



## Landscape & Visual Impact Assessment:

### Housing Development Chatburn Road, Clitheroe

## **1. Introduction.**

### **1.1**

PDP Associates were commissioned to carry out a landscape assessment of a housing development proposed by Oakmere Homes, on a site off Chatburn Road, Clitheroe.

The site boundary and proposals are shown the within the planning statement accompanying the application.

## **2. Methodology**

### **2.1**

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

Site assessments were carried out in April 2013 in reasonably bright weather conditions.

The following accessible routes were considered, to develop a zone of visual influence for the development.

- Public rights of way, and permissive footpaths which run through, close to or adjacent the proposed development site;
- Residential roads and drives bounding the proposed site where they were publically accessible;
- Adjacent areas that might overlook the proposed site, including residential areas, public open space, the village centre and conservation area, roads and footpaths;
- Footpaths not adjacent the proposed development site but with important views overlooking the site.

Photographs were made at key viewpoints.

## 2.2

A desk study was undertaken to assess the designations that are relevant to the study area, using Multi Agency Geographic Information for the Countryside ([www.magic.com](http://www.magic.com)), and the Ribble Valley Borough Council Local Plan.

The following designation was found to be relevant to the assessment:

- Coplow Quarry Site of Special Scientific Interest

### **3. Landscape Character and Sensitivity**

#### **3.1**

The site is set within landscape character areas defined at both the national and local level. Landscape character at the national level is defined by the former Countryside Agency's publication 'The Character of England Map' (Ref. 4-10). The map divides England into 159 Joint Character Areas (JCAs). The JCAs are used to help in the production of more specific landscape character assessments at the regional / district and local level. Details of the character areas are contained within the 'The Character of England Map'. Ribble Valley Borough Council does not have a local landscape character assessment. A Landscape Character Assessment of the county was published by Lancashire County Council in December 2000. This document, "A Landscape Strategy for Lancashire", builds on the national level information to provide assessment at local level within the County.

#### **3.2**

The site falls within Character Area 33; 'Bowland Fringe and Pendle Hill', as defined in the 'The Character of England Map'. The key characteristics relating to the study area are as follows:

- Undulating rolling landscape with local variation created by both the numerous river valets and the outlying upland feather of Beacon Fell, Longridge Fell and Pendle Hill.
- Strong outcrops of 'Reef knollw' and limestone form distinct landscape features in the Ribble and Hodder valleys.
- Meandering and commonly tree-fringed rivers with oxbow lakes form prominent features within the predominantly pastoral landscape.
- Predominantly grade 3 agricultural land supporting permanent pasture, mostly improved, for dairy and livestock farming.
- Intensively managed landscape, with lush hay meadows in small-to medium-scale fields defined by well-maintained hedgerows with mature hedgerow trees. Some rough grazing at higher elevations.
- Extensive semi-natural woodland, much of which is ancient, on both main valley bottoms, side valleys and ridges.
- Dense north-south communication corridor, which comprises the M6, the railway line and the Lancaster Canal, defines the western boundary and also provides a physical and psychological barrier.

- Numerous water courses and bodies including the rivers Ribble, Hodder, Calder, Wyre, a number of reservoirs and field ponds north of Preston.
- Small villages, hamlets and scattered farmsteads, mostly in local stone, are well integrated into the landscape and connected by a network of winding hedge-lined country lanes.
- Bowland Fells provide a dramatic backdrop to the east and north with extensive views possible from high ground across the Lancashire and Amounderness Plain and across open valley bottoms.

