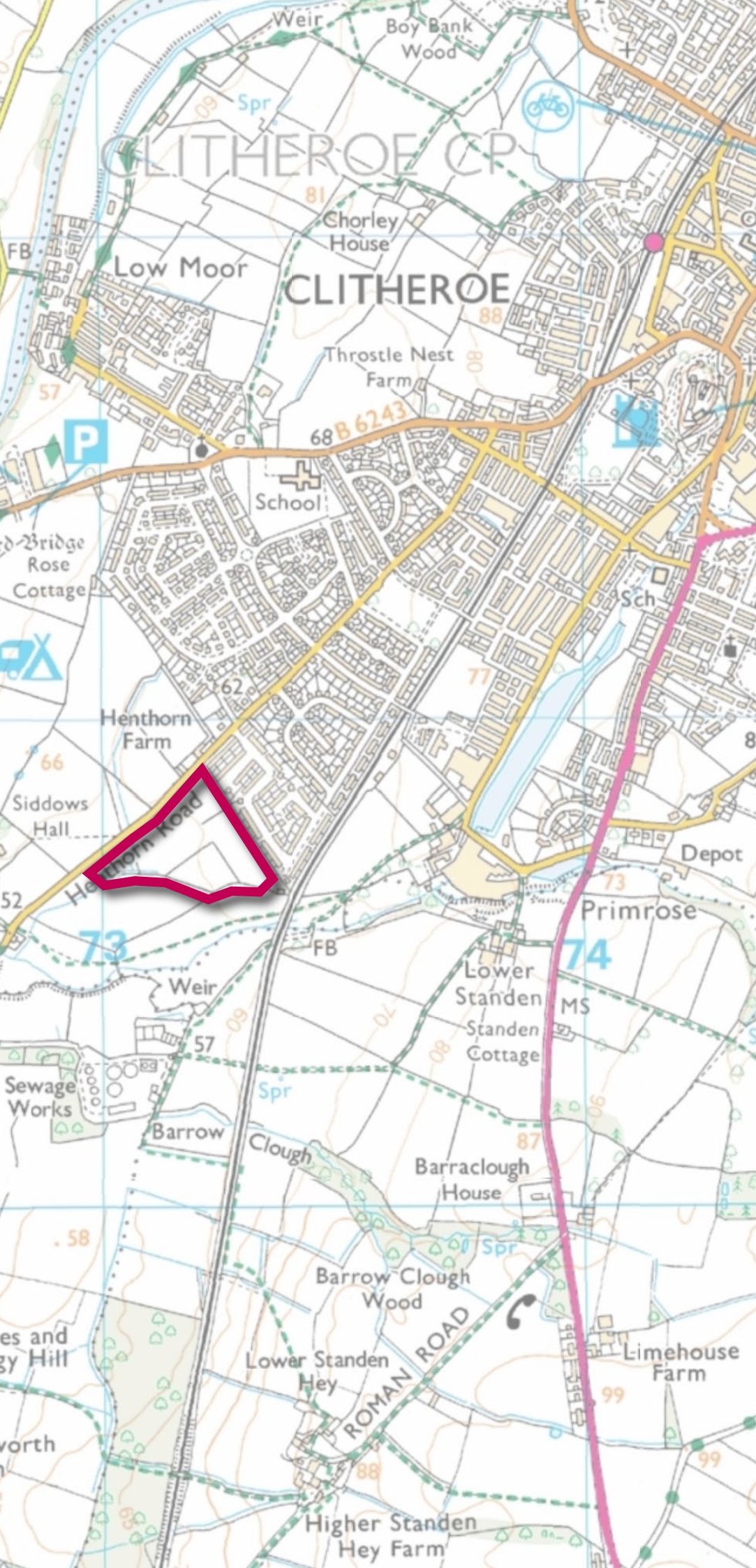
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Aerial view of site (proposal site within red boundary)





1.0 CONTEXT

1.1 INTRODUCTION - PROJECT DESCRIPTION

TPM were commissioned by Strategic Land Group in October 2012 to prepare a landscape and visual assessment of the land at Henthorn Road, Clitheroe; this will be referred to as the proposal site throughout the document.

This document will consider the baseline for both landscape and visual amenity and will seek to identify the sensitivity of each before considering the change that the introduction of the proposed housing development will introduce.

Both the landscape and visual impact of the proposed residential development will be assessed and a strategy of mitigation planting or other methods will be explored where relevant to reduce identified impacts.

1.2 SITE CONTEXT

The proposal site lies to the south-west of Clitheroe town along Henthorn Road. To the north of the proposal site is existing residential development along Kenilworth Drive and Stirling Close. To the south of the proposal site are pasture fields that are enclosed by a meandering beck. A public footpath roughly follows the navigation of the beck, the footpath is on top of the becks embankment. The train line is visible along the route of the footpath.

Henthorn Road runs along the edge of the proposal site, the road has frequent use with access to the sewage works and waste centre. The road was busy at the time of the site visit with pedestrian users connecting into public footpaths along the beck and the Ribble Way.

To the north-east of the site are pasture fields, the land has recently been granted planning permission for housing development of circa. 270 dwellings.

1.3 SITE DESCRIPTION

The proposal site is pasture farmland that is triangular in shape. The boundary to Henthorn Road is a hawthorn hedge that is well maintained. Along the southern boundary of the proposal site are existing specimen hedgerow trees and hedges that are reinforced with post and wire fencing to enclose the field for grazing. To the west of the proposal site is a stream that runs across the field in a north-south direction, at the field boundary the stream then runs east-west. The stream is lined with scrubby vegetation. To the east and south of the proposal site is a line of vegetation and an old field enclosure formed by small field trees (overgrown hedgerow). There are overhead electric cables within the northern parcel of the proposal site. The proposal site slopes between 53-64 AOD in a west-east orientation.

1.4 DEVELOPMENT PROPOSALS

The proposed development is for residential properties to the south of existing residential development along Kenilworth Drive and Stirling Close. The proposal would include circa 140 dwellings ranging between detached, semi-detached and terraced properties. The development would have an integrated landscape, open space and highways scheme.

2.0 METHODOLOGY

2.1 METHODOLOGY

The site was visited and surrounding road network driven. Positive and detracting elements in the landscape were recorded, as was the general land use and quality of the site. Viewpoints were identified based on public viewpoints (public footpaths), private viewpoints (residential properties) and key distant viewpoints to determine the wider impact on the landscape and where development would have the potential to affect the quality and character of existing views. A photographic record of the study area, surrounding context and important views/character were recorded.

The methodology seeks to use recognised, published industry standards and techniques to identify and describe a landscape and visual baseline and ascribe a sensitivity to these landscape and visual receptors which may be altered through the introduction of the proposed development. Landscape and Visual Impacts are considered separately although the conclusion on sensitivity and impact will have regard to both these related areas of study and proposals made for the mitigation of that impact.

The magnitude of change brought about through the proposed development is considered alongside the level of sensitivity for each landscape area or receptor and the level of landscape or visual effects is expressed as a combination of these two elements.

The proposal site has been assessed for both Landscape and Visual effects based on the proposed residential development only. The effect of the approved outline planning application site (adjacent fields to the north of Henthorn Lane) has not been considered as part of the baseline assessment. Refer to section 10 Mitigation and 11 summary for wider landscape summary.

2.2 LANDSCAPE CHARACTER ASSESSMENT

A desktop study and site survey of existing landscape policies, planning designations and character assessments was undertaken and an assessment made of the landscape character of the surrounding area and the proposal sites value in landscape terms within this character area.

To determine the effects of the development on the landscape three different key aspects or receptors are considered, these are:

Elements: Individual elements within the landscape, which are quantifiable and include features such as hills, valleys, woods, trees, hedges and ponds;

Characteristics: Elements or combinations of elements that make a particular contribution to the character of the area i.e. scenic quality, tranquillity or wildness;

Character: A combination of geology, landform, soils, vegetation, land use and human settlement.

These features combine to give an indication of the sensitivity of the landscape and its ability to accept change. In addition the landscape condition, value and quality are considered and weighed as part of this judgement.

To assist in the assessment of the sensitivity of the landscape resource each landscape encountered is considered against the criteria set out in Tables 2.4, 2.5 and 2.6. The tables identify the principal factors considered when assessing the sensitivity of the landscape in relation to the proposed development.

The appraisal has been based on guidelines and information provided in the following publications:

- Landscape Character Assessment: Guidance for England and Scotland (The Countryside Agency and Scottish Natural Heritage 2002)
- Landscape Character Assessment: Guidance for England and Scotland (The Countryside Agency and Scottish Natural Heritage). Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity.
- National Landscape Character Areas, Natural England, Vol 2, North West.
- National Landscape Character Areas, NCA33 Bowland Fringe and Pendle Hill.
- A Landscape Strategy for Lancashire - Landscape Character Assessment (2000, Lancashire County Council).

