

Landscape and Visual Impact Assessment

Location:

Land at Croftlands, Broadmeadow, Chipping

Proposal:

Erection of three dwellings

Applicant:

Ms J Seed

0 Contents

1.	Introduction	3
2.	Assessment Methodology	4
3.	Baseline Description	9
4.	Landscape and Visual Impact Assessment	15
5.	Conclusions	31
6.	Photomontages / Visualisations	32

Figures:

Figure 1:	Landscape Sensitivity Matrix	5
Figure 2:	Visual Sensitivity Criteria	5
Figure 3:	Significance of Landscape and Visual Impacts	7
Figure 4:	Lancashire Landscape Character Area Map Extract	13
Figure 5:	Forest of Bowland Landscape Character Area Map Extract	13
Figure 6:	LVIA Viewpoints Map	15
Figure 7:	Aerial photograph of site	16
Figure 8:	Road network surrounding site	16
Figure 9:	Public Rights of Way surrounding site	17
Figure 10:	Table of landscape and visual effects	18
Figure 11:	Viewpoint 1	19
Figure 12:	Viewpoint 2	20
Figure 13:	Viewpoint 3	21
Figure 14:	Viewpoint 3	21
Figure 15:	Viewpoint 4	21
Figure 16:	Viewpoint 5	23
Figure 17:	Viewpoint 6	23
Figure 18:	Viewpoint 7	24
Figure 19:	Viewpoint 8	25
Figure 20:	Viewpoint 9	25
Figure 21:	Viewpoint 10	26
Figure 22:	Viewpoint 11	26
Figure 23:	Viewpoint 12	27

1 Introduction

- 1.1 This 'light touch' Landscape and Visual Impact Assessment has been prepared at the request of the Local Planning Authority in order to consider the impact of the proposed residential development on the Forest of Bowland Area of Outstanding Natural Beauty (AONB).
- 1.2 The objective is to identify the effects of the development on the landscape character of the area. This will involve the identification of the landscape characteristics of the site and its surrounds and an assessment of how the development will change the fabric, character and quality of the landscape.
- 1.3 The assessment has been prepared after referencing a number of different sources and materials, including the following:
- Guidelines for Landscape and Visual Assessment (Landscape Institute and Institute of Environmental Management and Assessment 2002 & 2009).
 - Landscape Character Assessment Guidance for England and Scotland (Scottish National Heritage and the Countryside Agency, 2002).
 - Natural England (National Character Areas).
- 1.4 The draft LVIA was also provided to the Forest of Bowland AONB Officers for comment. Confirmation was received that the report **“provides a satisfactory analysis of the potential landscape and visual impacts of the development on the Forest of Bowland AONB”** and that the Officers were **“generally happy with the conclusions of the LVIA”**, namely that there are no landscape and visual impact reasons why the development should not be permitted, subject to conditions to require suitable and sensitive landscaping scheme for the site. In addition, suggested amendments to the proposed landscaping scheme were put forward by the AONB Officer (Elliott Lorimer) and the Lancashire County Council Senior Landscape Architect (Steve Brereton) with regards to planting and the use of hard landscaping materials within the sites and these suggested have been reflected in the final scheme.

2. Assessment Methodology

2.1 General Approach

The assessment has utilised information from Natural England (National Character Areas), the Lancashire Landscape Character Assessment and the Forest of Bowland AONB Landscape Character Assessment.

2.2 Significance Criteria

The aim of the landscape and visual assessment is to identify, predict and evaluate potential key effects arising from the proposed development. Wherever possible identified effects are quantified, but the nature of landscape and visual assessment requires interpretation by professional judgment. In order to provide a level of consistency to the assessment, the prediction of magnitude and assessment of significance of the residual landscape and visual effects have been based on pre-defined criteria.

2.3 Landscape Sensitivity

The sensitivity of landscape to change is not absolute and varies according to the existing landscape, the nature of the proposed development and the type of change being proposed. Accordingly, the concept of 'sensitivity to change' is not part of the baseline description of the landscape of the study area, but is considered in relation to the assessment of the effects of the proposed development. In general terms, areas of high landscape quality and value are more sensitive to change than areas of lesser quality and value, and general guidance on the evaluation of sensitivity is provided in Figure 5.1. However, the actual sensitivity would depend on the attributes of the landscape receiving the proposals, and the nature of those proposals.

2.4 The assessment of sensitivity is based on consideration of the following parameters, together with the nature of the proposals, during the course of the assessment:

- i. *Landscape value: the importance attached to a landscape, often as a basis for designation or recognition which expresses national or regional consensus, because of its quality, cultural associations, scenic or aesthetic qualities;*
- ii. *Landscape quality: the state of repair or condition of elements of a particular landscape, its integrity and intactness and the extent to which its distinctive character is apparent;*

- iii. *Landscape capacity: the capacity of a particular type of landscape to accommodate change brought about by development without unacceptable negative effects on its character, reflecting key aspects of landscape character including scale and complexity of the landscape and degree of 'wildness' or 'remoteness'.*

Parameters	Sensitivity of Landscape		
	High	Medium	Low
Landscape value (designations)	National (e.g. National Parks and AONBs)	Regional (e.g. Area of Great/High Landscape Value)	No designation
Landscape quality	A landscape in good condition, predominantly intact and with a clearly apparent distinctive character	A landscape in moderate condition, reasonable intact, retaining a distinctive character	A landscape in poor condition, lacking in integrity, where landscape character has been adversely affected
Landscape capacity	Landscapes of distinctive character susceptible to relatively small changes	Landscapes reasonably tolerant of changes	Landscapes potentially tolerant of substantial change

Figure 1: Landscape Sensitivity

2.5 Visual Sensitivity - The sensitivity of potential visual receptors will vary depending on the location and context of the viewpoint, the activity of the receptor and importance of the view. Visual receptor sensitivity is defined as high, medium, or low in accordance with the criteria in Figure 2.

