

ELMRIDGE FARM, ELMRIDGE, CHIPPING

Landscape and Visual Impact Assessment

320130100P

January 2013



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1.0 BACKGROUND AND METHODOLOGY

- 1.1 The Appleton Group was commissioned by MCK Associates Limited (architectural consultants) in March 2012 on behalf of Mrs Hayhurst who is the owner of the application site, to prepare a landscape and visual impact assessment of a tract of land located in Elmridge, near Chipping in Lancashire. The proposals are to convert a small cluster of existing farm barns to dwellings, repair and refurbish the existing stone farmhouse, demolish the existing farm buildings and construct a new section of access road. On an adjacent parcel of land it is propose to convert an existing barn to a farmhouse and erect an agricultural shed, midden and yard and link a new access across a field to an existing metalled track known as Gib Hey Lane with connection to Height Lane in the north. The report will assess the likely impact of the demolition phase, the residential development on a part of the site, the conversion of the old barn to a farmhouse, silage building with lean to buildings, midden and yard and the construction of the new vehicular road access. In preparing this report the site has been visited and surveyed in terms of its landscape characteristics. The area around the proposed development site has been considered and the contribution that the site makes to the character and amenity of the wider area under its planning designation within an Area of Outstanding Natural Beauty. Planning Policies and National Planning Policy Framework that are relevant in landscape terms have been reviewed. Proposals for the redevelopment of the site have been prepared by MCK Associates Limited and these have been used to assess the extent of the development proposals.
- 1.2 The site has been assessed in terms of the landscape, visual and character impacts of the proposed development on the existing site and the surrounding area. It has been carried out in general accordance with the recommendations contained within the 'The Guidelines for Landscape and Visual Impact' 2nd Edition published jointly in 2002 by The Landscape Institute and The Institute of Environmental Management and Assessment. In carrying out the study, the site and the surrounding environment were visited during March 2012 and a desk top study undertaken. A photographic survey of the sites was made from public viewpoints and receptor points using a camera lens generally equivalent to the focal length of the human eye. The baseline condition of the site has therefore been established and an assessment of the positive and negative impacts in terms of landscape, visual effects and landscape character has been made.

2.0 LANDSCAPE CONTEXT AND RURAL CHARACTER

- 2.1 The location of the site is shown on **Figure TAG 1**. The settlement of Longridge is located approximately 3.0 kilometres to the south, Chipping 3.8 kilometres to the north west and the city of Preston 12 kilometres to the south west. The site is set within a rural area which is part of the wider northern reaches of the Ribble Valley in lower Ribblesdale at NGR SD
- 2.2 The site is located at grid reference 59072 41099 (centred). The surrounding land is undulating with a rise to the north towards the Bowland Fells. Longridge Fell rises to 330m to the south east at approximately 4 kilometres. The River Ribble is situated approximately 8 kilometres to the south and south east. The reef knolls and drumlins are characteristic of the surrounding area of rolling, undulating landscape within the broad valley of the River Ribble, contrasting with the open moorland and higher land of the fells. The area is mainly pastoral in character, with small to medium sized fields bounded by hedgerows and with mature hedgerow trees, creating a sense of intimacy in contrast to the surrounding higher fells.
- 2.3 A Strategy for Lancashire: Landscape Character Assessment published by Lancashire County Council and the former Countryside Agency in 2000 places the area with Landscape Character Type 5e, 'Undulating Lowland Farmland' and describes the area as being particularly well settled with good communication routes along the Ribble Valley (railway and A59).
- 2.4 The Forest of Bowland Area of Outstanding Natural Beauty Landscape Character Assessment prepared by Chris Blanford Associates in 2009 for Lancashire County Council describes the surrounding area as predominantly low lying farmland, largely at 150 metres with underlying geology masked by heavy boulder clays deposited by glacial activity. Viewed from the Fells the landscaped is enclosed comprising of a rich patchwork of pastures, mixed farm woodlands, copses, hedgerows and scattered stone villages. Isolated farmsteads are often marked with mature trees. Winding lanes are lined with hedgerows and herb rich verges and hedges with mature trees clearly delineate pastures and meadows in summer and autumn time. The landscape is considered to be intimate and scenic with a strong sense of tranquility in many places.
- 2.5 The main body of the site is currently pastoral in character with a small number of farm buildings tightly grouped around a small concreted yard area comprising of a two storey farmhouse and eight farm buildings including barns, slurry tanks and cattle sheds, and storage buildings. The farm buildings are enclosed by hedgerows and

fencelines with a large number of surrounding mature deciduous broadleaved trees. The site relates to the wider countryside landscape in that it is a small farmstead marked by hedgerows and mature trees in an isolated situated within a pastoral setting. The site is readily accessible to the local road network being situated approximately 120 metres from the lane to the south west. The surrounding countryside is very rural in character with surrounding pasture land and the Fells of Bowland visible to the north and Longridge Fell to the south east.