2.3 VISUAL ASSESSMENT

Visual assessment relates to the change that arises in the views as a result of the change of the landscape due to development, and the responses to people to the change and with regard to the overall effects to visual amenity

The sensitivity of visual receptors depends upon:

- Location of the viewpoint
- Context of the view
- Activity of the receptor
- Frequency and duration of the view

The criteria used to assess the visual effects on selected viewpoints included:

- The sensitivity and type of receptor (Table 2.9)
- The degree of visibility of the proposal site from the viewpoint (Table 2.10)
- The magnitude of change (Table 2.11)
- The effects of development on the view (pre-mitigation) (Table 2.12)
- The effects of development on the view (post-mitigation) (Table 2.12)

An additional consideration of the sensitivity of a view or views is the quality of the view where a subjective opinion is considered alongside the objective factors. (Table 2.9)

The assessment of visual effects describes:

The changes in the character of the available views resulting from the development and the changes in the visual amenity of the visual receptor.

The assessment process mirrors that of landscape effects in that it requires the collation of baseline information relating to the nature and type of views and the receptors which will receive them. As with landscape effects, visual impacts are determined by considering the magnitude and nature of change as set against the sensitivity of the receptor. (Table 2.11)

The magnitude of change to the view will depend on numerous factors including the extent and nature of the current view, the distance to the proposed development, the time of year and whether other elements intervene in the view such as vegetation or moving traffic

The appraisal has been based on guidelines and information provided in the following publications:

- Guidelines for Landscape and Visual Impact Assessment 2nd edition 2002
- Landscape Institute Advice Note 01/2009. Use of photography and photomontage in landscape and visual assessment.

LANDSCAPE EFFECTS

2.4 CRITERIA FOR DESCRIBING LANDSCAPE SENSITIVITY

Landscape	High	Medium	Low
Landscape designation	A landscape of distinctive character susceptible to relatively small changes. Includes national or regionally designated landscapes e.g. Area of Great Landscape Value (AGLV), National Scenic Area. Historic Gardens and Designed Landscapes on the National Register	A landscape of moderately valued characteristics. Including local landscape designations.	A landscape of relative unimportance, the nature of which is tolerant to substantial change. No landscape designation.
Landscape resource	Important landscape resources or landscapes of particularly distinctive character and therefore likely to be subject to national designation or otherwise with high values to the public. Is vulnerable to minor changes.	Moderately valued characteristics reasonably tolerant of change.	Relatively unimportant/ immature or damaged landscapes tolerant of substantial change.
Scale and enclosure	Small intimate landscape.	Medium scale landscape.	Large scale open landscape.
Landform and topography	Mountainous or large dominating hills and valleys. Intimate small scale landscapes defined through easily identifiable elements in the immediate landscape.	Rolling landform with small hills and valleys. Some intimacy and human scale through landscape elements such as hedgerows and woodland copses.	Large scale open landscape. Little intimacy or human scale, few character elements or features.
Settlement	Organic land cover pattern	A gradation between High and Low	Grid like linear land cover pattern
Landmarks and visible built structures	Landscape with symbolic or important features	A gradation between High and Low	Landscape with no recognised individual features or elements
Remoteness and tranquillity	Remote location, little evidence of human activity	A gradation between High and Low	Highly developed countryside areas with continuous evidence of human activity
Landscape Quality and Value	A landscape of exceptional or high quality and/or high value.	A landscape of good or ordinary quality and /or good or moderate value	A landscape of low or poor quality and value

2.5 CRITERIA FOR DESCRIBING LANDSCAPE QUALITY

Landscape Quality	Definition	Typical Example
Exceptional	Strong landscape structure, characteristics, patterns, and/ or clear urban grain identifiable with a historic period or event; Appropriate management for land use and land cover and/or a well maintained urban environment of distinction; Distinct features worthy of conservation, historic architectural grain; Sense of place exceptional local distinctiveness; No detracting features.	Internationally or nationally recognised. World Heritage Sites, National Parks, National Scenic Area, Special Landscape Area;
High	Strong landscape structure, characteristic patterns and/ or clear urban grain; Appropriate management for land use and landcover, but potentially scope to improve; Distinct features worthy conservation; Sense of place; Occasional detracting features.	Nationally, regionally recognised e.g. parts of National Scenic Area, Conservation Area or Listed status. Registered Historic Gardens and Designed Landscapes
Good	Recognisable landscape structure and/or urban grain Scope to improve management for land use and land cover; Some features worthy of conservation; Sense of place; Some detracting features.	Regionally recognised e.g. localised areas within National Park, National Scenic Area, AGLV.
Ordinary	Distinguishable landscape structure, characteristics, patterns of landform and landcover often masked by land use; Fractured urban grain with patterns of use difficult to distinguish; Scope to improve management of vegetation; Some features worthy of conservation; Some detracting features	Locally recognised landscape without specific designation.
Poor	Weak landscape structure, characteristic patterns of landform and landcover are missing, little or no recognisable urban grain; Mixed land use evident; Lack of management and intervention has resulted in degradation; Frequent detracting features.	A landscape without note or one singled out as being degraded or requiring improvement.
Very Poor	Degraded landscape structure, characteristic patterns and/or urban grain missing; Mixed land use or dereliction dominates; Lack of management/ intervention has resulted in degradation; Extensive detracting features.	A Landscape likely to be singled out as needing intervention or regeneration.

LANDSCAPE EFFECTS

2.6 CRITERIA FOR DESCRIBING LANDSCAPE VALUE

Landscape Value	Definition	Typical Example
High	An iconic landscape or element(s) held in high regard both nationally, regionally and by the local community; A landscape or element(s) widely used by both the local community and a broader visiting community; Features of particular historical protected significance ; Landscape or space which defines or is closely associated with a community and its life and livelihood.	Nationally, regionally recognised e.g. parts of National Park, National Scenic Area, Special Landscape Area; Conservation or Listed status Registered Historic Garden and Designed Landscape
Good	A landscape or element(s) recognised regionally and locally as important ; A landscape widely used by the local community; Features or elements widely used or visited and held in association with the area or community.	Part of an AGLV
Moderate	A landscape of local importance ; A landscape widely used by the local community; A sense of place recognisable and associated with the local area.	Area of local landscape importance
Low	A landscape without particular noted significance; A landscape or elements infrequently used by the local community; A landscape which is not distinct and does not add to the overall context of the area.	

2.7 MAGNITUDE OF CHANGE (LANDSCAPE)

Magnitude of Change	Examples
Large	The development would result in a prominent change to the landscape character (enhance or degrade). Major alteration to significant elements or features or the removal/introduction of substantial elements. The alteration of a landscape to substantially increase/decrease both the landscape value and quality.
Medium	The development would result in a change to the landscape character (enhance or degrade). Alteration to elements or features or partial removal/introduction. The alteration of a landscape to increase/decrease both the landscape value and quality.
Small	The development would result in a slight change to the landscape character (enhance or degrade). Alteration to minor elements or features or the removal/introduction. The alteration of a landscape to increase/decrease both the landscape value and quality.
Negligible	A very minor change which is not uncharacteristic and maintains the quality and value of the landscape.

2.8 SUMMARY TABLE TO DETERMINE LANDSCAPE EFFECTS

		Magnitude of Change			
		Large	Medium	Small	Negligible
Sensitivity	High	substantial	moderate-substantial	moderate	slight
	Medium	moderate-substantial	moderate	slight-moderate	negligible
	Low	moderate	slight-moderate	slight	negligible
	Negligible	slight	negligible	negligible	none

The summary of effects on landscape can be expressed as an adverse or beneficial effect depending on the assessor’s view regarding the nature and quality of the existing resource and how this has been changed. In some circumstances the change may be described as a neutral change if the expectation of the viewer or the fundamental nature and characteristics of a landscape appear unaffected.

VISUAL EFFECTS

2.9 CRITERIA FOR DESCRIBING VISUAL SENSITIVITY

Receptor Sensitivity	Description
High	Occupiers of residential properties Users of outdoor recreational facilities, including public rights of way, whose attention may be focused on the landscape Elevated panoramic viewpoints Communities where the development results in changes in the landscape setting or valued views enjoyed by the community
Medium	Residential properties with restricted views People engaged in outdoor recreation where enjoyment of the landscape is incidental rather than the main interest People travelling through the landscape where the views involved are transient and sporadic but have a special significance in either the journey or the expression of the landscape or community being visited.
Low	People at their place of work, industrial facilities. People travelling through the landscape in cars, trains or other transport such that the speed and nature of the views involved are short lived and have no special significance

2.10 CRITERIA FOR DESCRIBING VISUAL QUALITY

View Quality	Description
High	Iconic views or skylines which are individual character elements in their own right. Protected views through Supplementary Planning Guidance or development framework. View mentioned in the listing for a conservation area, listed building or scheduled monument as being important with regard to its setting. Wide panoramic distant views of a valued landscape(s).
Moderate	Views with strong and distinctive features. Uninterrupted views. Views over a landscape of recognised character and quality
Poor	Restricted views or views over a landscape of low value and quality.

