

CHIPPING

UPDATED LANDSCAPE AND VISUAL IMPACT ASSESSMENT

Revised Update: July 2015

Undertaken by Camlin Lonsdale Landscape Architects  
for and on behalf of  
**SCPi Bowland Ltd**

**CAMLIN LONSDALE**

Britannia Mill | Britannia Road | Slaithewaite | HD7 5HE | 01484 841000  
studio@camlinlonsdale.com www.camlinlonsdale.com CL Projects Ltd Company Reg No: 08288659

## EXECUTIVE SUMMARY

*This LVIA report was initially prepared by Camlin Lonsdale landscape architects to assess the landscape and visual effects associated with the hybrid planning application for various development areas within the village of Chipping in December 2013 to accompany the planning application number 3/2014/0183. It has now been revised to accompany the resubmitted planning application.*

*Landscape and Visual Impact Assessment is a tool used to identify and assess the importance of effects of change resulting from developments in both the landscape as an environmental resource in its own right and on people's views and visual amenity. Identification of the anticipated effects enable a sensitive design response, ensuring its positive integration with the surrounding landscape fabric.*

*Landscape and Visual Impact Assessments are separate, although linked procedures. **Landscape effects** derive from change in the physical landscape, which may give rise to changes in the landscape resource. Hence appraisal of landscape effect is concerned with direct effects on specific landscape elements and more subtle effects on the overall pattern of elements that give rise to landscape character and local distinctiveness.*

***Visual effects** relate to the changes that arise in the composition of available views as a result of changes to the landscape elements of the site. Therefore the appraisal of the visual effect will be concerned with the effect of the development on views of the site, and the sensitivity of viewers who may be affected by these changes.*

*The proposed development areas, comprising tourism and leisure facilities, residential and employment uses and a new village cricket ground, are set in various locations within the village. Most development is concentrated to the derelict, former chair making factory site to the north of the village.*

*Chipping is an attractive village, retaining much of its historic vernacular character in the centre of the village, is set within the Undulating Lowland Farmland landscape character area (LCA) within the southern section of the Forest of Bowland Area of Outstanding Natural Beauty (AONB). Historically the village marked an important agricultural trading point and with the abundant water supply flourished industrially with seven water powered mills being recorded in the valley in the mid twentieth century. More recently the village was dominated by the Berry Joinery and Chair making business which occupied Kirk Mill and the adjacent modern factory buildings to the north of the village.*

*The overall settlement of the village remained constant until the 1950's when it expanded northwards (Kirklands and Broad Meadow) and south westwards along Windy Street and subsequently southeastwards (Brooklands).*

*The assessment has determined that the landscape character of the study area is generally of moderate to high sensitivity and to be predominantly high value. The overall importance of landscape effects arising from the proposed development at day one are expected to be:*

- negligible on the AONB and its constituent LCAs;*
- minor-moderate beneficial on the Kirk Mill Conservation Area;*
- minor beneficial on the setting of the Chipping Conservation Area; and*
- moderate adverse on the Malt Kiln Brow and Church Raiké Housing sites*

*The long term landscape effects, once the new planting structure has established and matured, is considered to be:*

- negligible-none on the wider AONB landscape;*
- negligible adverse on LCAs G2 and E1;*
- moderate beneficial on the Kirk Mill Conservation Area;*
- minor beneficial on the setting of the Chipping Conservation Area.; and*
- moderate-minor adverse on the Malt Kiln Brow and Church Raikie Housing sites*

*The development will sympathetically incorporate new uses within the listed Kirk Mill and replace the large scale industrial sheds with buildings of more appropriate scale and form which will enhance the setting of Kirk Mill and its associated conservation area. The provision of areas of high quality public realm will improve the setting of Chipping Brook and allow public access to the riverside.*

*Areas of residential development on higher ground to the north of the village are more visually exposed at the outset of the development but will soften over time with the establishment of the associated landscape planting, aiding its integration within the wider rural landscape.*

*The development provides the opportunity to introduce additional tree and shrub planting, aiding the integration of the developments within the locally well wooded landscape and enhancing the visual quality of the popular, much visited local landscape.*

## CONTENTS

<b>I. INTRODUCTION</b>	<b>5</b>
1. Introduction	5
1.2 Description of proposed development	5
1.3 Potential effects	6
1.4 Scoping	6
1.5 Primary mitigation measures	6
<b>2. PLANNING POLICY RELEVANT TO THE LANDSCAPE AND VISUAL ASSESSMENT</b>	<b>8</b>
2.1 The National Planning Policy Framework (NPPF)	8
2.2 Ribble Valley Borough Council Core Strategy 2008 – 2028 Local Plan Policies	8
<b>3. LANDSCAPE EFFECTS</b>	<b>11</b>
3.1 Baseline conditions	11
3.2 Local Landscape Character context	12
3.3 Designations	12
3.4 Evolution of the study area over time	13
3.5 Identification of Key Landscape Receptors	15
3.6 Assessment of landscape effects	20
3.7 Magnitude of landscape effect	24
3.8 Overall Importance of landscape effects	29
3.9 Conclusions	35
<b>4. VISUAL EFFECTS</b>	<b>36</b>
4.1 The Visual Baseline	36
4.2 Assessment of visual effects	38
4.3 Magnitude of visual effect	38
4.4 Importance of effects on visual amenity	38
4.5 Conclusions	42

### Tables

Table 1: Landscape Effects Summary Table

Table 2: Visual Effects Summary Table

### Appendix I: Figures and Viewpoints



Figure 1 Scheme Location

Figure 2 Wider Landscape and Visual Context

Figure 3 Landscape Receptors

Figure 4.1 – 4.6 Ground-verified ZVI for Development Sites 1-5 & Composite

Figure 5 Representative Viewpoints

Figure 6 Visual Receptors

Figure 7.1 – 7.22 Viewpoints

**Appendix 2: Assumed mitigation proposals for sites 3, 4 and 5**

**Appendix 3: Methodology and Definition of Terms**

**Appendix 3: Magnitude of Change and Importance of Effect – Ratings Definitions**

## I. INTRODUCTION

### I.1 Introduction

- I.1.1 This report, prepared by Camlin Lonsdale landscape architects, assesses the landscape and visual effects of the proposed development at Chipping in Lancashire. The original LVIA was prepared in December 2013 to accompany the original planning application 3/2014/0183. This LVIA has been revised and updated to reflect the changes to the re-submitted scheme, Officer comments on the previous application and current 'best practice' guidelines.
- I.1.2 The 2013 GLVIA 3 guidelines defines a Landscape and Visual Impact Assessment (LVIA) as a tool used to identify and assess the importance of effects of change resulting from developments in both the landscape as an environmental resource in its own right and on people's views and visual amenity.
- I.1.3 The report indicates the methods used to assess the baseline conditions currently existing at the site and surroundings and the potential direct and indirect effects of the development arising from changes to landscape components and views. It identifies mitigation measures available to reduce or offset the effects and assesses the importance of long term residual effects.
- I.1.4 In accordance with GLVIA 3 this report distinguishes between the 'impact', defined as the action being taken and the 'effect', defined as the change resulting from that action.

### I.2 Description of proposed development

- I.2.1 The proposed development will comprise tourism and leisure facilities, residential and employment uses and a new cricket pitch and pavilion in keeping with the land uses in the surrounding landscape.
- I.2.2 The proposed development consists of:
- Demolition of former industrial buildings and the removal of the more modern large scale industrial buildings associated with the former chair making factory.
  - Outline permission for the erection of 4 residential units, with all matters other than for scale and access reserved. It has been assumed for the purposes of this assessment that these buildings will be similar in height and materials to the local vernacular.
  - Outline permission for the erection of 35 residential units, with all matters other than access reserved. It has been assumed for the purposes of this assessment that these buildings will be similar in height and materials to the local vernacular.
  - Full permission for the conversion and erection of buildings to provide a hotel pub/restaurant and leisure complex on former industrial land. The

details of these buildings are described in more detail in the architectural proposals submitted as part of the planning application.

- Full permission for a new access route, and car parking facilities on former industrial land. The details of these buildings are described in more detail in the architectural proposals submitted as part of the planning application.
- Full permission for a new cricket pitch, pavilion, parking facilities and vehicular access on land to the south of the village.

### **I.3 Scoping**

- I.3.1 The requirement and scope of landscape input for the application was initially undertaken by Indigo Planning in 2012. Further liaison was undertaken in 2014 with both the LPA and the AONB with regards to methodology, receptors, viewpoint locations and photomontage work.

### **I.4 Potential effects**

- I.4.1 The key elements of the proposed development which may result in potential landscape and visual effects are identified below:
- I.4.2 Removal of existing built form (primarily industrial outbuildings) within the landscape fabric of the Kirk Mill Conservation Area and the industrial units to the south
- I.4.3 Loss of existing vegetation associated with works to the dam wall and river channel improvements.
- I.4.4 Changes to existing landform (access road on an embankment in development site 2)
- I.4.5 Introduction of new elements, including built form (single storey cricket pavilion on development site 5, 35 residential units on sites 4 (Church Raiké), 4 self-build residential units on site 3 (Malt Kiln Brow) and a new Hotel / Spa, Kids club and Wedding venue located on site 2 (Main mills complex).
- I.4.6 The effect this loss of elements and addition of elements may have on views from properties and publicly accessible land within the study area.
- I.4.7 The effect this loss and addition of elements may have on the landscape character and setting of the study area

### **I.5 Primary mitigation measures**

- I.5.1 Measures to mitigate any visual effects, enhance the village setting, landscape value and improve visual quality of the area are integral to architectural and landscape design work. Primary mitigation measures are those identified as an approach to layout, massing, materiality and the grain of the development together associated structure with planting within the public realm to aid the integration of the proposed development within its surroundings.

- The following primary mitigation measures have been identified for the detailed planning application areas:
- Short term (during the demolition and construction phases) screening such as site hoardings to minimise temporary visual effects
- Placement and orientation of new structures within the landscape and village setting
- Form and material of proposed structures (local vernacular used where possible)
- Potential to screen views at source
- Appropriate external setting for buildings within the Kirk Mill Conservation Area

1.5.2 Comprehensive landscape planting enhancement strategy, using predominantly locally indigenous species to aid integration with and enhancement of the key characteristics of the landscape character area in which the development is positioned

1.5.3 The areas currently only developed to an outline stage are assessed without specific mitigation. Suitable mitigation measures are identified in Appendix 2 and would be included in any subsequent design parameters set for the development of more detailed proposals for these areas.

## 2. PLANNING POLICY RELEVANT TO THE LANDSCAPE AND VISUAL ASSESSMENT

### 2.1 The National Planning Policy Framework (NPPF)

2.1.1 The NPPF (2012) sets out the governments planning policies for England and how these are expected to be applied.

2.1.2 With respect to landscape the following NPPF paragraphs are relevant:

109: The planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.

113: LPAs should set criteria based policies against which proposals for any development on or affecting ...landscaped areas will be judged. Distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance.

115: Great weight should be given to conserving the landscape and scenic beauty in ...Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.

116: Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of:

- the need for the development, including the terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and
- any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

### 2.2 Ribble Valley Borough Council Core Strategy 2008 – 2028 Local Plan Policies

2.2.1 Policies relevant to landscape issues are summarised below:

*Key Statement EN2: Landscape*

2.2.2 The landscape and character of the Forest of Bowland AONB will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area.

2.2.3 The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced.

2.2.4 As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.

*Key Statement DMG1: General Considerations*

2.2.5 In determining planning applications, all development must:

2.2.6 Design

3. Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.

*Key Statement DME4: Protecting Heritage Assets*

2.2.7 In considering development proposals the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.

I. Conservation Areas

2.2.8 Proposals within, or affecting views into and out of, or affecting the setting of a Conservation Area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance.

2.2.9 This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant Conservation Area Appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location.

*Key Statement DME2: Landscape and Townscape Protection*

2.2.10 Development proposals will be refused which significantly harm important landscape or landscape features including:

2.2.11 Woodlands, copses, hedgerows and individual trees (other than in exceptional circumstances where satisfactory works of mitigation or enhancement would be achieved, including rebuilding, replanting and landscape management), and townscape elements such as the scale, form, and materials that contribute to the characteristic townscapes of the area.

2.2.12 The Council will seek, wherever possible, to enhance the local landscape in line with its key statements and development strategy. In applying this policy reference will be made to a variety of guidance including the Lancashire County Council Landscape Character Assessment, the AONB Landscape Character Assessment 2010 and the AONB Management Plan. Also the Council will take into account the potential cumulative impacts of development in areas where development has already taken place. By proactively considering these important features through the development management process the Council will deliver the Core Strategy vision and support the delivery of sustainable development.

*Key Statement DMB3: Recreation and tourism development*

2.2.13 Planning permission will be granted for development proposals that extend the range of tourism and visitor facilities in the borough. This is subject to the

following criteria being met:

3. The development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;

2.2.14 In the Forest of Bowland AONB the following criteria will also apply:

1. The proposal should display a high standard of design appropriate to the area.

2. The site should not introduce built development into an area largely devoid of structures (other than those directly related to agriculture or forestry uses).

### 3. LANDSCAPE EFFECTS

#### 3.1 Baseline conditions

- 3.1.1 This section describes the baseline landscape conditions within the study area. It provides a understanding of the landscape constituents within the area of proposed development together with its character, its history, its condition, the way in which the landscape is experienced and the value that is attached to it.

##### *Site locations and context*

- 3.1.2 The development sites are located around the picturesque limestone village of Chipping. The historic core of the village, concentrated on Talbot Street and Windy Street has changed little from the late nineteenth century and the narrow streets bound by a mixture of limestone buildings attracts many visitors. The village is set within a landscape of small to medium sized fields enclosed by hedgerows. Farmsteads and small hamlets, such as Old Hive, are evenly distributed across the well settled landscape. A steep sided wooded valley occupies land to the north west of the village with a second steep sided wooded clough, known as Nan King's Wood, runs north from the Kirk mill pond.
- 3.1.3 Development sites 1 - 4 are located to the immediate north of the village of Chipping concentrated on and within the vicinity of the former chair making factory. Development site 5 is located to the immediate south of the village adjacent to Chipping Brook where a new cricket pitch site is proposed.
- 3.1.4 The development sites are located within the Forest of Bowland Area of Outstanding Natural Beauty (AONB).
- 3.1.5 The development site locations and the wider study area is shown in Figure 2 Wider Landscape and Visual Context.

##### *Study area*

- 3.1.6 The study area represents the site for the proposed development and the wider landscape within which the proposed development may have an influence upon landscape character and within which potentially important visual effects may be experienced. Due to the nature of the development (re-use of the existing mill buildings) and the overall height of new buildings (2 storey residential) the study area is considered to be a radius of 2 km from the site boundary for the purpose of this assessment, but a wider 5km radius area will be examined to better place the development site into its local context.

##### *Landform and drainage*

- 3.1.7 The topography of the study area is predominantly rolling land, bisected by steep sided stream valleys. Land varies from around 100m AOD in the wide valley floor, rising to over 200m AOD as it rises towards Parlick and Fair Snape Fell 4km to the north of the village of Chipping. The development area ranges from 100m to 130m AOD. The River Loud runs south west to north east approx. 2km to the south of Chipping village. Chipping Brook forms the largest watercourse within the study area, set in a northwest/ southeast orientation as



it flows towards its confluence with the Loud to the south of Chipping. In the northern section of the study area the Brook is contained within a relatively narrow, steep sided valley which widens at the confluence with Dobson's Brook immediately north of the Kirk Mill pond,. The landform associated with these watercourses has strongly influenced the historic settlement pattern of the study area.

#### *Land cover and land use*

- 3.1.8 Land within the study area is predominantly pastoral with small to medium fields sizes contained largely by well maintained dense hedgerows. Hedgerow trees are limited to localised areas within the study area. The steeply incised stream valley sides support native and planted stands of broadleaved woodland, which together with planned parkland landscape of the Leagram estate and small woodland copses leads to the impression of a well wooded landscape.
- 3.1.9 Small farmsteads occur evenly distributed across this well settled landscape. To the north the intact landscape and buildings associated with the Leagram estate form a locally distinctive landscape feature. The historic core of the village of Chipping is set within the mouth of the Chipping Brook valley as it emerges from its steeply incised watercourse to the north. More recent residential development has extended build form onto more elevated land to the north west of the historic core. The villages long association with industry is still evident with the derelict buildings associated with the former chair making factory which is concentrated on the low lying land between Kirk Mill and the Chipping Brook bridge.

#### *AONB landscape character context*

- 3.1.10 The development sites and the wider study area is situated within the Forest of Bowland AONB. The AONB is a special landscape whose distinctive character and natural beauty are so outstanding that it is in the nation's interest to safeguard them.

### **3.2 Local Landscape Character context**

- 3.2.1 The 'Forest of Bowland AONB Landscape Character Assessment' 2009 defines Landscape Character Areas in the study area. The application sites are located within the 'Undulating lowland farmland with Parkland' G2 (Little Bowland) character area. 'Undulating lowland farmland' E1 (Whitechapel) and the 'Moorland Fringe' D15 (Wolf-burnslack) LCAs are located within the study area, to the west and north of Chipping respectively.
- 3.2.2 The character area assessments within this document have been reviewed and it is considered they are robust and the appropriate scale to form the basis for the landscape assessment within this LVIA.

### **3.3 Designations**

- 3.3.1 The application sites are located within the southern section of the Forest of Bowland AONB.

- 3.3.2 There are a number of Public Rights of Way that traverse the study area. They are predominantly footpaths and a small number of bridleways. The footpaths are generally short in length, providing links across fields between the scattered farmsteads.

*Kirk Mill Conservation Area*

- 3.3.3 Kirk Mill Conservation Area was established in 2010 to preserve the setting of the listed mill building, its associated buildings and mill pond. The rich history and architectural elements remaining within the Kirk Mill area have been recognised by the designation of the Kirk Mill Conservation Area. Kirk Mill, an early example of an Arkwright type cotton mill, forms the centrepiece of the area. The Kirk Mill building footprint occupies a condensed section of land and due to the industrial activity that occurred within its curtilage, does not have any prominent trees within its immediate vicinity. It is closely associated, both culturally and physically with the adjacent watercourse.

*Chipping Conservation Area*

- 3.3.4 The Chipping Conservation Area Appraisal 2006 identifies the key features for its designation, which include its listed buildings, its churches and churchyards and its historical associations. As the development sites are not situated within the Chipping Conservation Area key features relevant to this landscape and visual assessment include its rural setting of the village in lowland farmland below Parlick and Fairsnape Fells and views of Pendle Hill and the distant fells to the north.

*Listed and locally important buildings*

- 3.3.5 There are a number of listed buildings within the immediate vicinity of the proposed development site including Kirk House, two cottages on Church Raike, the Church of St Bartholomew and much of Talbot Street. Kirk Mill, its millponds retaining walls, outflow and stone built leat are also listed. Leagram Hall lies to the north east of the study area and while is not listed or a Registered Park & Garden is typical of the country estates noted as characteristic of the local landscape character area.
- 3.3.6 Three locally important, over mature horse chestnut trees and a mature yew tree are positioned to the south of Chipping Brook between the mill and the access track to The Grove and Kirk House. These trees lay outwith the development boundary and are recommended for removal in the arboricultural report, but they contribute positively to the overall setting of the Mill, especially in views north along Malt Kiln Brow.

*Nature Conservation Sites*

- 3.3.7 The Bowland Fells SSSI / SPA is situated 2km to the north west of the application sites.

### **3.4 Evolution of the study area over time**

- 3.4.1 The name "Chipping" is derived from the Old English "ceping", meaning "a market" (chipping local history website). The market developed near the bridge over Chipping Brook positioned at the entrance to the Royal Forest of

Bowland which was located to the east of the village.

- 3.4.2 Chipping flourished industrially when the waterpower of the district was fully developed. By the mid 19th century, there were seven water-powered mills on Chipping Brook. More recently the village has been dominated by the Berry Joinery and chair making business which occupied Kirk Mill and the adjacent modern factory scale buildings and employed a significant number of people from the village.
- 3.4.3 The settlement has evolved over time reflecting the increasing population associated with the industrial activities of the area. The 1892/93 OS map of the area shows three discrete areas of residential development. The largest centered on the historic crossing point of Chipping Book with the main area of settlement lying to the south of Talbot Street. To the north the small hamlet of Old Hive is evident and a small cluster of buildings around Kirk Mill.
- 3.4.4 The settlement pattern remained like this until the postwar period, with the 1933 OS plan showing no significant change to the settlement pattern. The 1956 OS plan for the area shows the initial built development associated with the Kirklands estate, with a new area of housing shown to the north west of Church Raikie. This map also shows new residential development to the south of the village to the immediate west of Windy Street.
- 3.4.5 The 1987 OS plan shows no further development, indicating the western area of the Kirklands estate and the recent residential development to the south of the village (Brooklands) was constructed after this period.

*Past changes and future landscape opportunities*

- 3.4.6 The AONB Landscape Character Assessment 2009 defines a decline in mature hedgerow trees, expansion of villages utilising intrusive non-local building materials and intensification of agricultural management as observable changes.
- 3.4.7 It defines the overall condition of the 'Undulating Lowland Farmland' LCA as good, with most landscape features being generally well managed, but with some management issue such as hedgerows being replaced with fences.
- 3.4.8 Identified future changes and opportunities relevant to this assessment include the erosion and loss of vernacular building styles and the increased pressure from residential and tourist related developments which could affect the character and quality of the landscape.
- 3.4.9 Guidelines for future change include conserving and enhancing woodland, hedges and stone walls; encourage the conservation of significant historic features and buildings; encourage the use of local building materials; ensure highway schemes respect / reflect local character and do not affect species-rich verges or the setting / structure of stone bridges / walls; conserve open views towards the surrounding higher Moorland Plateau and Hills; conserve the distinctive settings to rural settlements; and ensure that any new development on the edges of villages reflects the characteristic clustered form; development should be sited to retain views to landscape features and landmarks, such as church towers on the approaches to villages.

### 3.5 Identification of Key Landscape Receptors

- 3.5.1 Based on desk and field research, potential landscape receptors (the constituent elements of the landscape, its specific aesthetic or perceptual qualities and the character of the landscape in different areas) which could be affected by the development are defined below. An assessment of the value of each receptor has also been included.

*Landscape Receptor: The landscape character, aesthetic / perceptual aspects, key elements and the setting of the wider AONB landscape*

- 3.5.2 The Forest of Bowland AONB Landscape Character Assessment 2009 identifies the key characteristics of the AONB landscape as follows:
- Grandeur and isolation of the upland core
  - Open expanse of moorland
  - Cultural landscape of upland farming
  - Historic landscape management as royal hunting forest and more recently as sporting estates
  - Rural landscape of dry stone-wall enclosed pastures, stone built farms and villages
  - Wooded pastoral scenery and parkland
  - Steep scarps, deeply incised cloughs and wooded valleys
  - Broad river valleys
  - Contrasting gritstone / limestone geology

- 3.5.3 The study area displays some of these characteristics including historic landscape management as royal hunting forest (the entrance to the Royal Forest of Bowland was situated to the east of the village), stone built farms and villages, wooded pastoral scenery, with wooded valleys and cloughs, but is not highly representative of this overall AONB character, as it lacks some of these key characteristics. The value of the AONB landscape is assessed to be high as the AONB is a nationally important designated landscape.

*Landscape Receptor: The landscape character, aesthetic / perceptual aspects, key elements and setting of LCA G2 (Little Bowland)*

- 3.5.4 The key characteristics of LCA G2 (Little Bowland) include
- Evidence of old deer park features at Leagram. Leagram Hall is a key landscape feature.
  - Mixed hedgerows with hedgerow trees are a feature of the southern half of the area
  - The gently undulating landscape is crossed by a series of narrow road corridors which are lined with a combination of stone walls, hedgerows and white railings.

- The small, nucleated village of Chipping encompasses a combination of traditional gritstone cottages and terraced houses.
- Dramatic, open views northwards towards the central Bowland Fells, which provide a distant sense of enclosure
- Mixed, ancient semi-natural woodland, following watercourses, runs northwest to southeast across the landscape.
- In-field trees, including oak, alder and ash are landscape features.

3.5.5 Application sites 1 and 2 generally do not display these key characteristics as they are part of the village with characteristics more typical of a settlement and the village has experienced modern residential and industrial development concentrated in the later half of the last century. Application sites 3, 4 and 5 are fairly typical of these key characteristics.

3.5.6 The Forest of Bowland AONB Landscape Character Assessment considers condition of this LCA to be moderate with some evidence of boundary disrepair and evidence of loss / disrepair of parkland features.

3.5.7 Despite this moderate condition, the value of this LCA is assessed to be high as it is typical of the key characteristics of the LCA and it forms part of the overall AONB which is a nationally important designated landscape.

*Landscape Receptor: The landscape character, aesthetic / perceptual aspects and setting of LCA E1 (Whitechapel)*

3.5.8 The key characteristics of LCA E1 (Whitechapel) include:

- A patchwork of gently undulating pastoral fields which are delineated with a network of stone walls and hedgerows which provide a sense of intermittent enclosure along the extensive network of narrow lanes
- Single deciduous trees are landscape features
- Dramatic, open views northwards towards the central Bowland Fells, which form the skyline backdrop.

3.5.9 The Forest of Bowland AONB Landscape Character Assessment considers condition to be good with most landscape features generally well managed with some loss of hedgerows.

3.5.10 The value of this LCA is assessed to be high as (it is generally typical of the key characteristics of the LCA and it forms part of the overall AONB which is a nationally important designated landscape.

*Landscape Receptor: The landscape character, aesthetic / perceptual aspects and setting of LCA D15 (Wolf – Burnslack)*

3.5.11 The key characteristics of LCA D15 (Wolf-Burnslack) include

- From the south of this area, open views across Leagram Hall, with its associated parkland landscape contributes to recognizable sense of place.

- The landscape is crossed by several north-south running brook corridors, which run from the higher moorland hills to the north into the lower undulating farmland to the south.
- There is a relatively strong sense of tranquility throughout this landscape, within which road corridors are generally absent.
- The fells provide a dramatic moorland backdrop to views northwards.

3.5.12 The Forest of Bowland AONB Landscape Character Assessment considers condition to be moderate with some lack of management in places, particularly of dry stone walls.

3.5.13 Even with this moderate condition, the value of this LCA is assessed to be high as it is typical of the key characteristics of the LCA and it forms part of the overall AONB which is a nationally important designated landscape.

*Landscape Receptor: The landscape character, aesthetic / perceptual aspects, key elements and setting of the Kirk Mill Conservation Area*

3.5.14 Kirk Mill Conservation Area was established in 2010 to preserve the setting of the listed mill building, its associated buildings and mill pond. The rich history and architectural elements remaining within the Kirk Mill area have been recognised by the designation of the Kirk Mill Conservation Area. Kirk Mill, an early example of an Arkwright type cotton mill, forms the centrepiece of the area. The Kirk Mill building footprint occupies a condensed section of land and due to the industrial activity that occurred within its curtilage, does not have any prominent trees within its immediate vicinity. It is closely associated, both culturally and physically with the adjacent watercourse.

3.5.15 As this area has significant historical and cultural associations it's value has been assessed as high.

*Landscape Receptor: The landscape character, aesthetic / perceptual aspects and setting of the Chipping Conservation Area*

3.5.16 The Chipping Conservation Area Appraisal 2006 identifies the key features for its designation, which include its listed buildings, its churches and churchyards and its historical associations. As the development sites are not situated within the Chipping Conservation Area key features relevant to this landscape and visual assessment include it's rural setting of the village in lowland farmland below Parlick and Fairsnape Fells and views of Pendle Hill and the distant fells to the north.

3.5.17 As this area has significant historical and cultural associations it's value has been assessed as high.

*Landscape receptor: The landscape character, aesthetic / perceptual aspects and key elements of Development Area 1 (Kirk Mill)*

3.5.18 Kirk Mill is a listed building and is a key element of the Kirk Mill Conservation Area which is described in 3.5.14 above. Development site 1 consists of the Kirk Mill building itself and it's immediate setting.

3.5.19 As this development site is a key part of the Kirk Mill Conservation Area, it's

value has been assessed as high.

*Landscape Receptor: The landscape character, aesthetic / perceptual aspects and key elements of Development Site 2 (Main Mills Complex)*

- 3.5.20 The largest development area occupies the site of the former Berry Chair making factory site. It is a low lying, visually introspective brown field site comprising a range of buildings from historic stone built barns associated with the Kirk Mill complex to large scale modern industrial buildings that pay little respect to the scale and sensitivity of their landscape setting. The northern aspect of this area lies within the Kirk Mill Conservation Area. There is currently no public access to this riverside location.
- 3.5.21 Within the developed area of this plot, trees are generally restricted to opportunistic self seeded locally indigenous species that have colonised sections of the river banks and steeply sloping interface with Malt Kiln Brow/Church Raikie to the south west and to a lesser extent the boundary with the rural parkland of the Leagram estate to the north. Species are typically ash, oak, alder (river banks) and sycamore. These trees are not of great importance on an individual basis but do currently perform the beneficial role of filtering views of the large scale industrial units from Malt Kiln Brow.
- 3.5.22 Built form is industrial in nature and scale. Materials of the buildings are predominantly brick with some rendered facades. Buildings at the entrance to the site are clad in a profiled sheet metal. A large scale open aspect concrete framed shed is positioned to the south east of the area. Roofs comprise profiled asbestos sheets with the exception of the slate roof associated with the older stone building to the north east of the site.
- 3.5.23 The majority of the ground surface is covered in various sized slabs of in situ concrete. Much of the river corridor is contained within engineered channels, bound by substantial concrete walls. Overhead gantries and the large scale industrial buildings further compound the man made dominance over the potentially attractive natural elements of the site.
- 3.5.24 Whilst the area has limited public access and its key components are industrial buildings which do not respect the local vernacular, the northern section of the area is within the Kirk Mill Conservation Area; because of this its value is assessed to be medium.