### 3.3

At the County level the site falls within the area described as Character Area 5, "Undulating lowland farming". The landscape character of this area 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 most picturesque stone villages of the county occur within this well settled landscape type. The towns of Longridge and Clitheroe also occur within this type, but are not typical of the settlement pattern. The area also has many country houses whose boundary walls and designed landscapes add to the species diversity and visual appeal. There is a high density of farms and scattered cottages outside the clustered settlements, linked by a network of slight roads"

At a local level the site falls within the area described as area 5e, Lower Ribblesdale, Clitheroe to Guisburn. The description of this area is as follows;

*"This area forms the southern valley side of the Ribble, between Copster Green and Gisburn, on the lowland fringes of Pendle Hill. It is a particularly well settled area and provides a corridor for communication routes along the Ribble Valley. The A59(T) runs the length of the area, linking the settlements of Copster Green, Whalley, Clitheroe, Chatburn and Gisburn. The railway links the valley to Blackburn and Yorkshire. This communication structure has encouraged built development and industry; the large cement works at Clitheroe is a prominent visual landmark for miles around. This character area is underlain by limestone and has some good examples of limestone reef knolls, particularly around Clitheroe; Clitheroe Castle is located on top of one of these knolls.*

### 3.4

The study area falls within a single local Character Area. The character area contains a number of different landscape elements, including settlement, industrial features, farmland as well as high quality natural features such as the river valley and prominent hills. The study area itself is extremely compact, due to its location next to existing housing, but mostly its concealed nature due to its depressed topography. The landscape character in the study area is generally small scale and fragmented, associated with the settlement of Clitheroe, Chatburn Road (A671), the Calder Valley railway line and the Hanson Cement Works to the north.

### 3.5

The visual sensitivity of the area is judged as low due to the predominance of urban, industrial and transport elements within the area. There is significant residential housing nearby, but very little views onto the proposed site. Recreational walking is already greatly impacted by the traffic on Chatburn Road. There is a public footpath to the north of the site, separated by the railway line, but views of the proposed site are greatly restricted due to vegetation. No scheduled ancient monuments or listed buildings are within the study area.

### 3.6

Overall landscape sensitivity to change has been judged using a three point scale of high medium or low. Judgements are then made of each of the constituent aspects of sensitivity and these assessments are arranged below.

Landscape area	Landscape character sensitivity	Sensitivity of individual elements	Sensitivity of aesthetic aspects	Visual sensitivity	Landscape sensitivity	Value of landscape	Landscape sensitivity to change
Area 5, Undulating lowland farmland	medium	high	medium	medium	medium	medium	<b>MEDIUM</b>

Table 1. Landscape Sensitivity to Change

## **4. Overview of the proposed development**

### **4.1**

The proposals are for a mix of 20 residential houses, 3 extra care apartments and a 60 bed care home, with a large area of open space to the northern boundary.

The proposed site lies approximately 1.4km north east of Clitheroe town centre. The site is predominantly grassland (semi-improved or unimproved), with areas of marshy grassland, over mature hedges, mature trees and a small stream. The proposed site is bounded along its northern boundary with the Calder Valley Railway Line, beyond which lies a large cement works. The southern boundary is formed by a stone wall lining Chatburn Road (A671). The western boundary is marked by a hedgerow and trees, beyond which is a further field and housing along Kiln Close and Cringle Way. The eastern boundary is over mature hedging beyond which lies further similar grassland.

The site slopes gently from an elevation of approximately 93m along Chatburn Road to approximately 90m adjacent to the railway line embankment.

Within the general area, to the north, south and south east lies more residential development (and then Clitheroe town centre). To the south west are the buildings and grounds of Clitheroe Community Hospital. An area to the west of the development, separating the proposed site from the existing housing along Kiln Close and Cringle Way, is initially left undeveloped. This study focuses predominantly on the current proposals only.

The study area is limited to the immediate surroundings of the proposed site, and elevated distant views towards the area from Pendleton Moor to the south east, at an elevation of approximately 250m.

## 5. Landscape Impacts of the proposals

### 5.1

Primary mitigation measures are those that intrinsically comprise part of the development design through an iterative process.