- 2.6 A derelict stone barn is located approximately 150 metres to the north west of the main site which is set in a grassy enclosure with groupings of mature deciduous trees and tall hedgerows. Beyond this to the further north west is Gib Hey Lane which provides a metalled track to the Gib Hey Farm from Height Lane. A narrow linear plantation of Fir trees with associated hardwoods follows the alignment of this track.
- 2.7 The characteristics of the site and the local environs are shown on **Figure TAG 2**.

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3.0 DETAILED SITE DESCRIPTION AND BASELINE ENVIRONS

Context

- 3.1 The site located with a countryside designation with under the jurisdiction of Ribble Valley Borough Council and lies within the outer south west portion of the AONB. There is a gentle steady rise in the topography over the surrounding area of approximately 20 metres over approximately 800 metres from the existing farm site to Gib Hey Lane where it meets Height Lane. The main site is accessed by vehicles from the local lane network. A public right of way (FP no. 42) is located through the existing Elmridge Farm site and which links with Gib Hey Lane 0.5 kilometres to the north of the farm. The areas of land which are the subject of the development application can be divided into 4 distinct 'zones'.

Description

Zone 1 – Access track, farmhouse and associated buildings

- 3.2 The existing farmhouse has a white rendered finish over both stone and brickwork with a slated roof and a long frontage elevation and appears visually to be in need of structural maintenance. The narrow grassed garden area to the rear is approximately 1.2 metres higher than the floor level and is retained by a stone wall giving a strong sense of enclosure on this side. Pasture fields for sheep and hens abut the site on the north west boundary. The front of the property has an old dry stone wall enclosing a garden area giving a traditional farmhouse quality to the site.



Photo 1



Photo 2



Photo 3

The farm buildings set around the concreted yard comprise of older stone built two storey animal barns, silage building, brick sheds, and timber and concrete block stores, the largest building being approximately 425 square metres and 5-6 metres to



Photo 4

ridge height. The buildings and the access track from the lane are characterized by enclosing strong intact hedgerows, generally of Hawthorn and Holly, and mature deciduous broadleaved trees. A row of 14 tall mature Beech and Oak trees are located along the lane to the north of the access entrance which help to screen and enclose the site in this locality. Additional mature trees of large stature and broad



Photo 5

spreading canopies are located around the boundaries of the small parcel of land between the farmhouse and the lane which is currently used to house free range chickens and cockerels. Trees are of variable quality, some in decline and others continuing with vigour. The public right of way runs along the existing access road and through the farm yard to the dirt track at the farm gate adjacent to the field boundaries.



Photo 6

Zone 2 – Old barn and surrounding land parcel

3.3 The old derelict barn to the north west of the site is set within a small grassed parcel of uneven land with mature trees located within ditches round the outer edges.

The trees are of varying quality with an attractive grouping just outside the site located on banking within a small enclave of low lying land. Trees around this area help to screen and filter views in this locality.



Photo 7

Zone 3 – Public right of Way (adjacent fields)

3.4 The barn area and the farmhouse site are accessed by an existing track and public right of way (no. 42) which extends from the lane to the south, through the farm site via a metal gated access from the yard and along the field edges in the north west to connect with Gib Hey Lane. The section adjacent to the field is a grassy path and dirt

track through scattered Gorse shrubs and a small number of low stature trees and tussocks of soft rush. The route appears not to be well trodden. A shallow ditch follows the right of way



Photo 8

alignment on the north side. The path boundary is demarcated by timber post and stockwire fencing along the field boundaries.



Photo 9

Zone 4 - Gig Hey Lane

3.5 The public right of way extends along Gig Hey Lane which is surfaced and wide enough to take vehicles with passing places. The track is enclosed for half its length by tree vegetation and hedgerow set back by a narrow grassy verge. The north eastern side of the track is bounded along its entire length by coniferous plantations, generally between 15 and 25 metres wide, with smaller deciduous trees including Hawthorn, Alder, Oak, Ash and Mountain Ash along the outer edges. A shallow ditch follows the track on the north eastern side with pasture land to the north west on slightly banked land. The track provides access to Gib Hey Farm which is a small cluster of buildings approximately 0.5 kilometres to the north east of Elmridge Farm.