*Landscape Receptor: The landscape character, aesthetic / perceptual aspects and key elements of Development Site 3 (Malt Kiln Brow Housing)*

- 3.5.25 A field to the immediate west of Malt Kiln House encompasses a well defined topographical spur. A flat area of land more closely associated with the group of houses known as Old Hive drops away sharply to accommodate the two water courses (Chipping Brook to the north and a small stream to the south of the field). This topographical feature creates a strong sense of enclosure around the cluster of buildings at the base of the hill within the Kirk Mill Conservation Area and as such is recognized by its inclusion within the designation.

- 3.5.26 The grassland has not been intensively farmed. Tree planting is confined to the edges of the field with the most extensive area occurring on the steep bank adjacent to the road. This supports a stand of mature deciduous trees including sycamore, ash and oak typical of the wooded cloughs identified as a typical feature of the Lower Hodder and Loud Valley Character area.
- 3.5.27 A stone retaining wall forms the boundary with the road corridor to the south west of the boundary of the field. This structure physically separates it from the elevated highway corridor. A small stream is located to the base of the wall and flows eastwards to join Chipping Brook in the vicinity of the existing factory entrance. The remnant boundary hedge to the west is poorly defined, but contains three visually prominent mature trees (lime, sycamore and ash). Large mature trees of ash and beech occur along the river boundary with The Grove and Kirk House. Informal private access to the field is currently gained via a short track off Malt Kiln Brow. There are no public rights of way across the land.
- 3.5.28 As the area is generally typical of LCA EI and part of it is located within the Kirk Mill Conservation Area, value is assessed to be high.

*Landscape Receptor: The landscape character, aesthetic / perceptual aspects and key elements of Development Site 4 (Church Raïke Housing – The Hive)*

- 3.5.29 An area of land, immediately adjacent to the Kirkfield and Kirklands housing areas comprises a semi-improved field which supported the village cricket pitch and an area of juvenile deciduous woodland. The currently unmanaged grassland is bordered by traditional native hedgerows and isolated mature standard trees (ash) to the north and east. An over-grown hedge/mature trees occur along the boundary to the upper section of the Kirkland Estate and the private residential unit called The Field. The access track (Footpath No FP 97) to The Field, to the north west and out-with the development area is bound by an avenue of locally distinctive mature poplar trees. The area of land to the east of the field has been recently densely planted with a predominantly deciduous woodland mix. The dominant species appear to be birch and hazel. The ground flora retains remnant grassland species from its former use as pastureland. The original boundary hedge between this newly planted area and the Kirkland estate is still maintained although shows signs of breaching in a number of locations. The eastern boundary of the development area is not defined on the ground.
- 3.5.30 A small single storey derelict looking pavilion building is positioned to the south west of the field, close to the northern boundary with the Kirkfield Estate. There are no official rights of way across the land although informal use of the area of recently planted trees is apparent.
- 3.5.31 As the site is less typical of LCA EI than site 3 and it is bordered by residential uses its value is assessed to be medium.

*Landscape Receptor 11: The landscape character, aesthetic / perceptual aspects and key elements of Development Site 5 (New Cricket Pitch Site)*

- 3.5.32 A field adjoining Chipping Brook, to the south of the village has been identified



to accommodate a new cricket ground for the village. It currently comprises semi-improved, low lying agricultural grassland. Chipping Brook and residential properties bound the western edge of the field. Elsewhere boundaries are formed of remnant broken lengths of hedgerow and post and wire fencing. A small number of mature trees occur along the boundaries to the field and within the Chipping Brook corridor.

- 3.5.33 Access to the field is gained via a narrow stone bridge off Longridge Road to the south of Town End Barn. The bridge is currently obscured by semi-mature, self seeded vegetation. It forms the start point for a number of local footpaths (FP7, 8 & 30) that traverse this low lying landscape.
- 3.5.34 Some remnant field hedges and isolated trees remain intact but contribute little to the surrounding degraded rural agricultural landscape character to the south and east. Many of the field boundaries in this open valley floor have been removed or replaced with post and wire fencing and tree cover is identified as less extensive than is typical for this LCA. The open green space does contribute to the agricultural setting of the village and its position adjacent to residential properties together with the number of footpaths running close to the field renders it a landscape element that is likely to be valued as part of the wider landscape by residents and visitors to the area.
- 3.5.35 As the site is not considered typical of the key characteristics of LCA G2 its value is considered to be medium.

*Landscape Receptor: The Leagram Estate non-designated historic parkland landscape*

- 3.5.36 Leagram Hall is described in 3.3.5 above.. In terms of condition, it retains many typical parkland estate characteristics although the ongoing loss of mature trees (with limited evidence of their replacement) suggests that the future character of the area may be more closely aligned to the general agricultural landscape of the area.
- 3.5.37 Whilst the area is a remnant deer park landscape with historic associations, it is not designated and is exhibiting signs of deterioration in condition so value is assessed to be medium.

### **3.6 Assessment of landscape effects**

- 3.6.1 The following sections assess the susceptibility, value and consequent sensitivity of the identified landscape receptors. It identifies the potential changes expected to each key landscape component as a result of the development identified for each receptor. Following this an evaluation of the magnitude of change to the landscape receptor has been undertaken, with the size and scale, extent, duration and reversibility of the intervention noted. Finally an overall assessment of the importance of the proposed intervention to each landscape element is provided.

*Sensitivity of the landscape resource*

- 3.6.2 As noted previously sensitivity is determined through judgements about the

combination of the susceptibility of the landscape receptor (defined as the ability of the receptor to accommodate the specific nature of the proposed development without undue consequences for the maintenance of the baseline situation) with the value of the receptor.

- 3.6.3 *In LVIA, 'sensitivity' is similar to the concept of landscape sensitivity used in the wider arena of landscape planning, but it is not the same as it is specific to the particular project or development that is being proposed and to the location in question (GLVIA 3). This assessment will therefore have reference to the definitions of sensitivity within the Forest of Bowland AONB LCA 2009, but professional judgement will be applied to determine the landscape receptors sensitivity to the specific form of development proposed.*
- 3.6.4 Judgements on landscape susceptibility need to take into account the extent to which the attributes of the receiving landscape will be able to accommodate the form of the new development without demonstrable harm, adverse change or loss of features. Criteria include the nature of the landform, the sense of the landscapes openness or enclosure, its field pattern and scale, landcover, the relationship of a given landscape area to any existing settlements / developments and any scenic or special qualities of the landscape.
- Forest of Bowland AONB Value: High, Susceptibility: Medium, Sensitivity: Medium*
- 3.6.5 This assessment considers that the undulating landform, the relatively wooded landcover, and the medium scale pastoral landscape in this area of the AONB combined with the form of development proposed results in a susceptibility of medium (the landscape has some ability to accommodate the development without undue harm).
- 3.6.6 High value combined with this medium susceptibility results in medium sensitivity for this receptor.
- LCA G2 (Little Bowland) Value: High, Susceptibility: Medium, Sensitivity: Medium*
- 3.6.7 The Forest of Bowland AONB Landscape Character Assessment 2009 considers the overall sensitivity of landscape character to be moderate, with strong historic / cultural sensitivities.
- 3.6.8 This LVIA considers that the undulating landform, the relatively wooded landcover, and the medium scale pastoral landscape in this LCA combined with the form of development proposed results in a susceptibility of medium (some ability to accommodate the development without undue harm).
- 3.6.9 High value combined with this medium susceptibility results in medium sensitivity for this receptor. This accords with the Forest of Bowland AONB LCA 2009 which also defines sensitivity of G2 as moderate.
- LCA E1 (Whitechapel) Value: High, Susceptibility: Medium, Sensitivity: Medium*
- 3.6.10 The Forest of Bowland AONB Landscape Character Assessment 2009 considers the overall sensitivity of landscape character to be moderate.
- 3.6.11 This LVIA considers that the undulating landform, the relatively wooded

landcover, and the medium scale pastoral landscape in this LCA combined with the form of development proposed results in a susceptibility of medium (some ability to accommodate the development without undue harm).

- 3.6.12 High value combined with this medium susceptibility results in medium sensitivity for this receptor. This accords with the Forest of Bowland AONB 2009 that also defines the sensitivity of LCA EI as moderate.

*LCA D15 (Wolf- Burnslack) Value: High Susceptibility: High, Sensitivity: High*

- 3.6.13 The Forest of Bowland AONB Landscape Character Assessment 2009 considers the overall sensitivity of landscape character to be high, with strong historic / cultural sensitivities and distinctive landscape features.

- 3.6.14 This LVIA considers that the undulating upland landform, the relatively open landcover, and larger scale moorland landscape in this LCA results combined with the form of development proposed in a susceptibility of high (limited ability to accommodate the development without undue harm).

- 3.6.15 High value combined with this high susceptibility results in high sensitivity for this receptor.

*Kirk Mill Conservation Area Value: High, Susceptibility: High, Sensitivity: High*

- 3.6.16 Modifications to the structure of Kirk Mill and the public realm around it, the removal of the industrial outbuildings to the south of the Conservation Area boundary and the proposed housing on the Malt Kiln Field site are the key components likely to be affected by the scheme; due to its Conservation Area status and the potential effects of development on its designation and setting it is considered of high susceptibility to change.

- 3.6.17 High value combined with this high susceptibility results in high sensitivity for this receptor.

*Chipping Conservation Area Value: High, Susceptibility: High, Sensitivity: High*

- 3.6.18 The removal of the industrial outbuildings to the north of the Conservation Area are the key components likely to be affected by the scheme; due to its Conservation Area status and the potential effects of development on its designation and setting it is considered of high susceptibility to change.

- 3.6.19 High value combined with this high susceptibility results in high sensitivity for this receptor.

*Development site 1 Kirk Mill Value: High, Susceptibility: High, Sensitivity: High*

- 3.6.20 Modifications to the structure of Kirk Mill and the public realm around it, the removal of the industrial outbuildings to the south of the site and the proposed housing on the Malt Kiln Field site are the key components likely to be affected by the scheme; due to its location within a Conservation Area and the potential effects of development on its listed building status, designation and setting it is considered of high susceptibility to change.

- 3.6.21 High value combined with this high susceptibility results in high sensitivity for

this receptor.

*Development site 2 Main Mills Complex Value: medium, Susceptibility: low, Sensitivity: low*

3.6.22 The derelict large scale industrial buildings form a prominent detracting feature within the local landscape. The condition of the buildings and the associated landscape is poor and the area is not accessible to the public rendering it currently of low sensitivity to change (substantial ability to accommodate the proposed development without undue harm)

3.6.23 Medium value combined with this low susceptibility results in low sensitivity for this receptor.

*Development site 3 Malt Kiln House Field: Value: High, Susceptibility: Medium, Sensitivity: Medium*

3.6.24 A visually exposed field that contributes to the local rural landscape character and the setting of the Kirk Mill Conservation Area. It retains features such as remnant boundary hedges and associated trees and a steep sided partially wooded clough that are noted as typical characteristics of the local landscape. It is considered typical of LCA G2 so its susceptibility is considered to be medium.

3.6.25 High value combined with this medium susceptibility results in medium sensitivity for this receptor.

*Development site 4: Church Raikie Housing Value: Medium, Susceptibility: Medium, Sensitivity: Medium*

3.6.26 Remnant field hedges and isolated hedgerow trees remain intact however the unmanaged field and juvenile woodland are in poor condition due to their ambiguous use and limited maintenance. Although the area does not contain any designated rights of way informal recreation such as dog walking is apparent. The area is more closely associated with the adjacent village rather than contributing to the character of the rural landscape to the west and north west.

3.6.27 It is considered typical of LCA G2 so this site has medium susceptibility (some ability to accommodate the proposed development without undue harm)

3.6.28 Medium value combined with this medium susceptibility results in medium sensitivity.

*Development site 5: New Cricket Pitch Value: Medium, Susceptibility: Medium, Sensitivity: Medium*

3.6.29 The relatively flat open landform gives limited sense of enclosure but does contribute to the agricultural setting of the village. As a result, susceptibility is assessed to be medium.

3.6.30 Medium value combined with this medium susceptibility results in an assessment of medium sensitivity for this receptor.

*Leagram estate: Value: medium, Susceptibility: low Sensitivity: low*

- 3.6.31 This landscape is considered to be degraded, but as this area has significant historical and cultural associations its value is considered to be medium. The undulating landform, the degree of enclosure and the wooded landcover combined with the form of development proposed result in a low degree of susceptibility for this receptor (the ability of the character, the quality / condition of the grounds of Leagram Hall to accommodate the proposed development without undue consequences for the maintenance of its baseline situation).
- 3.6.32 Medium value combined with this low susceptibility results in an assessment of low sensitivity for this receptor.

### **3.7 Magnitude of landscape effect**

3.7.1 The magnitude of landscape effects takes into account the following factors:

- The extent / proportion of landscape elements lost
- The contribution of lost / new elements to landscape character and the degree to which aesthetic / perceptual aspects are altered
- Whether the effect is likely to change the key characteristics of the landscape, which are critical to its distinctive character

Effects are considered during the construction phase, at day 1 and at year 15 to determine 'residual effects' as the landscape structure proposed as part of the scheme will have established and matured.

*Forest of Bowland AONB*

3.7.2 The development sites are situated within the Forest of Bowland AONB so direct effects as a result of the scheme would be experienced. The area of the development sites is tiny in proportion to the overall area of the AONB. The proposals for development sites 1 and 2 would have negligible beneficial effects on the AONB (due to improvements to the buildings and their setting whilst effects on the character as a result of development in sites 3 and 4 would be negligible adverse (due to new residential built form in open fields adjacent to the north of Chipping).

- Magnitude of Construction phase effects: Negligible adverse
- Magnitude of Operational effects (Day 1): Negligible adverse
- Magnitude of Residual effects (Year 15): neutral (in the vicinity of Chipping)  
– None (from the wider AONB)

*LCA G2 (Little Bowland)*

3.7.3 All the development sites are situated within LCA G2 so direct effects as a result of the scheme would be experienced. Direct effects would include the renovations to the Mill, the removal of industrial outbuildings, the creation of new public realm and the construction of a hotel / spa and wedding venue.

Two small grassed fields would be replaced with residential built form. Despite the retention of most of the existing constituent landscape elements, the replacement of these two relatively small areas of farmland with residential use results in a permanent change to the use that has a localised detrimental impact on the current character of the landscape resource.

- 3.7.4 This results in a permanent change that has a localised beneficial impact on the current character of the landscape resource.
- 3.7.5 This results in a permanent change that has a localised detrimental effect on the setting of the landscape resource.
- 3.7.6 The area of the development sites is very small in proportion to the overall area of the LCA. The proposals for development sites 1 and 2 would have negligible beneficial effects on the LCA whilst effects on the character of the LCA as a result of development in sites 3 would be negligible adverse and site 4 low adverse.
- Magnitude of Construction phase effects: Low adverse
  - Magnitude of Operational effects (Day 1): Negligible adverse
  - Magnitude of Residual effects (Year 15): Negligible adverse

*LCA E1 (Whitechapel)*

- 3.7.7 None of the development sites are situated within LCA E1 so direct effects as a result of the scheme would not be experienced. Indirect effects from development on sites 1, 2, 3 and 4 would be experienced on the setting of this LCA.
- 3.7.8 The proposals for development sites 1 and 2 would have negligible beneficial effects on the LCA whilst effects on the character of the LCA as a result of development in sites 3 would be negligible adverse and site 4 low adverse.
- Magnitude of Construction phase effects: Low adverse (primarily from sites 3 & 4; sites 1 and 2 would only have a very limited indirect beneficial effect)
  - Magnitude of Operational effects (Day 1): Negligible adverse
  - Magnitude of Residual effects (Year 15): Negligible adverse

*LCA D15 (Wolf – Burnslack)*

- 3.7.9 The development sites are not situated within LCA D15 so direct effects as a result of the scheme would not be experienced. The area of the development sites is very small in proportion to the overall area of the LCA. The proposals for development sites 1 and 2 would have negligible beneficial – no effects on the LCA whilst effects on the character of the LCA as a result of development in sites 3 would be negligible adverse - none and site 4 negligible adverse.
- Magnitude of Construction phase effects: Negligible adverse
  - Magnitude of Operational effects (Day 1): Negligible adverse

- Magnitude of Residual effects (Year 15): Negligible adverse - none

*Kirk Mill Conservation Area*

- 3.7.10 Sites 1 and the northern section of site 2 are situated within the Kirk Mill Conservation Area so direct effects as a result of the scheme would be experienced. The proposed sympathetic architectural interventions to the listed Mill and new public realm in its setting using materials compatible with the Conservation Area will ensure the continued presence of the building and improved amenity value to residents of and visitors to the village.
- 3.7.11 Indirect effects on the setting of the Conservation Area would be experienced as a result of development in the northern section of Site 2 and the proposed housing in sites 3 and 4. Development in site 5 would have no effect on the setting of the Kirk Mill Conservation Area.
- 3.7.12 The direct effects on the Kirk Mill Conservation Area are considered beneficial. The indirect effect as a result of development in the northern section of site 2 would be considered beneficial. The indirect effects on the setting of the Conservation Area as a result of the housing on sites 3 and 4 would be considered adverse. Taking these factors into account, the overall magnitude of effects is considered to be:
- Magnitude of Construction phase effects: Low adverse
  - Magnitude of Operational effects (Day 1): Low beneficial
  - Magnitude of Residual effects (Year 15): Medium beneficial

*The setting of Chipping Conservation Area*

- 3.7.13 As none of the development sites are situated in the Chipping Conservation Area there will be no direct effects as a result of the scheme.
- 3.7.14 An indirect minor beneficial magnitude of change as a result of the scheme would be the removal of existing large scale modern industrial buildings from site 2. This will be particularly beneficial to the setting of the church of St Bartholomew and rear aspects to properties along the northern side of Talbot Street in the centre of the village. The proposed buildings are smaller in scale and form which would rendering them largely unseen from these areas as the landscape structure matures.
- 3.7.15 The indirect magnitude of effects as a result of development on sites 1 and 2 are considered low beneficial to the setting of the Conservation Area and effects of housing on site 4 are considered low adverse. Development on sites 3 and 5 are considered to have no effects on the setting of the Conservation Area.
- Magnitude of Construction phase effects: Negligible adverse
  - Magnitude of Operational effects (Day 1): Negligible beneficial (primarily the 'important view' from the churchyard)

- Magnitude of Residual effects (Year 15): Negligible beneficial (primarily the 'important view' from the churchyard)

*Development site 1: Kirk Mill*

- 3.7.16 The will be direct effects experienced on this area including the restoration of existing mill building, the removal of security fencing, the erection of temporary site hoardings to screen construction operations, and new public realm and new tree planting. Loss of valued landscape features is limited to the self-seeded tree cover associated with mill pond stabilization works. The interventions result in appropriate improvements to the appearance of the area and assist to enhance the relationship between historic buildings of the Mill area and the Chipping river corridor. There will also be indirect effects as a result of development in sites 2 (minor beneficial) and 3 (minor adverse).
- Construction stage magnitude of effect: Low adverse (primarily due to construction operations)
  - Magnitude of Operational effects (Day 1): Low beneficial
  - Magnitude of Residual effects (Year 15): Medium beneficial

*Development site 2: Main Mill Complex*

- 3.7.17 The proposed development would result in direct effects on this are by the removal most of the detrimental elements such as large scale industrial buildings, unattractive bridges and overhead gantries and replace them with architectural structures and an associated high quality public realm of a more compatible scale, style and quality to the adjacent Conservation Areas. The existing concrete surfaces would be retained and incorporated into the development proposals in the car parking area.
- 3.7.18 There would be the loss of small number of trees (to achieve proposed access and river channel works), enhancements to the river channel and the construction of new built form (utilising sympathetic scale, form and construction materials) with new public realm and landscape structure. The proposed access route would result in a localised detrimental element in the landscape as the alignment of the embankment is contrary to the natural topography of the steep sided bank on which it is placed. This element will however become more positively integrated as the proposed woodland planting on its embankments becomes established, merging with existing and proposed planting on the steep bank that abuts Church Raike and Malt Kiln Brow. The interventions result in appropriate and substantial improvements to the character and appearance of the area and assist to enhance the relationship between the historic buildings of the Conservation Area and the Chipping river corridor.
- 3.7.19 Temporary site hoardings are proposed to minimize construction effects.
- Construction stage magnitude of effect: Negligible adverse (primarily due to new levels and construction operations)



- Magnitude of Operational effects (Day 1): Low beneficial
- Magnitude of Residual effects (Year 15): Medium beneficial

*Development site 3: Malt Kiln Brow Housing*

- 3.7.20 There would be direct effects experienced on this site including the loss of open grassland land cover and the construction of new elements including four self-build residential units, (with its exact location, scale, form and material finishes to be controlled / conditioned to minimize impact upon the setting of surrounding landscape receptors), re-grading works associated with building plots and access route and the provision of new landscape structure planting to aid landscape integration.
- 3.7.21 Enhanced landscape features include the retention of the existing hedgerow and trees along the Church Raikie boundary with proposed additional native hedgerows and woodland planting within the Conservation Area between the proposed plots and Kirk Mill area.
- 3.7.22 Temporary site hoardings are proposed to minimize construction effects.
- 3.7.23 Indirect effects on the setting of the site would be experienced in this area from the proposed residential development on site 4.
- 3.7.24 Landscape effects as a result of the development are considered to be permanent and irreversible.
- Construction stage magnitude of effect: Medium adverse
  - Magnitude of Operational effects (Day 1): Low adverse
  - Magnitude of Residual effects (Year 15): Negligible adverse

*Development site 4: Church Raikie Housing – The Hive*

- 3.7.25 Landscape effects as a result of the development are considered to be permanent and irreversible.
- 3.7.26 Development of housing on this site would result in the loss of a section of boundary hedgerow to create access. A small area of juvenile woodland to the east of the site would be lost, but the existing mature trees and internal hedgerow on site would be retained. The existing grassland agricultural field landcover would be lost and replaced with new built form (35 new two storey residential properties) with associated access roads and street lighting. A new landscape structure with areas of open space would be proposed to aid its integration into the landscape.
- 3.7.27 Indirect effects on the setting of the site would be experienced from the residential development on site 3.
- 3.7.28 Temporary site hoardings are proposed to minimize construction effects.
- 3.7.29 Landscape effects as a result of the residential development are considered to be permanent and irreversible.
- Construction stage magnitude of effect: Large adverse

- Magnitude of Operational effects (Day 1): Medium adverse
- Magnitude of Residual effects (Year 15): Medium-low adverse

*Development site 5: New cricket pitch*

3.7.30 There would be no loss of existing hedgerows and trees as a result of development on this site. A small area of existing grassland would be improved to create the cricket pitch, with localised areas of re-grading work to accommodate the access route, car parking and proposed pavilion. Whilst a new single storey cricket pavilion and surfaced access route are proposed the character of the site would remain open and grassed. A new landscape structure is proposed including 'gapping up' the existing hedges, new hedge and tree planting. The associated enhancement of the boundary hedges and tree planting together will aid its integration within the wider landscape character, reinstating key elements noted as being degraded (in the Forest of Bowland AONB Landscape Character Assessment 2009 document) within the flat valley landscape.

3.7.31 There would be no indirect effects from other application development areas and effects are considered to be reversible within a generation.

- Construction stage magnitude of effect: Low adverse
- Magnitude of Operational effects (Day 1): Negligible adverse
- Magnitude of Residual effects (Year 15): Low beneficial

*The setting of the Leagam estate*

3.7.32 There would be no direct effects on the Leagram estate as a result of the development. The proposals for development sites 1 and 2 would have limited beneficial indirect effects on the setting of the estate, whilst indirect effects on the setting as a result of development in sites 3 and 4 are considered to be low adverse.

- Construction stage magnitude of effect: Low adverse
- Magnitude of Operational effects (Day 1): Negligible adverse
- Magnitude of Residual effects (Year 15): Negligible beneficial

### **3.8 Overall Importance of landscape effects**

3.8.1 The assessment of landscape effects will be considered for the Construction phase, Year 1 and Year 15. This allows for the consideration of the establishment of the landscape structure planting associated with the development.

3.8.2 The sensitivity of the receptors and the magnitude of change are combined to establish an overall importance of landscape effects. This is discussed for each identified landscape receptor below:

*The wider AONB Landscape*

3.8.3 Importance of construction stage effects: The overall magnitude of effect on

the AONB landscape is considered to be negligible adverse (the improvements to the setting of the buildings within the Conservation Area and removal of the industrial buildings to the south of the Conservation Area is considered to be beneficial, whilst the residential development at Malt Kiln Brow and Church Raike are considered to be adverse). This magnitude of effect combined with the medium ability of the AONB landscape to accommodate the limited residential built form which would be sited in association with the existing settlement form is considered to result in an overall negligible importance of effect.

- 3.8.4 Importance of operational effects (Day 1): Effects and their relative importance are considered to be similar (although slightly lower in magnitude) to those at the construction stage; medium sensitivity combined with a negligible adverse magnitude of landscape effect is considered to result in an overall negligible importance of effect.
- 3.8.5 Importance of Residual effects (Year 15): After 15 years it is considered that the landscape structure planting proposed for all five sites would have established and matured, so overall magnitude of adverse effect is considered to have reduced. The beneficial effects from sites 1 and 2 are balanced with the adverse effects from sites 3 and 4, so overall magnitude of effect is considered to be none. Medium Sensitivity combined with no adverse magnitude of effect is considered to result in no noticeable residual effect.
- 3.8.6 Effects on the wider AONB landscape are not considered to be important at any stage of the project.

*LCA G2 (Little Bowland)*

- 3.8.7 Importance of construction stage effects: The overall magnitude of effect on the AONB Landscape Character Area G2 is considered to be low adverse (the improvements to the setting of the buildings within the Conservation Area and removal of the industrial buildings to the south of the Conservation Area is considered to be beneficial, whilst the residential development at Malt Kiln Brow and Church Raike are considered to be adverse). This low magnitude of effect combined with the medium ability of LCA G2 to accommodate the limited residential built form which is sited in association with the existing settlement form is considered to result in an overall minor importance of effect.
- 3.8.8 Importance of operational effects (Day 1): Effects and their relative importance are considered to be slightly lower in magnitude to those at the construction stage, resulting in a overall negligible adverse magnitude of effect; medium sensitivity combined with this negligible adverse magnitude of effect is considered to result in an overall negligible importance of effect on LCA G2.
- 3.8.9 Importance of Residual effects (Year 15): After 15 years it is considered that the landscape structure planting proposed for all five sites would have established and matured, so overall magnitude of adverse effect is considered to have reduced. The beneficial effects from sites 1 and 2 are balanced with the adverse effects from sites 3 and 4, so overall magnitude of effect is

considered to be negligible adverse. Medium sensitivity combined with negligible adverse magnitude of effect is considered to result in an overall negligible importance of residual effect on LCA G2.

- 3.8.10 Effects on the wider Little Bowland LCA G2 are not considered to be important at any stage of the project.

*LCA 1E (Whitechapel)*

- 3.8.11 Importance of construction stage effects: Medium Sensitivity for this LCA combined with a low adverse magnitude of landscape effect is considered to result in an overall minor importance of effect.
- 3.8.12 Importance of operational effects (Year 1): Medium Sensitivity combined with a negligible adverse magnitude of effect is considered to result in an overall negligible importance of effect.
- 3.8.13 Importance of Residual effects (Year 15): Medium Sensitivity combined with negligible adverse magnitude of effect is considered to result in an overall negligible importance of effect.
- 3.8.14 Effects on the wider Whitechapel LCA are not considered to be important at any stage of the project.

*LCA 15D (Wolf – Burnslack)*

- 3.8.15 Importance of construction stage effects: The overall indirect magnitude of effect on the AONB Landscape Character Area D15 is considered to be negligible adverse: the 'ground truthed' ZTVs show that only housing on the Church Rake site has any influence on LCA D15 and this is development is situated some 1.2km distant to the south. This negligible indirect adverse magnitude of effect combined with even the limited ability of this LCA to accommodate the limited residential built form (which is also seen in association with the existing settlement of Chipping) is considered to result in an overall negligible importance of effect.
- 3.8.16 Importance of operational effects (Day 1): Indirect effects are considered to be slightly lower in magnitude to those at the construction stage, resulting in a negligible adverse magnitude of effect; High sensitivity combined with a negligible adverse magnitude of effect is considered to result in an overall negligible importance of effect.
- 3.8.17 Importance of Residual effects (Year 15): After 15 years it is considered that the landscape structure planting proposed for the Church Raike housing site would have established and matured; magnitude of adverse indirect effect will have reduced but effects are still considered to be negligible adverse.. High sensitivity combined with negligible adverse magnitude of effect is considered to result in an overall negligible importance of residual effect.
- 3.8.18 Effects on the wider Wolf-Burnslack LCA are not considered to be important at any stage of the project.