The proposal has been sited adjacent to a busy road and existing and relatively recent residential development. Housing extends from just beyond the town centre along Chatburn Road already. There is an abrupt end to the existing extent of housing presenting a stark interface between undeveloped and developed land. However, due to the traffic volumes, the railway line, the presence of the cement factory and the Community Hospital a short distance away, the landscape character does not alter significantly until Pimlico Link Road is reached a short way to the north east.

With further residential housing of Moorland Crescent to the north of the railway line, the site is surrounded on three sides by either existing development or road/rail. This mitigates the overall effect on the landscape character. The effect is further mitigated by the retention of existing hedges/tree lines running between Chatburn Road and the railway line. There are three existing lines of hedges/trees; one along both the east and west boundaries, and one internally, currently dividing the site into two separate zones. A further hedge/tree line forms the eastern boundary of the nearby existing housing. These hedge/tree lines continue south east on the opposite side of Chatburn Road. The two boundary hedges are proposed to be retained entirely, with the internal hedge shown to be removed, with the retention of one mature Ash tree. However, this hedge is of very poor quality and requires removal from an arboricultural viewpoint in any case. The main distribution road takes advantage of natural gaps in the hedges, minimising any removal.

The ecology report mentions that the main ecological value of these hedges lies in the ground flora. Much of this can be retained as part of the rear gardens, and any removed can be mitigated for within the area of open space to the northern boundary. This is the area with the highest landscape value and character, which will largely be protected by being buffered from building work and left as open space.

In addition to the primary mitigation measures of siting and design, significant secondary mitigation will be possible through proper management and supplemental planting to the boundaries, and the internal retained hedge, as well as a comprehensive landscape scheme to soften the development as a whole. This will develop over time and soften the overall impact of the development on the landscape.



## 5.2

As previously stated the landscape sensitivity to change has been judged as **medium**. The significance of impact of the proposal on the Landscape Character is considered to be **slight/moderate** due to the primary mitigation measures associated with the site.

## 6. Visual impact of the proposals

### 6.1

A detailed visual assessment of the site has been carried out to assess the approximate visibility of the site from both the immediate area and wider landscape context. The extents of the visual assessment have been determined through a desktop study of the surrounding landform and field assessments to verify the approximate visual envelope and to identify key receptors. Determining the extent, to which the site is currently visible, assists in determining the design of the building layout, proposed materials and landscape works to limit the impact of the proposed development on the surrounding landscape.

### 6.2

A series of photographs have been taken from within the landscape surrounding the site and these are included in the technical appendix. The photographs have been taken primarily from where there is public access and illustrate the current visibility of the site from these public areas. The locations of the viewpoints are shown on each figure and are listed below:

Visual Receptor		Grid reference	Distance from centre of site
1	Junction of Green Drive and Chatburn Road.	Lat 53.8813 Long -2.3793	145m
2	Chatburn Road adjacent to south west corner of the site.	Lat 53.8816 Long -2.3790	Immediately adjacent
3	Chatburn Road adjacent to north east corner of the site.	Lat 53.8827 Long -2.3769	Immediately adjacent
4	Pavement along Chatburn Road in front of Clitheroe Community Hospital.	Lat 53.8832 Long -2.3754	150m
5	Kiln Close.	Lat 53.8814 Long -2.3799	150m
6	Cringle Way.	Lat 53.8817 Long -2.3808	175m
7	Public footpath through Coplow Quarry SSSI.	Lat 53.8834 Long -2.3794	100m
8	Pendle Ski Club car park.	Lat 53.8472 Long -2.3472	4.5km