High sensitivity	Residents experiencing principal views from dwellings, users of outdoor recreational facilities including strategic recreational footpaths and cycle ways, people experiencing views from important landscape features of physical, cultural or historic interest, beauty spots and picnic areas.
Medium sensitivity	Road users and travellers on trains experiencing views from transport routes. In addition, residents experiencing secondary views from dwellings, users of secondary footpaths experiencing views, and people engaged in outdoor sport (other than appreciation of the landscape) or recreation i.e. hunting, shooting, golf and water based activities.
Low sensitivity	Workers, users of facilities and commercial buildings (indoors) experiencing views from buildings.

Figure 2: Visual sensitivity criteria

- 2.6 Those receptors living within view of the scheme are usually regarded as the highest sensitivity group along with those engaged in outdoor pursuits for whom landscape experience is the primary objective. The threshold for significance of visual effects relies to a great extent on professional judgement. Criteria and local circumstances require close study and careful consideration to decide if the effect on a single property will warrant classification as a highly significant issue. Generally it will be rare for the impact on a single dwelling to be categorised as of high significance for the development overall. However it may combine with similar impacts on many properties to give rise to a more general impact of high significance.
- 2.7 The magnitude of change arising from the proposed development at any particular viewpoint is described as substantial, moderate, slight or negligible based on the interpretation of a combination of largely quantifiable parameters, as follows:
- Distance of the viewpoint from the development;
 - Duration of effect;
 - Extent of the development in the view;
 - Angle of view in relation to main receptor activity;
 - Proportion of the field of view occupied by the development;
 - Background to the development; and
 - Extent of other built development visible, particularly vertical elements.
- 2.8 In order to differentiate between different levels of magnitude the following definitions are provided:
- **Substantial** - total loss or major alteration to key landscape elements/features/characteristics such that post development the baseline landscape character or composition of the view will be fundamentally changed;
 - **Moderate** - partial loss or alteration to one or more key landscape elements/ features or characteristics such that post development the baseline landscape character or composition of the view will be partially changed;
 - **Slight** - minor loss or alteration to one or more key landscape elements/features or characteristics such that post development the change/loss will be discernible but the underlying landscape character or composition of the view will be similar to the baseline;
 - **Negligible** - very minor loss or alteration to one or more key landscape elements / features/ characteristics of the baseline conditions. Change will be barely distinguishable approximating to no change.

2.9 The significance of any identified landscape or visual effect has been assessed in terms of major, moderate, minor or negligible. These categories are based on the juxtaposition of viewpoint or landscape sensitivity with the predicted magnitude of change. This matrix should not be used as a prescriptive tool but must allow for the exercise of professional judgement. These categories have been based on combining viewpoint or landscape sensitivity and predicted magnitude of change, to determine significance of effects:

		<i>Magnitude of Change</i>			
		Substantial	Moderate	Slight	Negligible
LANDSCAPE AND VISUAL SENSITIVITY	High	Major	Major/ Moderate	Moderate	Moderate/ Minor
	Medium	Major/ Moderate	Moderate	Moderate / Minor	Minor
	Low	Moderate	Moderate/ Minor	Minor	Minor/ negligible

Figure 3 Significance of landscape and visual impact

2.10 The measure of significance of effects must not be taken to imply that they are necessarily adverse or should warrant refusal. As with many aspects of landscape and visual assessment, significance of effect also needs to be qualified with respect to the scale over which it is felt. An effect may be locally significant, or significant with respect to a small number of receptors, but not significant when judged in a wider context.

2.11 Any effect may be described as temporary or permanent, direct or indirect, positive or negative and these various types of effect have a bearing on the acceptability or otherwise of the type of effect. The various types of effect are described as follows:

- **Temporary/ Permanent Effects** - If a proposal would result in an alteration to an environment whose attributes can be quickly recovered then judgements concerning the significance of effects should be tempered in that light.
- **Direct and Indirect Effects** - Direct and Indirect landscape and visual effects are defined in Guidelines for Landscape and Visual Impact Assessment (GLVIA 4th Edition). Direct effects may be defined “... as an effect that is directly attributable to a defined element or characteristic of the proposed development, for example the loss or removal of an element or feature such as a

hedgerow or a prominent group of trees...". An indirect (or secondary) effect is an effect that is not a direct result of the proposed development but is often produced away from the site of the proposed development or as a result of a complex pathway or secondary association.

- **Positive/Negative (Beneficial and Adverse)** - Positive effects upon landscape receptors may result from changes to a view involving positive enhancement measures or through the addition of well-designed elements, which add to the landscape experience or sense of place in a complementary manner. The perception of the viewer influences whether a significant visual effect would constitute acceptable change to the landscape.
- **Viewpoint Assessment and Visualisations** - The assessment of landscape and visual effects is carried out from a selection of viewpoints as suggested in initial discussions with Ribble Valley Borough Council. The selected viewpoints are representative of the views experienced at different distances and directions from the site. Detailed analysis of the viewpoints includes description of the existing and predicted view, analysis of magnitude of change and the effects on landscape character and visual amenity. The viewpoint analysis is illustrated with reference illustrative material, comprising photographs and photomontages.

3. Baseline Description

3.1 The aim of the baseline analysis is to document, classify and appraise the existing landscape features in the vicinity of the development site. It also establishes the extent of the visibility of the site. Through this process, a better understanding of the key components or characteristics of the study area is gained, which is critical in identifying valued and potentially sensitive landscape and visual receptors against which the predicted landscape and visual impacts of the development can be assessed.

3.2 **Landscape Context**

The baseline landscape context has been established through consultation with the following research material;

- Site Visit
- OS Maps
- Local Plans
- Forest of Bowland AONB Landscape Character Assessment
- Lancashire Landscape Character Assessment
- Natural England National Landscape Character Assessment

3.3 The small residential development will comprise of three 'roof in room' or 1.5 storey dwellings located on land to the top of the existing residential cul de sac Broadmeadow, and sited either side of the existing bungalow Croftlands. The land is currently rough grassland, part of which was previously garden land associated with an adjacent dwelling, and part which was formerly a field/paddock which was part of a small holding linked to the dwelling Croftlands. The land is not currently in any active domestic or agricultural use. The surrounding landscape is semi-rural in nature; made up primarily of existing residential properties, both on Broadmeadow and individual properties further east, whilst to the north is the small field. To the north of this a public footpath leads down to Fish House Lane and the small residential hamlet of Old Hive, whilst following this lane to the east leads back to Church Raike and the centre of the village.