*Kirk Mill Conservation Area*

- 3.8.19 Importance of construction stage effects: The overall magnitude of effect on

the Kirk Mill Conservation Area is considered to be low adverse (the improvements to the setting of the buildings within the Conservation Area and removal of the industrial buildings to the south of the Conservation Area is considered to be beneficial, whilst the residential development at Malt Kiln Brow is considered to be adverse; temporary disruption caused by construction and demolition operations is also considered to be adverse). This temporary low magnitude of adverse effect combined with the limited ability of the Kirk Mill Conservation Area to accommodate development is considered to result in an overall minor importance of effect.

- 3.8.20 High sensitivity for this Conservation Area combined with a low adverse magnitude of landscape effect is considered to result in an overall minor adverse importance of effect at the construction stage.
- 3.8.21 Importance of operational effects (Day 1): Adverse direct effects from construction operations would not be experienced but the housing at the Malt Kiln Brow site would still exert an indirect low adverse effect. However, the improvements to the setting of the buildings within the Conservation Area and removal of the industrial buildings to the south of the Conservation Area would result in a overall low beneficial magnitude of effect. High sensitivity combined with a low beneficial magnitude of effect is considered to result in an overall minor-moderate beneficial importance of effect.
- 3.8.22 Importance of Residual effects (Year 15): After 15 years it is considered that the landscape structure planting proposed for sites 1, 2 and 3 would have established and matured, so the beneficial magnitude of effect associated with the development would increase to medium. High sensitivity combined with medium beneficial magnitude of effect is considered to result in an overall moderate beneficial importance of residual effect on the Kirk Mill Conservation Area.
- 3.8.23 Effects on the Kirk Mill Conservation Area are considered to be of beneficial importance at Years 1 and 15.

#### *Chipping Conservation Area*

- 3.8.24 Importance of construction stage effects: The overall indirect magnitude of effect on the Chipping Conservation Area during the construction phase is considered to be negligible adverse due to the temporary disruption caused by construction and demolition. This temporary negligible magnitude of adverse effect combined with the limited ability of the Chipping Conservation Area to accommodate development is considered to result in an overall negligible importance of effect. High sensitivity for this Conservation Area combined with a negligible adverse magnitude of landscape effect is considered to result in an overall minor adverse importance of effect.
- 3.8.25 Importance of operational effects (Day 1): Indirect effects of the development are considered to have a negligible beneficial effect, primarily due to improvements to site 2 to the 'important view' (as defined by the Conservation Area Appraisal) northwards from St Bartholomew's Church yard. High sensitivity combined with this negligible beneficial magnitude of effect is

considered to result in a minor beneficial overall importance of effects.

- 3.8.26 Importance of Residual effects (Year 15): After 15 years it is considered that the landscape structure planting proposed for site 2 would have established and matured, so the beneficial magnitude of effect associated with the development would increase; this beneficial effect is still considered to be negligible however.. High sensitivity combined with this negligible beneficial magnitude of effect is considered to result in an overall minor beneficial importance of residual effect on Chipping Conservation Area.
- 3.8.27 Effects on the Chipping Conservation Area are not considered to be important at any stage of the project.

*Development Site 1: Kirk Mill*

- 3.8.28 Importance of construction stage effects: High sensitivity for this site combined with a low adverse magnitude of landscape effect is considered to result in an overall minor adverse importance of effect.
- 3.8.29 Importance of operational effects (Day 1): High sensitivity combined with a low beneficial magnitude of effect is considered to result in a minor beneficial importance of effects.
- 3.8.30 Importance of Residual effects (Year 15): High sensitivity combined with a medium beneficial magnitude of effect is considered to result in an overall moderate beneficial importance of effect.
- 3.8.31 Effects on Development Site 1 are considered to be moderate-minor adverse importance at the construction phase and of moderate beneficial importance at year 15.

*Development Site 2: Main Mills Complex*

- 3.8.32 Importance of construction stage effects: Low sensitivity for this site combined with a negligible adverse magnitude of landscape effect is considered to result in an overall negligible adverse importance of effect.
- 3.8.33 Importance of operational effects (Day 1): Low sensitivity combined with a low beneficial magnitude of effect is considered to result in a minor beneficial importance of effects.
- 3.8.34 Importance of Residual effects (Year 15): Low sensitivity combined with a medium beneficial magnitude of effect is considered to result in an overall moderate beneficial importance of effect.
- 3.8.35 Effects on Development Site 2 are considered to be of moderate beneficial importance at year 15.

*Development Site 3: Malt Kiln Brow Housing*

- 3.8.36 Importance of construction stage effects: Medium sensitivity for this site combined with a medium adverse magnitude of landscape effect is considered to result in an overall moderate adverse importance of effect.
- 3.8.37 Importance of operational effects (Day 1): Medium sensitivity combined with a medium adverse magnitude of effect is considered to result in a moderate-

minor adverse importance of effect on the landscape resource.

3.8.38 Importance of Residual effects (Year 15): Medium sensitivity combined with a low adverse magnitude of effect (if mitigation measures / a detailed landscape enhancement scheme as outlined in Appendix 2 is implemented and matures) is considered to result in an overall minor adverse importance of effect on the landscape resource.

3.8.39 Effects on Development Site 3 are considered to be of moderate adverse importance at the construction stage.

*Development Site 4: Church Raikie Housing*

3.8.40 Importance of construction stage effects: Medium sensitivity for this site combined with a large adverse magnitude of landscape effect is considered to result in an overall moderate adverse importance of effect.

3.8.41 Importance of operational effects (Day 1): Medium sensitivity combined with a medium adverse magnitude of effect is considered to result in a moderate adverse importance of effects.

3.8.42 Importance of Residual effects (Year 15): Medium sensitivity combined with a medium - low adverse magnitude of effect (if mitigation measures / a detailed landscape enhancement scheme as outlined in Appendix 2 is implemented and matures) is considered to result in an overall moderate - minor adverse importance of effect.

3.8.43 Effects on Development Site 4 are considered to be of moderate adverse importance in the construction stage and year 1.

*Development Site 5: New Cricket Pitch*

3.8.44 Importance of construction stage effects: Medium sensitivity for this site combined with a low adverse magnitude of landscape effect is considered to result in an overall minor adverse importance of effect.

3.8.45 Importance of operational effects (Day 1): Medium sensitivity combined with a negligible adverse magnitude of effect is considered to result in a negligible adverse importance of effects.

3.8.46 Importance of Residual effects (Year 15): Medium sensitivity combined with a negligible beneficial magnitude of effect (if mitigation measures / a detailed landscape enhancement scheme as outlined in Appendix 2 is implemented and matures) is considered to result in an overall negligible beneficial importance of effect.

3.8.47 Effects on Development Site 5 are not considered to be of importance at any stage.

*The setting of Leagram estate*

3.8.48 Importance of construction stage effects: Low sensitivity for this site combined with a low adverse magnitude of landscape effect is considered to result in an overall negligible adverse importance of effect.

3.8.49 Importance of operational effects (Day 1): Low sensitivity combined with a

negligible adverse magnitude of effect is considered to result in a negligible adverse - None importance of effects.

- 3.8.50 Importance of Residual effects (Year 15): Low sensitivity combined with a negligible beneficial magnitude of effect is considered to result in an overall negligible beneficial importance of effect.
- 3.8.51 Effects on the Leagram Estate are not considered to be of importance at any stage.

### 3.9 Conclusions

- 3.9.1 The assessment has determined that the landscape character of the study area is generally of High Value, Medium susceptibility and High-Medium sensitivity. The magnitude of change varies across the study area, but is generally higher in the construction phase. The overall importance of landscape effects arising from the proposed development during the construction phase is expected to be negligible - minor adverse in most parts of the development area with moderate adverse effects from the Malt Kiln Brow and Church Raiké Housing developments.
- 3.9.2 However, predicted effects at year 15 are moderate beneficial on the Kirk Mill Conservation Area, Kirk Mill itself and the main mills complex whilst adverse effect on the Malt Kiln Brow and Church Raiké housing developments would have fallen to minor and moderate-minor respectively.
- 3.9.3 The effect on the wider landscape of the Forest of Bowland AONB and its local landscape character areas is expected to be negligible adverse as the development is generally visually contained and restricted to the edge of the existing settlement.



## 4. VISUAL EFFECTS

### 4.1 The Visual Baseline

- 4.1.1 The study area identified in 3.1.6 above represents the area within which the views potentially affected by the proposed development are expected to be of interest or concern. Within this study area, the Zone of Theoretical Visibility (ZTV) was identified. This illustrates the approximate extent of the potential visibility of the proposed development and is used to identify the groups of people who may experience views of the development (the visual receptors), the places they may be affected and the nature of views at those points. Viewpoint locations are identified with reference to the ZTV.

#### *The ZTV*

- 4.1.2 The ZTV for proposals on each of the development sites was generated using a Digital Terrain Model (DTM) created using OS 'Terrain 5' data and combined development heights in the Globalmapper GIS package. The ZTV was then verified by site survey and map analysis to determine which development areas would be screened by built form or significant blocks of vegetation. The results of this visual analysis for each of the 5 development sites are illustrated in Appendix I Figure 4.1 – 4.5.

- 4.1.3 There are distant views from the public routes (roads and footpaths) associated with surrounding elevated land such as Longridge Fell some 3.5Km to the south of the village. Similarly elevated locations on the south and east facing aspects of Parlick and Fair Snape Fell to the north of the village, subject to open access rights, may have distant views of the proposed development, but due to the distances involved the development would be all but imperceptible (a very minor elements in a gently undulating settled and wooded landscape) so these distant viewpoints are not considered important. View from these distant, elevated areas (Jeffrey Hill, Beacon Fell and Parlick Fell) are included in Appendix I Figures 7.1, 7.2 and 7.3.

#### *Key Visual Receptors*

- 4.1.4 Key visual receptors that could potentially be sensitive to visual effects arising from the development were identified in the desk study and verified on site. These include:
- Visitors to the AONB (with particular reference to panoramic viewpoints)
  - Residents in a number of areas around Chipping
  - Users of a number of Public Rights of Way
  - Users of the local highway network
  - Users of the playing fields (behind the police station at Garstang Road))
  - Users of St Bartholomews Church
  - Visitors to the Kirk Mill and Chipping Conservation Areas
- 4.1.5 Visitors to Leagram Hall have not been included as visual receptors as this site

is not open to the public.

*Representative viewpoints*

- 4.1.6 To aid a greater understanding of the existing visual baseline environment and visual effects experienced as a result of the scheme, a number of representative viewpoints within the ZTV of the development were selected. Assessment of the existing situation with a description of the anticipated change to the view of the visual receptors as a result of the proposed development are included in Figures 7.1 – 7.22.

*Sensitivity of the visual resource*

- 4.1.7 The assessment of sensitivity of the visual receptors is summarised in Table 2 and described below.
- 4.1.8 Each visual receptor will be assessed in terms of susceptibility to change in views and the value attached to views, which is considered on an individual basis within the assessment. The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of the occupation or activity of people experiencing the view at particular locations and the extent to which their attention may be focused on the view. The value attached to views has regard to a number of factors including promotion through planning designations and the popularity of the viewpoint.
- 4.1.9 All residential receptors, all users of the Public Rights of Way and all visitors to panoramic viewpoints within the AONB have been rated high susceptibility as these receptors have a proprietary or particular interest in the view and have prolonged viewing opportunities. View value is noted on a receptor by receptor basis, but views are generally of high value (either of the AONB and/or a Conservation Area).
- 4.1.10 Users of public playing fields have been rated with moderate susceptibility as users will be engaged in activities where views are not the main focus and appreciation will be intermittent. Views from the playing fields (P8) have been rated of moderate value as the view is primarily of housing.
- 4.1.11 Road users have been rated with moderate susceptibility as drivers are engaged in activities not involving appreciation of views, however the routes are positioned in an attractive, well visited landscape and car users will be more aware of their environment than general highway corridors. Value of these views has also been rated on a case by case basis.
- 4.1.12 Views from the grounds of the Church of St Bartholomew have been rated with high susceptibility as appreciation of setting and views contributes to the experience of this important listed building within the village. Value has been rated as high as the view from the church is recognized as an 'important view' in the Chipping Conservation Area appraisal.
- 4.1.13 Views by visitors in and out of the two Conservation Areas have been rated with high susceptibility as appreciation of setting and views contributes to the experience of these important heritage areas within the village. General view Value has been rated as high. (which reflects the value of the 'important views')

identified in the Chipping Conservation Area appraisal).

*Nature of the development*

4.1.14 The general nature of the development is described in the Design and Access Statement and summarized in Section 1.2 of this report. The potential visual changes introduced to the area may include:

- Removal of derelict elements of built form.
- Removal of elements that are out of context with the scale and setting of the development area
- Introduction of new built form to the village environment
- Introduction/extension of nocturnal illumination in a generally unlit rural landscape setting
- Introduction of a landscape structure that is in keeping with and contributes to the general characteristics of the landscape character of the village. Landscape character areas and wider AONB.

#### **4.2 Assessment of visual effects**

4.2.1 The evaluation of visual effects is considered for the construction phase, day 1 and Year 15. This allows for the consideration of the effects of the maturity of landscape elements such as screen and landscape structure planting incorporated into the development.

#### **4.3 Magnitude of visual effect**

4.3.1 The visual effects experienced by receptors will be evaluated in terms of its size / scale, geographic extent and duration / reversibility.

4.3.2 Magnitude of visual effects experienced by viewers at each receptor is summarised in Table 2 and for the representative receptors in each viewpoint sheet (Appendix 1 Figure 7.1 – 7.22). The definition of the magnitude of visual effects are contained within Appendix 1; Table 3.

#### **4.4 Importance of effects on visual amenity**

4.4.1 The importance of visual effects on the identified individual visual receptors is summarised in Table 2 based on the preceding assessment of receptor sensitivity and magnitude of change. Visual effects experienced by individual receptors as a result of development in each development site are considered below.

*Development site 1: Kirk Mill*

4.4.2 The sympathetic renovation works proposed to the building, together with the removal of existing site security fencing and the provision of a new, high quality public realm to the front aspect of the listed building is considered to be of major beneficial importance to users of the road network (vehicular and pedestrian) and adjacent residential properties within the Conservation Area.

4.4.3 This site has a relatively contained zone of visual influence (see Appendix 1,

figure 4.1) which shows the mill is visible from areas in its immediate vicinity with 'spurs' of visibility up the valley sides to the south west and north east. An additional area of visibility is located around the junction of Talbot Street and Green Lane to the east of Chipping village. Overall importance of visual effect for receptors with a view of the development site which include users of local footpaths 1 and 125 (P1 and P2), local residents (R1, 2, 3, 4 and 5), visitors to the Kirk Mill Conservation Area (CH1) and users of the local highway network (H1) as a result of development proposed on this site is assessed to be generally of overall minor to moderate beneficial importance.

*Development site 2: Main Mill Complex*

- 4.4.4 Removal of the large scale modern industrial buildings that are out of context with both the intimate scale and character of the valley landscape and the domestic scale urban grain of the village is assessed to be of major beneficial importance. The replacement of these buildings by buildings constructed in the local vernacular which demonstrate a more sympathetic relationship with the buildings within their immediate setting (i.e. In keeping with the scale, orientation and materials of the Kirk Mill Conservation Area) has been assessed as being of moderate beneficial importance to users of the adjacent highway network (H2 and H4) and residential properties along Church Raikie (R3, R5 and R12-N).
- 4.4.5 The area of development to the south of this area includes the provision of a new, embanked access road. Initial visual effects associated with this route will be moderately detrimental to users of Church Raikie and residential properties that address this road corridor. In time, with the maturing of the woodland planting proposed within this area, the new landform will merge with the semi mature tree planting on the existing steep banks, reducing the long term visual importance of this scheme element to negligible / adverse.
- 4.4.6 This site has a relatively contained zone of visual influence (see Appendix 1, figure 4.2) which shows visibility in 'spurs' to the south west and north with main areas of visibility in the immediate vicinity of the site and the east edge of Chipping village. Key receptors include the southern section of the Kirk Mill Conservation Area (CH1) and the northern section of the Chipping Conservation Area (CH2), residential receptors R3, R5 and R12-N and users of the local highway network (H2 and H4). Overall importance of visual effect for receptors with a view of the development site (including local residential areas R3, 5 and 12N and local users of the highway network H4) as a result of the proposed development on this site is assessed to be minor - moderate / beneficial.

*Development site 3: Malt Kiln Brow Housing*

- 4.4.7 As the application is outline for development on this site, visual effects cannot be accurately assessed as the layout, form, materials of the residential units and proposals for landscape structure planting have not been detailed.
- 4.4.8 Assuming the detailed proposals adhere to the design parameters set within the Design and Access Statement and mitigation measures identified within this

report, then the proposed limited number of residential units in the field to the west of Malt Kiln House is considered to be of minor adverse visual importance to users of the adjacent road (H3), footpath users (P3 and P4) and to residents with east/south east facing views from Old Hive (R6). The nature of these views will change from the current, poorly managed open agricultural field to a new distinctive residential landscape of bespoke buildings, designed to sit sympathetically within the landscape, set within large garden areas with traditional, locally common boundaries such as native hedgerows, walls and estate railings. The change will affect the majority of the view in views from the immediate surroundings, with a smaller area affected with increasing distance from the source of the change.

- 4.4.9 More distant, heavily filtered views from the opposite valley side, in particular upper aspects of Footpath No 1, will experience a negligible magnitude of change to a small element of the view, resulting in an overall of negligible rating of importance. Proposed tree planting associated with the development, in particular the reinforcement of boundary treatments and the wooded clough to the east of the development plot will reduce the effect on views from these more elevated locations further with time.
- 4.4.10 Visual effects of the housing development are considered to be permanent.
- 4.4.11 This site has a relatively contained zone of visual influence (see Appendix 1, figure 4.3) with a relatively limited number of receptors. Overall importance of visual effect for receptors with a view of the development site (including local residents R3, R4, R5 & R6, users of the local footpath network P2, 3 & 4 and users of the local highway network H3) as a result of the proposed development on this site is assessed to be of minor adverse importance.
- 4.4.12 There are limited visual effects on the setting of the Kirk Mill Conservation Area – visual effects are limited to the immediate vicinity of the development site, the western fringe of the Conservation Area, glimpsed views from the heart of the Conservation Area and then further up the eastern valley side. There are no effects on the setting of the Chipping Conservation Area.
- Development site 4: Church Raikie Housing – The Hive*
- 4.4.13 As the application is outline for development on this site, visual effects cannot be accurately assessed as the layout, form, materials of the residential units and proposals for landscape structure planting have not been detailed.
- 4.4.14 Assuming the detailed proposals adhere to the design parameters set within the Design and Access Statement and mitigation measures identified within this report, then the proposed residential area, comprising approximately 35 two storey dwellings, together with ancillary buildings, associated infrastructure and the proposed landscape framework will likely result in moderate adverse visual effects to adjacent road H3, footpath users P3 and P4 and existing residential properties along the northern edge of the Kirkfield and Kirklands residential area (R10 and R11) and along Church Raikie (R6 and R12-N).
- 4.4.15 The nature of these receptors views will change from the current open view of

field boundaries with unmanaged grassland beyond to the new built form of a residential area. It is likely that viewers would experience partial visual obstruction through the introduction of built form in close proximity to the source of the view. South facing views from Old Hive (R6) and footpath No 125 South (P3) would experience change to the middle distance of the view, where the proposed development breaches the existing skyline. More distant, filtered views from the opposite valley side, such as from Footpath No 1 (P2) would experience a minor adverse change to a small element of the overall view resulting in an overall negligible importance. The proposed landscape proposals would soften the effect on these views over time as the vegetation matures providing an increasingly effective filter to the built form.

- 4.4.16 Visual effects of this housing development are considered to be permanent.
- 4.4.17 This site has a more expansive zone of visual influence (see Appendix I, figure 4.4) than site 3, but still a relatively limited number of receptors. Overall importance of visual effect for receptors with a view of the development site (including residents R6, 7, 8, 9, 10, 11 & 12, users of local footpaths P3 & 4, users of more distant footpaths P1, P2, P8 and FP 95 and users of the local highway network H3) as a result of the proposed development on this site is generally assessed to be minor adverse; however, moderate adverse effects are predicted on users at H3, residents at R10 (NW Kirkfields estate) and users of footpath P4.

*Development site 5: New Cricket Pitch Site*

- 4.4.18 The proposed cricket pitch will introduce elements typically associated with villages in this area to the southern threshold of the village. Users of Longridge Road H8, Footpaths Nos 7, 8 and 30 (P6) and rear aspects of properties bounding Chipping Brook (R15) will experience a change in the existing view which comprises agricultural fields with degraded field boundaries to views of a managed cricket ground. A small pavilion building, new vehicular bridge, access route and car parking area is positioned to the south of the site, set within a woodland block mimicking a landscape element typical of the area and reducing the visual intrusion of these elements on its rural hinterland. The overall visual importance of these changes is assessed to be of minor adverse at the outset of the development, but as the associated vegetation becomes established the overall visual effect is assessed to be negligible / beneficial at Year 15.
- 4.4.19 Visual effects are considered to be long term but reversible within a generation.
- 4.4.20 Development on this site is limited to a single storey pavilion and car parking, so visual effects will be relatively contained and potential effects would be experienced by a limited number of receptors (see Appendix I, figure 4.5). Overall importance of visual effect for receptors with a view of the development site (including users of local footpaths P6 & 7, residents at R15 and users of the highway network H8) as a result of the proposed development on this site is assessed to be minor - negligible / adverse.

## 4.5 Conclusions

- 4.5.1 The assessment has established that the Kirk Mill and the Main Mill Complex are well contained by the strongly defined local landform (as evidenced by the ZTV) further limited by existing vegetation cover and built form (as evidenced by the 'site-verified' ZTV). These factors limit the views of the site from its immediate locality and the wider area.
- 4.5.2 During the construction phase, there will be a period of short term, locally adverse effects but these will be confined to short distance views and will be largely screened by construction hoardings and further filtered by intervening vegetation.
- 4.5.3 The core of the proposed built development in this area will comprise sensitively designed structures in locally appropriate materials. Furthermore, the development provides the opportunity to introduce substantial areas of new woodland and tree planting to provide a strong new landscape structure. This new woodland structure will soften and screen the visual effects of the new buildings and contribute to and enhance both the character of the site and the quality of the landscape setting of the Kirk Mill Conservation Area.
- 4.5.4 Areas of residential development on higher ground to the north of the village are more visually exposed at the outset of the development. Site hoardings will help to screen views of construction activity from views in the immediate vicinity. It is anticipated that the proposed built form is to be controlled by a set of design parameters ensuring the areas are sensitively integrated both physically and visually within its village edge setting. The development provides the opportunity to introduce further locally appropriate tree and shrub planting which will help to soften and screen visual effects of the new buildings and assist with its integration into the local landscape character of the area.
- 4.5.5 The proposed cricket pitch will introduce a traditional village feature to the southern threshold of the village. The existing low lying flat agricultural field is currently visually exposed due to the degraded field boundaries. During the construction phase, there will be a period of short term, locally adverse effects but these will generally be confined to short distance views. The limited built form proposed within this area will become increasingly screened by its associated tree planting, aiding its integration within the wider rural landscape.

### *Summary of Visual effects on visitors to the AONB*

- 4.5.6 This considers potential effects on the visual setting and scenic quality of the Forest of Bowland AONB landscape as experienced by visitors to the AONB.
- 4.5.7 The value of the AONB landscape is assessed to be high as the AONB is a nationally important designated landscape. Susceptibility of visitors is assessed to be high as views are considered a key factor of their experience of the AONB, so overall sensitivity for visitors to the AONB is considered to be high.
- 4.5.8 This is assessed from three points within the AONB landscape – a panoramic viewpoint at Jeffery Hill (3.6km to the south of Chipping), a view from the summit of Parlick Fell (3km north west of Chipping) and Beacon Fell a 360

degree panoramic viewpoint 5km to the west of Chipping.

- 4.5.9 The proposed development would theoretically be visible from these three viewpoints, but it would generally be imperceptible due to a combination of distance (3km+) and the assimilation of the built form of Chipping into the wider landscape when viewed at this scale. It is considered that magnitude of change would be negligible adverse.
- 4.5.10 As magnitude of change is negligible, it is considered that even with the high sensitivity of users overall effects on the scenic quality of the AONB landscape are considered negligible at Day one and as the landscape structure proposed as part of the scheme establishes and matures overall residual effects fall to negligible – none at Year 15.

*Summary of Visual effects on viewers within the Kirk Mill Conservation Area*

- 4.5.11 This considers potential effects on the visual setting and scenic quality of the Kirk Mill Conservation Area as experienced by residents, visitors and road users.
- 4.5.12 The value of views into / out of the Conservation Area is considered to be high. Susceptibility of visitors is assessed to be medium as views are considered to be important but not a key factor of their experience of the Conservation Area; however, overall sensitivity for visitors is still considered to be high.
- 4.5.13 Appendix 1, Figure 7 Viewpoints 6 – 10 illustrate effects on views into and from the Kirk Mill Conservation Area. Magnitude of change is generally minor-moderate beneficial as the existing out of context industrial buildings are removed and replaced with more appropriate vernacular built form and open space. The listed mill building (whose current condition is degrading) will be renovated. Adverse visual effects include the removal of the self-seeded trees along the dam wall, however tree loss will be offset by a new landscape scheme. In some areas there would be views of the residential development at Malt Kiln Brow (as shown in Appendix 1, Figure 4.3), but the visual effects of this element of the scheme on the Conservation Area are limited.
- 4.5.14 Overall 'day one' importance of visual effect on the setting of the Kirk Mill Conservation Area are moderate beneficial; 'year 15' residual visual effects are also considered to be moderate beneficial.

*Summary of visual effects on viewers within the Chipping Conservation Area*

- 4.5.15 This considers potential effects on the visual setting and scenic quality of the Chipping Conservation Area as experienced by residents, visitors and road users.
- 4.5.16 The value of views into / out of the Conservation Area is considered to be high. Susceptibility of visitors is assessed to be medium as views are considered to be important but not a key factor of their experience of the Conservation Area; however, overall sensitivity for visitors is still considered to be high.
- 4.5.17 Viewpoints 14 and 15 illustrate effects on views into and out from the Chipping Conservation Area, and are identified as important views in the



Chipping Conservation Area Appraisal. There will be no effect on views from viewpoint 15 and the view towards development site 2 from viewpoint 14 would be considered to have a low beneficial magnitude of change as the existing incongruous industrial buildings would be removed.

- 4.5.18 Overall 'day one' importance of visual effect on the setting of the Chipping Conservation Area are negligible beneficial; 'year 15' residual visual effects are also considered to be negligible beneficial.