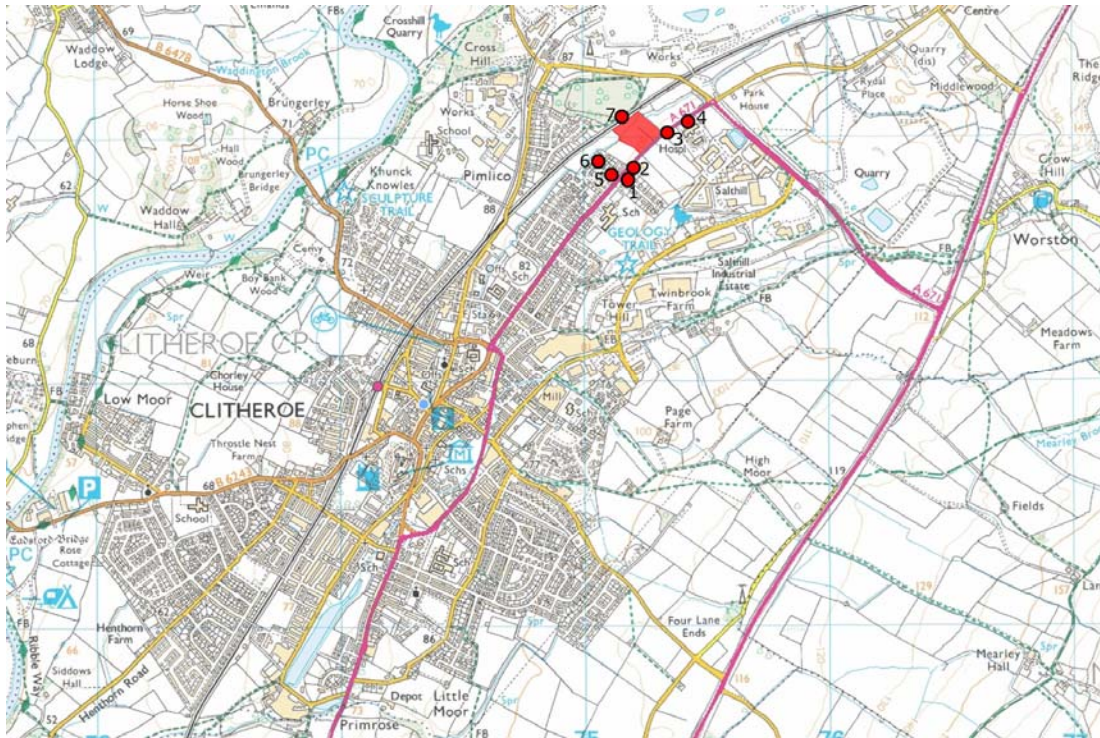


Figure 1

– Assessed viewpoints within close proximity of the site.