3.4 **National Landscape Character Area**

The application site is within the **Bowland Fringe and Pendle Hill National Character Area (NCA 33)**.

This NCA is described as a “transitional landscape, which wraps around the dramatic upland core of the Bowland Fells”. Chipping itself falls very close to the boundary of NCA 33 with the adjacent Bowland Fells NCA (NCA 34).

Over half of the NCA, along with the Bowland Fells, makes up the Forest of Bowland Area of Outstanding Natural Beauty. It is a diverse landscape of herb-rich hay meadows – several of which are nationally and internationally designated – lush pastures, broadleaved woodland, parkland and waterbodies (including rivers and streams supporting nationally and internationally protected species). The numerous river valleys and associated woodlands are a major component of this area. The influence of human habitation and activity, and the area’s long farming history, contribute significantly to its character.

3.5 **Key Characteristics of Bowland Fringe and Pendle Hill National Character Area**

- This is an undulating, rolling landscape, with local variation created by numerous river valleys and by the moorland outliers of Beacon Fell, Longridge Fell and Pendle Hill.
- The Bowland Fells provide a dramatic backdrop to the north, with extensive views across the river valleys and Lancashire plain below.
- On the northern edge of the area, drumlins are characteristic, while on the south, strong mounded outcrops or ‘reef knolls’ of limestone form distinct landscape features in the Ribble and Hodder valleys.
- Semi-natural woodland, much of which is ancient, occurs in the main valley bottoms, side valleys and ridges, and is dominated by oak, ash and alder.
- Small- to medium-sized fields are defined by hedgerows with mature hedgerow trees. Drystone walls are also common in some areas. Metal railings around estate boundaries and highway corners and junctions are characteristic of the southern and western edges of the NCA.
- Land use is mainly permanent, improved pasture for livestock and dairy farming.
- To the west, this NCA includes part of the Bowland Fells Special
- Protection Area (SPA), designated for its important populations of hen harrier, merlin and lesser black-backed gull.
- There are species-rich hay meadows, including several that are nationally and internationally designated.

- Rough grazing, rushy pasture and traditionally managed meadows at higher elevations are of national importance for breeding waders such as redshank, lapwing, curlew and snipe and breeding skylark.
- A network of winding, hedge-lined lanes connect small, often linear, villages, hamlets and scattered farmsteads, mostly in local stone. Traditional stone barns are commonplace on higher ground, and are of stone with slate or stone flag roofs.
- Isolated country houses set in formal parkland are typical of the area, and may be enclosed by belts of woodland and estate fencing.
- The relatively urban areas of Clitheroe, Bentham and Longridge provide a contrast to the rural feel of the area.

3.6 **National Neighbouring Landscape Character Area**

Chipping itself falls very close to the boundary of NCA 33 with the adjacent Bowland Fells NCA (NCA 34); the main characteristics of this character area are listed in the below.

- The large-scale, sweeping landform of the Bowland Fells is incised by narrow, wooded, intimate valleys and cloughs. Steeply sloping sculptural escarpments and exposed moorland tops contrast with the surrounding lush green valleys of the Lune, Ribble, Hodder and Wyre.
- The dominant feature is the central upland core of Carboniferous Millstone Grit fells, with its large areas of moorland habitat – including some of England’s most extensive tracts of blanket bog.
- Extensive coniferous plantations, such as Gisburn Forest, occur to the south-east and east of the area.
- The moorland is ringed by extensive rough grazing enclosures with mosaics of woodland, unimproved meadows, pasture, marshes and streams. These upland pastures are enclosed by drystone walls and are grazed mainly by sheep, with some cattle.
- Piecemeal, irregular-shaped fields around individual farms are found on the slopes, where there is also a complex system of narrow lanes with occasional wide historic drove roads. Systematic division of the majority of the commons resulted in more regular enclosures on higher ground.
- The area is sparsely populated, with the scattered settlements restricted to villages, hamlets and isolated farmhouses
- Traditional farmhouses are generally of gritstone and typically shelter a barn under the same roof line (laithe houses). There is strong unity of building materials, styles and village form.

- Large areas of the Bowland Fells are managed for field sports, principally red grouse shooting on the heather moors and pheasant rearing in plantations below the Fells. Fishing is also very popular.
- Large areas of open access land enable access to and enjoyment of, the many natural and cultural features of the landscape, and thus improve opportunities to experience escapism and inspiration.

3.7 Lancashire Landscape Character Areas

The Lancashire LCA identifies the site as within the 'Undulating Lowland Farmland' character area. The landscape character is described as

"Generally below 150m, the undulating lowland farmland lies between the major valleys and the moorland fringes. The underlying geology is largely masked by heavy boulder clays and hedgerows predominate over stone walls. This lowland landscape is traversed by deeply incised, wooded cloughs and gorges. There are also many mixed farm woodlands, copses and hedgerow trees, creating an impression of a well wooded landscape from ground level and a patchwork of wood and pasture from raised viewpoints on the fells. Some of the picturesque stone villages of the county occur within this well settled landscape type....The area also has many country houses whose boundary walls and designed landscapes add to the species diversity and visual appeal. There is a high density of farms and scattered cottages outside the clustered settlements, linked by a network of minor roads".

Within this, Chipping falls within the 'Lower Hodder and Loud Valley' sub character area. This is described as:

"The underlying bedrock is limestone which is overlain by good soils, providing lush green pastures and good tree growth. The course of the Hodder is particularly well wooded and the pattern of the incised minor wooded tributaries is distinctive to this character area. The area is little affected by modern development and the picturesque limestone villages of Chipping and Waddington have retained their vernacular character".