TABLE 1: LANDSCAPE EFFECTS SUMMARY TABLE

Reasoned judgment are given in 3.6 onwards and conclusions given in 3.9

Landscape receptor	Value	Susceptibility	Sensitivity	Magnitude of landscape effect Construction Phase (Beneficial / adverse)	Magnitude of landscape effect Day 1 (Beneficial / adverse)	Magnitude of landscape effect Year 15 (Beneficial / adverse)	Importance (Construction Phase)	Importance (Day one)	Residual Importance (Year 15)
Forest of Bowland AONB	H	M	M	Negligible adverse	Negligible adverse	Neutral - None	Negligible adverse	Negligible adverse	No noticeable effect
AONB LCA G2	H	M	M	Low adverse	Negligible adverse	Negligible adverse	Minor adverse	Negligible adverse	Negligible adverse
AONB LCA EI	H	M	M	Negligible adverse	Negligible adverse	Negligible adverse	Minor adverse	Negligible adverse	No noticeable effect
AONB LCA D15	H	H	H	Negligible adverse	Negligible adverse	Negligible adverse - None	Negligible adverse	Negligible adverse	No noticeable effect
Kirk Mill Conservation Area	H	H	H	Low adverse	Low beneficial	Medium beneficial	Minor adverse	Minor -moderate beneficial	Moderate beneficial
Chipping Conservation Area	H	H	H	Negligible adverse	Negligible beneficial	Negligible beneficial	Minor adverse	Minor beneficial	Minor beneficial
Development site 1 : Kirk Mill	H	H	H	Low adverse	Low beneficial	Medium beneficial	Minor adverse	Minor beneficial	Moderate beneficial
Development site 2: Main Mill Complex	M	L	L	Negligible adverse	Medium beneficial	Medium beneficial	Negligible adverse	Minor beneficial	Moderate beneficial
Development site 3: Malt Kiln Brow Housing	H	M	M	Medium adverse	Medium adverse	Low adverse	Moderate adverse	Moderate adverse	Minor adverse
Development site 4: Church Raike Housing	M	M	M	High adverse	Medium adverse	Medium adverse	Moderate adverse	Moderate adverse	Moderate adverse
Development site 5: New Cricket Pitch	M	M	M	Low adverse	Negligible adverse	Low beneficial	Minor adverse	Negligible adverse	Negligible beneficial
Leagram Hall	M	L	L	Low adverse	Negligible adverse	Negligible beneficial	Negligible adverse	Negligible adverse - None	Negligible beneficial

TABLE 2: VISUAL EFFECTS SUMMARY TABLE

Reasoned judgment are given in 4.2

Ref	Name	Representative VP No.	Description of existing view	Value	Susceptibility	Sensitivity	Description of predicted view	Year 1 magnitude of visual effect (Beneficial / adverse)	Importance (Construction Phase)	Importance (Year one)	Residual Importance (Year 15)
P1	PROW FP 125 (north)	N/A	Rural footpath crossing the flat highland plateau with expansive views that orientate north towards Fair Snape Fell. Steep wooded valley side to south of route where views are short and introspective.	H	H	H	No change	None	None	None	None
P2	PROW FP 1	4, 5	Rural footpath crossing open farmland with expansive views that orientate south/south east across the flat valley bottom to Longridge Fell approx 4Km to the south. Chipping village is visible in the middle distance from higher aspects of the route.	H	H	H	Large industrial sheds replaced with smaller buildings more in keeping with the local setting. Heavily filtered views of the proposed housing on the former cricket pitch form a small extension of the overall mass of the village but does not substantially effect the general nature of the view.	Low adverse	Minor adverse	Minor adverse	Negligible adverse
P3	PROW FP 125 (south)	19	Rural footpath linking base of Chipping valley with Old hive on higher ground to the south. Views are generally restricted due to the topography and vegetation on the north facing valley side, but become more expansive in the vicinity of Old Hive where they orientate south and east across small fields of rough grazing.	H	H	H	Introduction of built form to an element of the middle distance of the view in the southern section of the route. The development will not break the exiting sky line in views from northern aspects of the route, but may do so in the vicinity of Old Hive. The new buildings are set against the built form of existing village elements already visible in the view	Low adverse	Moderate adverse (southern section) / None (northern section)	Moderate adverse (southern section) / None (northern section)	Minor adverse (southern section) / None (northern section)
P4	PROW FP 97	21	Short length of footpath utilising access track to The Field thereafter turning across small unmanaged field to join with Broad Meadow road (FP 96 below). Characterful views along the access track bound by an avenue of mature poplar trees. Views within the unmanaged field are less attractive and contained by field boundary treatments.	H	H	H	Long views east across the Church Raikie Housing site to the distant fells to the south east are substantially foreshortened, causing visual obstruction in some locations and changes to view elements (new residential built form) Boundary planting will filter views to the built form in time. Glimpsed views to the housing on the Malt Kiln Brow Housing site to the south will be possible.	Medium adverse	Moderate adverse	Moderate adverse	Minor adverse
P5	PROW FP 96	N/A	Short length of footpath running along the edge of Broad Meadow residential road. Views are short and domestic in nature, contained within the road corridor and generally heavily channelled by existing dense boundary hedge to playing fields to the east.	M	H	M	No change - view of site 4 heavily filtered by built form and intervening vegetation	None	None	None	None
P6	PROW FP 7, 8 & 30	17	Expansive views, orientate south and east across a flat, somewhat degraded rural agricultural landscape are experienced from the start point of these footpaths off Longridge Road. Views north west from these footpath contain the southern elements of Chipping village as locally prominent elements of built form in the overall view.	H	H	H	Introduction of the single storey cricket pavillion, ancillary car parking and new access route will cause localised detrimental effects at the outset of the development. Associated landscape structure planting will however reduce these effects over time, and contribute positively to the quality of the local landscape character of the area	Negligible adverse	Minor adverse	Negligible adverse	Negligible beneficial
P7	PROW FP 2	N/A	Open views, orientate south and east across a flat rural agricultural landscape. Views north east from the footpath contain the south western elements of Chipping village as locally prominent elements of built form in the view.	H	H	H	Introduction of built form will cause minor detrimental effect at the outset of the development to a small area of the overall view. Associated planting will further reduce these effects over time.	Negligible adverse	Minor adverse	Negligible adverse	Negligible beneficial
P8	Playing fields	N/A	Large playing fields with short open views across the playing pitches. Views are visually contained by boundary hedges, and adjacent residential development.	M	M		Limited potential views of the Church Raikie Housing site from the south west corner of the playing fields	Negligible adverse	Negligible adverse	Negligible adverse	Negligible adverse

TABLE 2: VISUAL EFFECTS SUMMARY TABLE

Ref	Name	VP No.	Description of existing view	Value	Susceptibility	Sensitivity	Description of predicted view	Year 1 magnitude of visual effect (Beneficial / adverse)	Importance (Construction Phase)	Importance (Year one)	Residual Importance (Year 15)
H1	Malt Kiln Brow (north)	7	Introspective views along rural road contained by adjacent steep sided valley side and associated areas of woodland planting. Localised features such as the mill pond and adjacent housing and estate railing on bend of the Brook create local focal points along the otherwise enclosed well wooded route.	H	M	M	No change	None	None	None	None
H2	Malt Kiln Brow (south)	8, 9 & 10	Introspective views along the road corridor contained by built form within the Kirk Mill Conservation Area. Views are generally attractive, containing many distinctive traditional stone built buildings, but are locally degraded by the large scale derelict factory buildings and associated security fencing and security fencing around the listed mill.	M	M	M	Replacement of the derelict industrial buildings with buildings of more appropriate scale and materials, together with the improved public realm will substantially improve the visual quality of the area, in particular the setting of the listed building	Medium beneficial	Negligible adverse	Moderate beneficial	Moderate beneficial
H3	Access lane to Old Hive, Top O'Saunders	12, 20	To the south east views from this route are restricted to the road corridor by the adjacent topography, high dense native hedgerows and existing stands of tree planting. Views east contain views of the existing large industrial sheds in the base of the valley to the east. To the north west the view, due to the absence of a hedgerow, becomes more expansive, incorporating small unmanaged fields in the foreground with the residential settlement known as Old Hive forming a skyline element in the view.	H	M	M	Removal of the industrial sheds will slightly improve views east along this road corridor. Views to the south over site 4 will experience the introduction of residential development to a currently open agricultural landscape. Elements to the south of the road may break the existing skyline and cause localised visual obstruction to part of the view. Associated boundary planting will reduce these effects over time. Views to the north over site 3 will experience the introduction of residential development to a currently open agricultural landscape.	Medium adverse	Moderate adverse	Moderate adverse	Minor adverse
H4	Church Raike	11	Views along the road corridor are predominantly contained by existing built form to the south of the route and exiting vegetation (hedgerow and tree planting) to the north of the route. Isolated gaps in the building fabric to the north of the route provide more expansive views across the roofscape of large industrial sheds to the agricultural landscape of the Leagram estate to the east.	L	M	L	Removal of the industrial sheds will slightly improve the visual quality of views east along this road corridor. The proposed access route to the north of Church Raike will cause substantial localised detrimental effects at the outset due to the introduction of an incongruous land form. The effect of this element will reduce over time with the establishment of the woodland planting proposed within this area.	Low beneficial	Negligible adverse	Negligible beneficial	Minor beneficial
H5	Talbot Street	N/A	Views along the attractive historic route through the centre of the village are visually contained by the existing building form to either side of the street. Rear views may experience heavy filtered views or the large scale industrial sheds from upper storey windows	H	M	H	No change	None	None	None	None
H6	Single track Lane to Leagram Hall/Throstle Nest	13	Views along this route are generally contained within the road corridor by the dense high native hedgerows that bound the route. Isolated views are gained from field gates within the hedge line. A field gate to the immediate south of Leagram Lodge enables a view east across open agricultural field to the village beyond, with the residential area of Kirklands being a locally prominent element in the middle distance of the view. The industrial sheds associated with the modern factory site are not visible in this view.	H	M	M	The majority of views along this road corridor will remain unchanged by the development. The isolated view of the village gained from the field gate immediately south of Leagram Lodge will experience minor detrimental effects to the middle distance of the views associated with the extension of the village mass into the Church Raike Housing site. Associated landscape structure planting will reduce the effects over time.	Low adverse	Negligible adverse	Negligible adverse	None

TABLE 2: VISUAL EFFECTS SUMMARY TABLE

Ref	Name	VP No.	Description of existing view	Value	Susceptibility	Sensitivity	Description of predicted view	Year 1 magnitude of visual effect (Beneficial / adverse)	Importance (Construction Phase)	Importance (Year one)	Residual Importance (Year 15)
H7	Green Lane	16	Views along this route are generally contained to the road corridor by the high native hedgerows that bound the route. Isolated views are gained from field gates within the hedge line and generally orientate south or north across open agricultural fields.	H	M	M	No change looking west towards Chipping, but the new cricket pitch development may be visible as a very small new element of view to the south.	Neutral	Negligible adverse	None	Negligible beneficial
H8	Longridge Road	17, 18	Open views over low road boundary walls and post and wire fencing across open flat agricultural land with slightly degraded landscape quality. Views north along the route contain the built form of the southern aspect of the village of Chipping but it does not form a dominant element in the view.	H	M	M	The introduction of a new vehicular access point and associated road bridge on the bend at the threshold to the village will cause a minor detrimental visual element in views in close proximity to the new elements. More distant views will not be effected by the development proposals. Associated landscape structure planting will reduce the effects over time.	Low adverse (close to site)	Minor adverse	Negligible adverse	Negligible beneficial
WI	Church of St Bartholomew	14	The principle view from the listed church building orientates south westwards away from the proposed development areas. Views north from the associated graveyard currently experience elevated views over the steep sided valley below containing incongruous large scale industrial sheds, the roofs of which create a detrimental element in otherwise attractive rural landscape	H	M	H	Removal of the large scale industrial sheds will substantially improve the visual quality of the 'important view' northwards from the graveyard. The replacement buildings and car park are unlikely to be visible due their proposed size together with the change in level and existing intervening woodland planting.	Negligible beneficial	Negligible adverse	Negligible beneficial	Minor beneficial
R1	Austin House	7	Single detached dwelling facing the road corridor with views to Kirk Mill pond	M	H	H	Removal of vegetation from dam wall will be evident as a minor feature of the view; this will open views to the Mill	Negligible adverse	Negligible adverse	Negligible adverse	Negligible adverse
R2	Mill Pond House	N/A	Single detached dwelling, elevated above the road corridor with views to Kirk Mill pond and potentially views southeast towards the Kirk Mill area	M	H	H	Removal of vegetation from dam wall will be evident as a minor feature of the view; this will open views to the Mill	Negligible adverse	Negligible adverse	Negligible adverse	Negligible adverse
R3	Grove Square	8	4 residential properties set in a small courtyard to the immediate east of Kirk Mill with introspective short views within the courtyard and to the east facing façade of the listed Mill building	M	H	H	Proposed renovation works to the listed building, together with the improved public realm will substantially improve the visual quality of views from these properties.	Medium beneficial	Negligible adverse	Moderate beneficial	Moderate beneficial
R4	Kirk House & The Grove	N/A	2 detached houses to the immediate west of Kirk Mill. Views are currently short and introspective, contained to the south and west by the striking steep bank in the adjacent field and to the north and east by the built form associated with Kirk Mill and the terrace of houses front Malt Kiln Brow.	M	H	H	Improvements to the setting of the listed mill will have a negligible minor benefit to the setting of the two detached properties.	Low beneficial	Negligible adverse	Minor beneficial	Minor beneficial
R5	Housing on Malt Kiln Brow	N/A	A terrace of 5 house and a detached property facing Malt Kiln Brow currently experience short views towards and contained by the existing large scale modern industrial building associated with the former chair making factory. The building form is dominant and out of character with the general nature of views in the area, forming a substantial detrimental obstruction to views from these properties. Existing sporadic tree planting within the river corridor helps to reduce the effect of the buildings.	M	H	H	Removal of the derelict industrial views will extend the length of the view from these properties. The proposed public open space (market place) together with areas of tree planting and built form of a similar scale and mass will substantially improve the elements in and the visual quality of the view from these properties.	Medium beneficial	Negligible adverse	Minor beneficial	Moderate beneficial

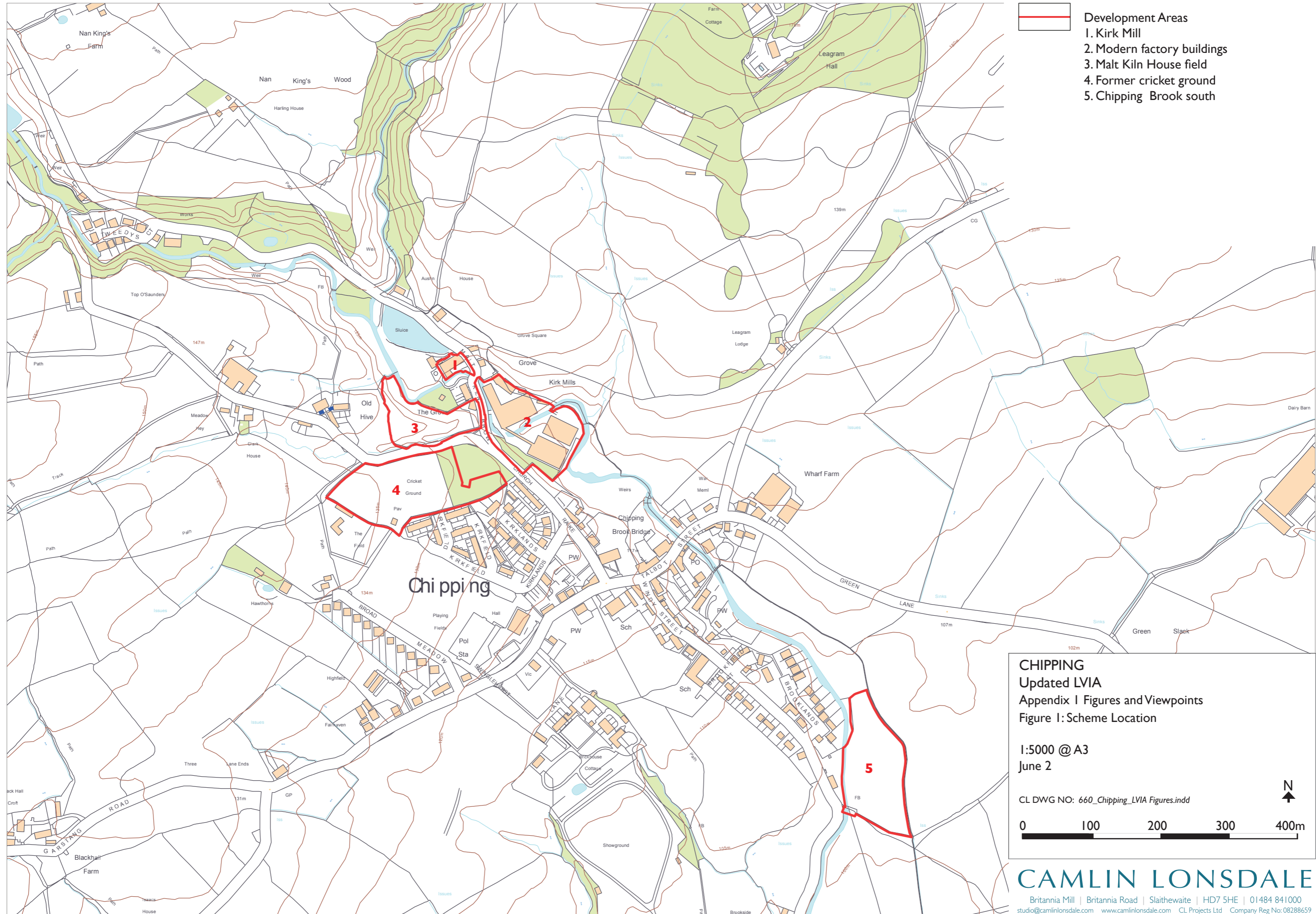
TABLE 2: VISUAL EFFECTS SUMMARY TABLE

Ref	Name	VP No.	Description of existing view	Value	Susceptibility	Sensitivity	Description of predicted view	Year 1 magnitude of visual effect (Beneficial / adverse)	Importance (Construction Phase)	Importance (Year one)	Residual Importance (Year 15)
R6	Old Hive	19	Old Hive consists of a small hamlet of approximately 16 dwellings. South and east facing views from properties within this area currently experience open views across small fields of rough grazing towards properties along the northern boundary of the Kirkfield and Kirklands residential area. To the south and the upper elevations of the modern factory site to the east	H	H	H	Removal of the derelict industrial sheds will improve a small element of the view in views to the east from this location. The introduction of built form to fields in the middle distance will extend the influence of built form within the view and may breach the existing skyline. Associated boundary planting will reduce the effects over time.	Medium adverse	Moderate adverse	Moderate adverse	Minor adverse
R7	Meadow Hey, Clark House, Farm	N/A	3 detached residential dwellings to the north west of Old Hive with short north/south views that orientate towards the road corridor. The development areas are not visible in principle views from these more distant properties.	H	H	H	Potential for heavily filtered views of the new built form associated with Site 4	Low adverse	Minor adverse	Minor adverse	Negligible adverse
R8	The Field & The Washhouse	N/A	2 single storey residential dwelling set within large, visually enclosed setting are assumed to have short introspective views within the curtilage of the dwelling whilst more extensive views are heavily filtered by the dense and substantial boundary planting	H	H	H	Potential for heavily filtered views of the new built form associated with Site 4	Low adverse	Minor adverse	Minor adverse	Negligible adverse
R9	Broad Meadow, Croftlands & Hawthorns	N/A	2 detached farmsteads and 11 detached, predominantly single storey properties along Broad Meadow currently experience short introspective views northeast, heavily filtered by in-curtilage planting and further screened by intervening boundary planting associated with the playing fields and The Field.	M	H	H	Potential for heavily filtered views of the new built form associated with Site 4 from the western part of this area	Low adverse	Minor adverse	Minor adverse	Negligible adverse
R10	Kirkfield estate (north west)	N/A	12 direct and in close proximity, & 4 more distant oblique rear aspect views from upper storey window of houses to the north west of the estate boundary the development area currently experience views over the boundary hedge into the area of unmanaged grassland that used to used as the village cricket pitch. Ground level views are contained by elements within the curtilage of the individual properties and the existing boundary hedge.	H	H	H	The extent of views from upper storey windows will be substantially reduced through the introduction of built form in the adjacent field and may in some cases cause partial obstruction of the view. Associated boundary planting will reduce the effects over time.	Medium adverse	Moderate adverse	Moderate adverse	Minor adverse
R11	Kirklands estate (north east)	N/A	4 direct rear aspect views from upper storey window of houses to the north west of the estate boundary the development area currently experience views over the boundary hedge into the area of juvenile woodland. Ground level views are contained by elements within the curtilage of the individual properties and the existing boundary hedge.	H	H	H	Views from upper storey windows will be reduced through the introduction of built form in the adjacent field which may breach the skyline of the existing of view. Associated boundary planting will reduce these effects over time.	Low adverse	Minor adverse	Minor adverse	Minor adverse

TABLE 2: VISUAL EFFECTS SUMMARY TABLE

Ref	Name	VP No.	Description of existing view	Value	Susceptibility	Sensitivity	Description of predicted view	Year 1 magnitude of visual effect (Beneficial / adverse)	Importance (Construction Phase)	Importance (Year one)	Residual Importance (Year 15)
R12	Church Raike (north)	N/A	10 No Oblique rear views from upper storey windows of properties fronting Church Raike currently experience views over the boundary hedge into the area of juvenile woodland to the north west. Ground level views are contained by elements within the curtilage of the individual properties and the existing boundary hedge. Front aspects of these properties currently experience views over the large scale industrial shed roofs to the agricultural landscape of the Leagram estate beyond.	M	H	H	Oblique views from upper storey windows will be slightly reduced through the introduction of built form in the adjacent field which may breach the skyline of the existing of view. Associated boundary planting will reduce these effects over time. Removal of the large industrial sheds will improve the quality of the view to the front of these properties in the long term, however the effect of the proposed access road will cause moderately detrimental visual effects at the outset of the development	Low adverse	Minor adverse	Minor adverse	Minor adverse
R12	Church Raike (south)	N/A	Rear views from upper storey windows of 7 properties fronting Church Raike may include views over the large scale industrial shed roofs as a small element to the north of the view, to the agricultural landscape of the Leagram estate beyond. Views naturally orientate further north east from these areas	M	H	H	No change	None	None	None	None
R13	Talbot Street (north side)	N/A	Principle views orientate southwards onto the street environment. Isolated long distance views from upper storey windows from 7 dwellings may experience the upper elevations of the large scale industrial sheds as a minor element in the view.	H	H	H	No change	None	None	None	None
R14	Leagram Lodge	13	Single storey dwelling with heavily screened views towards Chipping village	H	H	H	No change	None	None	None	None
R15	Booklands, Town End Farm & Town End Barn	N/A	9 detached properties with rear or side elevation views east across the currently open, flat agricultural landscape with degraded field boundaries.	H	H	H	With the introduction of the proposed cricket pitch there will be limited change to the views from rear aspects to these properties which will remain predominantly green and open in nature. The small pavilion building and associated access route and parking area will introduce a small element of built form to landscape. Associated boundary planting will reduce the effects over time and enhance quality of the local landscape character.	Low adverse	Negligible adverse	Negligible adverse	Negligible beneficial





- Development Areas
1. Kirk Mill
  2. Modern factory buildings
  3. Malt Kiln House field
  4. Former cricket ground
  5. Chipping Brook south

**CHIPPING**  
 Updated LVIA  
 Appendix I Figures and Viewpoints  
 Figure I: Scheme Location

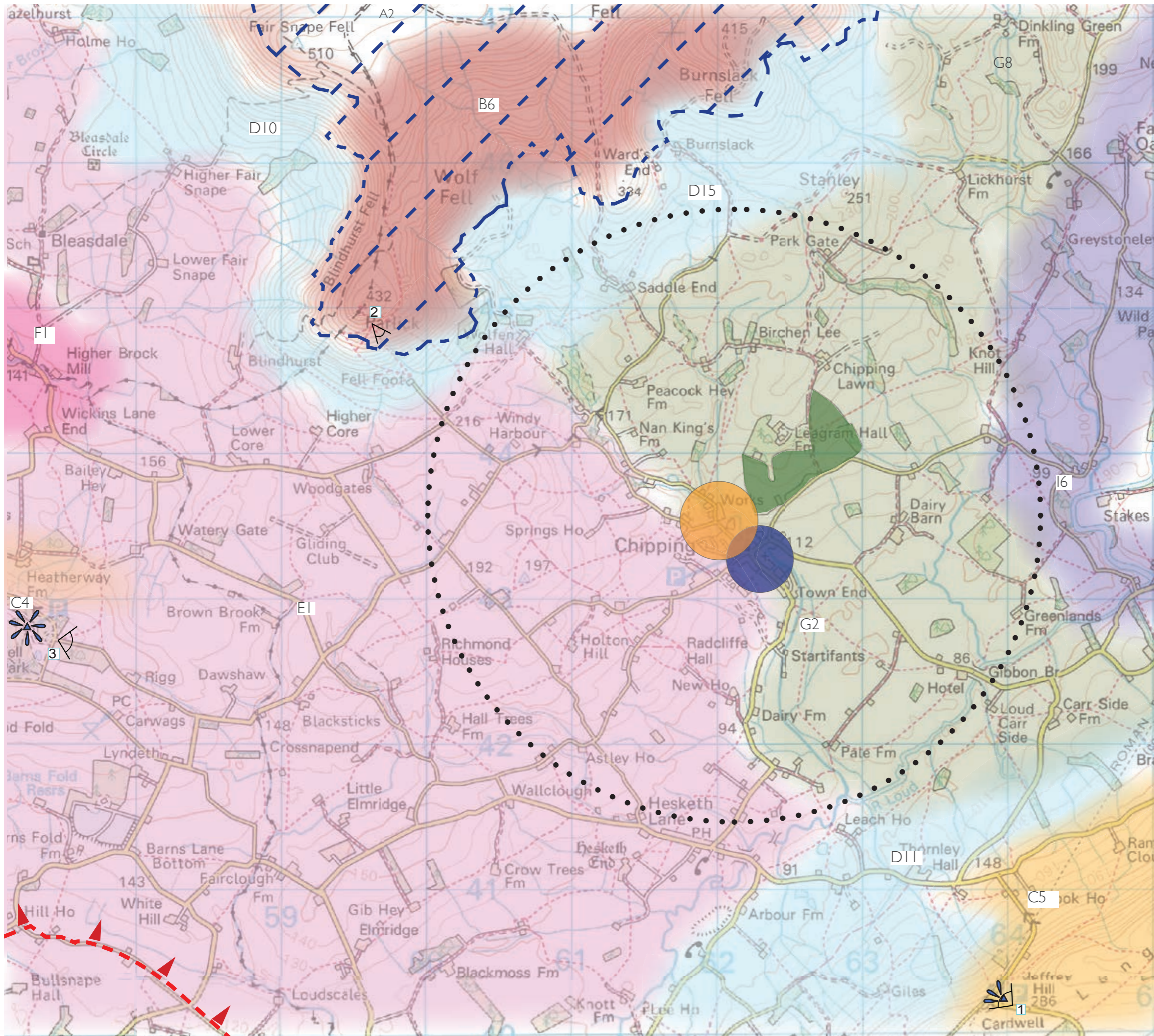
I:5000 @ A3  
 June 2

CL DWG NO: 660\_Chipping\_LVIA Figures.indd

0 100 200 300 400m

N





-  Broader Viewpoints 1-3
  -  Kirk Mill Conservation Area (approximate)
  -  Chipping Conservation Area (approximate)
  -  AONB Boundary
  -  SSSI/SRA
  - AONB Landscape Character Types**
  -  B- Unenclosed Moorland Hills
  -  C - Enclosed Moorland Hills
  -  D- Moorland Fringe
  -  E- Undulating Lowland Farmland
  -  F- Undulating Lowland Farmland with Wooded Brooks
  -  G- Undulating Low land Farmland with Parkland
  -  I- Wooded River Valley
  -  Panoramic View Point
  -  Leagram Hall  
Non Designated Historic Landscape
  -  2 Km Study Area
- Indicative boundaries from Forest of Bowland AONB Landscape Character Assessment 2009

**CHIPPING**  
 Updated LVIA  
 Appendix I Figures and Viewpoints  
 Figure 2 :Wider Landscape & Visual Context

NTS @ A3  
 June 2015

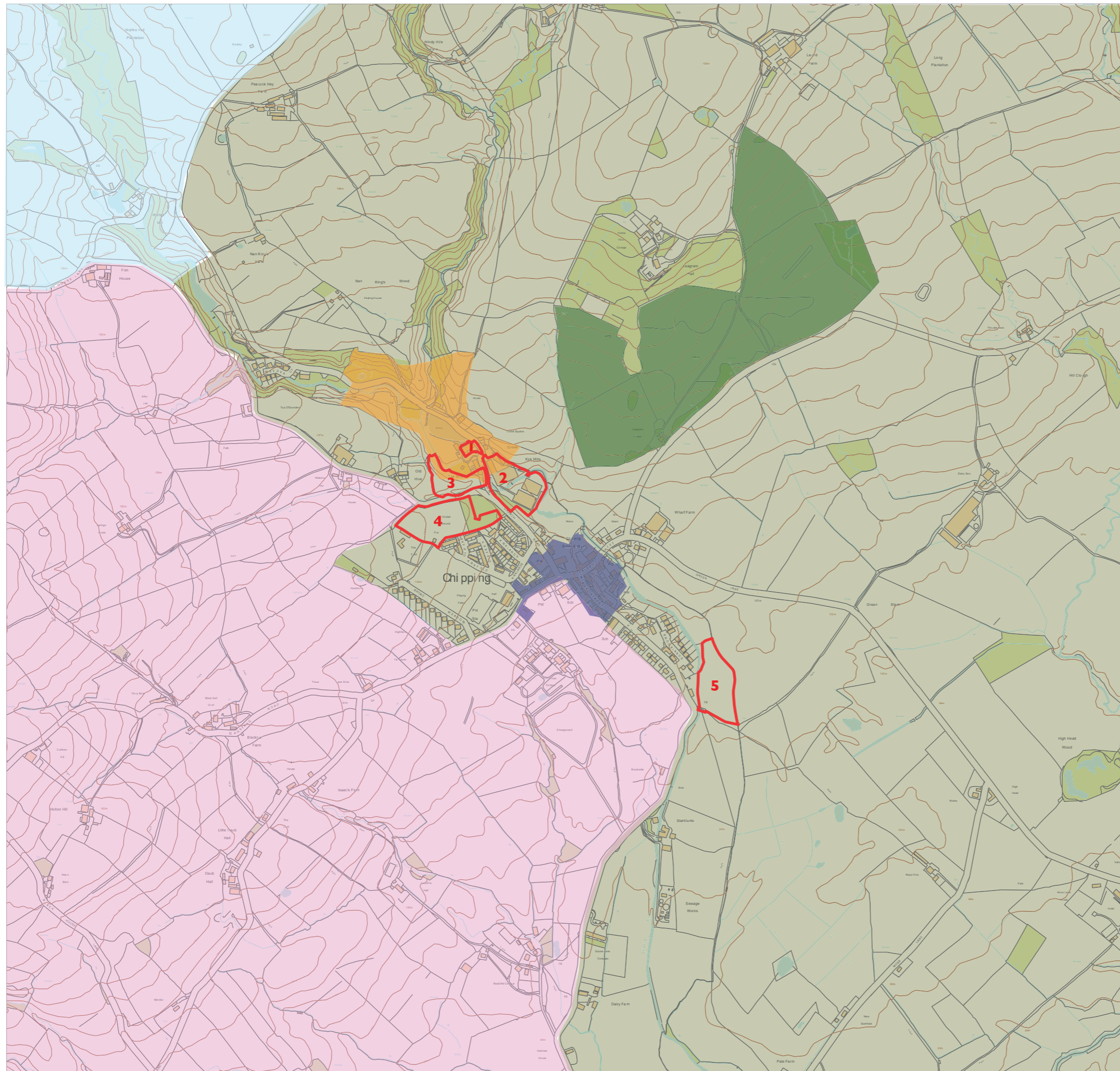
CL DWG NO: 660\_Chipping\_LVIA Figures.indd