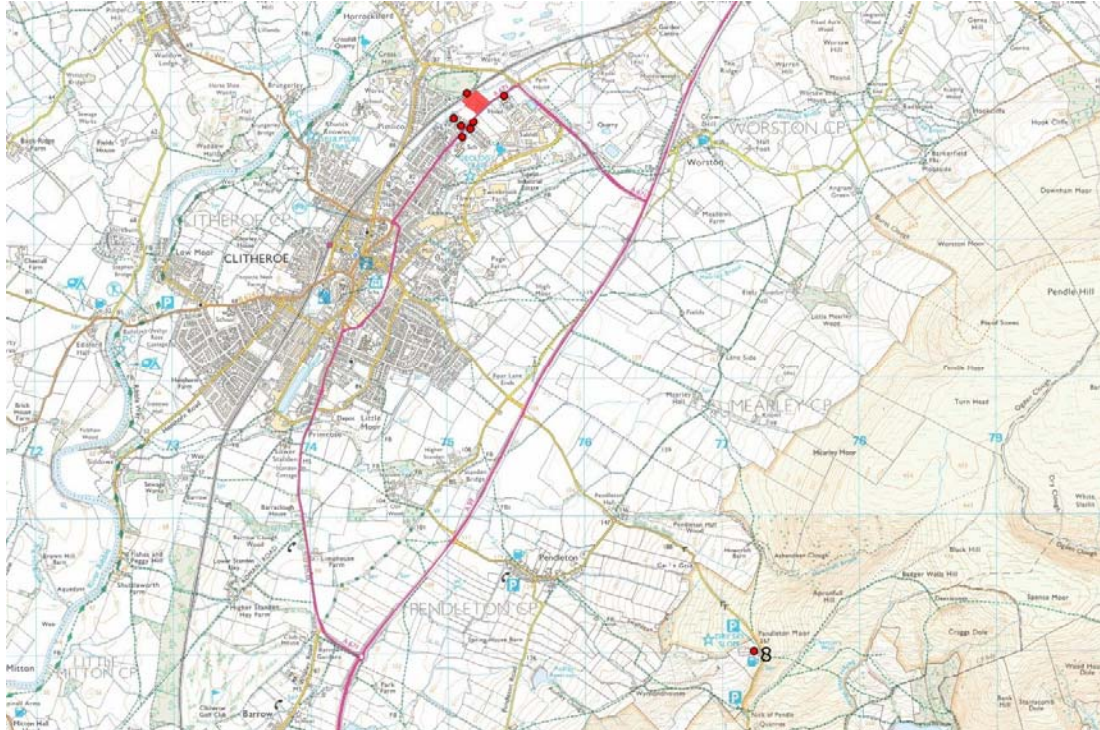


Figure 2 – Assessed viewpoint from distance.

### 6.3

The potential significance of landscape and visual impacts is determined by combining the magnitude of the potential impact with the sensitivity of the visual receptors to change.

The following terminology is used for the definition of magnitude of change for both landscape and visual effects:

**Negligible** – Where the change is so small that there is, in effect, no change at all within the viewed landscape.

**Small** – Where proposals constitute only a minor component of the wider view, which could be missed by the casual observer or where awareness does not affect the overall quality of the scene.

**Moderate** – Where proposals would form a visible and recognisable new development but where it is not intrusive within the overall view.

**Large** – Where the proposals would form a significant and immediately apparent element of the scene, and would affect the overall impression of the view.

The following terminology is used to describe sensitivity with regard to the visual receptors:

**Negligible** – Where views either don't exist or contribute an insignificant amount.

**Low** – Where views are incidental to other activities, such as viewers at work or travelling through or past the site on a train or by road.

**Medium** – Where views are noticeable, but not prominent. Includes residents of outlying areas of residential/urban areas, but from where no particular direct or notable view can be ascertained.

**High** – Where the view forms a strong component of the activity at the viewpoint location. Includes users of recreational footpaths with specific viewpoints to the subject site and direct, close range views.

The following terminology is used to describe sensitivity with regard to the landscape resource:

**Low** – Where little, or no landscape structure dominates, and landform and land cover are masked by land use. Where lack of management and intervention has resulted in a degraded appearance or there are frequent detracting features.

**Medium** – Where there is a recognisable landscape structure and where there are characteristic patterns and combinations of landform and land cover. Some may be masked by developed land cover. Where there are some features worthy of conservation but also some detracting features.

**High** – Where there is a strong landscape structure, characteristic pattern and balanced combination of landform and land cover. It includes features worthy of conservation and a strong sense of place.

Where landscapes are designed, e.g. Regional Scenic Area (RSA), Scheduled Ancient Monument (SAM) etc. added weight may be applied by using professional judgement to help determine the overall sensitivity rating in relation to the characteristics specific to that part of this wider landscape being considered.