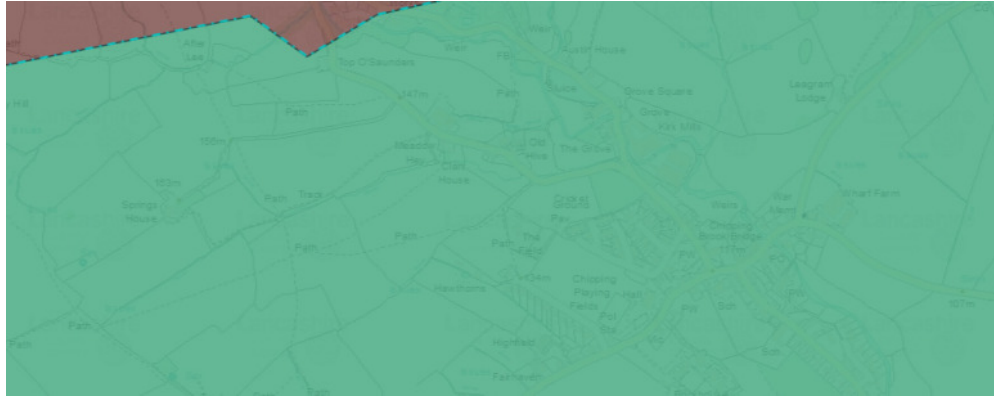


Figure 4 Lancashire LCA – Undulating Lowland Farmland

3.8 Forest of Bowland Landscape Character Area Assessment

The Forest of Bowland LCAA continues from the Lancashire assessment but then introduces different character sub types within each character area. Chipping and the application site are identified as falling within the ‘Undulating Lowland Farmland with Parkland’ character type. It is described as

“...compris(ing) pasture which is interspersed with country houses and associated designed landscapes, particularly parkland....(it) also contains scattered isolated farmsteads and small historic villages, some of which are linked to the estate or park, and hence have buildings of similar age and design. The lowland farmland is enclosed with a mixture of stone walls (reflecting local geology) and hedgerows; clumps of woodland and single mature trees also dot this pastoral and picturesque landscape”.

The application site lies in the ‘Little Bowland’ sub area, close to the boundary with the Whitechapel sub area.

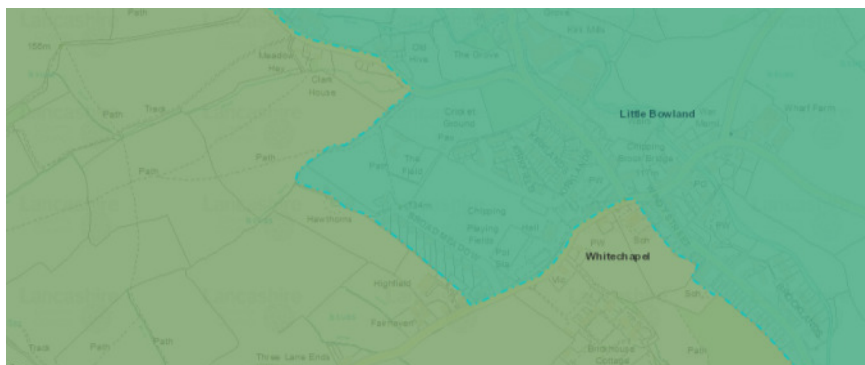


Figure 5 Forest of Bowland LCA

3.9 The Forest of Bowland AONB LCA goes further than the National and County documents and provides guidance on the sensitivity of the landscape types and their capacity for change. With regards to the ‘Undulating Lowland Farmland with Parkland’ character type it states that the “landscape character and visual sensitivity is considered to be moderate”.

It then goes on to give a specific set of guidelines for managing change, the following of which are considered to be relevant to this current proposal:

Physical character:

- Conserve and enhance woodland, hedges and stone walls

Ecological character:

- Link existing woodlands and hedgerows to create a continuous woodland network to reverse habitat fragmentation
- Create new hedgerows and regenerate existing hedgerows to maintain and enhance key landscape linkages

Aesthetic and Perceptual Character:

- Conserve open views towards the surrounding higher Moorland Plateaux and Unenclosed and Enclosed Moorland Hills Landscape Character Types

3.10 **Forest of Bowland AONB Management Plan**

In addition to the LCA, the AONB board publishes a management plan which contains guidance for planning and development. Relevant ‘actions’ to this proposed development include:

- Ensure new development is in keeping with or conserves and enhances the character of its locality (i.e. in terms of appropriate materials, form, setting, scale etc) (12.1A)
- Respect local vernacular styles (12.2A)
- Meet high standards regarding energy efficiency (12.2A)
- Contribute to maintaining a sustainable mix of residents through an appropriate range of housing types (12.2A)
- Ensure that developments do not detract from – and where possible contribute to – the special qualities of the AONB (12.3D)

4 Landscape and Visual Impact Assessment

4.1 Visual Analysis

This section comprises the assessment of visual effects arising from the proposed development, comprising of an assessment of the potential landscape and visual effects at the representative LVIA viewpoints illustrated in the visualisations. The viewpoints are mapped on the aerial photo below.



Figure 6 Viewpoints map

4.2 Receptors

4.2.1 Settlement

The proposed development is sited to the edge of the village of Chipping. It would not be visible from any additional settlements.

4.2.2 Individual properties

The proposed development contains three dwellings within two 'parcels' of land, either side of the existing bungalow Croftlands, with differing levels of visibility from adjacent properties; plot 1 would

only be visible from the adjacent two residential properties, The Hawthornes and Croftlands. Plots 2&3 would have still limited but slightly wider visibility, being visible by the existing properties to the top of Broadmeadow; approximately 5-6 properties would be able to view slight and obstructed views of the properties from their property. Glimpses of the properties could also be visible particularly in winter through the trees from the adjacent recreation ground.



Figure 7 aerial photograph showing application site and surrounding development

4.2.3 Road Users

Beyond road uses on the residential cul de sac of Broadmeadow itself, there would not be any views of the properties from Garstang Road or Fish House Lane which are the closest roads to the site. High hedges and tree cover restrict any views of the site from the elevated sections of Fish House Lane.