Photo 10



Photo 11

- 3.6 The main Elmridge Farm site is visually enclosed when viewed from the north with boundary and internal hedgerows and trees to the boundaries providing visual interruption along field boundaries. Trees are generally mature native specimens of broad stature forming lines of vegetation. Details of tree distribution, species diversity and quality are provided in separate tree survey drawings. Views from the site towards the north are more expansive with open vistas to the rising landscape of the Bowland Fells and Longridge Fell although views are considerable restricted from Gig Hey Lane due to the plantation along its length.

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4.0 VISUAL AMENITY

4.1 The topography of the site, the rural nature and the trees and hedgerows provide filtered screening of the farmhouse and associated buildings (Zones 1 and 2) when viewed from adjacent public vantage points to the near north and south. Rising ground between the farmhouse site and Gib Hey Lane (Zone 4) prevents intervisibility, with the public right of way route (Zone 3) indistinguishable across the existing rural landscape. The more open nature of the landscape to the south allows distant views of the town of Longridge from the farmhouse with the church steeple clearly visible and the settlement spreading gradually along the south western flanks of Longridge Fell (*Photo 12*). To the north, east and west views are restricted out of the site by topography and especially by hedgerows, hedgerow trees and small plantations and copses. Intermittent near to middle distance views are possible of the farmhouse site from a small number of locations along adjacent roads and public rights of way. Longer distance views from Longridge Fell are so distant as to render the site indeterminable within the general features of the surrounding landscape.



Photo 12

Access and Potential Visual Receptors

4.2 The farmhouse site is accessed by a track/well used public footpath which links across the boundaries of fields to the north east to link with Gib Hey Lane. A residential property overlooks the entrance to the access track with filtered views of the farmhouse and outbuildings from front rooms. No other residential properties are in close proximity to the site with the exception of Blackmoss Farm, 0.5 kilometres to the south east and Gib Hey Farm, 0.5 kilometres to the north east, these being the nearest properties. The intervening topography and trees obscure view from these directions. The property at Gib Hey Lane will have views of the new access track which is proposed to follow the alignment of the public right of way along the field boundaries (Zone 3). Views of the site and the wider landscape of the Fells beyond are visible from the lane to the south (*Photo 14*), the public right of way to the south of the site (*Photo 16*) and from sections along Height Lane where there are gaps within the hedgerow (*Photo 15*). The locations of photographic views of the site are shown on **Figure TAG 2 and 3**.



Photo 13



Photo 14



Photo 15

Photo 16



Visual Envelope (ZVI)

- 4.3 Based on field analysis and with reference to existing screening, including built structures and vegetation identified from mapping and air photography a predicted zone of influence (ZVI) of the development has been prepared. The ZVI is shown on **Figure TAG 3**. The ZVI is indicative of the part of the landscape from which views of the proposed development might be gained. It does not imply that views would be possible from all points within the area delineated nor does it indicate that all the development proposals might be seen or that the development would be highly perceivable.

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5.0 IMPACTS AND SIGNIFICANCE

- 5.1 In considering the impact on the landscape the degree of change in respect of the loss or impact on natural landscape assets such as trees, hedges or grassland and manmade features such as walls or the modification of the topography and quality of existing features is assessed. This is known as '*landscape impact*'.
- 5.2 The '*visual impact*' of the proposed development on the general public is assessed. Such impacts could be the result of visual intrusion into an important viewpoint or the direct obstruction of views into the wider landscape. Visual receptors that have a greater awareness of the view, such as walkers and residential occupiers will notice the introduction of new features more than those who are not absorbing it. However, it must be remembered that in respect of residential occupiers that within planning law there is no right to a view. The distance of the viewpoint from the proposed site, the duration of the impact, the scale and massing of the proposed development and the elevation of the proposed feature from the viewpoint are all assessed to determine the degree of impact.
- 5.3 An assessment to establish the '*character impact*' is made to assess the degree of change affecting both the site and the wider environs. Adverse changes in landscape character can occur as the result of the loss of landscape features which are acknowledged components of local distinctiveness, or the construction of new features that do not match those that already exist.
- 5.4 To assess the significance of the potential impacts the degree of change, both adversely and beneficially, acting on the baseline conditions and the sensitivity of receptors is objectively considered. This is considered with and without mitigation based on prescribed criteria.