**CAMLIN LONSDALE**

Britannia Mill | Britannia Road | Slaithewaite | HD7 5HE | 01484 841000  
 studio@camlinlonsdale.com www.camlinlonsdale.com CL Projects Ltd Company Reg No: 08288659





- Kirk Mill Conservation Area (approximate)
- Chipping Conservation Area (approximate)
- AONB Landscape Character Areas
- D15- Wolf-Burnslack (Moorland Fringe)
- E1- Whitechapel (Undulating Lowland Farmland)
- G2- Little Bowland (Undulating Low land Farmland with Parkland)
- Leagram Hall  
Non Designated Historic Landscape

**CHIPPING**  
 Updated LVIA  
 Appendix I Figures and Viewpoints  
 Figure 3 : Landscape Receptors

I:10,000 @ A3  
 June 2015

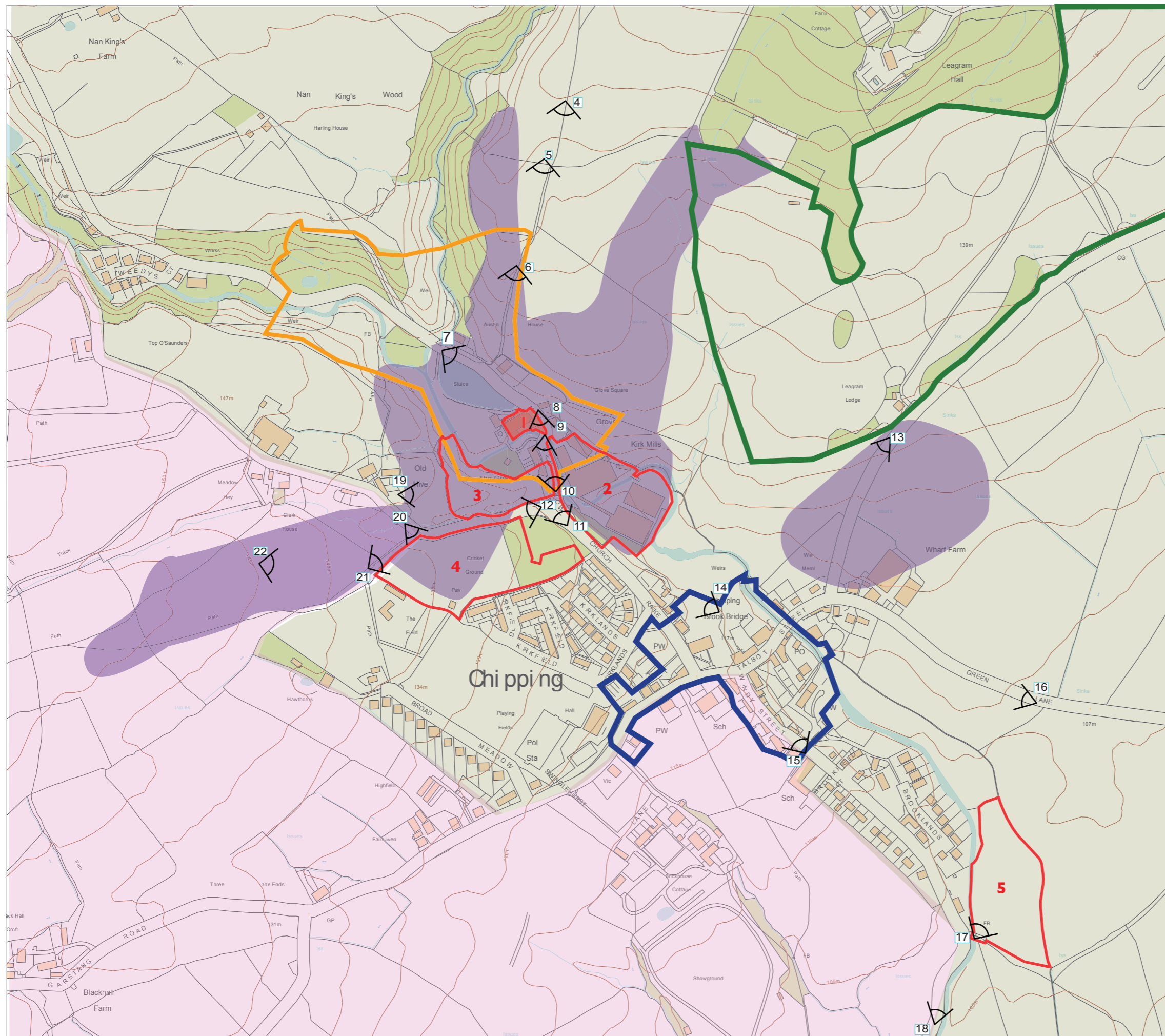
CL DWG NO: 660\_Chipping\_LVIA Figures.indd








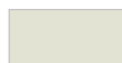


**CAMLIN LONSDALE**

Britannia Mill | Britannia Road | Slaithewaite | HD7 5HE | 01484 841000  
 studio@camlinlonsdale.com www.camlinlonsdale.com CL Projects Ltd Company Reg No:08288659





-  Development Areas
  1. Kirk Mill
  2. Modern factory buildings
  3. Malt Kiln House field
  4. Former cricket ground
  5. Chipping Brook south
-  Potentially Important ZVI for Development Site I
-  Viewpoints (Numbers consistent with location plan)
-  Kirk Mill Conservation Area (approximate)
-  Chipping Conservation Area (approximate)
-  Leagram Hall Non Designated Historic Landscape
- AONB Landscape Character Areas**
  -  E1- Whitechapel (Undulating Lowland Farmland)
  -  G2- Little Bowland (Undulating Low land Farmland with Parkland)

**CHIPPING**  
 Updated LVIA  
 Appendix I Figures and Viewpoints  
 Figure 4.1 : Ground Truthed ZVI - Development Site I

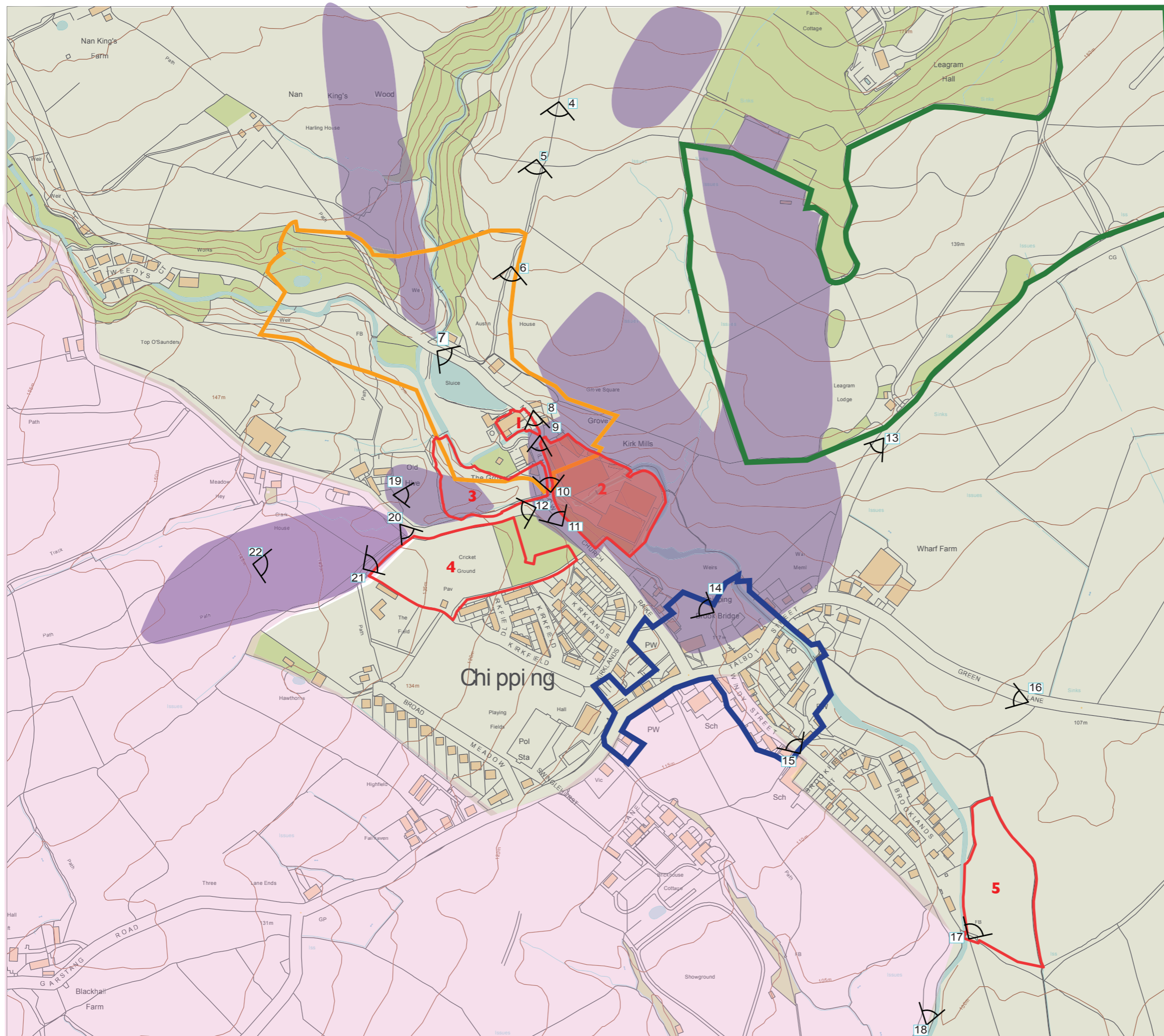
I:5000 @ A3  
 June 2015








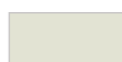
CL DWG NO: 660\_Chipping\_LVIA Figures.indd

N  
↑

0 100 200 300 400m






-  Development Areas
  1. Kirk Mill
  2. Modern factory buildings
  3. Malt Kiln House field
  4. Former cricket ground
  5. Chipping Brook south
-  Potentially Important ZVI for Development Site 2
-  Viewpoints (Numbers consistent with location plan)
-  Kirk Mill Conservation Area (approximate)
-  Chipping Conservation Area (approximate)
-  Leagram Hall Non Designated Historic Landscape
- AONB Landscape Character Areas**
-  E1 - Whitechapel (Undulating Lowland Farmland)
-  G2 - Little Bowland (Undulating Low land Farmland with Parkland)

**CHIPPING**  
 Updated LVIA  
 Appendix I Figures and Viewpoints  
 Figure 4.2 : Ground Truthed ZVI - Development Site 2

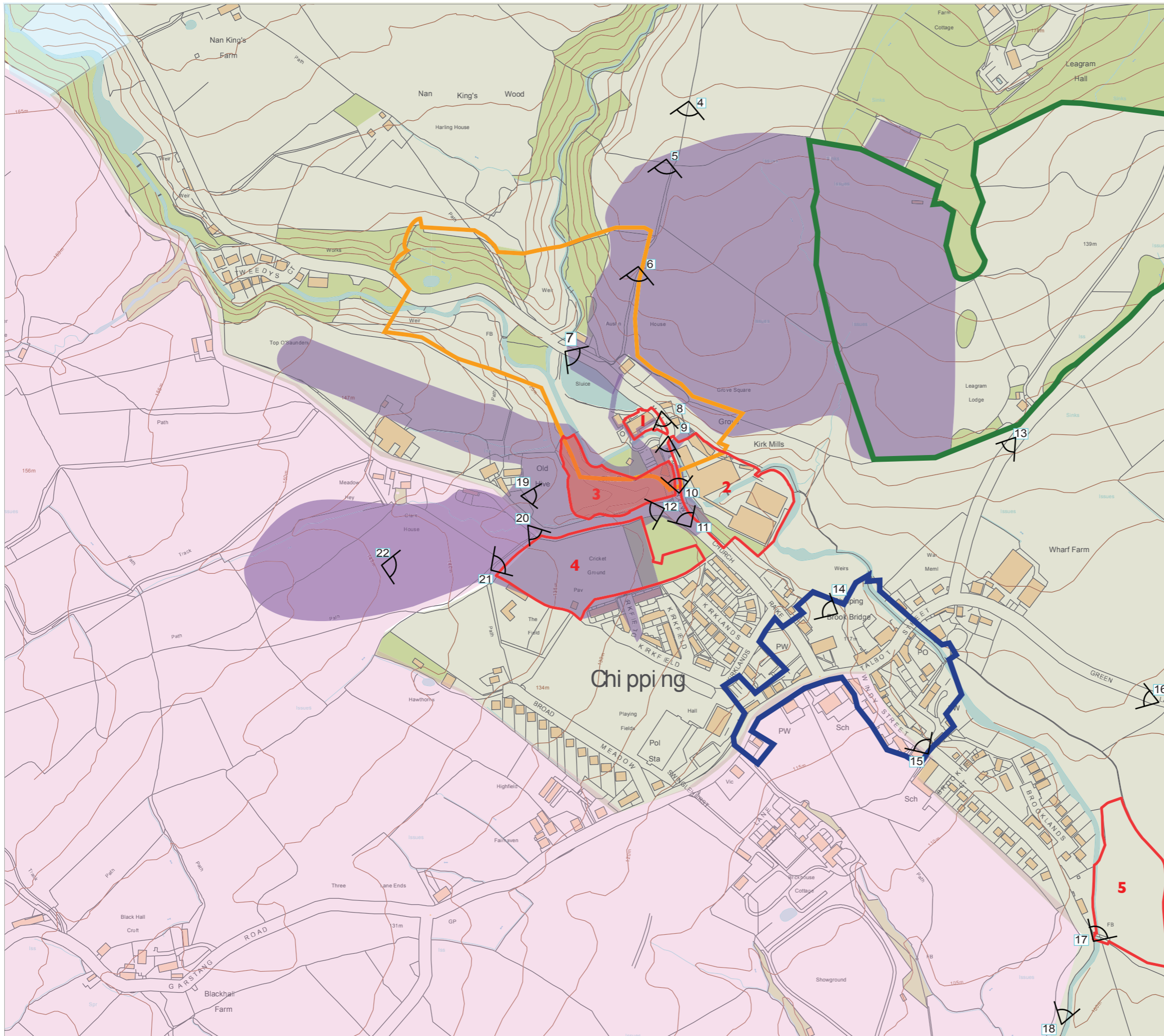
I:5000 @ A3  
 June 2015

CL DWG NO: 660\_Chipping\_LVIA Figures.indd

N  
↑







- Development Areas
  1. Kirk Mill
  2. Modern factory buildings
  3. Malt Kiln House field
  4. Former cricket ground
  5. Chipping Brook south
- Potentially Important ZVI for Development Site 3
- Viewpoints (Numbers consistent with location plan)
- Kirk Mill Conservation Area (approximate)
- Chipping Conservation Area (approximate)
- Leagram Hall
- Non Designated Historic Landscape
- AONB Landscape Character Areas
  - D15- Wolf-Burnslack (Moorland Fringe)
  - E1- Whitechapel (Undulating Lowland Farmland)
  - G2- Little Bowland (Undulating Low land Farmland with Parkland)

**CHIPPING**  
 Updated LVIA  
 Appendix I Figures and Viewpoints  
 Figure 4.3 : Ground Truthed ZVI - Development Site 3

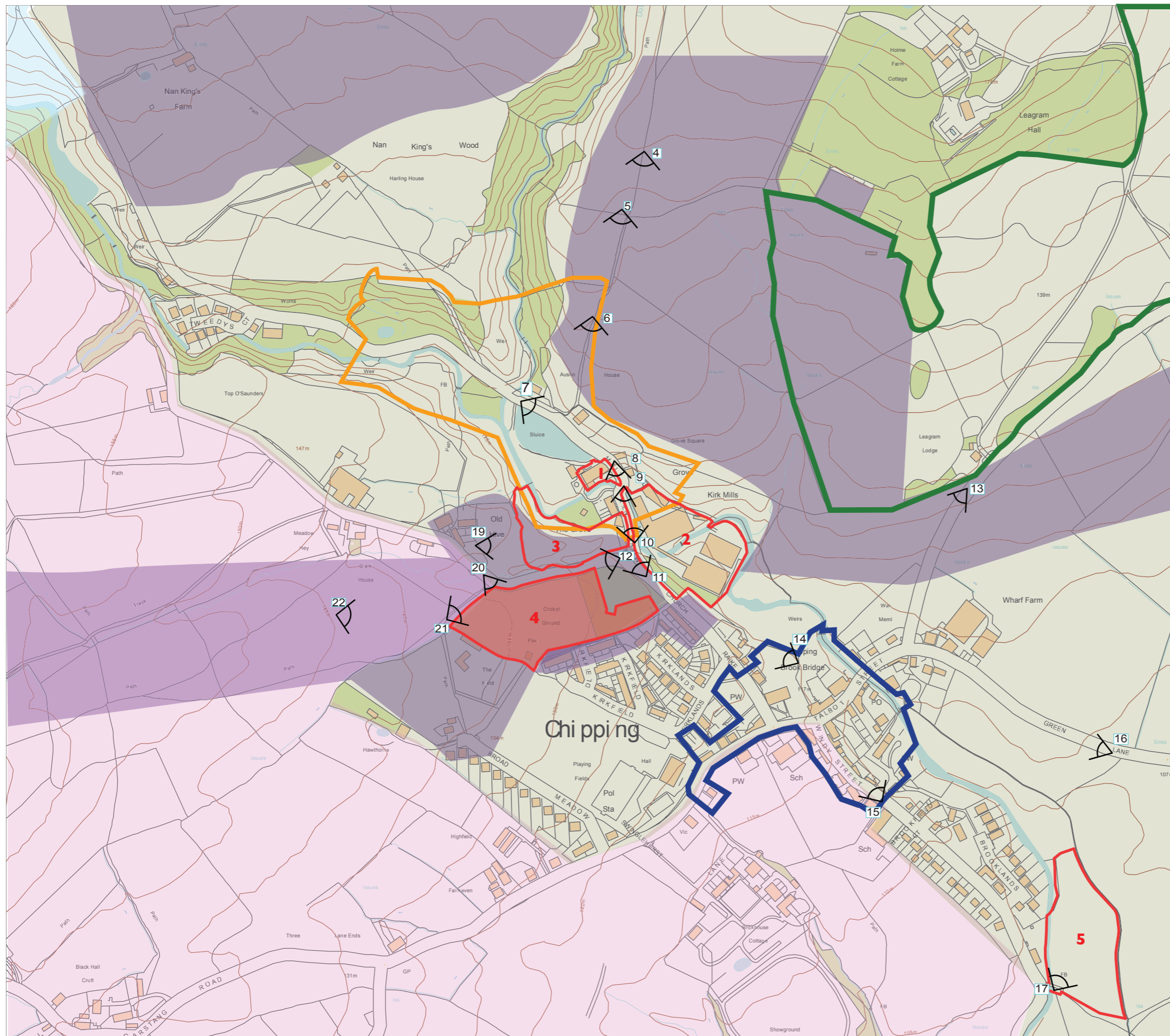
I:5000 @ A3  
 June 2015








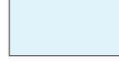

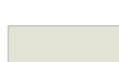
CL DWG NO: 660\_Chipping\_LVIA Figures.indd

N  
↑

0 100 200 300 400m






-  Development Areas
- 1. Kirk Mill
- 2. Modern factory buildings
- 3. Malt Kiln House field
- 4. Former cricket ground
- 5. Chipping Brook south
  
-  Potentially Important ZVI for Development Site 4
  
-  Viewpoints (Numbers consistent with location plan)
  
-  Kirk Mill Conservation Area (approximate)
-  Chipping Conservation Area (approximate)
-  Leagram Hall
-  Non Designated Historic Landscape
  
- AONB Landscape Character Areas
-  D15- Wolf-Burnslack (Moorland Fringe)
-  E1- Whitechapel (Undulating Lowland Farmland)
-  G2- Little Bowland (Undulating Low land Farmland with Parkland)

**CHIPPING**  
 Updated LVIA  
 Appendix I Figures and Viewpoints  
 Figure 4.4 : Ground Truthed ZVI - Development Site 4

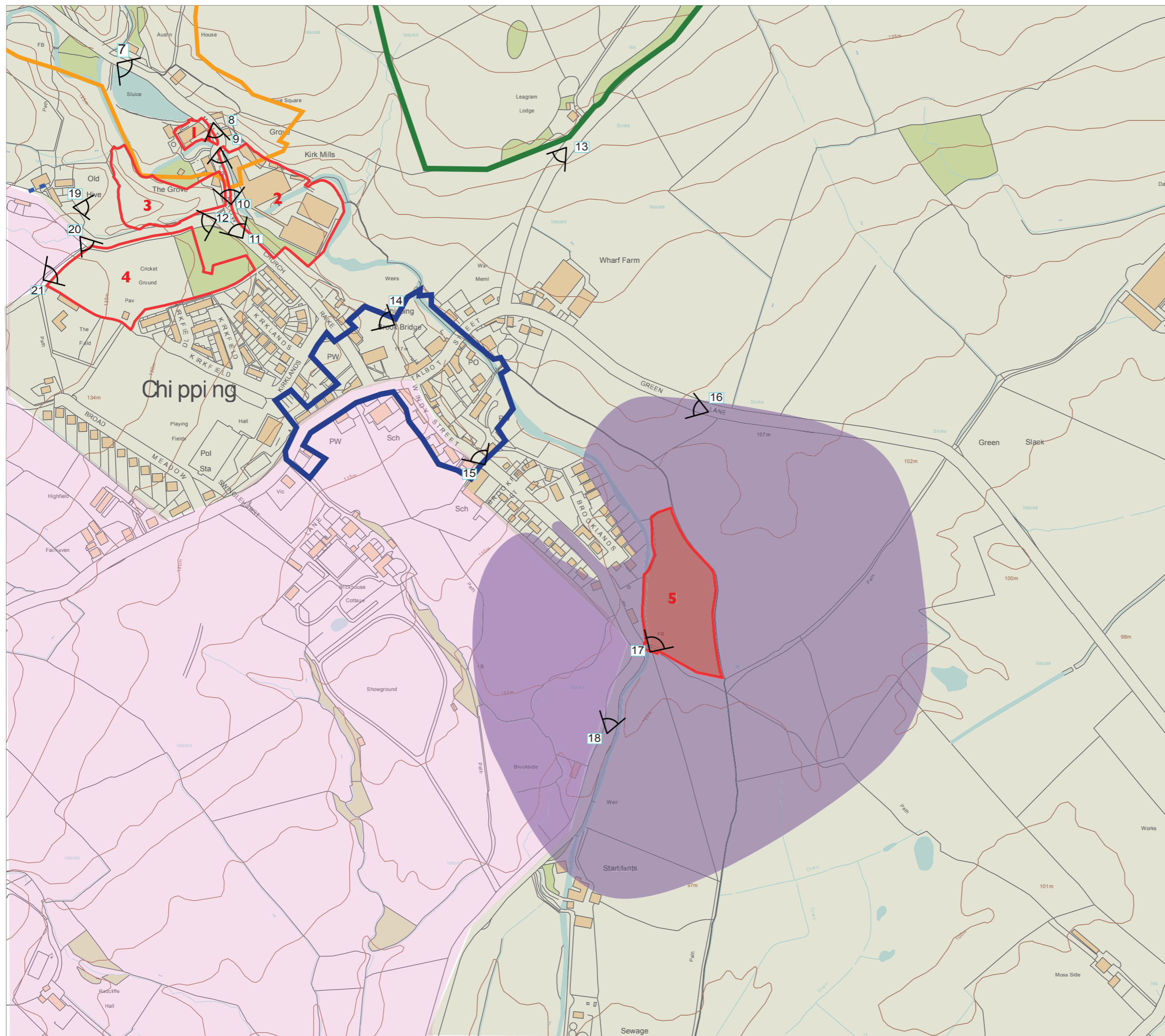
1:5000 @ A3  
 June 2015


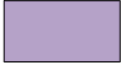






CL DWG NO: 660\_Chipping\_LVIA Figures.indd

N  
↑







-  Development Areas
  1. Kirk Mill
  2. Modern factory buildings
  3. Malt Kiln House field
  4. Former cricket ground
  5. Chipping Brook south
-  Potentially Important ZVI for Development Site 5
-  Viewpoints (Numbers consistent with location plan)
-  Kirk Mill Conservation Area (approximate)
-  Chipping Conservation Area (approximate)
-  Leagram Hall Non Designated Historic Landscape
- AONB Landscape Character Areas**
-  E1- Whitechapel (Undulating Lowland Farmland)
-  G2- Little Bowland (Undulating Low land Farmland with Parkland)

**CHIPPING**  
 Updated LVIA  
 Appendix I Figures and Viewpoints  
 Figure 4.5 : Ground Truthed ZVI - Development Site 5

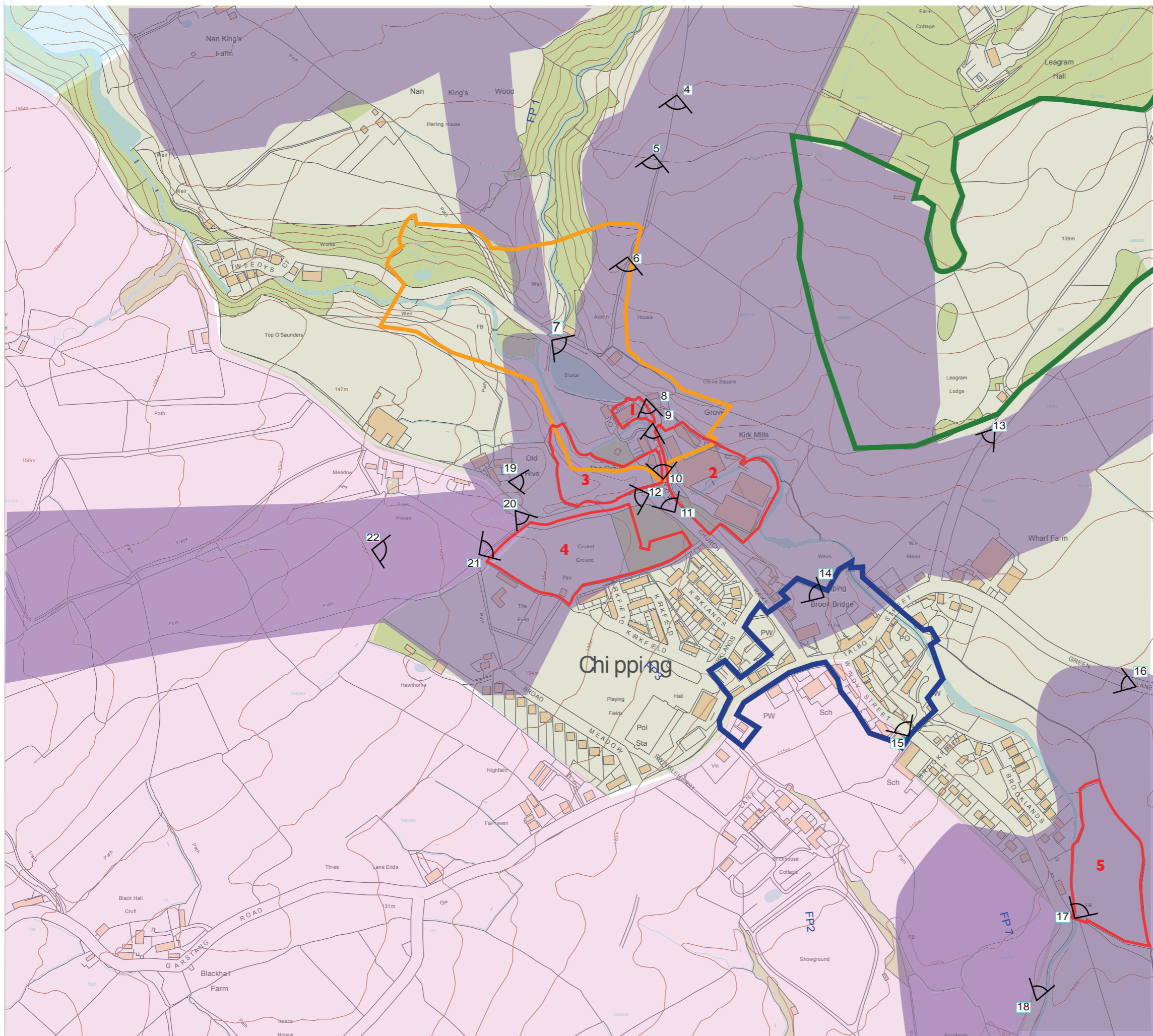
I:5000 @ A3  
 June 2015








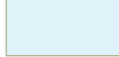

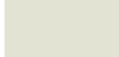
CL DWG NO: 660\_Chipping\_LVIA Figures.indd