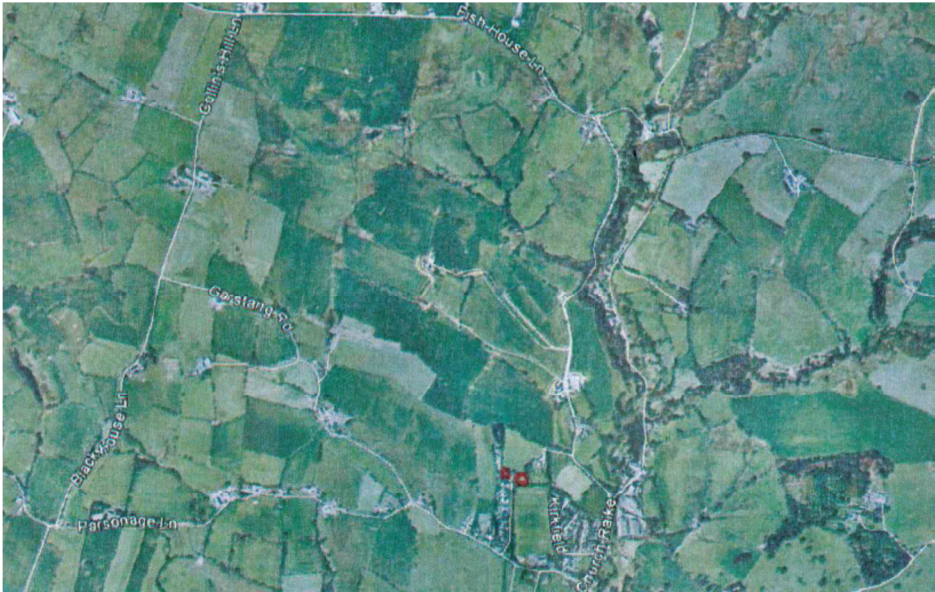


Figure 8 showing road network around application site

View point No.	Viewpoint	Distance from nearest dwelling	No. of dwellings theoretically visible	Landscape Effects				Visual Effects			
				Landscape Sensitivity	Magnitude of change	Effect on landscape character	Significant Yes/no	Receptor sensitivity	Magnitude of change	Effect on visual amenity	Significant Yes/no
1	Top of Broadmeadow (east)	15m	2 (plots 2&3)	High	Substantial	Moderate	Yes	High	Substantial	Moderate	Yes, at close proximity
2	Top of Broadmeadow (west)	20m	1 (plot 1)	High	Substantial	Moderate	Yes	High	Substantial	Moderate	Yes, at close proximity
3	Mid point on Broadmeadow	80m	2 (plots 2&3)	High	Moderate / Minor	Moderate	No	High	Moderator/Minor	Minor	No
4	Top of PROW	100m	3 (all plots)	High	Substantial / Moderate	Moderate	No	High	Substantial/ Moderate	Moderate	No
5	Junction of Broadmeadow and Garstang Road	240m	0	High	Negligible	Negligible	No	Medium	Negligible	Negligible	No
6	Garstang Road & Parsonage Lane Junction	311m	1 (plot 1)	High	Negligible	Negligible	No	Medium	Negligible	Negligible	No
7	Black Hall Dwellings, Garstang Road	512m	1 (plot1)	High	Negligible	Negligible	No	High	Negligible	Negligible	No
8	Collins Hill Lane	1280m	0	High	Negligible	Negligible	No	High-Medium	Negligible	Negligible	No
9	Fish House Lane (Meadow Hay / Clark House)	317m	0	High	Negligible	Negligible	No	High-Medium	Negligible	Negligible	No
10	Fish House Lane (Top O Saunders)	541m	0	High	Negligible	Negligible	No	High-Medium	Negligible	Negligible	No
11	Fish House Lane (Fish House)	1104	0	High	Negligible	Negligible	No	High-Medium	Negligible	Negligible	No
12	Recreational Ground	100m	2 (Plots 2&3)	High	Negibible	Negligible	No	High-Medium	Negligible	Negligible	No

Figure 10: Table of Landscape and Visual Effects

4.3.1 Viewpoint 1: Top of Broadmeadow (east)



Figure 11: Viewpoint 1

The viewpoint is located to the top of Broadmeadow, at the bend in the cul de sac. The existing residential property Croftlands is directly within the viewpoint, and the dwellings to the top spur of Broadmeadow are directly behind and to the west of the viewpoint and will experience a similar viewpoint, with visibility decreasing as you progress west of Broadmeadow towards the larger property, The Hawthornes.

At a distance of less than 15 m from the nearest dwelling, the baseline visual sensitivity of the viewpoint is considered high, however the development will be screened by existing and proposed shrubs resulting in limited visibility of the development. The mature trees around the plot limit visibility into the site and only the oblique views of part of the front and side elevations and the roofslopes would be visible. It is proposed to increase hedge planting to the side of the PROW which borders the west of this plot and to the front /south boundary of the plot alongside the driveway which would further screen the development. The development will also be viewed in the context of the existing residential development, particularly Croftlands directly to the west.

Whilst the landscape sensitivity is considered high due to its AONB designation, the AONB LCA assesses the immediate landscape character area to be of only moderate sensitivity (see 3.9). Being of rough grassland which experiences limited maintenance and due to its contained nature, it contributes little to wider landscape value. The magnitude of change from this viewpoint is considered to be substantial from a very close proximity but to have negligible impact to the wider landscape area. Overall the proposed development is not considered to result in a negative change to the overall character of the landscape as it is considered to be in keeping with the existing character and sense of place which is predominantly one of being in a residential location, and its impact beyond the immediate environs is negligible. It is not considered that the development would result in harm to the character and appearance of the AONB in this location.

The viewpoint is subject to before and after photomontages which are presented in Appendix A of this document.