6.0 IMPACT ASSESSMENT AND EVALUATION

Demolition and Construction Phase

Phasing

6.1 It is uncertain at this stage as for how long the construction phase will last, but it is envisaged that the construction of the proposals would be broadly in the following sequence:

- Placement of protection measures for any vegetation to be retained.
- Demolition of existing farm buildings and floor bases within Zone 1 and removal of silage building for re-erection.
- Conversion of derelict barn to new farmhouse, with associated yard, midden and re-erection of silage building within Zone 2.
- Widening of the existing access track from the lane.
- Construction of the new road access laid to tarmac with concrete kerb edgings with formation of new driveway access across the corner of the existing field adjacent to Gib Hey Lane which would be routed along the alignment of the land contours.
- Construction of 4no. new passing places along Gib Hey Lane and at junction with new access road.
- Refurbishment and repair of existing farmhouse in its original location, building out of 2 individual residential properties and hard surfaced areas to provide 3no. dwellings with garaging together with new gravel surfaced driveway to the south of the development.

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Predicted Impacts

6.2 An assessment of the potential impacts of the construction phase have been based on the proposals put forward in the proposed development plans put forward by MCK Architects Limited. It is important to note that some of the impacts during this phase would be temporary in nature. The predicted impacts are as follows:

Predicted Landscape Effects/Impacts

Removal of existing trees and hedgerows and loss of grassland.

6.3 The proposed development will involve the removal of a small number of small stature trees (3no.) along the route of the new track connecting the proposed new dwelling and relocation of the farm and associated buildings. Species include Alder and Mountain Ash and are assessed as 'average to poor' in terms of their landscape and visual contribution. Hedgerows around the proposed dwellings and refurbished

farmhouse will largely remain in tact but would be cut back in one place to allow the construction of the extended area of gravel driveway. It is envisaged that approximately 1.0 metre of Hawthorn hedgerow would be lost. There should be no impact on hedgerows to other boundaries. The parcel of pasture grassland which will accommodate the re-erected silage building and midden area will involve the loss of grassland which is currently used for grazing sheep. The existing footpath within the site may be temporarily closed or rerouted during the course of construction.

- 6.4 The total loss of the landscape resource prior to mitigation would be **minor adverse impact** in terms of the direct loss of minor landscape elements. In terms of replacement this could be readily mitigated by new planting of trees and hedgerows on the site and around the land parcel holding the silage building and midden, which would also enhance the biodiversity of the site from its current position. There would be no adverse impact in both visual and character terms as the removal of the vegetation is extremely limited.

Predicted Visual Impacts

Visual amenity of users of adjacent footpaths and views from adjacent residential properties

- 6.5 Users of the footpath through the site and that to the south are considered to be sensitive users. The proposals include the some modification to land levels and the construction of a new section of surface and kerbed road/accessway. Users of the footpath through the Elmridge Farm site will experience a change from that of a working farm to that of residential dwellings set in and around a paved courtyard. Modifications to Gib Hey Lane with passing places are considered of minor visual disruption. It is considered that visual experience will be limited to a change in building appearance but would not ultimately change the perceived 'journey' of passing through a tight cluster of buildings. The visual amenity of footpath users will be changed but not lessened with the majority of the outbuilding removed and replaced with a smaller number of dwellings thus reducing the visual impact that the existing buildings have on the landscape due to their massing. The re-erection of the silage building within an adjacent field parcel and the restoration of the barn to a farmhouse are set apart from the proposed new dwellings and therefore negate any massing effect. It is considered that this would be viewed as a farm building which is an acceptable feature of the rural landscape in this area. Overall, these visual modifications are considered to have a **negligible impact** on close distance views from the public footpath network within and around the site. The impact will reduce with distance.