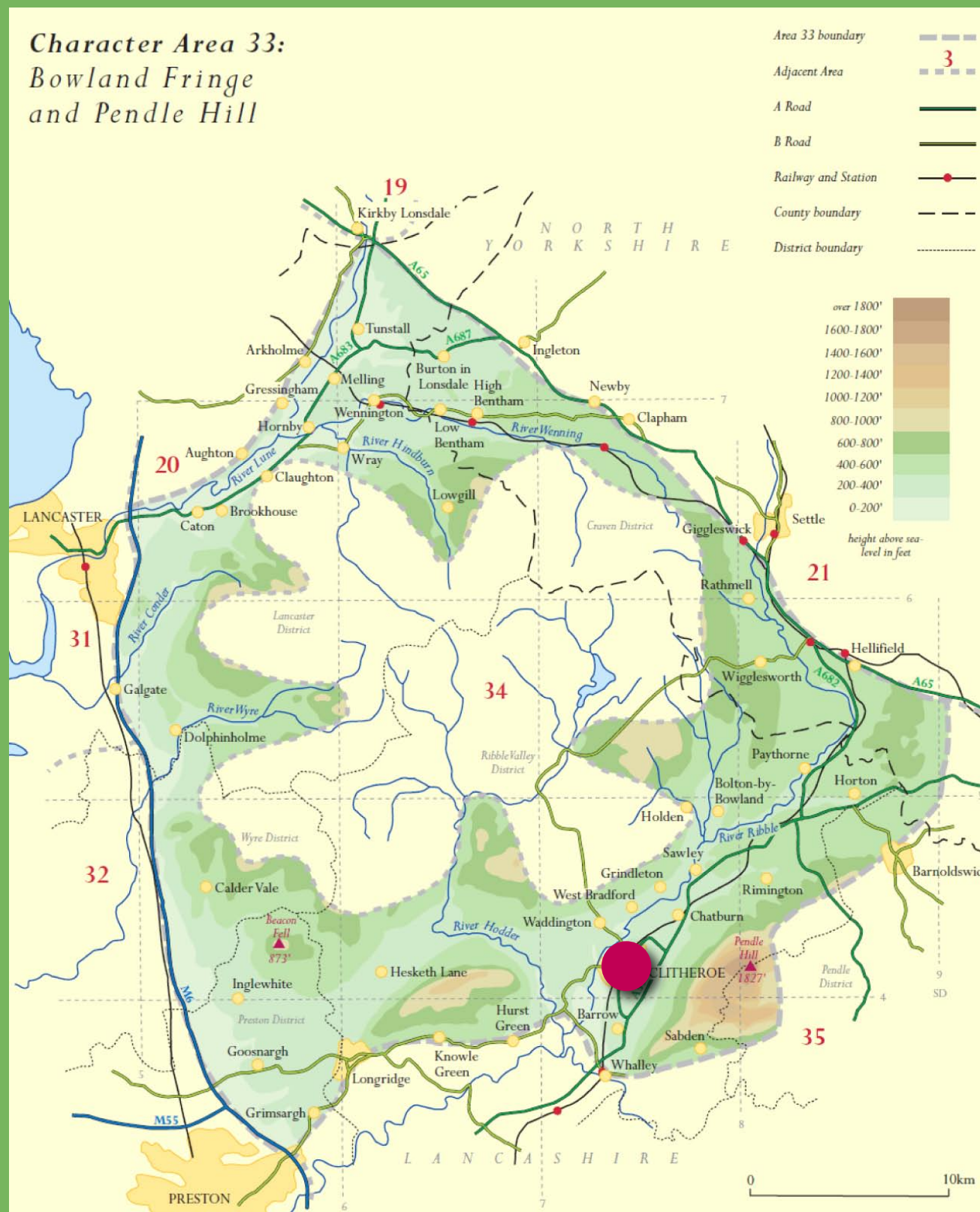
2.11 MAGNITUDE OF CHANGE (VISUAL)

Magnitude of Change	Examples
Very Large	The development would result in a dramatic change in the existing view and would cause a dramatic change in the quality of the view. The development would dominate the view and create a new focus over the viewer. The observer would experience a complete change in outlook.
Large	The development would result in a prominent change to the existing view and would change the quality of the view. The development would be easily noticed by the observer. The development may break the skyline or form some other substantial change to the view.
Medium	The development would result in a noticeable change in the existing view that may change the character and quality of the view. The change would be readily noticed by the observer but would not dominate the view.
Small	The development would result in a perceptible change in the existing view but this would not affect its character or quality. The development will appear as a small element in the wider landscape which may be missed by the casual observer. The view may be at such a distance as to reduce the appearance of the development.
Negligible	Only a small part of the development will be discernible and this may be for only part of the year or be a filtered view. The view may be at such a distance as to render the change virtually indiscernible without aid or reference. The quality and character of the view will remain unchanged.

2.12 SUMMARY TABLE TO DETERMINE VISUAL EFFECTS

		Magnitude of Change			
		Large	Medium	Small	Negligible
Sensitivity	High	substantial	moderate-substantial	moderate	slight
	Medium	moderate-substantial	moderate	slight-moderate	negligible
	Low	moderate	slight-moderate	slight	negligible
	Negligible	slight	negligible	negligible	none

The summary of effects can be expressed as an adverse or beneficial effect depending on the assessor’s view regarding the nature and quality of the existing resource and how this has been changed. In some circumstances the change may be described as a neutral change if the expectation of the viewer or the fundamental nature and characteristics of a view appear unaffected.



3.0 LANDSCAPE CHARACTER AREAS

3.1 EXTRACT OF NATIONAL CHARACTER AREAS

The below text is extracted from NCA 33: BOWLAND FRINGE & PENDLE HILL (Natural England)

The proposal site falls within the National Character Area 33.

This is a diverse landscape of undulating pasture, broadleaved woodland, parkland and water bodies. Fields are small- to medium-sized and are enclosed by well maintained hedgerows with large mature hedgerow trees. This is an undulating and rolling landscape with local variation created by numerous river valleys and by the moorland outliers of Beacon Fell (266m), Longridge Fell (350m) and Pendle Hill (577m) on the south side of the area.

Key Points:

- 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. It has a pastoral character with fields enclosed by well-maintained hedgerows containing mature hedgerow trees
- Some rough grazing at higher elevations. Predominantly Grade 3 agricultural land supporting permanent pasture, mostly improved, for dairy and livestock farming.
- 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.
- The combination of topography, tree cover and field enclosure creates a sense of intimacy in contrast to the expanse of the coastal plain and exposed moorland heights.
- Dilution of traditional vernacular styles by extensive suburban developments of nondescript 20th century housing and modern farm buildings.
- Substantial urban expansion pressures around major centres of population
- The road network is typified by a complex system of narrow lanes with few direct routes between settlements

3.2 EXTRACT FROM A LANDSCAPE STRATEGY FOR LANCASHIRE, LANDSCAPE CHARACTER ASSESSMENT, LANCASHIRE COUNTY COUNCIL (2000)

The proposal site falls within Character Area 5: Undulating Lowland Farmland and Landscape Character Area 5E: Lower Ribblesdale (Clitheroe to Gisburn)

The following extract relates to the surrounding landscape of the Undulating lowland farmland character area.

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.

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.

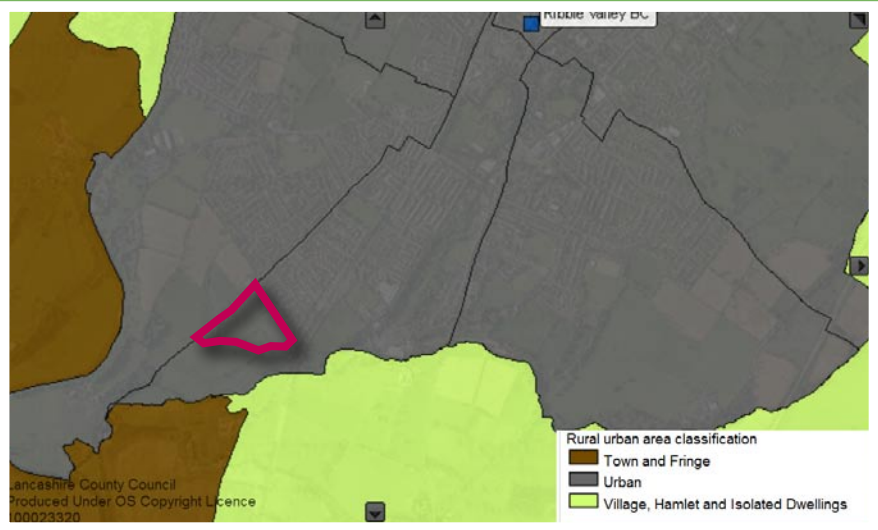
3.3 CHARACTER AREA SE: LOWER RIBBLESDALE

Lower Ribblesdale This area forms 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 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.