4.3.2 Viewpoint 2: Top of Broadmeadow (west)



Figure 12: Viewpoint 2

The viewpoint is located to the top and west end of Broadmeadow directly in front of the proposed development. Due to existing landscaping to both the east and due west of the plot this is the only point from Broadmeadow where this development would be in full view. Whilst the viewpoint as shown in the photos above shows only the adjacent property Croftlands, the actual experience of the viewpoint is one of also having The Hawthornes visible to the west just beyond the conifer hedge visible in the photo, as well as the existing dwellings on Broadmeadow directly behind. The whole experience of the area is therefore one of a suburban/residential location.

At a distance of approximately 23m to the adjacent property The Hawthornes, and 32m from the nearest facing dwellings on Broadmeadow, the baseline visual sensitivity of the viewpoint is considered high, however the development will be screened by existing and proposed trees and shrubs resulting in limited visibility of the development. The development will also be viewed in the context of the existing residential development, particularly Croftlands directly to the east and The Hawthornes directly to the west.

Whilst the landscape sensitivity is considered high due to its AONB designation, the AONB LCA assesses the immediate landscape character area to be of only moderate sensitivity (see 3.9). The magnitude of change from this viewpoint is considered to be substantial but only from a very close proximity and it is not considered to be a negative change to the overall character of the landscape as it is considered to be in keeping with the existing character and sense of place which is predominantly one of being in a residential location. It is not considered that the development would result in harm to the character and appearance of the AONB in this location.

It is therefore not considered that introducing a residential use on this plot would be out of keeping with the immediate areas character or sense of place or the visual quality of the area. Despite the AONB location it is not considered that the plot has a particular high quality to its appearance or that it contributes significantly to the character and quality of the wider AONB.

The viewpoint is subject to before and after photomontages which are presented in Appendix A of this document.

4.3.3 Viewpoint 3: Mid point on Broadmeadow



Figure 13: Viewpoint 3 – Summer



Figure 14: Viewpoint 3 - Winter

This viewpoint has been taken from mid way up the residential cul de sac, Broadmeadow. There are existing bungalows to the west side of Broadmeadow and a tree belt to the east side with the recreation ground beyond that.

The presence of the proposed development will result in a minor alteration to the baseline landscape character of the area which decreases the further down Broadmeadow towards the village that you travel. In visual terms the development will result in a minor magnitude of change which is locally significant to the receptors on Broadmeadow, however views of the development are oblique due to the orientation of these properties which lessens the visual intrusion. Due to the mature trees to the west side of Broadmeadow which continue along the south-west side of the plot, the views of the proposed development would be limited to partial views of the front elevation and some of the south roofslopes, even in winter. Some openness to the view has been retained by moving the proposed dwellings further east into the site than the original proposal, which has maintained a visual openness along the path of the PROW.

Whilst the impact is locally significant it is not considered to be harmful, and there is considered to be no harm to the character or appearance of the wider AONB.

4.3.4 Viewpoint 4: Top of PROW



Figure 15 Viewpoint 4

This viewpoint is from the middle of the PROW which passes along the top boundary of the field north of the application site. Open views across the area are possible; it is the only place from where all three proposed dwellings are visible, and intervening screening is limited. The landscape has human influences present, with the existing dwellings of The Field, Croftlands and The Hawthornes clearly visible as is a large agricultural type storage building to the rear of The Hawthornes. The development would be seen in this context as well as with the distant hills beyond.

Overall the impact of the development on the landscape and visual amenity is considered to be moderate resulting in a moderate to substantial magnitude of change which is not significant. From this viewpoint the development is seen in the context of existing build development albeit it does reduce the visual openness around the existing dwellings; however within these pockets of 'openness' views of rooftops of the existing bungalows to Broadmeadow are visible and make the viewer aware of the residential context beyond. The proposed development is of a similar scale as the existing houses and the ridge lines sit at similar heights and importantly do not break above the treeline or hillside horizon line. When seen from the viewpoint as illustrated the footpath user would be passing along a small section of footpath 97 and the development would be at an oblique angle to their left. Users progressing down footpath 96 will be facing the development, particularly plots 2 and 3 however their present view is of the existing residential development on Broadmeadow and so the character of the forward view has not significantly changed. These footpaths affected are only small sections which link into a network of footpaths across the surrounding area and the development will affect views for only a short distance and short time of the users overall experience in the area.

At present, the existing development boundary around Croftlands is rather loose and there are visible outbuildings to the rear which are in poor condition. It is proposed as shown above, to create a robust boundary to the rear of the new developments, which extends no further than the existing rear extent of the buildings at Croftlands, by the way of a native hedge supplemented by individual trees. This will provide a new robust edge to the village and dissuade the creep of development further into the field. This landscaping will also have the advantage of providing an ecological linkage between the existing woodlands and hedgerows at either side of the field, thereby contributing to the objectives of the Forest of Bowland AONB LCA which identifies the benefits of creating links between existing woodlands and hedgerows to create a continuous ecological and woodland network.

Overall the proposed development is not considered to result in a negative change to the overall character of the landscape as it is considered to be in keeping with the existing character and sense of place which is predominantly one of being in and looking towards a residential location, and its impact beyond the immediate environs is negligible. Importantly, the development would not visually break above the tree line or horizon, thereby not affecting the long distant views of hills in the distance or impacting on the wider countryside setting as experienced from this viewpoint. It is not considered that the development would result in harm to the character and appearance of the AONB in this location.

The viewpoint is subject to before and after photomontages which are presented in Appendix A of this document.

4.3.5 Viewpoint 5: Junction of Broadmeadow and Garstang Road



Figure 16: Viewpoint 5

The viewpoint is located to the bottom of Broadmeadow with its junction with Garstang Road which leads east into the centre of the village. The view includes one of dwellings on Garstang Road in addition to those at the bottom of Broadmeadow. There are no views of the proposed development from this viewpoint and as such there will be no landscape or visual effects. The development would result in harm to the character and appearance of the AONB in this location.