- 6.6 Views from the adjacent house immediately overlooking the access entrance to the site will be a private view in the context of its own garden surrounds. Visual impact is unlikely to vary in that the outlook will be towards the existing refurbished farmhouse and the new dwellings which will be in locations similar to the nearer of the existing farm buildings. The occupiers of both Gib Hey Farm and Blackmoss Farm being the closest properties in proximity to Elmridge Farm will have very limited views due to intervening vegetation blocks and topography. These views are considered to have **negligible impact**.
- 6.7 New planting within and to the north eastern boundary of the proposed residential site would further reduce the visual impact of the proposed development from views along the public right of way when viewed from the north east to the south west. Views gained from the surrounding landscape are limited due in the main to intervening trees and vegetation blocks and are in the context of the surrounding landscape which is dotted with farmsteads of a similar size and cluster of buildings. It is considered that it will not be possible to observe the full extent of any new development other than in close views. The new residential buildings are likely to average 7-8 metres in height and will not breach the general height of the existing farm buildings. The juxtaposition of the dwellings with new planting and landscaping will serve to integrate the proposals into the adjacent landscape and reduce impact to **very minor adverse impact**.
- 6.8 There will be opportunities to mitigate the visual impact of the buildings by the choice of design, materials and colour, which will have immediate effect on the completion of construction prior to any new planting becoming established. The retention of existing trees and hedgerows to the boundaries is important in assessing the extent of the visual impact on all sensitive receptors, since the great majority of the trees perform a screening function already.
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- Longer distance views and from other directions*
- 6.9 At distance there are a small number of vantage points from the road and adjacent footpaths along the flanks of Longridge Fell (Grid Reference 617384). These views from longer distance are severely limited by intervening topography and tall tree vegetation and hedgerows. The site is generally lost to view at approximately 0.25 kilometres distance from the site and the site is lost in the general features of the surrounding countryside when viewed from further away. The backdrop of the Fells to the north generally dominates views at distance. The impact is considered to be **negligible** at distance.

Predicted Landscape Character Impacts

- 6.10 The character of the surrounding landscape is strongly pastoral with small to medium sized fields bounded by hedgerows and with mature hedgerow trees, creating a sense of intimacy in contrast to the surrounding higher fells. The capacity for the existing Elmridge Farm site to absorb the residential development and the landscape to absorb the converted old barn to a farmhouse with the re-erected cattle building and the new access driveway needs to be viewed in the context of the surrounding character type. The proposed temporary change of character due to the physical construction phase would be of a scale that would be discordance with the surrounding countryside character and without mitigation is evaluated as **moderate adverse**. The proposed finished development, however, would sit sympathetically within the adjacent landscape and possess the character of a small isolated cluster of dwellings with road access that is very much in keeping with that seen within the surrounding countryside. Whereas a new development in isolation might usually be considered to be unacceptable in landscape character terms, this proposed development requires that degree of isolation to render it acceptable as a replacement built form. It is considered that there would be a change in landscape character from farm stead to residential in the short term but that this would be an acceptable and sympathetic change in this part of the AONB.

Mitigation Measures

- 6.11 The construction phase would bring about minor or negligible changes to the landscape and visual amenity. Whilst some of these are inevitable and of a temporary nature it is beneficial to mitigate them where at all possible. Proposed mitigation is likely to include the following:

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6.11.1 The detailed design of features in the context of retention of as much on-site vegetation as possible and the development of carefully designed built forms with landscape features which reflect the character of the immediate surroundings and land use.

- 6.11.2 Appropriate protection and management of existing boundary hedgerows and trees to be undertaken in line with recognised best practice.

Operational Phase

Predicted Impacts

- 6.12 For the purposes of the assessment, the operational phase is classified as the period when all the new buildings, infrastructure and associated landscape works have been completed and are in use. Predicted impacts are likely to be more **long term** in this phase. The following assessments are based on the consideration of the proposals as a whole, including the access, the residential site, the farm site, the extension of the road access with additional passing places along Gib Hey Lane, the movement of vehicles within the site and the night time impacts of lighting on the wider landscape.

Predicted Visual Amenity Impacts

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Visual amenity of users of the footpaths

- 6.13 Without mitigation the visual impact of the proposals on the public footpaths outside and adjacent to the site would be **minor adverse to negligible** and visual amenity would not differ to any great extent from that which currently exists with the exception of the footpath users along the stretch of new access road. It is realistic to predict that there would be a changed perception and character to this part of the public right of way which would be along a metalled road as apposed to a grassy/dirt track. This section would be ultimately be within a rural setting and be set along the line of the contours. Views out to the surrounding countryside would not be significantly affected. The length of the new road will be relatively short over a distance of approximately 250 metres. Mitigation measures are required, mainly in the form of reinstatement of disturbed grassland adjacent to the road and replanting of suitable shrub and tree species to assist in assimilating the driveway into the immediate landscape. The relationship between the existing footpath and the residential site and farm site would be a very minor changed experience for users and is associated with the surrounding areas, maintaining a positive experience in amenity terms.