N  
↑

0 100 200 300 400m





-  Development Areas
  1. Kirk Mill
  2. Modern factory buildings
  3. Malt Kiln House field
  4. Former cricket ground
  5. Chipping Brook south
-  Potentially Important ZVI
-  Viewpoints (Numbers consistent with location plan)
-  Kirk Mill Conservation Area (approximate)
-  Chipping Conservation Area (approximate)
-  Leagram Hall
-  Non Designated Historic Landscape
- AONB Landscape Character Areas**
-  D15- Wolf-Burnslack (Moorland Fringe)
-  E1- Whitechapel (Undulating Lowland Farmland)
-  G2- Little Bowland (Undulating Low land Farmland with Parkland)

**CHIPPING**  
 Updated LVIA  
 Appendix I Figures and Viewpoints  
 Figure 4.6 : Ground Truthed ZVI Composite

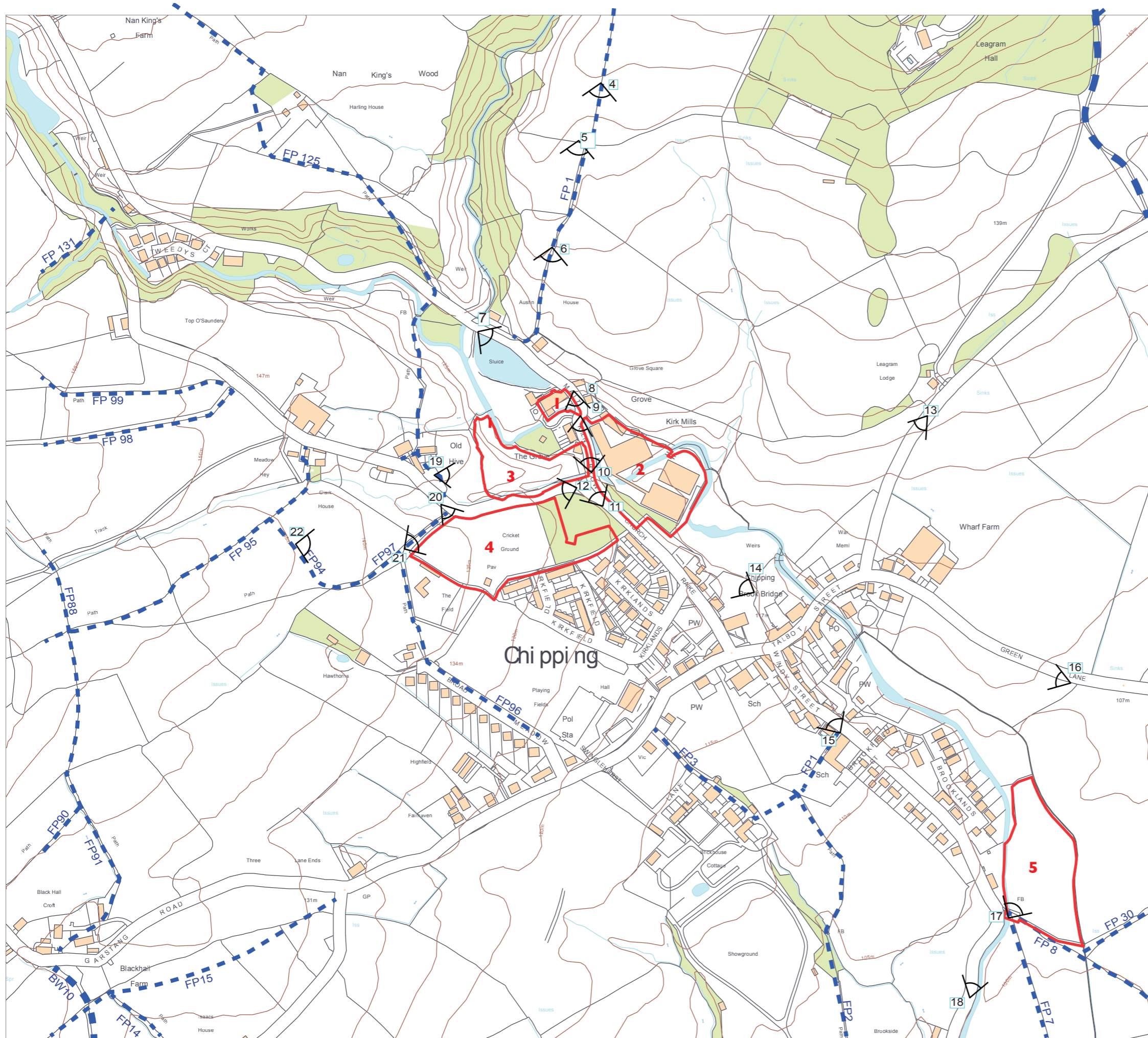
I:5000 @ A3  
 June 2015

CL DWG NO: 660\_Chipping\_LVIA Figures.indd

0 100 200 300 400m

N  
↑





- Development Areas:
  1. Main Mill Complex
  2. The Hive (Residential)
  3. New Trail Head Centre
  4. Cricket Pitch
  5. Allotments
- Public Right of Way: Footpath
- Public Right of Way: Bridleway
- 2
 View point location and photo reference

**CHIPPING**  
 Updated LVIA  
 Appendix I Figures and Viewpoints  
 Figure 5: Representative Viewpoints

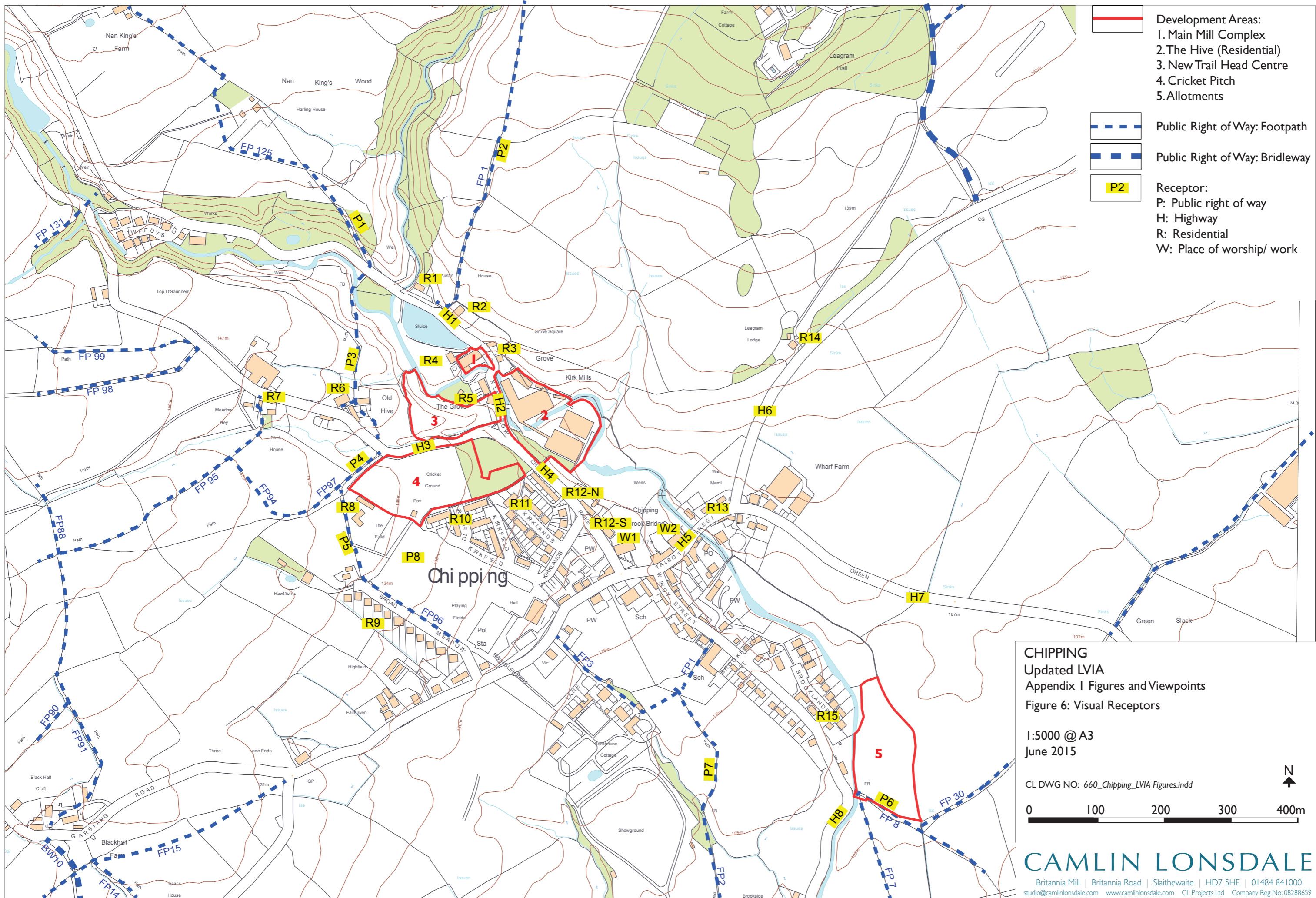
I:5000 @ A3  
 June 2015

CL DWG NO: 660\_Chipping\_LVIA Figures.indd

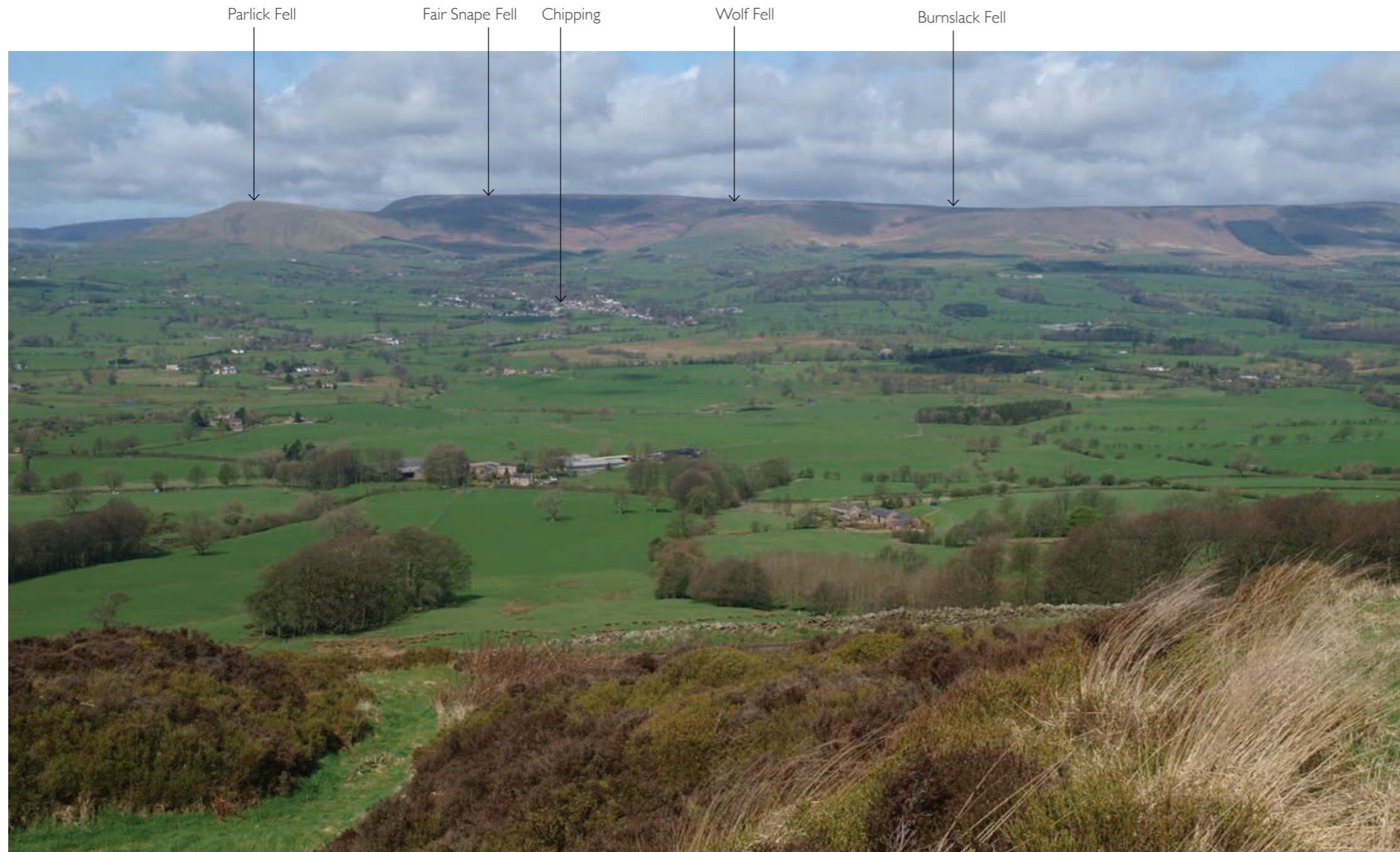
N  
↑

0 100 200 300 400m









Parlick Fell

Fair Snape Fell

Chipping

Wolf Fell

Burnslack Fell



#### Viewpoint Data:

OS Grid reference: 61649\_43411  
 Date: 13 April 2015  
 Height above ground: 1.70m  
 Camera and Lens: Digital SLR with fixed lens 50mm equivalent  
 Correct viewing: Pan across image at comfortable arms length (at A3)  
 Visibility: Good

Representative receptors: The AONB landscape, AONB LCAs E1, G2 and D15

#### Proposed development within photograph:

##### Existing View:

Panoramic view over the undulating, pastoral AONB landscape towards the northern fells from the Jeffrey Hill panoramic viewpoint.

##### Predicted Visibility:

The proposed development would theoretically be visible but would be imperceptible from this viewpoint due to distance (3+km) and the development integration into the wider landscape.

CHIPPING  
 Updated LVIA  
 Appendix I Figures and Viewpoints

Figure 7.1 : Viewpoint I  
 From Jeffery Hill, Longridge Fell. (3.6km south of Chipping Village)

April 2015  
 CL DWG NO: 660\_Chipping\_LVIA Figures.indd

**CAMLIN LONSDALE**

Britannia Mill | Britannia Road | Slaithewaite | HD7 5HE | 01484 841000  
 studio@camlinlonsdale.com www.camlinlonsdale.com CL Projects Ltd Company Reg No: 08288659





**Viewpoint Data:**

OS Grid reference: 61649\_43411  
 Date: 16 June 2015  
 Height above ground: 1.70m  
 Camera and Lens: Digital SLR with fixed lens 50mm equivalent  
 Correct viewing: Pan across image at comfortable arms length (at A3)  
 Visibility: Hazy

Representative receptors: The AONB landscape, AONB LCA D15, G2 and E1

**Proposed development within photograph:**

**Existing View:**  
 Panoramic view over the undulating pastoral AONB landscape towards Longridge fell in the southeast.

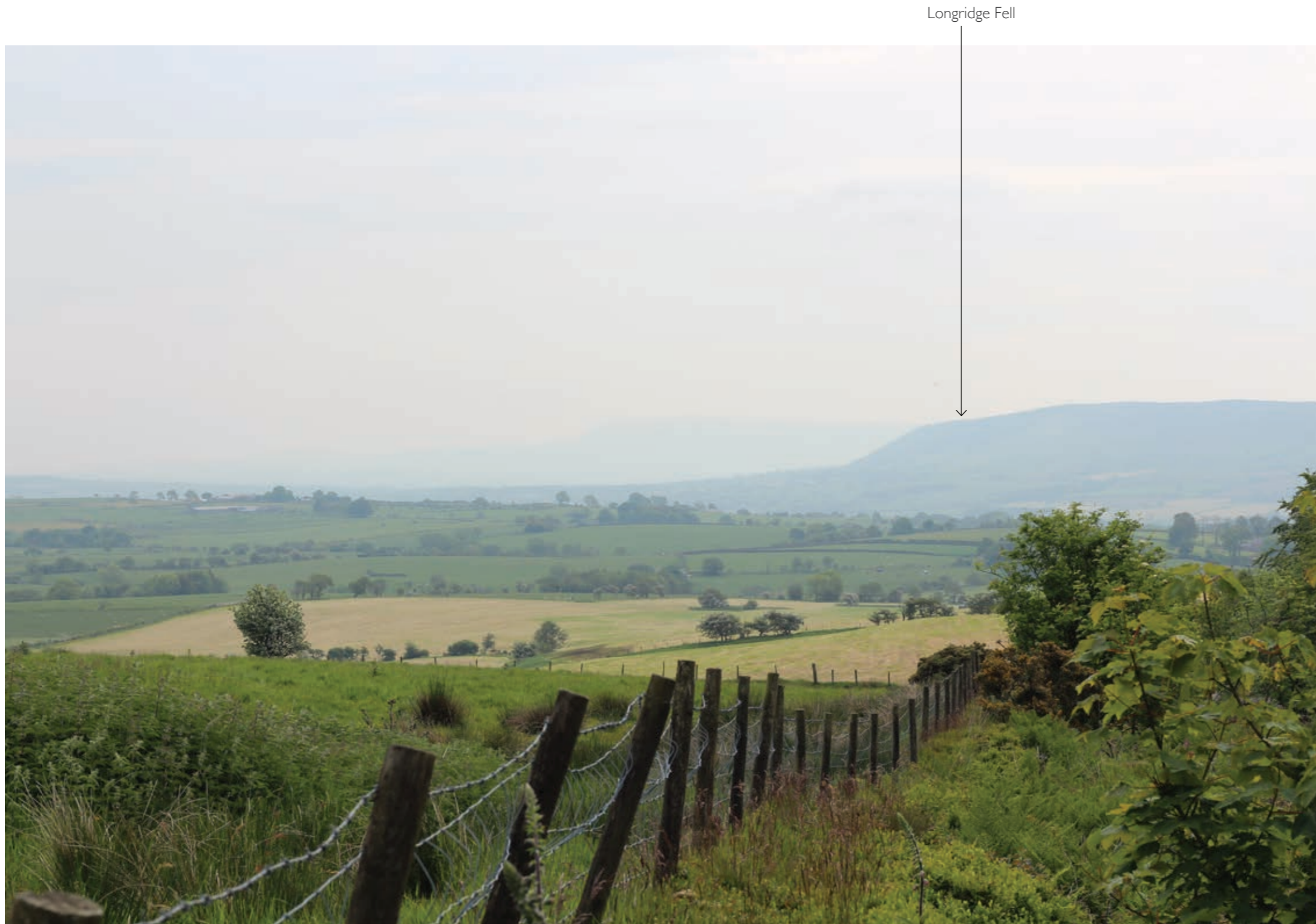
**Predicted Visibility:**  
 The proposed development would theoretically be visible but would be imperceptible from this viewpoint due to distance (2.5+km) and the development integration into the wider landscape.

**CHIPPING**  
 Updated LVIA  
 Appendix I Figures and Viewpoints

**Figure 7.2 :Viewpoint 2**  
 View from Parlick (3km northwest of Chipping Village)

June 2015  
 CL DWG NO: 660\_Chipping\_LVIA Figures.indd





**Viewpoint Data:**

OS Grid reference: 61649\_43411  
 Date: 16 June 2015  
 Height above ground: 1.70m  
 Camera and Lens: Digital SLR with fixed lens 50mm equivalent  
 Correct viewing: Pan across image at comfortable arms length (at A3)  
 Visibility: Hazy

Representative receptors: AONB landscape, AONB LCA, G2 and EI

**Proposed development within photograph:**

**Existing View:**

Panoramic view over the undulating, pastoral AONB landscape to Chipping in the east and Longridge Fell in the southeast.

**Predicted Visibility:**

The proposed development would theoretically be visible but would be imperceptible due to distance (5+km) and the development integration into the wider landscape.

**CHIPPING**  
 Updated LVIA  
 Appendix I Figures and Viewpoints

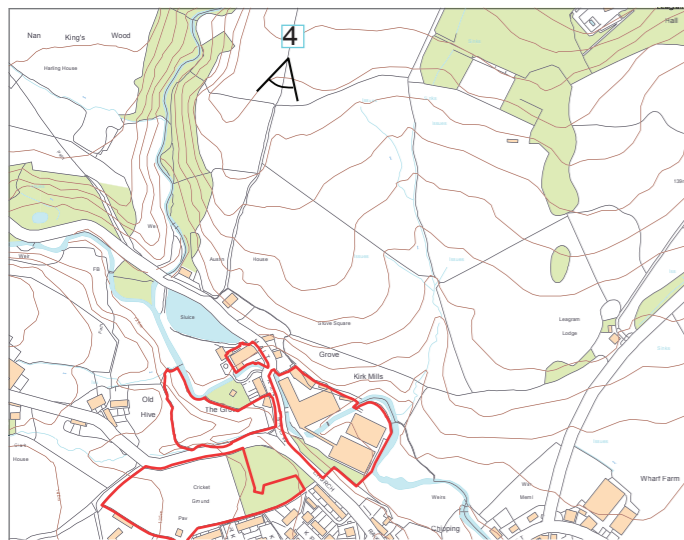
**Figure 7.3 :Viewpoint 3**  
 View from Beacon Fell (4.9km west of Chipping Village)

June 2015  
 CL DWG NO: 660\_Chipping\_LVIA Figures.indd

**CAMLIN LONSDALE**

Britannia Mill | Britannia Road | Slaithewaite | HD7 5HE | 01484 841000  
 studio@camlinlonsdale.com www.camlinlonsdale.com CL Projects Ltd Company Reg No: 0828659





**Viewpoint Data:**

OS Grid reference: 61874\_43706  
 Date: 13 April 2015  
 Height above ground: 1.70m  
 Camera and Lens: Digital SLR with fixed lens 50mm equivalent  
 Correct viewing: Pan across image at comfortable arms length (at A3)  
 Visibility: Good  
 Distance to Development: 375m  
 Representative Receptors: P2

**Proposed development within photograph:**

**Existing View:**  
 View over the undulating, pastoral landscape (LCA G2) from FPI looking south towards Chipping

**Predicted Visibility:**  
 Heavily filtered views of the development on the Church Raikie housing site may be visible from this viewpoint.

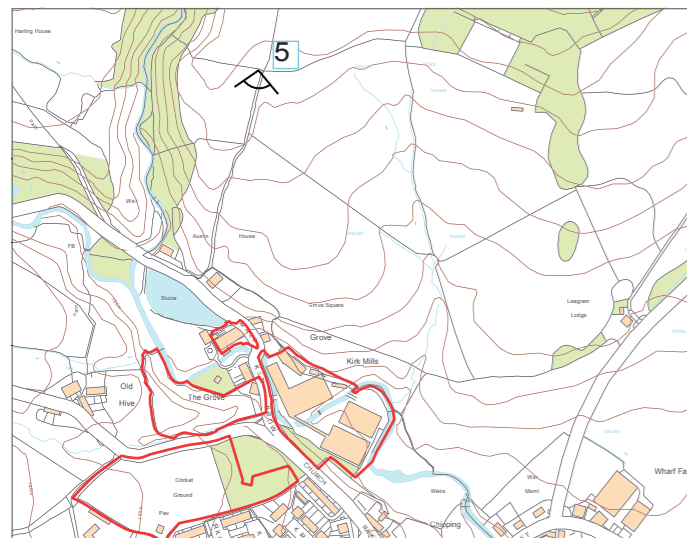
**CHIPPING**  
 Updated LVIA  
 Appendix I Figures and Viewpoints

**Figure 7.4 :Viewpoint 4**  
**VIEW POINT 660/4**

**April 2015**  
 CL DWG NO: 660\_Chipping\_LVIA Figures.indd

**CAMLIN LONSDALE**  
 Britannia Mill | Britannia Road | Slaithewaite | HD7 5HE | 01484 841000  
 studio@camlinlonsdale.com www.camlinlonsdale.com CL Projects Ltd Company Reg No: 08288659





**Viewpoint Data:**

OS Grid reference: 69187\_43857  
 Date: 13 April 2015  
 Height above ground: 1.70m  
 Camera and Lens: Digital SLR with fixed lens 50mm equivalent  
 Correct viewing: Pan across image at comfortable arms length (at A3)  
 Visibility: Good  
 Distance to Development: 240m  
 Representative Receptors: P2

**Proposed development within photograph:**

Hotel and spa facilities introduced to the valley floor location in the middle distance. Areas of housing proposed on site 4 in the middle distance to the west of the wooded clough.

**Existing View:**

Rural view over the undulating pastoral landscape (LCA G2) with the built form of the village creating interest in the middle distance. Longridge Fell visible as a skyline element.

**Predicted Visibility:**

Replacement of large scale industrial sheds in the base of the valley with structures more in keeping with the scale and massing of the village. Heavily filtered elements of the proposed new housing areas may be visible from this point.

**Magnitude of Change:**

Negligible

CHIPPING  
 Updated LVIA  
 Appendix I Figures and Viewpoints

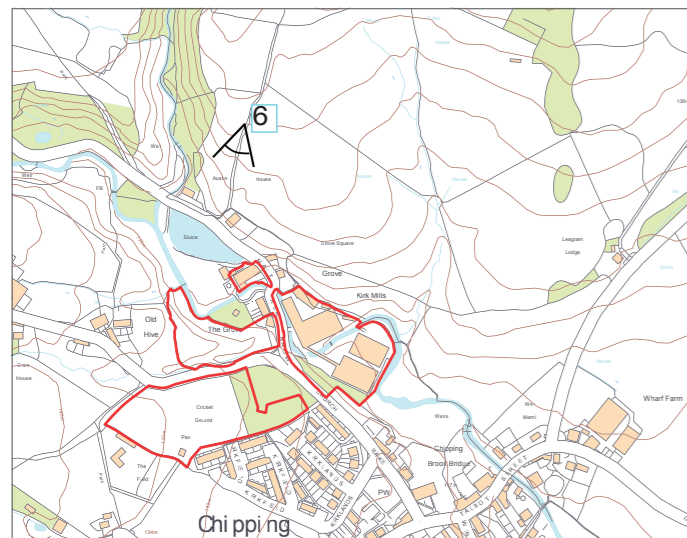
Figure 7.5 :Viewpoint 5  
 VIEW POINT 660/5  
 Gateway on footpath

April 2015  
 CL DWG NO: 660\_Chipping\_LVIA Figures.indd

**CAMLIN LONSDALE**

Britannia Mill | Britannia Road | Slaithewaite | HD7 5HE | 01484 841000  
 studio@camlinlonsdale.com www.camlinlonsdale.com CL Projects Ltd Company Reg No:08288659





**Viewpoint Data:**

OS Grid reference: 69187\_43857  
 Date: 13 April 2015  
 Height above ground: 1.70m  
 Camera and Lens: Digital SLR with fixed lens 50mm equivalent  
 Correct viewing: Pan across image at comfortable arms length (at A3)  
 Visibility: Good  
 Distance to Development: 125m  
 Representative Receptors: P2

**Proposed development within photograph:**

External works associated with Kirk Mill (Listed Building).  
 Areas of housing proposed in the middle distance to the southwest of the wooded clough

**Existing View:**

Kirk Mill pond set with the wooded clough associated with Chipping Brook form the main feature within the view.  
 Heavily filtered views of higher ground to the west of the village with Longridge Fell visible as a skyline element.

**Predicted Visibility:**

Heavily filtered elements of the proposed new housing area 4 at Church Raike may be visible from this point

**Magnitude of Change:**

Negligible

**CHIPPING**  
 Updated LVIA  
 Appendix I Figures and Viewpoints

**Figure 7.6 :Viewpoint 6**  
 VIEW POINT 660/6  
 Gateway on footpath

**October 2013**  
 CL DWG NO: 660\_Chipping\_LVIA Figures.indd

**CAMLIN LONSDALE**

Britannia Mill | Britannia Road | Slaithewaite | HD7 5HE | 01484 841000  
 studio@camlinlonsdale.com www.camlinlonsdale.com CL Projects Ltd Company Reg No:08288659

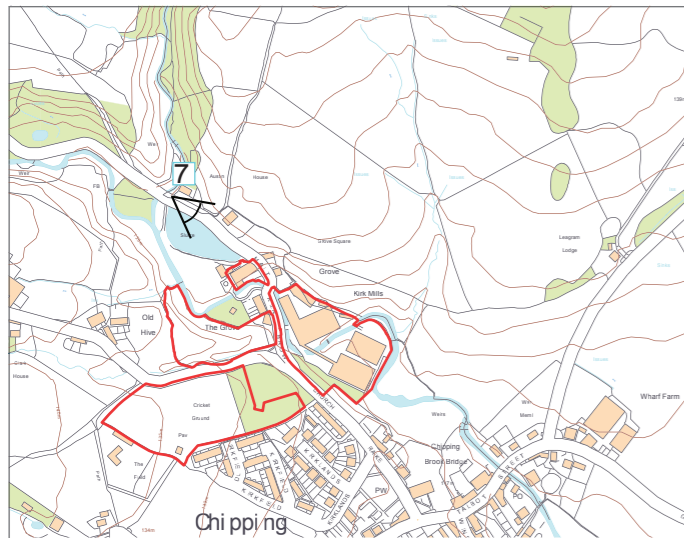




Longside Fell

Kirk Mill

Kirk House



**Viewpoint Data:**

OS Grid reference: 61874\_43706  
 Date: 13 April 2015  
 Height above ground: 1.70m  
 Camera and Lens: Digital SLR with fixed lens 50mm equivalent  
 Correct viewing: Pan across image at comfortable arms length (at A3)  
 Visibility: Good  
 Distance to Development: 80m  
 Representative Receptors: P2,H1,R1,R2

**Proposed development within photograph:**  
 External works associated with Kirk Mill (Listed Building)

**Existing View:**  
 Kirk Mill pond forms a key focal point to the view. The rear elevation of Kirk Mill and upper section of the riverside crane is visible in the middle distance.