3.4 RURAL URBAN AREA CLASSIFICATION (EXTRACT FROM MARIO MAPPING, LANCASHIRE COUNTY COUNCIL

The proposal site falls within land classified as Urban.



EXTRACT OF LANDSCAPE MAPPING
www.mariolancashire.gov.uk

3.5 SUMMARY OF ELEMENTS THAT CONTRIBUTE TO THE CHARACTER

A Summary of key features which are either positive or negative characteristics of the Character Area descriptions.

POSITIVE ELEMENTS

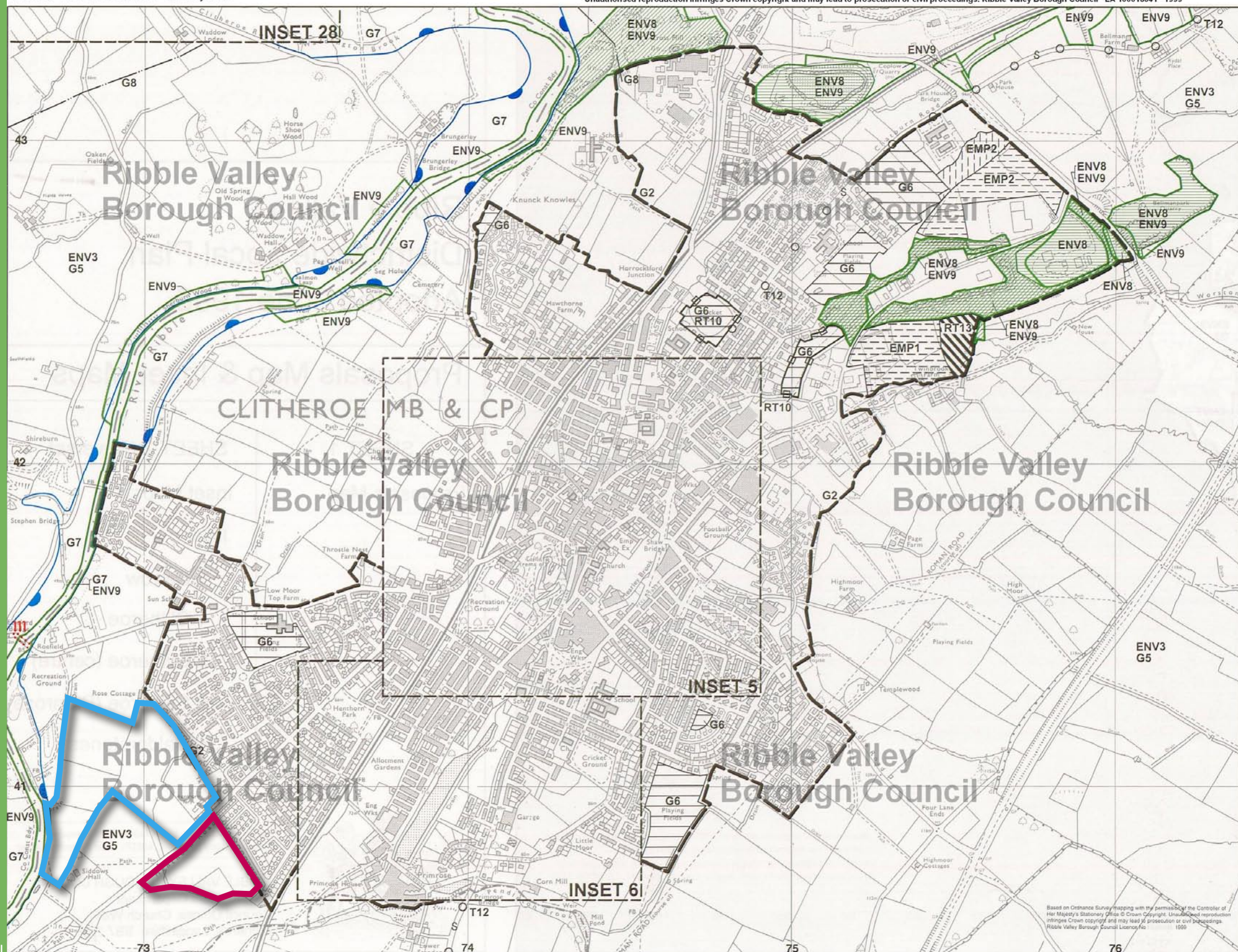
- Extensive views to Pendle Hill and Forest of Bowland AONB
- Pastoral character with well maintained hedgerows and mature trees
- Rolling topography, tree cover and field enclosure give the landscape a sense of intimacy

NEGATIVE ELEMENTS

- Cement works are a prominent visual feature within the local skyline
- Narrow lanes with few direct routes
- Dilution of vernacular style due to extensive suburban development

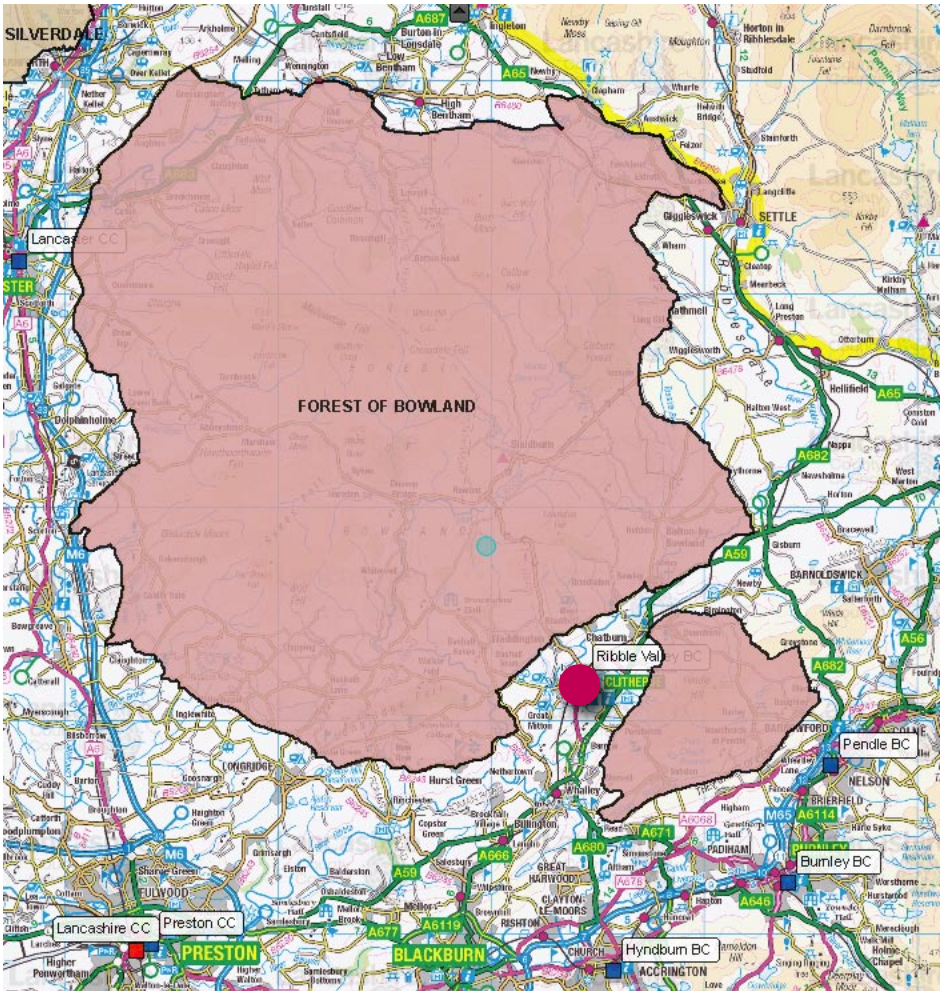
Inset 4. Clitheroe 1:10,000

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Recent planning approval for 270 residential properties to the north of Henthorn Road.

The proposal site



EXTRACT OF LANDSCAPE MAPPING - FOREST OF BOWLAND AONB
www.mariolancashire.gov.uk

4.0 PLANNING POLICY

4.1 CURRENT PLANNING CONTEXT

The site has been assessed with regard to the current local authority planning policy. It should be noted that many local authorities are currently undertaking reviews of their local planning policies and housing provision / designated sites and have not formalised their Local Development Plan (LDF).

4.2 NATIONAL & REGIONAL PLANNING CONTEXT

Generic policy has not been included other than when it is specifically relevant to this report and the proposal site.

4.3 NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) published March 2012 sets out the governments (national) planning policies. The NPPF is a key part of the reforms to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth.

4.4 DEVELOPMENT PLAN

For the purpose of this assessment the planning policy proposals map has been abstracted from Ribble Valley Borough Council planning system. The proposal site does not have any specific designation. The proposal site does not fall within the Forest of Bowland AONB, but has an association with the character. The proposal site is covered by the councils general planning policies for land outside the settlement boundary.