- 6.14 New landscape planting associated with the residential and farm proposals will grow from planted heights over the years. During the winter months during establishment close views will be possible to a degree through the planting, but it is anticipated that the planting would assimilate views all year round after a 15-20 year period. Overall the long term impact on the users of the local footpath network is evaluated as **minor beneficial** as the planting would enhance the local tree scape.

Visual amenity of views from adjacent residential properties/public roads

- 6.15 The proposed development would have a **negligible impact** of the visual amenity of receptors from the close adjacent property opposite the access entrance due to the

intervening existing vegetation. Receptors from the adjacent close footpaths and lanes would see a cluster of small dwellings appropriate in style to the surrounding architectural character which will be a reduction in the massing that the current farm buildings exhibit. This is considered to have a **minor positive impact**. The new access road would be lost within the general topography but it is realistic to consider an increased presence of farm vehicles along this route. This is considered to be **minor adverse to negligible impact** due to the low predicted usage.

Night time Impacts

- 900101
- 6.16 Lighting from the houses and farm house would not impact on the amenity of existing receptors to any greater degree than that which already exists within the existing farm. Footpaths are not generally used to the same extent as in daylight hours and views from existing houses are generally inverted as occupiers close their curtains to the darkness. However, a degree of intrusion might exist from the baseline if residential properties choose to erect external lighting which is considered **minor adverse impact**. The use of appropriate down lighters to reduce light spillage would help to mitigate this issue.

Cumulative impact

- 6.17 The redevelopment of existing Elmridge Farm would not present any increased impact on other countryside features. It is therefore anticipated that there would be a **negligible cumulative impact**.

Local Landscape Character

- 6.18 The proposals would involve the building of a tight cluster of 3 new residential properties in two buildings with associated garageing and the refurbishment of the existing farmhouse. Once built and established in the overall landscape scene and with appropriate additional tree planting to the substantial tree cover to be retained, it is considered that it would not adversely impact on the character of the existing wider open countryside beyond its boundaries. Similarly, the converted barn to a farm house and associated features would not adversely impact on the existing character of the AONB, being an accepted feature of the area. The impact on local landscape character and of the wider landscape is considered **negligible**.

Mitigation Measures

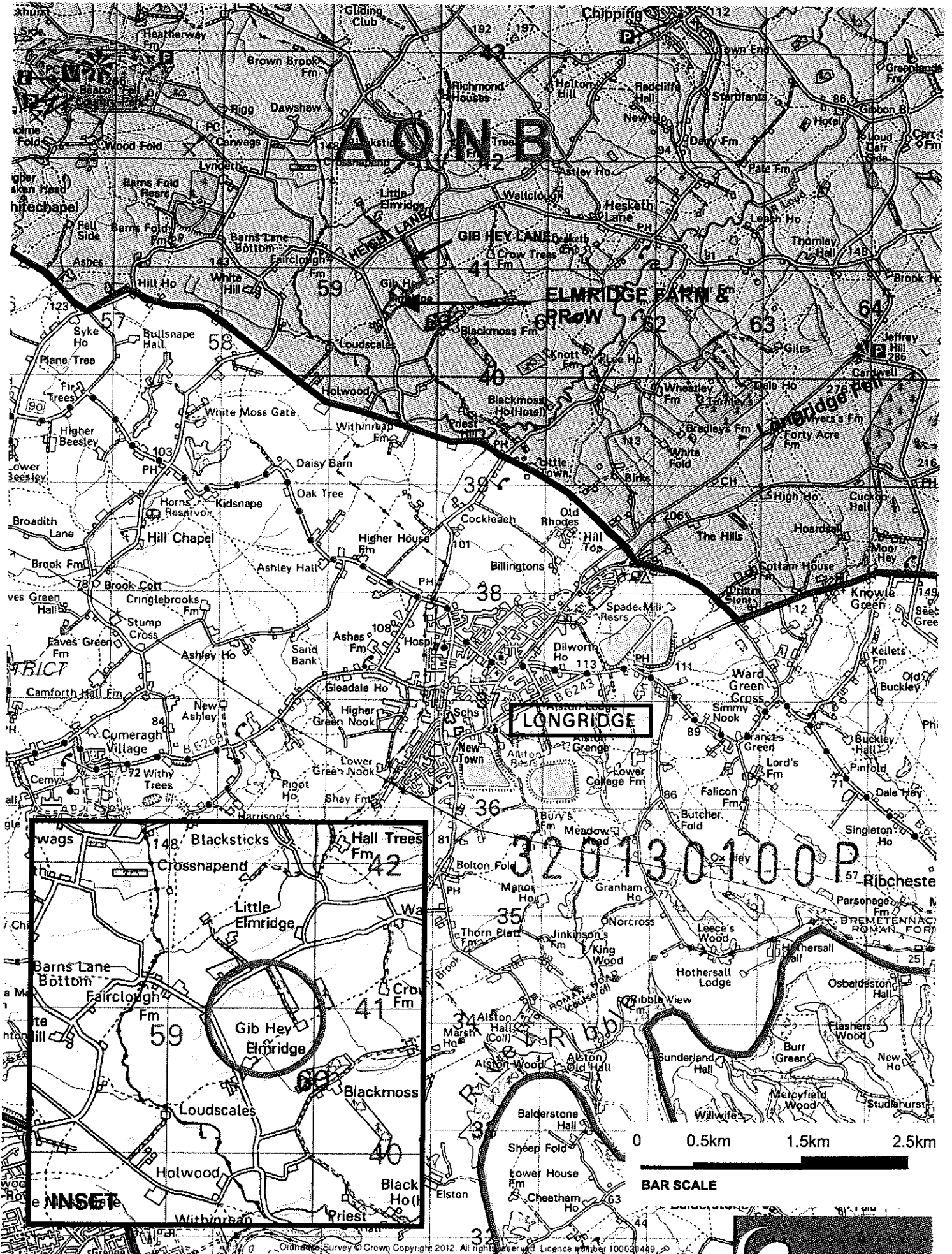
- 6.19 The operational phase would bring about very minor changes to the landscape and visual amenity. Mitigation which is shown illustratively on the Site Plan would allow the development to be more readily assimilated into the landscape. It is envisaged that new tree planting would assimilate all views after approximately 15 years. Proposed planting would use native species of a local provenance wherever possible with management and maintenance undertaken to ensure that future viability and quality is retained.
- 6.20 Materials and colours for building would be carefully selected to integrate with the type and character of buildings within the town. Any effects of proposed lighting could be minimised by sensitive location of external lighting and the use of low glare directional lighting design. Proposed landscape trees would also aid in the reduced perception of any light glare.