Magnitude/ Sensitivity	Negligible	Small	Moderate	Large
Negligible	Negligible impact	Negligible/slight impact	Slight impact	Slight/moderate impact
Low	Negligible/slight impact	Slight impact	Slight/moderate impact	Moderate impact
Medium	Slight impact	Slight/moderate impact	Moderate impact	Moderate/substantial impact
High	Slight/moderate impact	Moderate impact	Moderate/substantial impact	Substantial impact

Table 3. Criteria for assessing significance

Level of significance	Definition
No impact	The proposed scheme would affect no landscape or visual receptors
Negligible	The proposed scheme is largely appropriate in its context and would have very little effect on its surround and affect very few receptors
Negligible/slight	The proposed scheme would have a minimal change on the landscape and would affect very few receptors
Slight	The proposed scheme would have a slight change on the landscape and would affect few receptors
Slight/moderate	The proposed scheme would have a noticeable effect on the landscape and would affect several receptors, therefore changing the character of the landscape or the character of a view
Moderate/substantial	The proposed scheme would have a very noticeable effect on the landscape and would affect several or many receptors, therefore changing the character of the landscape or the character of a view
Substantial	The proposed scheme would change the character and appearance of the landscape, either for a long period or permanently. It would affect many receptors and would therefore alter the character of the landscape or of a view

Table 4. Significance criteria for landscape and visual impact

Ultimately, whilst trying to be as objective and consistent as possible, assessing a given factor is a subjective process and a matter of professional judgment.

## 6.4

### Views from the North

Views of the site from the north are limited to the rear of houses along Moorland Crescent and a public footpath which skirts the Coplow Quarry SSSI. Beyond this, vegetation and topography ensures no views of the site are available from any distance. Even from the footpath itself, views are greatly limited due to vegetation. Any views will incorporate the presence of traffic along Chatburn Road and the existing housing to the west.

### Views from the East

The only views from the east are available from the footpath that runs either side of Chatburn Road, leading from the roundabout with Pimlico Link Road. The view towards the site encompasses existing housing and some industrial units visible through belts of planting. The railway line and Chatburn Road form strong linear elements in the view, and provide a great deal of movement. Street lights line Chatburn Road.

### **Views from the South**

Views from the south are available only either immediately adjacent to the site, or from long distance. The pavement either side of Chatburn Road give pedestrians views into the site, although views for car users will be blocked by the drystone boundary wall to the site. There are some permissive paths over Grammar School land on the opposite side of Chatburn Road. Beyond the immediate area, landform and buildings provide complete screening until the land rises approximately 4km away, with the road towards Sabton and the nearby footpath network allowing views towards the area of the site. However, as previously mentioned, the site itself is still largely screened from view, and only forms a very small element within the landscape, bounded by development on three sides.

### **Views from the west**

Views of the site from the west are restricted to Kiln Close and Cringle Way, and the gardens of those houses at the western-most end of these roads. The two belts of existing vegetation separating the existing housing from the proposed site forms a significant boundary during summer months and are noticeable features in the landscape year-round. This results in filtered views into the site, where accessible, with visibility changing throughout the seasons.

## 6.5

### Junction of Green Drive and Chatburn Road.



#### Existing views and key components

- Chatburn Road, forming a strong linear elements within the landscape and existing housing development main landscape features.
- Traffic movement and roadside street lighting highly evident.
- Views restricted by boundary walls, housing and trees.

#### Predicted views

- The first floors of the proposed housing, and the roofs would be visible behind any boundary treatment, appearing as a continuation of housing along Chatburn Road.
- Distant views are not available and therefore will not be lost as a result of development.

#### Impact on visual amenity

- The viewpoint has a **low** sensitivity
- It is the best representative view of those leaving Clitheroe town centre.

The magnitude of visual impact on the visual amenity arising from the proposed development would be **moderate**. When this magnitude of visual impact is correlated with the low sensitivity of the viewpoint, it would result in a **slight/moderate** impact.



## 6.6

Chatburn Road adjacent to south west corner of the site.



### Existing views and key components

- Chatburn Road and railway line form strong linear elements within the landscape.
- Traffic movement and roadside street lighting highly evident.
- Views over pasture fields with sparse hedge planting.
- Backdrop of residential development with some elements of industrial buildings.
- The existing view lacks a rural character, despite being over generally undeveloped land.