POLICY ENV3

In the open countryside outside the AONB and areas immediately adjacent to it, development will be required to be in keeping with the character of the landscape area and should reflect local vernacular, scale, style, features and building materials. Proposals to conserve, renew and enhance landscape features, will be permitted, providing regard has been given for the characteristic landscape features of the area.

POLICY G5

Outside the main settlement boundaries and the village boundaries planning consent will only be granted for small-scale developments which are:

- i) essential to the local economy or the social well being of the area; or*
- ii) needed for the purposes of agriculture or forestry; or*
- iii) sites developed for local needs housing (subject to Policy H20 of this plan); or*
- iv) small scale tourism developments and small scale recreational developments appropriate to a rural area subject to Policy RTI; or*
- v) other small-scale uses appropriate to a rural area which conform to the policies of this plan*

POLICY ENV13

The Borough Council will refuse development proposals which harm important landscape features including traditional stone walls, ponds, characteristic herb rich meadows and pastures, woodlands, copses, hedgerows and individual trees other than in exceptional circumstances where satisfactory works of mitigation or enhancement would be achieved, including rebuilding, replanting and landscape management.

5.0 SITE PHOTOGRAPHS



View looking south - Hedgerow to right of photo is the western boundary of the site. Clipped hedgerow in the foreground lines Henthorn Road. Low hedge in the mid distance marks the southern boundary of the proposal site and location of the stream.



View looking south - east to overgrown hedgerow



View looking east towards the housing on Stirling Close and Kenilworth Drive adjoining the proposal site. Overhead electric cables are visible within the view. Pendle Hill is visible in the distance.

5.1 SITE PHOTOGRAPHS - SURROUNDING CONTEXT



Detached housing along Henthorn Road



Views from Pendle Hill across to lowland farmland to the Forest of Bowland AONB



Clitheroe Castle - a prominent elevated landmark



View looking north-east along Henthorn Road to existing development. Proposal site to the right of the photo and approved housing development site to the left of the photo.

6.0 LANDSCAPE APPRAISAL

6.1 LANDSCAPE CHARACTER SENSITIVITY

The landscape character sensitivity is an assessment based on the sensitivity of characteristics, features and elements in the landscape.

6.2 PROPOSAL SITE CHARACTER DESCRIPTION

The character area assessments summarised in section 3.0 refer to wider landscape character assessment. The proposal site is only a small part of these assessments but generally has characteristics which accord with the assessments, including field size, topography, vegetative boundaries and extensive views.

Key Characteristics

- Agricultural land divided into small-medium sized fields
- Slightly rolling topography
- Rural - Suburban interface. Existing residential development adjoins the agricultural land
- Tall trees to the south of provides enclosure and screening.
- Well maintained hedgerows along roads
- Busy local road (access to waste centre and sewage works)

6.3 CHARACTER ASSESSMENT

The proposal site lies within a transition landscape between built development and countryside. The proposed development would result in a loss of agricultural land and an expansion of the settlement. There will be a change of character from a field to a built up environment.

There are some features worthy of conservation in the form of existing vegetation, notably mature trees and hedgerows that would be sensitive to the development proposal. The overhead electric cables are detracting features within the landscape.

The boundary interface between the residential properties and the agricultural field to the north of the proposal site varies between post and rail, closed boarded fencing, walling and hedgerow. The boundary treatments directly adjoins the field creating a week urban edge that has little relationship to the agricultural land. The development of the proposal site gives opportunities to soften this suburban and rural interface.

The existing landscape boundaries to the south-west and north-west would provide well defined vegetative edges to the development which could also be strengthened and enhanced to maintain the rural character of the land to the west of the proposal site.

The landform is relatively flat and has an open nature to the adjoining countryside. The proposal site has typical extensive views to prominent local topography features of the Forest of Bowland and Pendle Hill, and is typical of views described in the National and Local Landscape Character Assessment.

6.4 LANDSCAPE CHARACTER SENSITIVITY SUMMARY

The site is assessed within this report to have **Medium** Landscape Sensitivity, taking into account the National Character Areas Assessment, Landscape Strategy for Lancashire - Landscape Character Assessment, site visits and survey.

6.5 LANDSCAPE QUALITY & VALUE (refer to table 2.5 - 2.6)

The landscape value is an assessment based on the quality, use and designations of the landscape.

The proposal site is assessed as having **Ordinary** landscape quality and has some features worthy of conservation and some detracting features.

The proposal site is not used by the local community as there are is no public access. The site has no formal landscape or environmental designation. The proposal site has some visual amenity for the adjacent residents.

The site is assessed to have **Low** Landscape Value.

6.6 LANDSCAPE EFFECTS SUMMARY

The development of the proposal site would not adversely impact on any key character features within the landscape and there has been nothing noted as being critical or sensitive. The development would result in a change to the landscape character and an alteration in character from farmland to housing with the small reduction of land with rural characteristics. This change would be percieveable in the local context but small within the wider landscape context.

The magnitude of change is assessed as **Medium**.

The landscape sensitivity and magnitude of change are both assessed as **Medium**. The effects of developing the proposal site is assessed to have a **Moderate** effect on the landscape.

6.7 LANDSCAPE CHARACTER MITIGATION

- Improve interface between settlement and rural character
- Retain and enhance hedgerows and tree clusters around the perimeter of the proposal site
- Ensure the vernacular of the dwellings adds to the character of the landscape

7.0 VISUAL APPRAISAL

7.1 VISUAL APPRAISAL - RECEPTORS

Viewpoints have been selected from various locations and possible vantage points identified through site visits, and analysis. Views for the assessment have been chosen to be both representative of the range of differing receptors (public, community, residents and visitors) within the study areas and of the visual amenity available at points north, south, east and west of the proposal site. The sensitivity of the receptors have been categorized:

RECEPTOR SENSITIVITY (refer to table 2.9)

- High** - Residents whose views may be affected. Users of public footpaths whose experience of the landscape may be affected. (Due to the orientation of the view the sensitivity may be reduced)
- Medium** - People engaged in outdoor recreation where the enjoyment of the landscape is incidental
- Low** - Vehicle users experiencing glimpses of the landscape. People within the work place whose attention is not focused on the landscape

The viewpoints are categorized into the type of receptors and views selected which are representative of a typical view of that type of receptor.

Residential Receptors

- View 1** - Suburban residential properties with open views to the adjacent proposal site from rear of properties (High Receptor Sensitivity)
- View 2** - Rural residential property with near distance views to the proposal site from the side elevation (Medium Receptor Sensitivity)
- Pedestrian Receptors - Public Footpaths / Castle**
- View 3** - Near distance view from rural public footpath (along beck). (High Receptor Sensitivity)
- View 4** - Near distance view from rural public footpath (Ribble Way). (High Receptor Sensitivity)
- View 5** - Mid distance pedestrian view from Clitheroe Castle. (High Receptor Sensitivity)
- View 6** - Long distance view from rural public footpath (Pendle Hill). (High Receptor Sensitivity)

Near Distance Receptors

- View 7** - Near distance views to proposal site from Henthorn Road (Low Receptor Sensitivity)

Mid Distance Receptors

Mid and Long distance views are representative of vehicle, residential and footpaths who range from Low to High Receptor Sensitivity.

- View 8** - Mid distance views to proposal site from unnamed road / public footpath

- View 9** - Mid distance views to proposal site from A671

Long Distance Receptors

- View 10** - Long distance views from Birdy Brow (Longridge Fell)

7.2 VISUAL SENSITIVITY

The visual sensitivity is an assessment based on the sensitivity of the potential receptors.

Residential Receptors

The proposal site is open to the rear of properties along Kenilworth Drive and Stirling Drive. The boundary treatments and existing vegetation are low level therefore properties experience open views from ground and first floor windows at the rear of the properties.

A single property (Langdales) to the south-west of the proposal site has views from the side elevation from ground and first floor windows. Existing vegetation filters views to the existing residential edge

Pedestrian Receptors

There are two near distance public footpaths that have views to the proposal site. The footpaths are located to the west and south of the proposal site. Existing vegetation screens some aspects of the proposal site from these views .

Clitheroe Castle offers elevated mid distance views towards the proposal site, where Longridge Fell and the Forest of Bowland AONB dominant the view. Longridge Fell and the Forest of Bowland AONB also dominant the long distance view from Pendle Hill. The proposal site is a small component within these views.

Vehicle Receptors

Near distance views of the proposal site for vehicle users are limited to those driving the short section of Henthorn Road, where the existing residential edge is visible. Long distance views from Longridge Fell are expansive and Pendle Hill is prominent. The proposal site is a small component iwithin this view.