**Predicted Visibility:**  
 Self seeded trees on mill dam bank to be removed

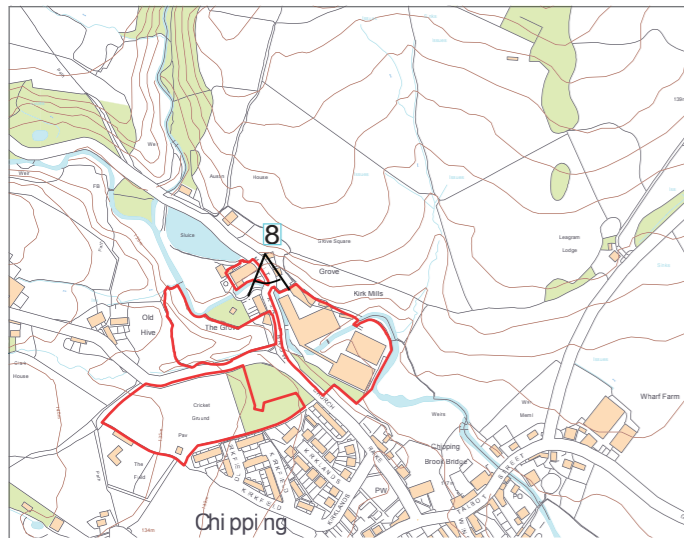
**Magnitude of Change:**  
 Low adverse

**CHIPPING**  
 Updated LVIA  
 Appendix I Figures and Viewpoints

**Figure 7.7 :Viewpoint 7**  
**VIEW POINT 660/7**

**April 2015**  
 CL DWG NO: 660\_Chipping\_LVIA Figures.indd





**Viewpoint Data:**

OS Grid reference: 62037\_43476  
 Date: 13 April 2015  
 Height above ground: 1.70m  
 Camera and Lens: Digital SLR with fixed lens 50mm equivalent  
 Correct viewing: Pan across image at comfortable arms length (at A3)  
 Visibility: Good  
 Distance to Development: 5m  
 Representative Receptors: H1, H2, R3

**Proposed development within photograph:**  
 Renovation works associated with the listed mill building in the foreground (right). External works to the setting of the mill in the middle of the view. Replacement of the modern industrial shed (middle left) with new public open space.

**Existing View:**  
 Heart of Kirk Mill Conservation Area. Attractive historic buildings degraded by poor external setting and modern industrial buildings

**Predicted Visibility:**  
 Removal of derelict buildings and proposed external works will enhance the quality of the Conservation Area.

**Magnitude of Change:**  
 Medium beneficial

**CHIPPING**  
 Updated LVIA  
 Appendix I Figures and Viewpoints

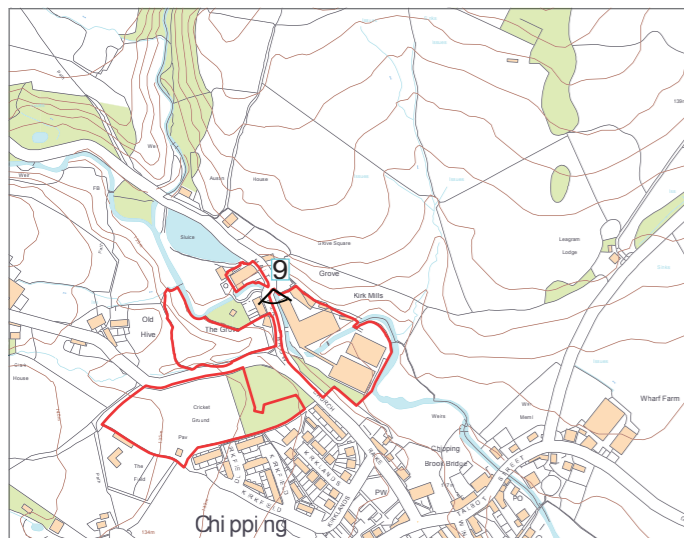
**Figure 7.8 :VIEW POINT 660/8**

**Mill**

**April 2015**  
 CL DWG NO: 660\_Chipping\_LVIA Figures.indd

**CAMLIN LONSDALE**  
 Britannia Mill | Britannia Road | Slaithewaite | HD7 5HE | 01484 841000  
 studio@camlinlonsdale.com www.camlinlonsdale.com CL Projects Ltd Company Reg No: 08288659





**Viewpoint Data:**

OS Grid reference: 62037\_43476  
 Date: 13 April 2015  
 Height above ground: 1.70m  
 Camera and Lens: Digital SLR with fixed lens 50mm equivalent  
 Correct viewing: Pan across image at comfortable arms length (at A3)  
 Visibility: Good  
 Distance to Development: 20m  
 Representative Receptors: H2, R5

**Proposed development within photograph:**

**Existing View:**  
 View from Church Rake in the centre of the Kirk Mill Conservation Area looking south towards Chipping Brook and the main industrial mill complex

**Predicted Visibility:**  
 Industrial building in foreground to be replaced with public open space

**Magnitude of Change:**  
 Medium beneficial

**CHIPPING**  
 Updated LVIA  
 Appendix I Figures and Viewpoints

**Figure 7.9: Viewpoint 9**  
**VIEW POINT 660/9**  
 Mill

**April 2015**  
 CL DWG NO: 660\_Chipping\_LVIA Figures.indd

**CAMLIN LONSDALE**  
 Britannia Mill | Britannia Road | Slaithewaite | HD7 5HE | 01484 841000  
 studio@camlinlonsdale.com www.camlinlonsdale.com CL Projects Ltd Company Reg No: 08288659



Proposed Malt Kiln Brow housing



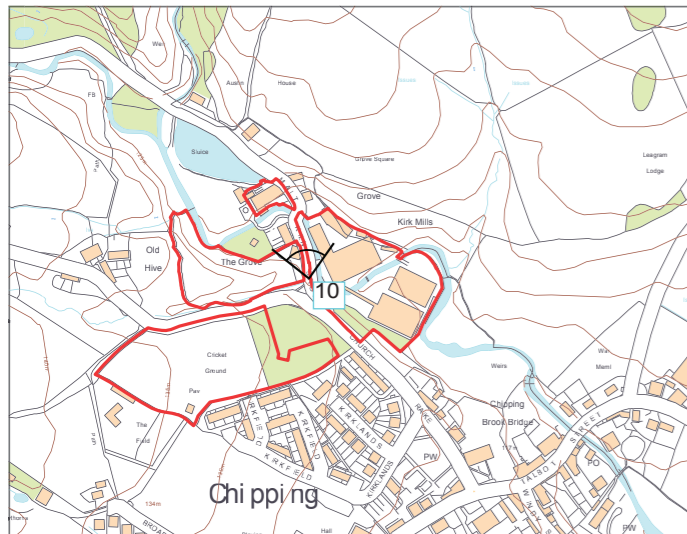
Malt Kiln Brow

Malt Kiln House

Kirk Mill

Large scale modern industrial buildings (former chair making factory)

Proposed spa building and open space



**Viewpoint Data:**

OS Grid reference:  
Date: 13 April 2015  
Height above ground: 1.70m  
Camera and Lens: Digital SLR with fixed lens 50mm equivalent  
Correct viewing: Pan across image at comfortable arms length (at A3)  
Visibility: Good  
Distance to Development: 20m  
Representative Receptors: H2

**Proposed development within photograph:**

Renovation and external works associated with the listed mill building in the middle distance. Replacement of the modern industrial shed (foreground right) with new public open space.

**Existing View:**

Kirk Mill Conservation Area. Attractive historic buildings degraded by poor external setting and modern industrial buildings to the right of the view

**Predicted Visibility:**

Removal of derelict buildings and proposed external works will enhance the quality of the Conservation Area.

**Magnitude of Change:**

Minor beneficial for the removal of buildings and new public realm; minor adverse for the new access and potential visibility of housing on Malt Kiln Brow  
Overall: neutral magnitude of change

CHIPPING  
Updated LVIA  
Appendix I Figures and Viewpoints

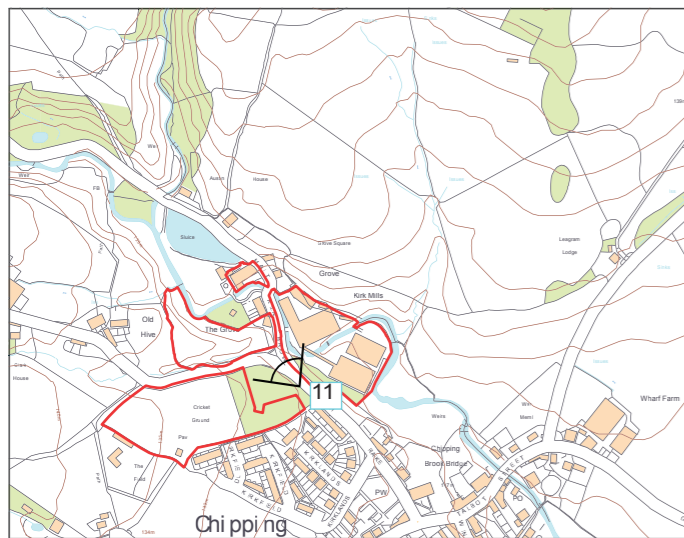
Figure 7.10 :Viewpoint 10  
VIEW POINT 660/10

April 2015  
CL DWG NO: 660\_Chipping\_LVIA Figures.indd

**CAMLIN LONSDALE**

Britannia Mill | Britannia Road | Slaithewaite | HD7 5HE | 01484 841000  
studio@camlinlonsdale.com www.camlinlonsdale.com CL Projects Ltd Company Reg No: 08288659





**Viewpoint Data:**

OS Grid reference:  
 Date: 13 April 2015  
 Height above ground: 1.70m  
 Camera and Lens: Digital SLR with fixed lens 50mm equivalent  
 Correct viewing: Pan across image at comfortable arms length (at A3)  
 Visibility: Good  
 Distance to Development:: 60m  
 Representative Receptors: H4, R12(N)

**Proposed development within photograph:**

**Existing View:**

View north along Church Rake with dense hedge boundaries to the north of the road which heavily filters views into the Conservation Area.

**Predicted Visibility:**

Heavily filtered views over site 2; glimpses of new development may be visible.

**Magnitude of Change:**

Negligible beneficial; the development on sites 3 & 4 would not be visible. Removal of the industrial buildings may be glimpsed in views.

**CHIPPING**  
 Updated LVIA  
 Appendix I Figures and Viewpoints

**Figure 7.11:Viewpoint 11**  
**VIEW POINT 660/11**

**April 2015**  
 CL DWG NO: 660\_Chipping\_LVIA Figures.indd

**CAMLIN LONSDALE**

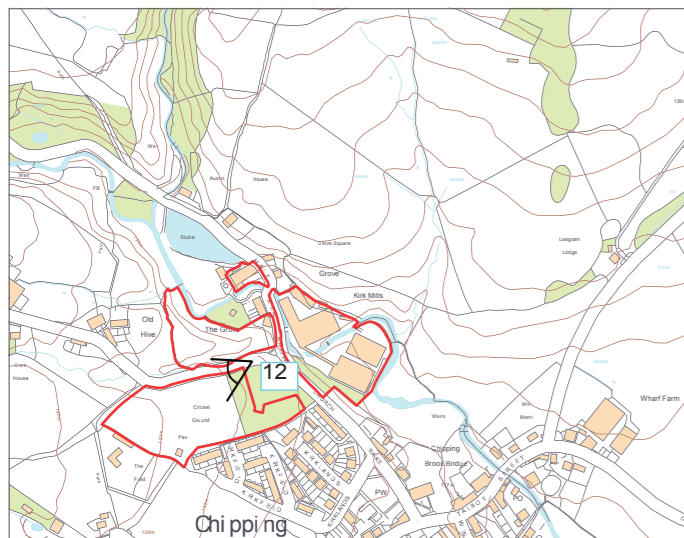
Britannia Mill | Britannia Road | Slaithewaite | HD7 5HE | 01484 841000  
 studio@camlinlonsdale.com www.camlinlonsdale.com CL Projects Ltd Company Reg No: 08288659



Proposed residential development at Church Raikie

Proposed new access point with residential development to the left (former cricket pitch)

Proposed residential development (4 No. dwellings)



**Viewpoint Data:**

OS Grid reference: 62003\_43449  
 Date: 13 April 2015  
 Height above ground: 1.70m  
 Camera and Lens: Digital SLR with fixed lens 50mm equivalent  
 Correct viewing: Pan across image at comfortable arms length (at A3)  
 Visibility: Good  
 Distance to Development: 50m  
 Representative Receptors: H3

**Proposed development within photograph:**  
 Proposed housing on land to the middle distance left and right of the road corridor

**Existing View:**  
 Looking north along an unlit rural lane, enclosed by dense roadside tree planting in foreground of view.

**Predicted Visibility:**  
 Proposed access road to the former cricket pitch housing area, together with filtered views of residential units would be visible to the left and right of the lane. The proposed landscape planting would reduce visual presence of residential elements further as they become established.

**Magnitude of Change:**  
 Medium adverse

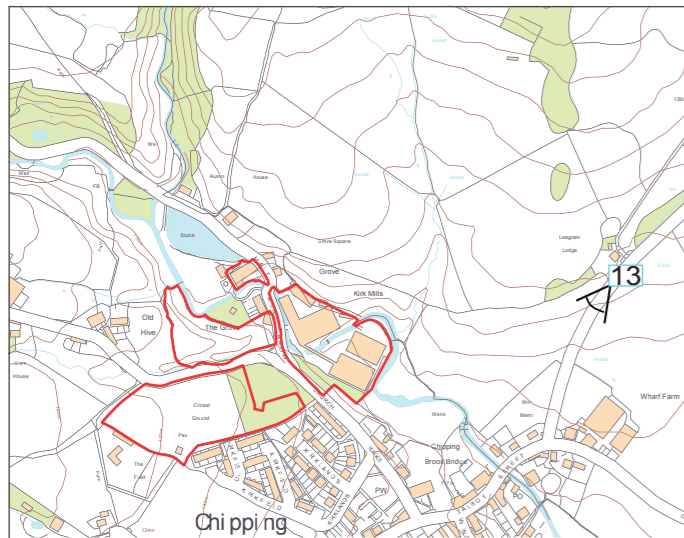
**CHIPPING**  
 Updated LVIA  
 Appendix I Figures and Viewpoints

**Figure 7.12: Viewpoint 12**  
 VIEW POINT 660/12

April 2015  
 CL DWG NO: 660\_Chipping\_LVIA Figures.indd

**CAMLIN LONSDALE**  
 Britannia Mill | Britannia Road | Slaithewaite | HD7 5HE | 01484 841000  
 studio@camlinlonsdale.com www.camlinlonsdale.com CL Projects Ltd Company Reg No: 08288659





**Viewpoint Data:**

OS Grid reference: 62461\_43595  
 Date: 13 April 2015  
 Height above ground: 1.70m  
 Camera and Lens: Digital SLR with fixed lens 50mm equivalent  
 Correct viewing: Pan across image at comfortable arms length (at A3)  
 Visibility: Good  
 Distance to Development: 310m  
 Representative Receptors: H6, R14, LCA G2

**Proposed development within photograph:**  
 Proposed housing (former cricket pitch) to middle distance to immediate right of existing housing.

**Existing View:**  
 Isolated view from local lane through field gate. Built form associated with the village forms the key focus to the view

**Predicted Visibility:**  
 Proposed new housing on site 4 would be visible as an extension of the existing built form of the village. New built form would not breach the skyline. Residential elements are heavily filtered by existing vegetation and would be furthered screened through the establishment of the anticipated planting associated with the application.

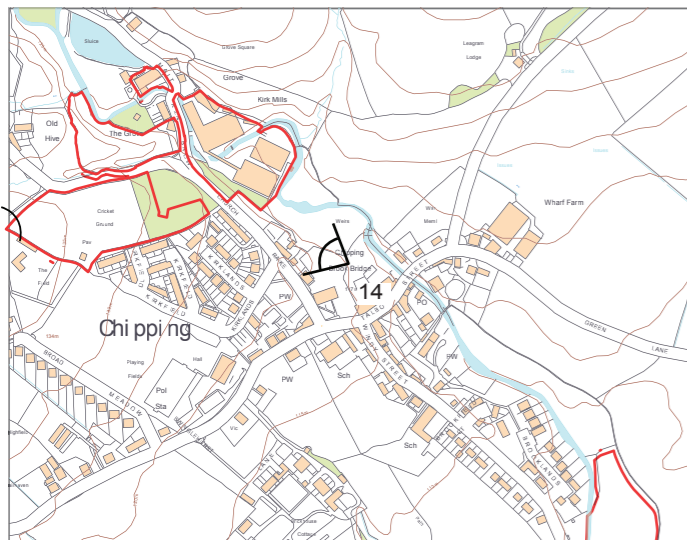
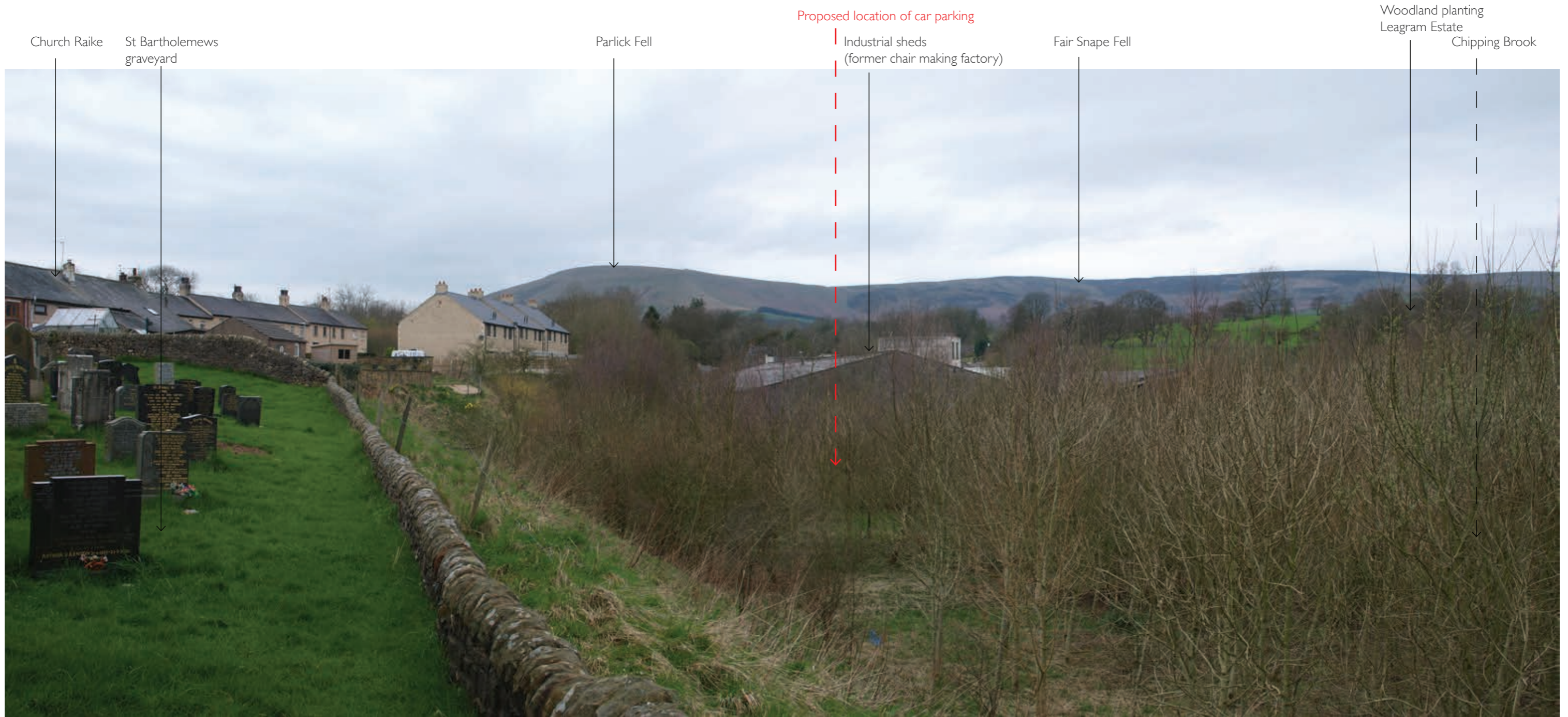
**Magnitude of Change:**  
 Negligeable adverse

**CHIPPING**  
 Updated LVIA  
 Appendix I Figures and Viewpoints

**Figure 7.13:Viewpoint 13**  
**VIEW POINT 660/13**  
 View north east from lane to/from old Hive

April 2015  
 CL DWG NO: 660\_Chipping\_LVIA Figures.indd





**Viewpoint Data:**

OS Grid reference: 62233\_43376  
 Date: 13 April 2015  
 Height above ground: 1.70m  
 Camera and Lens: Digital SLR with fixed lens 50mm equivalent  
 Correct viewing: Pan across image at comfortable arms length (at A3)  
 Visibility: Good  
 Distance to Development: 100m  
 Representative Receptors: Chipping Conservation Area

**Proposed development within photograph:**  
 Removal of industrial sheds in middle distance. Introduction of leisure related buildings and car park in middle distance

**Existing View:**  
 Attractive village view towards the fells to the north, marred by the large-scale industrial buildings that are out of context with their setting

**Predicted Visibility:**  
 Removal of industrial buildings will improve the quality of the view. Introduction of new built form is sympathetic to the scale and materials of its setting and will become increasingly screened by the maturing intervening planting. The car park will not be visible from this location

**Magnitude of Change:**  
 Low beneficial

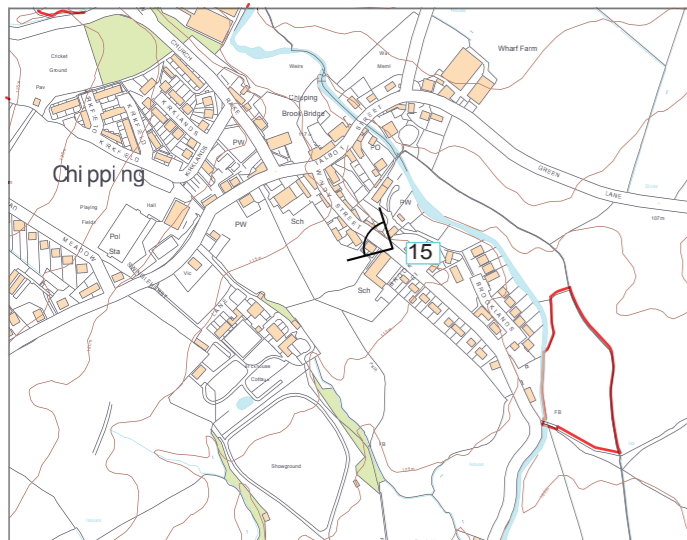
**CHIPPING**  
 Updated LVIA  
 Appendix I Figures and Viewpoints

**Figure 7.14 :Viewpoint 14**  
 VIEW POINT 660/14  
 Churchyard

April 2015  
 CL DWG NO: 660\_Chipping\_LVIA Figures.indd

**CAMLIN LONSDALE**  
 Britannia Mill | Britannia Road | Slaithewaite | HD7 5HE | 01484 841000  
 studio@camlinlonsdale.com www.camlinlonsdale.com CL Projects Ltd Company Reg No: 0828659





**Viewpoint Data:**

OS Grid reference: 62233\_43376  
 Date: 13 April 2015  
 Height above ground: 1.70m  
 Camera and Lens: Digital SLR with fixed lens 50mm equivalent  
 Correct viewing: Pan across image at comfortable arms length (at A3)  
 Visibility: Good  
 Distance to Development: 300m  
 Representative Receptors: Chipping Conservation Area

**Proposed development within photograph:**

**Existing View:**  
 View of characterful vernacular housing within the Chipping Conservation Area.

**Predicted Visibility:**  
 None

**Magnitude of Change:**  
 None

**CHIPPING**  
 Updated LVIA  
 Appendix I Figures and Viewpoints

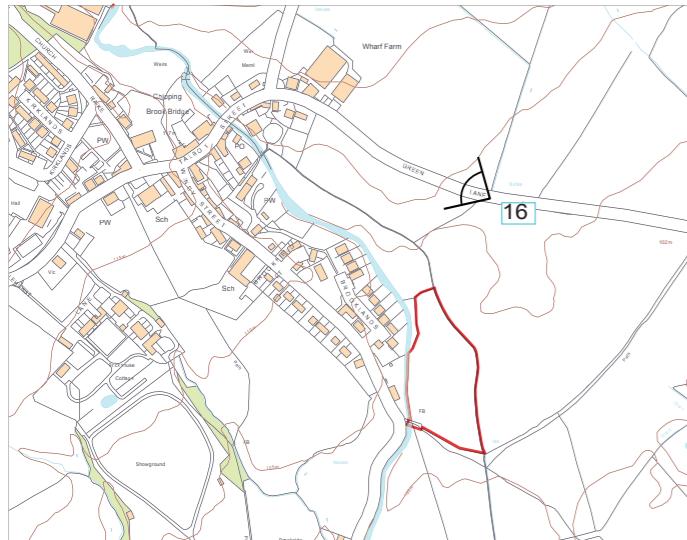
**Figure 7.15 :Viewpoint 15**  
**VIEW POINT 660/15**

**April 2015**  
 CL DWG NO: 660\_Chipping\_LVIA Figures.indd

**CAMLIN LONSDALE**

Britannia Mill | Britannia Road | Slaithewaite | HD7 5HE | 01484 841000  
 studio@camlinlonsdale.com www.camlinlonsdale.com CL Projects Ltd Company Reg No: 08288659





**Viewpoint Data:**

OS Grid reference: 862659\_43246  
 Date: 13 April 2015  
 Height above ground: 1.70m  
 Camera and Lens: Digital SLR with fixed lens 50mm equivalent  
 Correct viewing: Pan across image at comfortable arms length (at A3)  
 Visibility: Good  
 Distance to Development: 560m  
 Representative Receptors: H7, LCA G2

**Proposed development within photograph:**  
 Development areas positioned to the centre/ centre right on lower ground beyond the existing mature trees.

**Existing View:**  
 Approach to village from east. View is typical of the rural agricultural landscape of the area.

**Predicted Visibility:**  
 No change

**Magnitude of Change:**  
 None

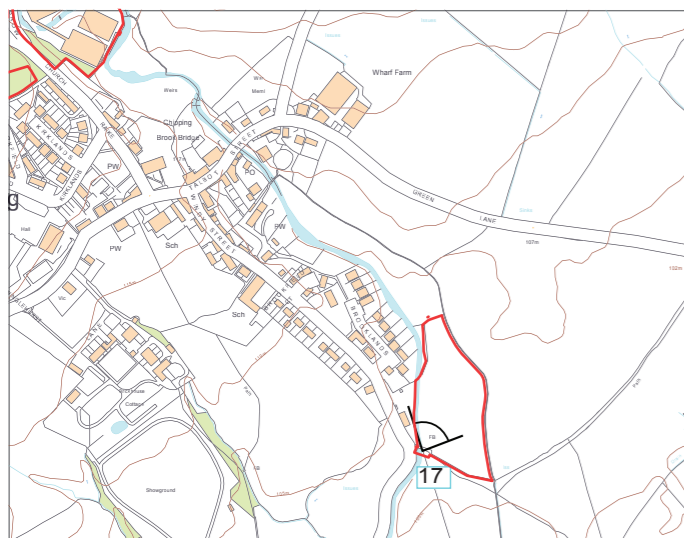
**CHIPPING**  
**Updated LVIA**  
**Appendix I Figures and Viewpoints**

**Figure 7.16 :Viewpoint 16**  
**VIEW POINT 660/16**

**April 2015**  
 CL DWG NO: 660\_Chipping\_LVIA Figures.indd

**CAMLIN LONSDALE**  
 Britannia Mill | Britannia Road | Slaithewaite | HD7 5HE | 01484 841000  
 studio@camlinlonsdale.com www.camlinlonsdale.com CL Projects Ltd Company Reg No: 08288659





**Viewpoint Data:**

OS Grid reference: 862659\_43246  
 Date: 13 April 2015  
 Height above ground: 1.70m  
 Camera and Lens: Digital SLR with fixed lens 50mm equivalent  
 Correct viewing: Pan across image at comfortable arms length (at A3)  
 Visibility: Good  
 Distance to Development: 20m  
 Representative Receptors: H8,P6, LCA G2

**Proposed development within photograph:**

Proposed new cricket pitch, pavillion, car paring and landscape structure.

**Existing View:**

View looking over flat landscapce with degraded hedgebooundaries from Longridge road.

**Predicted Visibility:**

Built form of cricket pavillion and car parking in the middle distance of the view. Proposed planting would reduce the effects of the elements over time.