4.3.6 Viewpoint 6 – Junction of Garstang Road and Parsonage Lane



Figure 17: Viewpoint 6

This viewpoint is located approximately 320m west along Garstang Road from the bottom of Broadmeadow. The view looking back towards the application site is one with a roadside residential properties (three lane ends) in the foreground. The existing dwellings of Broadmeadow can be seen in the background with some tree planting breaking up the view particularly towards the north of Broadlands alongside the property The Hawthornes. From this viewpoint any glimpses of the proposed development would be of only plot 1 and would be visible beyond Hawthornes, and the landscape and visual effects would be negligible and visible in the context of the existing properties on Hawthornes. It is not considered that the development would result in harm to the character and appearance of the AONB in this location.

4.3.7 Viewpoint 7 – ‘Black Hall’ dwellings, Garstang Road



Figure 18: Viewpoint 7

This viewpoint is located approximately 512m west of the application site along Garstang Road. Looking back towards the development site glimpses of the existing dwellings on Broadmeadow are visible with the landscape beyond. Views of the development would be limited to glimpses of Plot 1 in this built context, and to the rear of the existing dwellings, with glimpses limited to those of the rooftop etc. The landscape and visual effects would be negligible and visible in the context of the existing properties on Hawthornes. It is not considered that the development would result in harm to the character and appearance of the AONB in this location.

4.3.8 Viewpoint 8 – Collins Hill Lane (North of Cold Coates)



Figure 19: Viewpoint 8

This viewpoint is located approximately 512m of the development site. Due to the local topography between here and the development site and its undulating nature, no views of the site or of Chipping in general are possible from this location. It is not considered that the development would result in harm to the character and appearance of the AONB in this location.

4.3.9 Viewpoint 9 – Fish House Lane (North of Meadow Hay/Clark House)



Figure 20: Viewpoint 9

The viewpoint is located approximately 420m due north of the application site. There are long distance views towards the application site however these are seen in the context of the residential and agricultural buildings seen in the foreground, either side of Fish House Lane. The distance from the receptor to the development plus the existence of other much closer buildings in the viewpoint means that the Landscape and Visual Effects would be negligible. It is not considered that the development would result in harm to the character and appearance of the AONB in this location.

4.3.10 Viewpoint 10 – Fish House Lane (Top O’Saunders)



Figure 21: Viewpoint 10

This viewpoint is approximately 540m to the north of the development site. Due to the local topography between here and the development site and its undulating nature, no views of the site or of the village of Chipping in general are possible from this location. The development would result in no harm to the character and appearance of the AONB in this location.

4.3.11 Viewpoint 11 – Fish House Lane (South of Fish House)



Figure 22: Viewpoint 11

This viewpoint is approximately 1100m to the north of the development site. Due to the local topography between here and the development site and its undulating nature, as well as high hedgerows and tree planting, no views of the site or of the village of Chipping in general are possible from this location. The development would result in no harm to the character and appearance of the AONB in this location.

4.3.12 Viewpoint 12 – Recreational Ground



Figure 23 – Viewpoint 12

This viewpoint is taken from inside the recreation ground adjacent to Broadmeadow, from the equivalent of approximately half way up the length of Broadmeadow, looking north towards proposed plots 2 and 3. Due to the extensive tree cover the development site cannot be seen from the recreational ground and as figure 14 demonstrates the maturity of the trees ensures that some screening is still provided in winter. From the recreational ground, any views of plots 2 and 3 would be seen in the context of the existing surrounding development on Broadmeadow, including Croftlands sited immediately behind and adjacent to the development. Furthermore, the experience of being on the recreational ground is one of viewing built development to all sides and the minimal glimpses of the proposed development through tree cover would not result in any change to this feeling of character.

Overall the proposed development is not considered to result in a negative change to the overall character of the landscape as it is considered to be in keeping with the existing character and sense of place which is predominantly one of being in and looking towards a residential location, and its impact beyond the immediate environs is negligible. It is not considered that the development would result in harm to the character and appearance of the AONB in this location.

4.4 **Landscape Effects**

Landscape effects are defined by the Landscape Institute as a “Change in the elements, characteristics, character, and qualities of the landscape as a result of development.” These effects are assessed by considering the landscape sensitivity against the magnitude of change. The type of effect may also be described as temporary or permanent, direct or indirect, cumulative and positive, neutral, or negative.

4.5 **Effects on Undulating Lowland Farmland Landscape Character Area**

The development site and surroundings all lie within the 'Undulating Lowland Farmland' landscape character area (part of the 'Bowland Fringe and Pendle Hill NCA). Overall the landscape sensitivity of the site is considered to be high due to its AONB location, however the local landscape character is considered to have only moderate sensitivity and levels of landscape character.

The development sites capacity for change is considerably higher than experienced elsewhere in the landscape due to the sites proximity to existing residential development, the somewhat limited long distant views of the site due to low level nature of the development as well as the local topography and the presence of mature hedgerows and woodland around the area.

In landscape character terms the presence of the development will result in a minor loss to landscape elements that will result in minor changes to the landscape but will not prevent its underlying characteristics or composition from being appreciated, as such the magnitude of change is considered to be slight and not significant.

4.6 **Indirect Effects on Neighbouring Landscape Character Areas**

Due to the small scale nature of the development and limited long distance views there would not be any impacts to any neighbouring LCAs.

4.7 **Summary of Effects on Landscape Character Areas**

Overall none of the LCAs are considered to be significantly harmed by the introduction of the development into the landscape.

4.8 **Effect on Designated landscapes**

Whilst the development site lies within the Forest of Bowland AONB, it is not considered that the development would give rise to any detrimental impacts to the appearance, character or quality of this landscape. The development sites are sited adjacent and effectively infilling alongside existing modern, suburban style architecture and their impact should be assessed with regards to this context. The development would not be seen in most, or prominent in any, long distant views, the majority of these being from the north and west where the development would only be glimpsed at most behind or alongside the existing dwellings. Importantly, the development is never seen in any skyline locations, even in the most prominent views (e.g. viewpoint 4) sitting at a similar height to the existing development and maintaining a ridge height below the horizon (hill) line.