7.3 VISUAL QUALITY

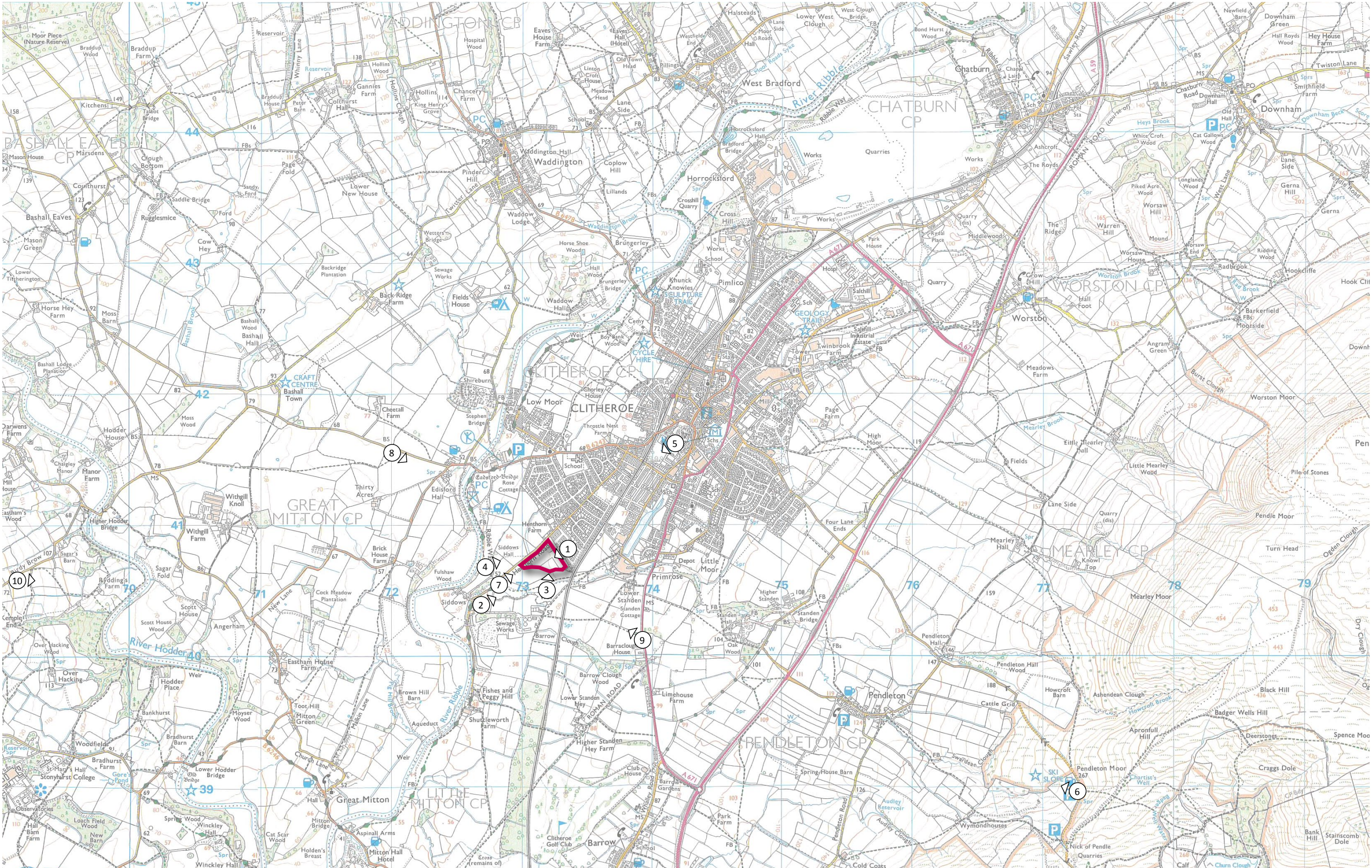
The quality of the views are generally assessed as **Moderate** due to wider views through and beyond the proposal site over landscapes of recognised character and quality without detracting features (Lowland farmland, Pendle Hill, Longridge Fell and Forest of Bowland AONB)

7.4 VISUAL SENSITIVITY SUMMARY

There are direct views into the proposal site from the rear of the residential properties along Kenilworth and Stirling Drive, their sensitivity is assessed to be **High**. The sensitivity from the single dwelling is assessed as **Medium** sensitivity due to the distance of the proposal site from the receptor and that the view is experienced from a side elevation.

The public footpaths views at near, mid and long distance locations are assessed to have **High** sensitivity due to the public usage.

7.0 VIEWPOINT LOCATION PLAN



Extract of Ordnance Survey Map: NOT TO SCALE 1km
Ordnance Survey Map Copy Licence Nr: 40018158

8.0 VIEWPOINT 1



VIEW 1 - Suburban residential properties with rear and gable end views into the proposal site

The photos indicate the experience by properties adjacent to the proposal site along Stirling Close and Kenilworth Drive. The properties are a range of two storey and single storey dwellings, views are experienced from ground floor and first floor windows. Views are experience from the rear of properties and gable ends. The extent of views from ground floor windows vary dependant on the type of garden perimeter boundary treatment used.

VISUAL EFFECTS

Development will be visible from the rear / gable end of the properties from ground and first floor windows

8.0 VIEWPOINT 2



VIEW 2 - Rural residential property with near distance views from the side elevation to the proposal site

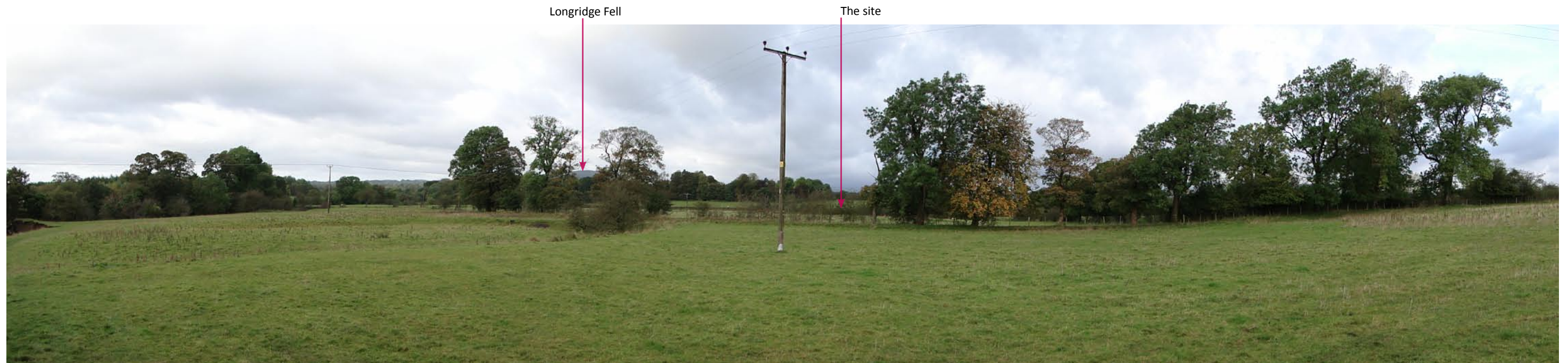
The view is representative of that experience by the single dwelling with near distance views from the side of the property towards the proposal site. Views are experienced from ground floor and first floor windows. Existing settlement edge partially visible within the existing view but broken due to several fields in the foreground, and existing trees and hedgerows. Views towards Pendle Hill.

VISUAL EFFECTS

Filtered near distant views from the side elevation of the property to the development will be visible. The proposed development would bring the village edge closer to the property.

With mitigation this will be dissennable as the view will only be the ridges of rooftops through a landscape buffer.

8.0 VIEWPOINT 3



VIEW 3 - Public footpath along the beck with near distance views towards the proposal site

The view is representative of views experienced by users of the public footpath that navigates along the course of the beck. Views to the proposal site at the east (right of the photos) are screened by mature tall specimen hedgerow trees and hedging, the public footpath is at a lower elevation than the proposal site with restricted views directly to the field itself. The proposal site boundary follows the existing vegetation boundary that moves further away from the view from the public footpath. The vegetation along the western boundary of the proposal site is not as tall as in the east, allowing views to the fields along the north of Henthorn Road. Glimpsed views to Longridge Fell and the Forest of Bowland AONB.

VISUAL EFFECTS

Development will be partially visible from the public footpath but screened by existing vegetation

8.0 VIEWPOINT 4



(Photo has been zoomed to focus on the edge of settlement and proposal site)

VIEW 4 - Public footpath (Ribble Way) with near distance views to the proposal site

The view is representative of that experienced by pedestrian users walking along the Ribble Way (near Siddows Hall). There are views to the existing edge of the residential development along Kenilworth Drive. The vegetation around the periphery of the fields gives the appearance of heavy tree cover. Views into the proposal site field are partially restricted by existing hedgerows along Henthorn Road and tall hedgerows within the field structure. Open views to Pendle Hill.