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7.0 SUMMARY

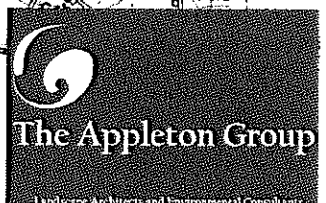
- 7.1 The site and surrounding area is situated within land that is designated as an Area of Outstanding Natural Beauty (AONB), located in Elmridge, near Chipping in Lancashire. The nearest settlement is the small town of Longridge is located approximately 3.0 kilometres to the south. The site is set within a rural area which is part of the wider northern reaches of the Ribble Valley in lower Ribblesdale. The surrounding land is undulating with a rise to the north and south east of Fell peaks. There is good access to the local lane network with a public right of way passing through the site to the fields beyond and connecting to Gib Hey Lane in the near northern part of the site.
- 7.2 The proposed redevelopment of Elmridge Farm to residential dwellings, the conversion of a derelict barn to a farmhouse with associated farming building and midden and the extension and minor improvement of the access road to the north east would result in the loss of a very small and relatively minor existing landscape features but would retain existing boundary hedgerows and trees at the Elmridge Farm site. The proposals would affect the visual amenity of users of the public right of way to a minor degree and from views that are generally at close quarters as seen by walkers using the nearby public footpath network and adjacent roads. In longer distant views the proposals are lost in the general rural landscape. Both the construction phase and the operational phase would see some minor changes to the character of the site but these are considered minor adverse to negligible as the proposals accord with the overall character of the local area and would be in harmony with the prescriptions of an AONB.
- 7.3 There are good opportunities to provide appropriate mitigation for any foreseeable impacts on the landscape and visual amenity of the site which would ultimately enhance the existing landscape features. With sensitive choice of building materials and the careful planning of the residential cluster and farm buildings, the development proposals will be assimilated into the landscape. Similarly, the proposed road extension will sit within the existing landscape and it is judged would not be visible from close or more distant views. Overall it is considered that the landscape and visual impact will, with mitigation, be *minor adverse to negligible/minor beneficial* with new landscaping providing an enhance biodiversity within the locality.