### Predicted views

- The proposed housing would be visible although boundary planting would form an effective screen, particularly during summer months. Views will be curtailed within the site. The cement factory will be screened by the development.
- Development would associate with nearby existing housing, with the separation between areas of housing being similar to those gaps already in existence between housing either side of the railway line.

### Impact on visual amenity

- The viewpoint has a **low** sensitivity
- It is a best representative view of those leaving Clitheroe town centre.

The magnitude of visual impact on the visual amenity arising from the proposed development would be **high**. When this magnitude of visual impact is correlated with the low sensitivity of the viewpoint, it would result in a **moderate** impact.

## 6.7

North east corner of the site adjacent to Chatburn Road.



### Existing views and key components

- Chatburn Road and railway line form strong linear elements within the landscape.
- Traffic movement and roadside street lighting highly evident.
- Views over pasture fields with sparse hedge planting.
- Backdrop of residential development with some elements of industrial buildings.
- Power lines cross the view.

### Predicted views

- The proposed housing would be visible through the retained and reinforced hedge planting, associating strongly with the existing development nearby and character of the area.
- Views towards distant higher land to the west will be largely lost. These views are not available during summer months due to screening by existing hedge/tree lines.

### Impact on visual amenity

- The viewpoint has a **medium** sensitivity
- It is the best representative view of those approaching Clitheroe from the north east. It forms a setting for Clitheroe from this direction, but generally only by road users, whose experience of the view is fleeting.

The magnitude of visual impact on the visual amenity arising from the proposed development would be **moderate**. When this magnitude of visual impact is correlated with the medium sensitivity of the viewpoint, it would result in a **moderate** impact.

## 6.8

Pavement along Chatburn Road in front of Clitheroe Community Hospital.



Existing views and key components

- Chatburn Road and railway line form strong linear elements within the landscape.
- Traffic movement and roadside street lighting highly evident.
- Views over pasture fields with sparse hedge planting.
- Residential housing is visible through the layers of hedgerows and highly evident sitting above the railway line. Industrial buildings are also highly evident.
- Distant views of high ground available.
- Power lines cross the view.

Predicted views

- The proposed housing would be visible through the retained and reinforced hedge planting during winter months, but will associate strongly with the existing development nearby and character of the area. It is unlikely to cause more impact than the existing residential housing.
- During summer months, the site will be extensively screened.
- Distant views will still be possible retaining overall sense of place.

Impact on visual amenity

- The viewpoint has a **medium** sensitivity
- It is a best representative view of those approaching Clitheroe from the north east. It forms a setting for Clitheroe from this direction, but generally by road users who experience of the view is fleeting.

The magnitude of visual impact on the visual amenity arising from the proposed development would be **small**. When this magnitude of visual impact is correlated with the medium sensitivity of the viewpoint, it would result in a **slight/moderate** impact.

## 6.9

### Kiln Close.



#### Existing views and key components

- A typical suburban cul-de-sac framing a view of undeveloped pasture.
- Distant views are not possible, curtailed by small areas of woodland beyond the proposed site.
- Large tree planting separating the existing housing from the proposed site offers a large degree of screening during summer months. Additional screening could be provided.

#### Predicted views

- The proposed housing would be visible through the existing tree belts, and the character of the view along Kiln Close will change, particularly during winter months. In summer months, views will be effectively screened. However, new housing would associate with the existing housing.

#### Impact on visual amenity

- The viewpoint has a **medium** sensitivity.
- It is the best representative view of Kiln Close in general but does not represent a view available from any of the individual houses themselves, but from the gardens and approach to the houses. Therefore, it is not a view experienced on a permanent basis.

The magnitude of visual impact on the visual amenity arising from the proposed development would be **moderate**. When this magnitude of visual impact is correlated with the medium sensitivity of the viewpoint, it would result in a **moderate** impact.