VISUAL EFFECTS

Development will be partially visible from the public footpath but screened by existing vegetation

8.0 VIEWPOINT 5



(Photo has been zoomed to focus on the edge of settlement and proposal site)

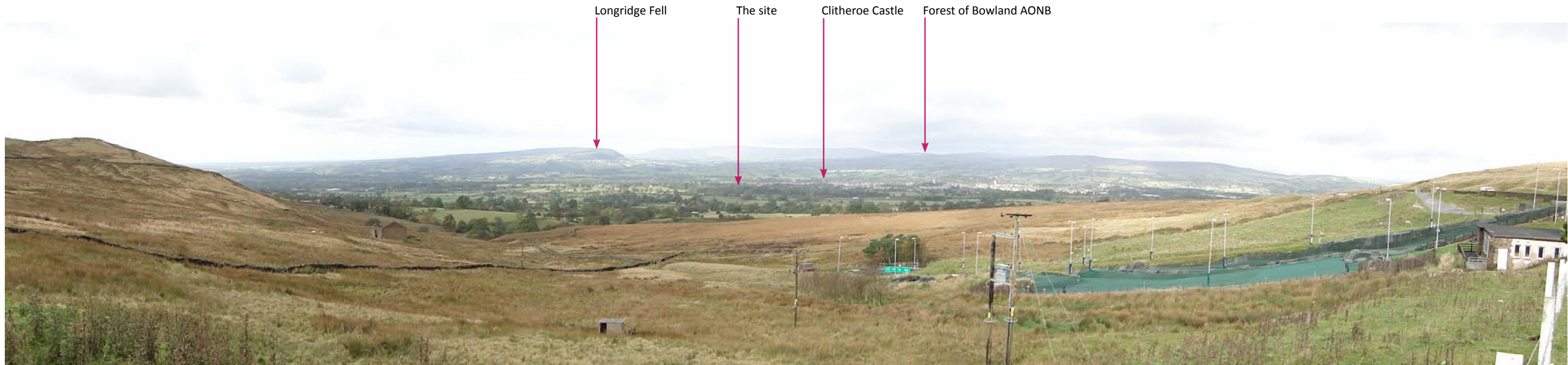
VIEW 5 - Mid distance pedestrian view from Clitheroe Castle (local landmark and attraction)

The view is representative of that experienced by pedestrian users at the top of Clitheroe Castle looking out onto the surrounding settlement. The proposal site is located at the edge of the existing settlement. Views to the proposal site are limited due to the extent and distance of the view. The field boundary trees that form the boundary to the proposal site are visible above the existing roof pitches of the properties along Kenilworth Drive, the field itself is partially visible. Views to Longridge Fell and Forest of Bowland AONB.

VISUAL EFFECTS

The proposal site is a small component of the view. Development will be barely visible in the suburban context.

8.0 VIEWPOINT 6



(Photo has been zoomed to focus on the edge of settlement and proposal site)

VIEW 6 - Long distance pedestrian view from Pendle Hill (representative of long distance views)

The view is representative of that experienced by pedestrian users walking along Pendle Hill. The proposal site forms only a very small part of the view due to the distance of the receptor. There is extensive vegetation that lines the lowland plains which screens the southern extents of Clitheroe. The edge of the existing settlement although screened is visible and therefore the proposal site can be roughly located. Open views towards Longridge Fell and Forest of Bowland AONB.

VISUAL EFFECTS

The proposal site is a small component of the view. Extending the settlement boundary may be visible from a distance but would not effect the view.

8.0 VIEWPOINT 7



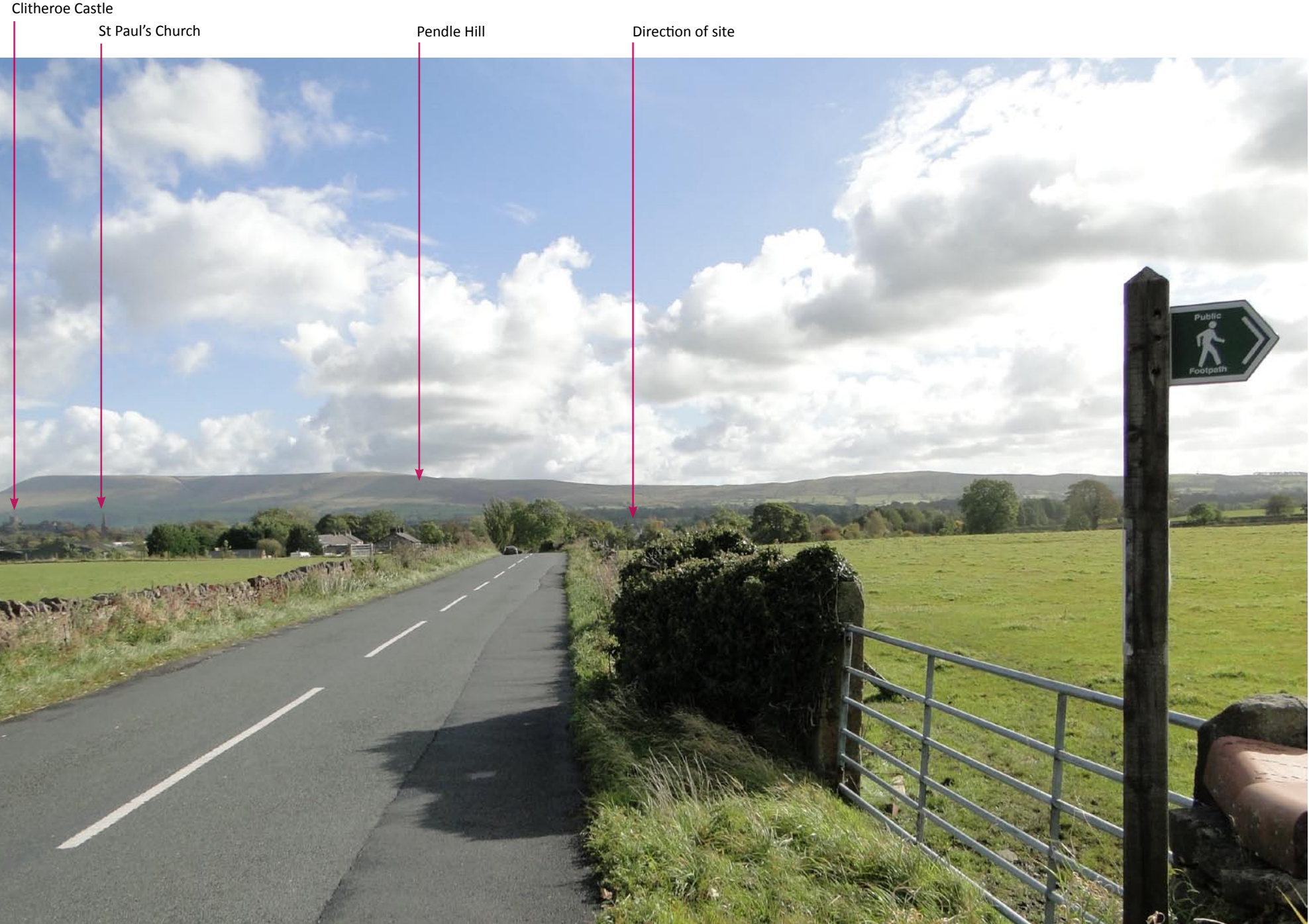
VIEW 7 - Near distance vehicle view looking north along Henthorn Road (view is from eye level and not representative of drivers position within vehicle)

The view is representative of that experienced by vehicle receptors driving towards Clitheroe along Henthorn Road. Well maintained hedgerows along Henthorn Road and hedgerows running across the field break up views of the full extent of the existing settlement edge. The existing residential development is therefore visible along the journey, and the receptors are aware of the approach to the settlement. There are views towards Pendle Hill.

VISUAL EFFECTS

Development will be visible to vehicle and pedestrian users along Henthorn Road.

8.0 VIEWPOINT 8



VIEW 8 - Mid distance vehicle view looking south towards Clitheroe (near Cheetall Farm) (representative of mid distance views)

The view is representative of vehicle users travelling towards Clitheroe along unnamed B road. There are no views to the proposal site due to the elevated rolling topography and substantial vegetation on the lower plains. There are view to the castle and church steeple (landmark references). There are open views to Pendle Hill.

VISUAL EFFECTS
There will be no visual effects from this location.

8.0 VIEWPOINT 9



**VIEW 9 - Mid distance vehicle views experienced along A671. (view is from eye level and not representative of drivers position within vehicle)
(representative of mid distance views)**

The view is representative of vehicle users travelling towards Clitheroe along the A671 looking north west. There are no views to the proposal site due to the elevated rolling topography and substantial vegetation on the lower plains. There are view to the church steeple (landmark references). There are filtered views to Longridge Fell and the Forest of Bowland AONB.

VISUAL EFFECTS

There will be no visual effects from this location.

8.0 VIEWPOINT 10



VIEW 10 - Long distance vehicle view from Birdy Brow (Longridge Fell) (representative of long distance views)

The view is representative of that experienced by vehicle users travelling east along Birdy Brow. The proposal site forms only a very small part of the view due to the distance of the receptor. There is extensive vegetation that lines the lowland plains which screens the southern extents of Clitheroe. The edge of the existing settlement although screened is partially visible. Open views towards Pendle Hill.