It is not considered that the development site currently contributes significantly to the quality and character of the AONB and it is not considered that the character of this particular part of the AONB would be detrimentally affected by the introduction of the development into this context, where it is completely in keeping with the sense of place already dominated by the residential development on Broadmeadow.

4.9 **Visual Effects**

Visual effects are recognised by the Landscape Institute as a subset of landscape effects and are concerned wholly with the effect of the development on views, and the general visual amenity as experienced by people.

Visual effects are assessed by considering the sensitivity of the receptor (people) against the proposed magnitude of change to determine a level of visual effect. In professional landscape terms, the acceptability of this effect largely relates to the activity and the experience of the viewer and the visual composition, character, context, and the overall ability of the landscape in that view to accommodate the development in design terms. Visual effects are assessed in relation to the agreed viewpoints, properties and settlements, tourist and recreational destinations and transport routes.

This section draws on the results of the landscape context, review of the development proposal, viewpoint assessment and field work observations. It considers the potential individual and cumulative effects of the proposal on the visual amenity of the following groups of potential receptors:

- Residents and workers - in towns, villages and isolated dwellings;
- Motorists and other road users on A class, B class and minor roads;
- Recreational receptors and tourist destinations.

4.9.1 **Residents**

The following section of the assessment considers changes and consequent visual effects upon the views available to the nearby residents. In accordance with the LVIA residential receptors with primary views in settlements are all considered to be of high visual sensitivity, residential receptors with secondary views are considered to be of medium sensitivity.

From the centre of the village itself there would be no views of the proposed development due to existing development. The main dwellings to experience views of the development would be those on Broadmeadow itself, the dwelling 'The Field' which sits to the side of the field behind the development, and a small number of isolated dwellings and farmsteads to Garstang Road and Fish House Lane.

From Broadmeadow, the visual impact is the greatest but it is not considered to be harmful, with the development limited to oblique and partly screened viewed and the development experienced within a residential context.

For residents of the isolated dwellings on Garstang Lane and Fish House Lane, most views would be partially screened by adjacent dwellings and intervening buildings combined with the screening effect of field boundary trees and hedgerows which are scattered across the area. There may however be places where glimpsed views of the development may occur. It is important to note that the magnitude of visual effects arising from the presence of the development is low, with a considerable distance between the receptors and the development

and the small scale nature of the development which will always be seen in the context of the surrounding existing residential development and never seen in a skyline location.

4.9.2 **Transport**

Minor levels of visual effects would be experienced by those travelling along Garstang Lane and Fish House Lane which passes the site at a distance of at least 240m. The views from these routes would be experienced transiently by road users and at mainly oblique angles and the sensitivity of these receptors is considered to be low to medium. Due to the low level nature of the development and its particular siting clustered within an existing residential cul de sac it would not be seen from any roads further afield.

4.9.3 **Recreational Receptors**

Recreation and visitor interest focuses on the natural environment with walking and cycling representing the key activities. There is a local network of footpaths including footpath which passes directly adjacent to the site. Viewpoint 4 has considered the most prominent view of the development where all plots are visible within the same viewpoint. Whilst the magnitude of change would be considerable it is not felt that the effects will be detrimental; the development is effectively seen as infilling between existing residential developments and the development provides the opportunity through the planting of hedgerows to the northern boundaries to develop robust boundaries to the site and what would effectively become the new boundary of the village in this location, improving and softening the appearance of the whole development, including the existing dwellings. It is not considered that the overall character of the landscape as experienced from the footpath would change to any significant degree; there is an existing presence of modern, suburban style housing and the development would be in keeping with this context whilst introducing contemporary elements and individual design features particular to plot 1, giving an architectural quality to the development and the built fringe of the village. Importantly, the development would not visually break above the tree line or horizon, thereby not affecting the long distant views of hills in the distance or impacting on the wider countryside setting as experienced from this viewpoint.

5 Conclusions

- 5.1 The LVIA above concludes that **the proposed development would result in no significant landscape or visual impacts to the character or appearance of the Forest of Bowland AONB**. The study's conclusions have been supported by the Forest of Bowland AONB Officer, who in conjunction with the Lancashire County Council Senior Landscape Architect, have reviewed the assessment during its development.
- 5.2 Whilst there may be some limited locally significant visual impact, as para.2.10 sets out this does not necessarily lead to an adverse impact or warrant a refusal of the development. The development sits alongside existing residential development and will always be seen in this context. From further afield it would also generally be viewed with existing development between the receptor and the proposed development, which further lessens the impact on character and any impact on the receptors experience of the landscape. The development is not seen in any skyline locations and its limited scale and setting alongside existing residential development means it will also not have any impact on the character of its immediate setting.
- 5.3 The proposed development has been carefully designed to be in keeping with the existing surrounding development and the opportunity has been taken to improve the development 'edge' with the adjacent field by the planting of native hedgerows and trees which would screen and soften both the existing development at Croftlands and The Hawthornes and the proposed new development, and also bring ecological benefits to the area.
- 5.4 The purpose of an AONB is to conserve and enhance the natural beauty of the landscape. The landscape character and visual sensitivity of this area of the AONB is considered to be moderate, and suggests that a sensitive, small scale development can be accommodated without harm to the landscape. This proposed development, which is effectively an 'in-fill' development of three small residential bungalows, whose extent of development extends no further 'into the countryside' than the existing limits of development from the surrounding residential properties, will result in no harm to the natural beauty of the landscape of the AONB. It involves the loss of a very small amount of locally insignificant rough grassland which is not visible in any distant views and contributes little to the wider AONB. The development's visibility would be limited to its immediate environs and, in these locations, tempered by its surrounding residential context.
- 5.5 It is concluded that there are no landscape and visual impact reasons why the development should not be permitted, subject to conditions to require suitable and sensitive landscaping scheme for the site. An amended site plan has been submitted alongside this LVIA reflecting its findings and showing the increased landscaping proposed as mitigation to the visual impact of the development.

Appendix A: Photomontages / Visualisations

VIEWPOINT 1: Before and After



VIEWPOINT 2: Before and After



VIEWPOINT 4: Before and After