end




SITE LOCATION & AONB

TAG 1
 Date: January 2013
 Ref: 1828



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ZONE 4 - Gig Hey Lane

 Photographic viewpoints

ZONE 3 - Public Right of Way

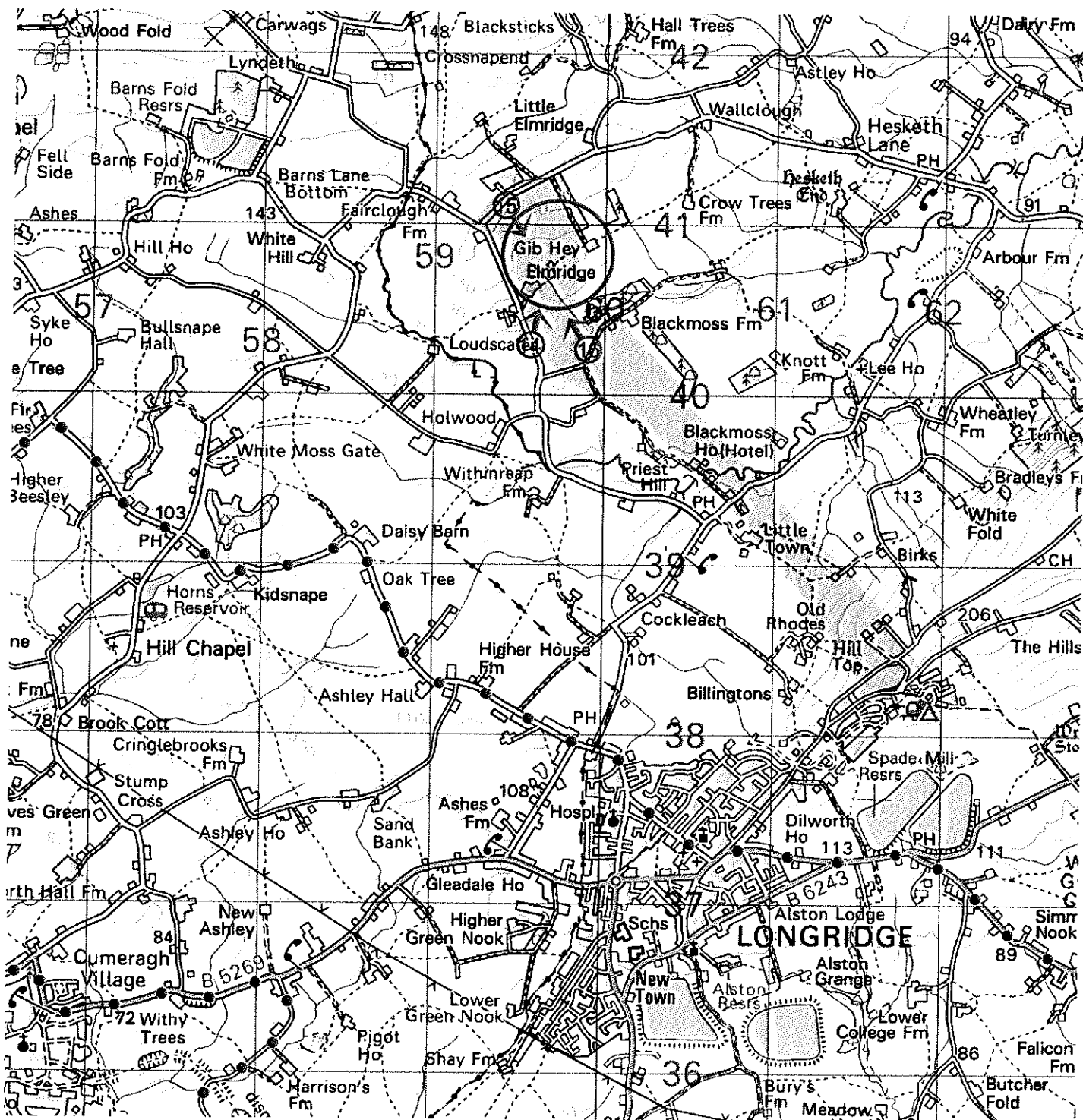
900100
ZONE 2 - Old Barn and surrounding land parcel

ZONE 1 - Access track, farmhouse and associated buildings

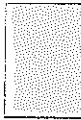
LANDSCAPE CHARACTER ZONES AND PHOTOGRAPHIC VIEWPOINTS

TAG 2
Not to scale
Date: January 2013
Ref: 1828





 Photographic viewpoints

 Zone of Visual Influence

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PREDICTED ZONE OF VISUAL INFLUENCE (ZVI) AND PHOTOGRAPHIC VIEWPOINTS

TAG 3
 Not to scale
 Date: January 2013
 Ref: 1828



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