## 6.10

### Cringle Way.



#### Existing views and key components

- A typical suburban cul-de-sac framing a view of undeveloped pasture.
- Distant views are not possible, curtailed by small areas of woodland beyond the proposed site.
- Screening between the existing housing and the proposed site is less than along Kiln Close, with no large tree planting. Additional screening could be provided.

#### Predicted views

- The proposed housing may be visible from parts of Cringle Way, but for the majority of the street, the views will be mostly of the undeveloped open space areas.

#### Impact on visual amenity

- The viewpoint has a **medium** sensitivity.
- It is the best representative view of Cringle Way in general but does not represent a view available from any of the individual houses themselves, but from the gardens and approach to the houses. Therefore, it is not a view experiences on a permanent basis.

The magnitude of visual impact on the visual amenity arising from the proposed development would be **small**. When this magnitude of visual impact is correlated with the medium sensitivity of the viewpoint, it would result in a **slight/moderate** impact.

## 6.11

Public footpath through Coplow Quarry SSSI.



Existing views and key components

- Chatburn Road and railway line form strong linear elements within the landscape.
- Traffic movement and roadside street lighting highly evident.
- Views over pasture fields with sparse hedge planting.
- Backdrop of residential development to the south with the hospital visible to the west.
- Distant views of high ground available.
- Power lines cross the view.

Predicted views

- The proposed housing would be highly visible, but only from this specific point along the footpath. From the SSSI itself, development would not be visible.
- A significant buffer between the housing and the footpath would be retained and some additional screening will be provided.
- Distant views will still be possible retaining overall sense of place.

Impact on visual amenity

- The viewpoint has a **medium** sensitivity
- It offers a view to the north west from a point along the footpath of open countryside and distant hills.

The magnitude of visual impact on the visual amenity arising from the proposed development would be **moderate**. When this magnitude of visual impact is correlated with the medium sensitivity of the viewpoint, it would result in a **moderate** impact.

## 6.12

Pendle Ski Club Car Park.



Existing views and key components

- Panoramic views over the Ribble Valley, with Clitheroe highly evident with its mix of transport corridor, housing and industry.
- Other towns and villages scattered throughout the view.

Predicted views

- The location of the site is visible through the presence of some nearby industrial buildings acting as landmarks, but the site itself is not visible.
- Even if the site were visible, it would not be discernible at this distance as an individual element within Clitheroe.

Impact on visual amenity

- The viewpoint has a **high** sensitivity
- It is the best representative view from high to the north west of Clitheroe and offers panoramic views over the Ribble Valley.

There would be no impact from this viewpoint.



## 7.0 Summary and conclusion

Despite its greenfield nature, development of the proposed site will cause a limited degree of landscape and visual impact. Landscape impact will be greatly mitigated through the retention of the most sensitive ecological areas and through the provision of additional planting. In terms of landscape character the area already has a suburban character due to the presence of existing residential areas, the hospital, the nearby cement works and a main road with associated paraphernalia; it does not possess a rural character.

Visual impact is limited to the immediate area, within which there are no highly sensitive receptors which will be affected by development. The greatest impact will be on those living immediately adjacent to the site, but views from these properties are not towards the site, and opportunities exist for significant screening should it be deemed necessary. The approach into Clitheroe along Chatburn Road does help form the setting for the town, but there are very few locations along the road where housing is currently not visible, so all development will associate very strongly with the town and not cause a large magnitude of change. The eastern boundary of the site also offers an opportunity to curtail development against the open countryside in a manner in keeping with the area, rather than the abrupt cul-de-sacs of Kiln Close and Cringle Way.

The proposed site is not visible from any viewpoint with a designation or from the most sensitive accessible areas of high ground to the south east, the site is not visible. If it is visible from any location, it would not be perceptible as an individual element and it is highly unlikely that any change would be detectable.

Overall, this report shows that the development would have a slight/moderate landscape impact while the visual impact would be slight/moderate within the immediate area, with no impact being created in the wider setting.