VISUAL EFFECTS

The proposal site is a small component of the view. Extending the settlement boundary may be visible from a distance but would not effect the view.

9.0 VISUAL SUMMARY

VISUAL APPRAISAL OF EFFECTS

9.1 RESIDENTIAL RECEPTORS

Residential Receptors generally have **High** visual sensitivity to development, dependant of the extent of view, the orientation of the property and where the view is experienced from within the property.

Residential properties overlook the site predominantly from the north with a single residential property to the south-west of the proposal site.

View 1 - 13 no. Properties that directly adjoin the proposal site. The change to the view will be **large**, these views are from the rear of the properties at ground and first floor windows. Therefore the effect is assessed as **substantial**

Following mitigation the impact of development will be reduced and the properties with views from the rear of the properties will have **moderate-substantial** effect.

View 2 - 1no. Property with near distance views to the proposal site. The change to the view will be **small** with views from gable end windows at ground and first floor windows. The effect to views from the side of properties is assessed to have a **slight-moderate** effect.

Following mitigation the effect of development will be reduced and the residential receptor with views from the side of the property will have **slight** effect.

9.2 SUMMARY OF RESIDENTIAL RECEPTORS

The impacts are summarised post mitigation

There will be a **moderate-substantial** adverse effect to the adjoining properties with existing open views. There will be no other views with significant effects. Other residential receptors with views into the site have **slight adverse** effects.

9.3 VISUAL MITIGATION

- Set proposed development plots back from boundaries (i.e. rear gardens)
- Orientate properties to prevent overlooking
- Provide trees and vegetation to soften boundaries and built form and filter any views

9.4 PEDESTRIAN RECEPTORS

Pedestrian Receptors have High/Medium visual sensitivity to development, dependant of the extent of view, distance of the view, the orientation of the receptor and where the view is experienced from.

View 3 - Near distance views from rural public footpath to the south of the proposal site. Existing filtered views to the proposal site and existing housing through tall hedgerow trees and hedges. The change to the view will be **small**. The effect is assessed to be **moderate**.

Following mitigation the impact of the development will be reduced and the pedestrian receptors will only see glimpsed views. The effect is assessed to be **slight-moderate**.

View 4 - Views to proposal site from rural public footpath (Ribble Way). The change to the view will be **small** due to the relative distance of the view and existing views to the residential development edge. The effect is assessed to be **moderate**.

Following mitigation the impact of the development will be reduced. The effect is assessed to be **slight-moderate**.

View 5 - Mid distance views from Clitheroe Castle. The change to the view will be **negligible** due to the distance from the proposal site and the existing vegetative screening. The effect is assessed to be **slight**.

Following mitigation the impact of the development will be reduced. The effect is assessed to be **negligible**.

View 6 - Long distance views from Pendle Hill. The change to the view will be **negligible** due to the distance from the proposal site and the existing topography and vegetative screening. The effect is assessed to be **slight**.

Following mitigation the impact of the development will be reduced. The effect is assessed to be **negligible**.

9.5 SUMMARY OF PEDESTRIAN RECEPTORS

The effects are summarised post mitigation

There will be a **slight - moderate adverse** effects for receptors at near distance or directly adjoining or locations to the proposal site. Mid and long distance receptors experience **negligible-neutral** effects.

9.6 VEHICLE RECEPTORS

Vehicle Receptors have **Low** visual sensitivity to development. Vehicle routes assessed within this study are located at near, mid and long distance locations.

View 7 - Near distance views from Henthorn Road. The change to the view will be **Medium**, due to the limited short section of Henthorn Road that the development will adjoin. Existing hedgerows running across the fields filter views. The effect is assessed to be **slight-moderate**.

Following mitigation the effect of the development will be reduced and the impact on vehicle users is assessed to be **slight**.

Mid Distance

View 8 - Mid distance views from unnamed road. The change to the view will be **nil**, due to the lack of views from this elevated topography. The effect is assessed to be **nil**.

View 9 - Mid distance views from A671. The change to the view will be **nil**, due to the lack of views from this elevated topography. The effect is assessed to be **nil**.

The views are typical of mid distance views and may be experienced from footpaths, roads and residential properties.

Long Distance

View 10 - Long distance views from Birdy Brow. The change to the view will be **small**, due to the distance from the proposal site. The effect is assessed to be **slight**.

The views are typical of long distance views and may be experienced from footpaths, roads and residential properties.

Following mitigation the effect of the development will be reduced and the impact on users is assessed to be **negligible**.

9.7 SUMMARY OF VEHICLE RECEPTORS

The effects are summarised post mitigation

The effect is ranges between **negligible-neutral** and **slight adverse**.

10.0 MITIGATION

10.1 MITIGATION PROPOSALS

The visual impacts identified are associated with views of the proposed residential development from both near and distance views. Comprehensive landscape proposals will be an integral part of a more detailed housing layout and subsequent planning application. However to provide mitigation for identified landscape and visual impacts, a Landscape Framework Plan has been prepared. The existing landscape boundaries would provide clear edges to the development which could also be strengthened and enhanced to maintain the rural character of the land around the proposal site.

The Landscape Framework Plan seeks to mitigate the proposed impacts by the following methods:

1. Sympathetic design to development fronting Henthorn Road
2. Enhance the landscape to the north of the site to create softer interface with existing development (Kenilworth Drive and Stirling Close)
3. Retain existing vegetation: hedgerows around the perimeter of the site and specimen trees within the field structure (inline with policy ENV13)
4. Enhance existing planting to the south of the proposal site to soften views from existing residential properties (inline with policy ENV13)
5. Landscape proposals within the development site will include planting of tree lined avenues, tree and shrub planting within the curtilage of the residential properties, and within the defined areas of Public open Space , all of which will soften the built form and help integrate the development into the landscape. Additional planting within the site will help to contribute to the positive 'lush' appearance of the character area.
6. Enhance setting of existing stream within public open space and link to wider SUDS's ponds
7. Dwellings to be built from materials to match the local vernacular (inline with policy ENV3)
8. Create links between the proposal site public open space, wider community open space proposed development adjacent and link to healthy walks initiatives.





11.0 SUMMARY

11.1 WIDER LANDSCAPE CONSIDERATIONS

The Landscape and Visual Assessment undertaken for the approved site (north of Henthorn Road - see section 4.0 Planning Policy) and the proposal site will have been assessed using similar criteria, receptors and viewpoint locations due to their close proximity to each other and relationship to the settlement edge and surrounding lowland plains. The assessment included within this report has solely focused on the proposal site and the likely impacts development would have on the landscape and visual resource.

It is however important to consider the holistic effect that developing both sites would have for both landscape and visual effects. The approved development north of Henthorn Road seeks to retain existing trees and hedgerows and proposes a substantial landscape framework to include a new community park that would connect the existing development and the edge of the River Ribble (Ribble Way long distance footpath) and adjacent playing fields. Additional tree planting would supplement the existing perimeter hedgerow framework and would assist in assimilating the development with the local landscape.

The approved development site seeks to create a community park, footpath networks and cycle ways and public open space that connects to wider recreational routes and facilities within the area. The development of the proposal site could further enhance these connections that are currently lacking within the existing settlement structure.

Both the approved development site and the proposal site are seeking to create development that responds to the landscape character and existing features within the field structures, and use these elements to position the development more sensitively within the landscape. Both the sites boundaries currently adjoin existing residential development whose rear boundaries create a poor rural suburban interface. The existing building orientation and building materials do not address this important settlement edge/interface.

The developments could collectively create a new settlement edge that addresses the transition of development from urban to rural.

11.2 LANDSCAPE AND VISUAL SUMMARY (PROPOSAL SITE)

The site is assessed has having a **Medium Landscape Sensitivity, Low Landscape Value, and Ordinary Quality** resulting in a **Medium - High Capacity** to accommodate residential development. The Visual Quality is assessed as **Moderate**.

The change in the landscape with the introduction of the proposed housing development will be most pronounced in the immediate area surrounding the application site. Here, the introduction of residential properties will be a notable feature and a change for the immediate properties surrounding the site from a semi-enclosed agricultural field to housing development.

There are a number of public receptors (pedestrian and vehicular) who experience views to the proposal site from near distance.

Mid and long distant views from elevated aspects (Pendle Hill, Clitheroe Castle and Longridge Fell) offer views to the wider area including the proposal site, which forms only a small part of the view. The typical character of the lowland farmland and vegetative layering creates a lush wooded character that helps to screen existing and therefore proposed development from these higher vantage points.

The change to the wider area would neither be perceivable, nor alter the character and quality of the existing views, nor appear incongruous in the context of the suburban fringe.

The proposed mitigation measures will help to improve the existing weak village edge, and to fulfil some of the desirable characteristics identified within the landscape character assessments, adhere to planning policy and help meet local housing provision numbers.

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