**Magnitude of Change;**

Medium adverse

**CHIPPING**  
 Updated LVIA  
 Appendix I Figures and Viewpoints

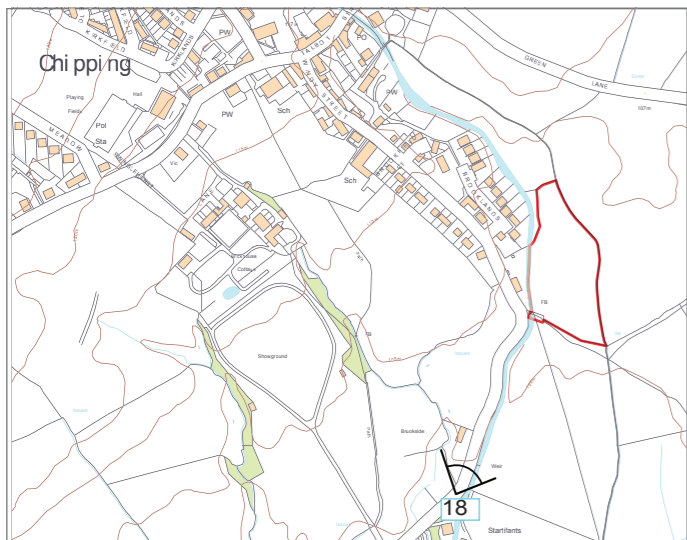
**Figure 7.17 :Viewpoint 17**  
**VIEW POINT 660/17**

**April 2015**  
 CL DWG NO: 660\_Chipping\_LVIA Figures.indd

**CAMLIN LONSDALE**

Britannia Mill | Britannia Road | Slaithewaite | HD7 5HE | 01484 841000  
 studio@camlinlonsdale.com www.camlinlonsdale.com CL Projects Ltd Company Reg No:08288659





**Viewpoint Data:**

OS Grid reference:  
 Date: 13 April 2015  
 Height above ground: 1.70m  
 Camera and Lens: Digital SLR with fixed lens 50mm equivalent  
 Correct viewing: Pan across image at comfortable arms length (at A3)  
 Visibility: Good  
 Distance to Development: 260m  
 Representative Receptors: H8, LCA G2

**Proposed development within photograph:**  
 Proposed new cricket pitch, pavillion, car parking and landscape structure.

**Existing View:**  
 View from Longridge Road looking north over the flat landscape to the south east of chipping

**Predicted Visibility:**  
 The built form of the cricket pavillion would be visible in the middle distance.

**Magnitude of Change:**  
 Low adverse

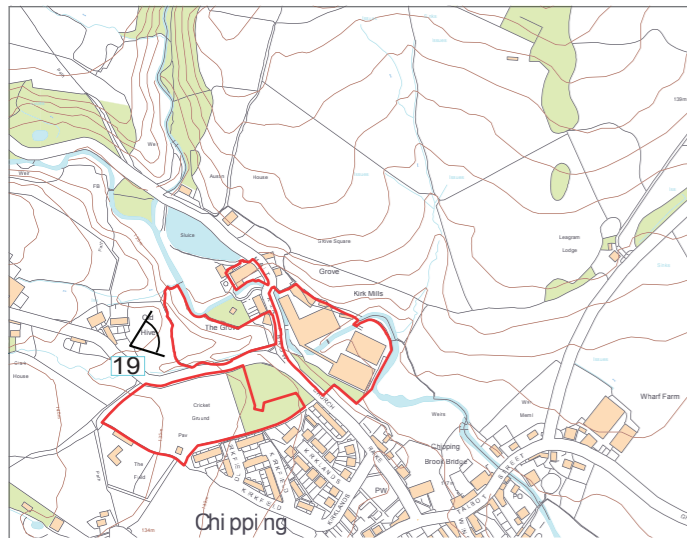
**CHIPPING**  
 Updated LVIA  
 Appendix I Figures and Viewpoints

**Figure 7.18 :Viewpoint 18**  
**VIEW POINT 660/18**  
 Road

**April 2015**  
 CL DWG NO: 660\_Chipping\_LVIA Figures.indd

**CAMLIN LONSDALE**  
 Britannia Mill | Britannia Road | Slaithewaite | HD7 5HE | 01484 841000  
 studio@camlinlonsdale.com www.camlinlonsdale.com CL Projects Ltd Company Reg No: 08288659





**Viewpoint Data:**

OS Grid reference:  
 Date: 13 April 2015  
 Height above ground: 1.70m  
 Camera and Lens: Digital SLR with fixed lens 50mm equivalent  
 Correct viewing: Pan across image at comfortable arms length (at A3)  
 Visibility: Good  
 Distance to Development: 80m  
 Representative Receptors: R6,LCA G2 ,P3

**Proposed development within photograph:**

**Existing View:**  
 A view over the undulating pastoral landscape to the west of Chipping with Longridge Fell in the distance to the east

**Predicted Visibility:**  
 The 4 self build units would be visible in the foreground with the residential development at Church Raike visible in the middle distance.

**Magnitude of Change:**  
 Medium adverse

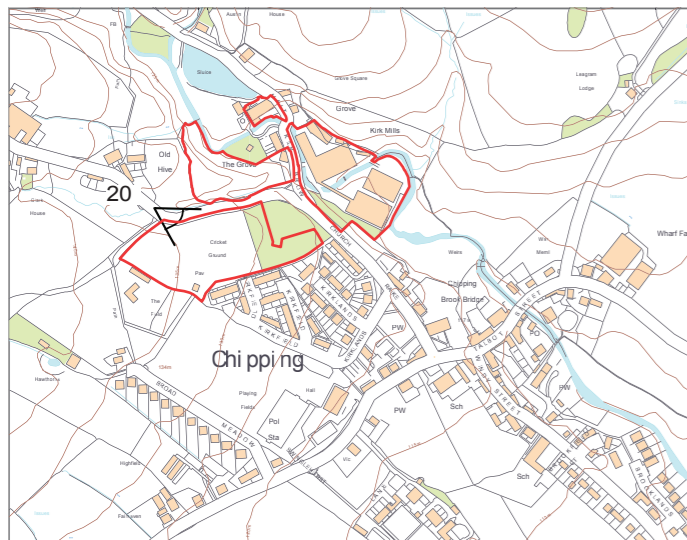
**CHIPPING**  
 Updated LVIA  
 Appendix I Figures and Viewpoints

**Figure 7.19 :Viewpoint 19**  
 VIEW POINT 660/19

**April 2015**  
 CL DWG NO: 660\_Chipping\_LVIA Figures.indd

**CAMLIN LONSDALE**  
 Britannia Mill | Britannia Road | Slaithewaite | HD7 5HE | 01484 841000  
 studio@camlinlonsdale.com www.camlinlonsdale.com CL Projects Ltd Company Reg No: 08288659





**Viewpoint Data:**

OS Grid reference:  
 Date: 13 April 2015  
 Height above ground: 1.70m  
 Camera and Lens: Digital SLR with fixed lens 50mm equivalent  
 Correct viewing: Pan across image at comfortable arms length (at A3)  
 Visibility: Good  
 Distance to Development: 30m  
 Representative Receptors: H3, P4, LCA G2

**Proposed development within photograph:**

Proposed housing on land south (right) of local access road. 4 new dwellings on land in the middle distance beyond mature trees to left of view. Removal of industrial buildings in valley floor

**Existing View:**

Views orientate to the base of the valley and the modern buildings within the Kirk Mill Conservation Area

**Predicted Visibility:**

Large scale industrial buildings removed. Houses to the north of the route will be assimilated into the general landscape and should not breach the skyline in this view. Houses on higher ground to the south of the land will create a skyline element

**Magnitude of Change:**

Medium adverse

**CHIPPING**  
 Updated LVIA  
 Appendix I Figures and Viewpoints

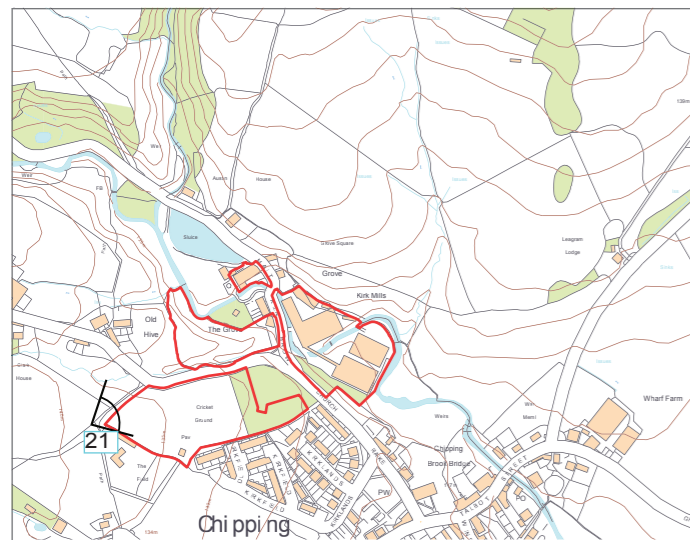
**Figure 7.20 :Viewpoint 20**  
**VIEW POINT 660/20**

**April 2015**  
 CL DWG NO: 660\_Chipping\_LVIA Figures.indd

**CAMLIN LONSDALE**

Britannia Mill | Britannia Road | Slaithewaite | HD7 5HE | 01484 841000  
 studio@camlinlonsdale.com www.camlinlonsdale.com CL Projects Ltd Company Reg No: 08288659





**Viewpoint Data:**

OS Grid reference: 1787\_43427 FP97  
 Date: 13 April 2015  
 Height above ground: 1.70m  
 Camera and Lens: Digital SLR with fixed lens 50mm equivalent  
 Correct viewing: Pan across image at comfortable arms length (at A3)  
 Visibility: Good  
 Distance to Development: 50m  
 Representative Receptors: P4, LCA E1, LCA G2

**Proposed development within photograph:**  
 Proposed housing in foreground to middle distance to right of view. 4 dwellings in the middle distance (beyond remnant hedge) to centre of view.

**Existing View:**  
 Attractive edge of village view, influenced by existing industrial development in the valley, with long distance views to the surrounding fells.

**Predicted Visibility:**  
 Residential development will extend built form to the foreground of the view, restricting long distance views to Longridge Fell from this location.  
 Proposed planting would reduce the visual presence of architectural elements as it becomes established.

**Magnitude of Change:**  
 Medium adverse

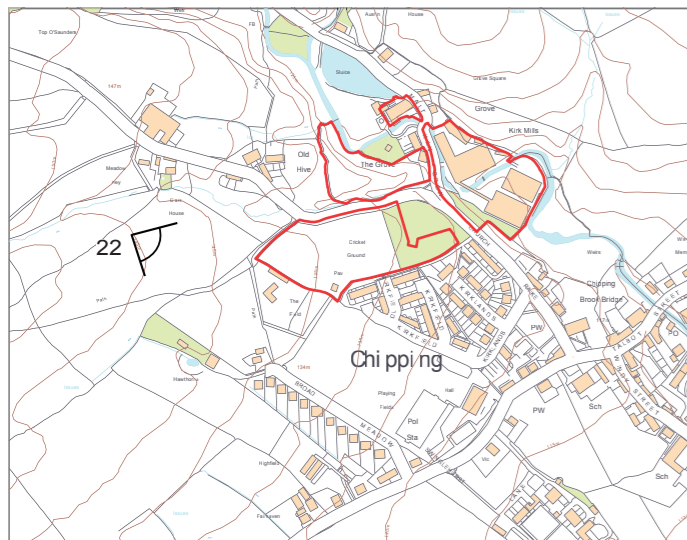
**CHIPPING**  
 Landscape Evidence: Statement of Case  
 Appendix A Figures and Viewpoints

A/032:Viewpoint 21  
 VIEW POINT 660/21

April 2015  
 CL DWG NO: 660\_Chipping\_LVIA Figures.indd

**CAMLIN LONSDALE**  
 Britannia Mill | Britannia Road | Slaithewaite | HD7 5HE | 01484 841000  
 studio@camlinlonsdale.com www.camlinlonsdale.com CL Projects Ltd Company Reg No: 08288659





**Viewpoint Data:**

OS Grid reference: 61649\_43411  
 Date: 13 April 2015  
 Height above ground: 1.70m  
 Camera and Lens: Digital SLR with fixed lens 50mm equivalent  
 Correct viewing: Pan across image at comfortable arms length (at A3)  
 Visibility: Good  
 Distance to Development: 250m  
 Representative Receptors: FP94, LCA E1

**Proposed development within photograph:**

**Existing View:**

View from FP94 looking southeast over the undulating pastoral landscape and isolated groups of settlements to Chipping.

**Predicted Visibility:**

Proposed housing on the Church Raikie site would be visible in the middle distance.

**Magnitude of Change:**

Low adverse

**CHIPPING**  
 Updated LVIA  
 Appendix I Figures and Viewpoints

**Figure 7.22 :Viewpoint 22**  
**VIEW POINT 660/22**  
 View from RP94

**April 2015**  
 CL DWG NO: 660\_Chipping\_LVIA Figures.indd

**CAMLIN LONSDALE**

Britannia Mill | Britannia Road | Slaithewaite | HD7 5HE | 01484 841000  
 studio@camlinlonsdale.com www.camlinlonsdale.com CL Projects Ltd Company Reg No: 08288659



## APPENDIX 2 ASSUMED MITIGATION PROPOSALS FOR SITES 3, 4 & 5

The visual impact assessment was undertaken assuming the primary mitigation measures identified within section 1.1.19 – 1.1.21 were undertaken. These mitigation measures are associated with detailed planning application areas. The following mitigation measures for the two outline applications should be included within the design parameters for the development of the detailed proposals to ensure due consideration is given to the anticipated visual effects associated with these developments.

### **Field to the rear of Malt Kiln Brow House**

- Consider the orientation and scale of individual elements in relation to the setting of Kirk Mill and its associated Conservation Area. Exploration of bespoke responses utilising the distinct landform to absorb the building mass should be explored.
- Consider the overall massing and interrelationship of the dwellings within this development area. Consider the resolution of this design response in relationship with the residential development area to the south of the road. Although not connected physically, visual links, through the careful placement of buildings and green infrastructure will aid the integration of the overall settlement extension.
- The height of buildings should be comparable to residential dwellings in the vicinity, such as Old Hive, where buildings comprise two levels and a pitched roof above existing ground levels.
- Materials and construction styles should reference and respect the local vernacular.
- Minimise associated ancillary clutter such as sub stations and bin stores by considering subterranean elements or assimilation within the built form of the individual dwellings.
- Minimise the width of the proposed vehicular access and use materials compatible with its rural setting to create a narrow, shared access route.
- Illumination of the highway should be minimal to minimise nocturnal light pollution and erosion of the rural character. Consideration of sensory activated lights should be considered to ensure routes are only illuminated when they are used.
- Retain and incorporate existing mature trees within the landscape proposals.
- A landscape structure / green infrastructure plan should be produced for the site to maximise opportunities for the creation of linked multifunctional green spaces and to minimize the intrusion of elements of built form into views and aid its integration into the wider landscape.
- Enhance the wooded clough through additional tree planting on the existing steep banks to reinstate a key landscape characteristic of the local landscape character area and to filter views towards the area of development.
- Garden boundaries should reflect the local field boundaries within the area. Back gardens would be most appropriately defined by traditional hedgerows and intermittent standard tree planting. Front gardens may reflect dry stone walls or utilise metal estate railings that feature within the local landscape.

- An overall landscape framework / design code for the development site should be produced by the developer. Detailed proposals and subsequent planning decisions for these self-build units should reference this guidance.

#### **Church Raike Housing site**

- Ensure proposed housing is positively integrated with the adjacent residential areas through the overall layout and consideration of pedestrian movement
- Consider the overall massing and interrelationship of the dwellings with existing built form in the vicinity.
- Siting and open space layout should consider skylines
- The height of buildings should be comparable to dwellings in the vicinity,
- Materials and housing design should respect the local vernacular
- Consider the use of shared surfaces to reduce the dominance of vehicles and maximise the potential for potential green space within the residential area.
- A landscape structure / green infrastructure plan should be produced for the site to maximise opportunities for the creation of linked multifunctional green spaces and to minimize the intrusion of elements of built form into views and aid its integration into the wider landscape.
- Consider the provision of productive landscape elements such as fruiting trees and hedges, wild foraging areas and community garden space.

#### **New cricket pitch site**

- Re-instatement of existing hedgerow boundaries on site.
- New native and locally appropriate hedgerow boundaries with hedgerow trees.



## APPENDIX 3: METHODOLOGY AND DEFINITION OF TERMS

The methodology for undertaking the Landscape and Visual Assessment follows the approach set out in GLVIA 3 and has been updated to reflect current 'best practice' and Officer comments on the previous submission..

### **Establishing the study area and landscape baseline**

The study area should be defined, which should include the site itself and the full extent of the wider landscape which the proposed development may influence in a manner which could be considered important. This is based on a judgement of the extent of Landscape Character Areas (LCAs) likely to be significantly affected and on the extent of the area from which the development is likely to be potentially visible.

The landscape baseline desk study considers:

- Landform
- Land cover, land use and built development
- Designations
- Any identifiable special interests such as nature conservation, historical or cultural heritage associations
- Landscape character assessments (LCA).
- The landscape baseline study also identifies potential landscape receptors.

The baseline description includes establishing the value of the site and the wider landscape.

*“This means the relative value that is attached to different landscapes by society, bearing in mind that a landscape may be valued by different stakeholders for a whole variety of reasons. Considering value at the baseline stage will inform later judgements about the significance of effects. . . . . A review of existing landscape designations is usually the starting point in understanding landscape value, but the value attached to undesignated landscapes also needs to be carefully considered.”*  
GLVIA 3

The value of the landscape receptors will to some degree reflect any landscape designations but these should not be used as the sole indicator of value. The range of factors that can help in the identification of value include:

- landscape quality (condition) which is a measure of the physical state of the landscape, including intactness and condition of elements;
- Scenic quality how the landscape appeals to the senses;
- Rarity;
- Representativeness;
- Conservation interests the presence of wildlife, cultural or historic features;
- Perceptual aspects such as wildness or tranquility; and
- Associations with writers, artists, historical events etc.

### **Reporting on the landscape baseline**

The landscape baseline should:

- map, describe and illustrate the character of the landscape, covering both the wider study area and the site and its immediate surroundings;
- Identify and describe the individual elements and aesthetic and perceptual aspects of the landscape;
- Indicate the condition of the landscape; and
- Consider what the landscape may be like in the future in the absence of the proposal

### **Predicting and describing landscape effects**

Landscape effects derive from changes in the physical landscape, which may give rise to changes in the landscape resource. Hence appraisal of landscape effect is concerned with:

- Direct effects on specific landscape elements;
- More subtle effects on the overall pattern of elements that give rise to landscape character and local distinctiveness.

It will determine the degree to which the existing landscape will be affected both directly and indirectly by the proposed development in terms of its current value and its sensitivity to change. The capacity of the landscape to accept change of the type and scale proposed is dependent on the form of development, rather than an intrinsic attribute of the landscape.

The value of the landscape receptors is based on an assessment of landscape designations and whether the receptor is valued locally; it is not dependent on the form of the development. This is defined in the baseline.

To determine the overall importance of landscape effects the separate judgements about the sensitivity of the landscape receptors and the magnitude of the landscape effects are combined to allow a final judgement to be made about whether the effect is important.

Sensitivity is determined through judgements about the combination of the susceptibility of the receptor (ability of the receptor to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies) with the value of receptor (as defined in baseline).

Determining susceptibility requires:

- Identifying the key components that are likely to be affected by the scheme; and
- Identifying the various aspects of the proposed development, at all stages, that are likely to have an effect on those key components

The nature of landscape effects are categorized as positive, negative or neutral. Criteria used in reaching this judgment include:

- “The degree to which the proposal fits with the existing character
- The contribution to the landscape that the development may make in its own right, usually by virtue of good design, even if it is in contrast to existing character” (GLVIA 3)

Baseline information is combined with the details of the proposed change or development to identify and describe the landscape effects.



The first step is to identify the components of the landscape that are likely to be affected by the scheme (landscape receptors), such as overall character and key characteristics, individual elements or features, and specific aesthetic or perceptual aspects.

The second step is to identify interactions between the receptors and the development in its different stages (including construction, operation, decommissioning & restoration). Explain the reasons why all stages not considered (e.g short construction period, no additional impacts during construction period etc)

Landscape effects are likely to include:

- Change / loss of elements, features or aesthetic / perceptual aspects that contribute to character and distinctiveness;
- Addition of new elements or features that will influence the character and distinctiveness of the landscape;
- Combination of these changes on overall character

All effects should be described as fully as possible:

- Effects on individual components, such as loss of trees or buildings, or addition of new elements should be mapped
- Changes in landscape character or quality/condition in particular places need to be described as fully as possible and illustrated by maps and images that make clear, as accurately as possible, what is likely to happen.

Good, clear and concise description of the effects that are identified is key to helping a wide range of people understand what may happen if the proposed change or development takes place.

An informed professional judgement should be made about whether landscape effects should be categorized as positive, neutral or negative and the criteria used in reaching the judgement should be clearly stated.

Each identified effect on landscape receptors is assessed in terms of:

*Size or scale*

- the extent of existing landscape elements that will be lost, the proportion of the total extent that this represents and the contribution of that element to the character of the landscape
- the degree to which aesthetic / perceptual aspects of the landscape are altered (e.g, scale, skylines etc);

*Geographical extent of the area influenced*

- At the site level, it's immediate setting, at the scale of the character area or on a larger scale (such as influencing several character areas); and

*Duration and reversibility.*

- Duration judged as short , medium or long term.
- Reversibility is a judgement about the likelihood and practicality of the effect being reversed (some forms of development can be considered permanent, whilst others are reversible)

This assessment informs judgments regarding the magnitude of change which is described as high, medium, low or negligible.

### **Judging the overall importance of landscape effects**

To assess this, the separate judgements about the sensitivity of the landscape receptors and the magnitude of the landscape effects need to be combined to allow a final judgement to be made about whether each effect is important. The rationale for the overall judgement must be clear.

Importance can only be defined in relation to each development and its specific location. As a guide, major loss or irreversible negative effects over an extensive area, on elements and/or aesthetic or perceptual aspects that are key to the character of nationally valued landscapes are likely to be of the greatest importance, with reversible negative effects of short duration, over a restricted area, on elements and/or aesthetic or perceptual aspects that contribute to but are not key characteristics are likely to be of least importance.

This assessment combines judgements sequentially: susceptibility and value are combined into an assessment of sensitivity for each receptor, and size/scale, geographical extent and duration/reversibility are combined into an assessment of magnitude for each effect. Magnitude and sensitivity are then combined to assess overall importance.

Landscape mitigation proposed as part of the scheme design and the ability of this mitigation to reduce or compensate for identified adverse effects is also considered by assessing residual effects of the scheme at year 10.

The conclusions are then summarized in a table which sets out the overall profile for each receptor.

### **The Visual Baseline**

The visual baseline establishes the area in which the proposed development may be visible, *“the different groups of people who may experience views of the development, the places where they will be affected and the nature of views and visual amenity at those points”* (GLVIA 3)

The visual baseline provides information on:

- Type and relative numbers of people (visual receptors) likely to be affected;
- Location, nature & characteristics of representative viewpoints;
- Location, nature & characteristics of the existing views; this will include elements such as landform or vegetation which influence the views; and
- The value attached to particular views.

The visual study area represents the area within which the views affected by the proposed development are expected to be of interest or concern. Within this study area, the approximate extent of the potential visibility of the proposed development (defined as the Zone of Theoretical Visibility or ZTV) was identified. The ZTV is used to identify the groups of people who may experience views of the development, the places where they will be affected, the nature of the views and the visual amenity at those points. Viewpoints are identified and selected with reference to this ZTV and comments from Officers at the Scoping stage (Stephen Kilmartin and Sarah Westwood)



## Visual effects

Visual effects relate to the changes that arise in the composition of available views as a result of changes to the landscape elements of the site. Therefore the appraisal of the visual effect will be concerned with the impact of the development on views of the site, and the sensitivity of viewers who may be affected by these changes.

Visual receptors are people and their sensitivity 'should be assessed in terms of both their susceptibility to change in views and visual amenity and also the value attached to particular views'.

The susceptibility of the visual receptor to the proposed change is a function of:

- 'the occupation or activity of people experiencing the view at particular locations; and
- the extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations' (GLVIA 3)
- Those visual receptors most likely to be more susceptible to change include:
- Residents at home;
- People engaged in outdoor recreation whose interest is likely to be focused on the landscape;
- Visitors to identified viewing places or heritage assets where the surrounding landscape makes an important contribution to the experience; and
- Communities where views contribute to the landscape setting

Travellers on transport routes and people involved with outdoor recreation which does not involve an appreciation of the landscape are considered to have less susceptibility to change.

### *Value attached to views*

Judgements should also be made about the value attached to the views experienced.

This should take account of:

- *Recognition of the value attached to particular views, for example in relation to heritage assets, or through planning designations;*
- *Indicators of the value attached to views by visitors (for example through appearances in guidebooks / tourist maps), provision of facilities for their enjoyment and references to them in literature or art' (GLVIA 3)*

### *Magnitude of visual effects*

The assessment will determine the magnitude of change in the view based on the following considerations.

#### *Size or scale*

- The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including the proportion of the view occupied by the proposed development;
- The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line, height colour and/or texture

- The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpsed, the proportion of the view that would be occupied by the development, whether the development would be the focal point or one element of the view.

#### *Geographical extent*

The geographical extent of a view is likely to reflect:

- the angle of view,
- the distance of the viewpoint from the development,
- the extent of the area over which the changes would be visible

#### *Duration and reversibility*

Categories should be used (short, medium, long term) with their meaning clearly stated and reversibility is a judgement about the prospects and practicality of effect reversal.

This assessment informs judgments regarding the magnitude of change which is described as high, medium, low or negligible.

For each representative viewpoint a narrative description, which explains the rationale for the conclusions reached regarding the importance of the effects on the visual receptors, is provided.

#### *Judging the overall importance of landscape effects*

To draw final conclusions about importance the separate judgements about the sensitivity of the visual receptors and the magnitude of the visual effects need to be combined, to allow a final judgement about whether each effect is important or not.

Judgements are sequentially combined into assessments of sensitivity for each receptor and magnitude for each effect. Sensitivity and magnitude can then be combined to assess overall importance.

### **Assumptions / Limitations**

The following limitations were experienced during the production of this report:

As it was not possible to experience first hand views from private dwellings the assessment made from residential locations are assumed only. Views from residential areas are illustrated by representative photographs.

Cumulative impacts (the additional changes caused by the proposed development in conjunction with other similar developments in the vicinity taken together) have not been considered within this assessment.



## APPENDIX 4: MAGNITUDE OF CHANGE AND IMPORTANCE OF EFFECT – RATING DEFINITIONS

Table 3: Magnitude of change: rating definitions

Rating		Landscape	Views
Adverse	High	Major loss/alteration of key characteristics and/or major introduction of uncharacteristic elements	Large scale change in the view; large proportion of view occupied by the development  And/or new features contrast highly;  And/or viewpoint is close to development and/or development seen at centre of view
	Medium	Partial loss/alteration of key characteristics and/or partial introduction of uncharacteristic elements	medium proportion of view occupied by the development and/or new features contrast slightly and/or development not seen at centre of view
	Low	Minor loss/alteration of key characteristics and/or minor introduction of uncharacteristic elements	small proportion of view occupied by the development and/or new features blend in and/or viewpoint is distant from the development and or development seen at the far edge of the view
	Negligible	Barely perceptible loss/alteration of key characteristics and/or minor introduction of uncharacteristic elements	very small proportion of view occupied by the development and/or new features blend in and/or viewpoint is distant from the development and or development seen at the far edge of the view
Neutral		No / neutral alteration of key characteristics and negligible introduction of uncharacteristic elements	No / neutral change to the view
Beneficial	High	Substantial introduction of characteristic elements and/or substantial removal of uncharacteristic or detrimental elements	large proportion of view improved by the development and/or view considerably improved by introduction of characteristic elements and/or removal of uncharacteristic/detrimental elements
	Medium	Moderate introduction of characteristic elements and/or moderate removal of uncharacteristic or detrimental elements	medium proportion of view improved by the development and/or view moderately improved by introduction of characteristic elements and/or removal of uncharacteristic/detrimental elements
	Low	Minor introduction of characteristic elements and/or minor removal of uncharacteristic or detrimental elements	small proportion of view improved by the development and/or view slightly improved by introduction of characteristic elements and/or removal of uncharacteristic/detrimental elements
	Negligible	Barely perceptible introduction of characteristic elements and/or minor removal of uncharacteristic or detrimental elements	very small proportion of view improved by the development and/or view slightly improved by introduction of characteristic elements and/or removal of uncharacteristic/detrimental elements

Table 4: Importance of landscape & visual effects definitions

Category	Definition
No noticeable effect	Temporary negligible changes to non-key elements such that the landscape character/condition or any visual receptors are either not affected or imperceptibly affected.
Negligible (adverse / beneficial)	Temporary minor changes to minor (non-key) elements such that the landscape character / condition or any visual receptors are only negligibly affected, causing a barely perceptible deterioration or improvement in the baseline conditions.
Minor (adverse / beneficial)	Permanent or temporary detrimental / beneficial change to minor elements such that the landscape character / condition or any visual receptors are only slightly affected. The proposal would cause a perceptible but small deterioration or improvement in the baseline conditions.
Moderate(adverse / beneficial)	Permanent or temporary change to key elements, or permanent change to less important elements such that the landscape character / condition or any visual receptors are moderately affected. The proposal would cause a noticeable and clear deterioration or improvement in the baseline conditions.
Major (adverse / beneficial)	Permanant or long term change to key elements such that the local or wider landscape character / condition or any visual receptors are substantially affected. The proposal would cause a significant deterioration or improvement in the baseline conditions. Potential mitigation measures would be ineffective to prevent adverse residual effects.