

**PROPOSALS FOR A TIMBER LODGE DEVELOPMENT AT  
HIGH HOUSE HIGHER FARM, PAYTHORNE**

**Assessment of Effects  
on Landscape And Visual Amenity**

**for  
Mr S. Green**

**June 2013**

---

## **Proposals for a Timber Lodge Development at High House Higher Farm, Paythorne**

### **LANDSCAPE AND VISUAL AMENITY**

<b>CONTENTS</b>	<b>PAGE</b>
1. Introduction	2
2. Methodology and Information Sources	3
3. Baseline Studies	5
4. The Application Site and its Surroundings	8
5. Description of Proposed Development and Identification of Potential Landscape and Visual Effects	10
6. Assessment of Potential Landscape and Visual Effects	12
7. Summary and Conclusions	28
References	29

#### **SCHEDULE OF FIGURES**

Fig. 1	Proposed Illustrative Site Layout
Fig. 2	Site Location and General Landscape Context including Viewpoint Locations
Fig. 3	Viewpoint 1
Fig. 4	Viewpoint 2
Fig. 5	Viewpoint 3
Fig. 6	Viewpoint 4
Fig. 7	Viewpoint 5
Fig. 8	Viewpoint 6

---

## **Section 1:** **Introduction**

- 1.1. This assessment has been prepared by Woolerton Dodwell Associates (WDA), Chartered Landscape Architects and Environmental Planning Consultants of Lancaster, and considers the potential effects of a proposed timber lodge development and its associated infrastructure on both the existing landscape and visual amenity. The assessment of impacts is made in relation to landscape character and to visual amenity within the local area.
- 1.2. Located approximately 3.5 km north of the village of Gisburn and 0.4km to the north of the village centre of Paythorne, the scheme proposes the siting of 12 no. timber lodges, associated infrastructure and substantial areas of semi natural tree and shrub planting on land currently used for grazing.
- 1.3. The application site, approximately 2.9 ha in extent, is located on land associated with Higher House Higher Farm, a development comprising of a farm house and various agricultural outbuildings including stone barns which have recently been converted into high quality self-catering holiday accommodation. Accessed via a private driveway Higher House Higher Farm and the application site are located approximately 100m to the east of Kiln Lane, a minor route, which connects Paythorne to the A682.
- 1.4. Twyn Ghyll, a large holiday park, is located immediately to the west of Kiln Lane, opposite the entrance to High House Higher Farm and the application site. This development comprises approximately 290 static caravans, lodges and caravan pitches. Although partially screened, the layout and density of the development and the form of the units has resulted in a sub-urban character within the local area.
- 1.5. This Report is arranged in 6 parts:

**Methodology and Information Sources;** describes the approach to impact assessment and also identifies a range of existing studies that are relevant to the assessment.

**Baseline studies;** describes the broader and more local landscape context of the site, landscape and visual character of the local area, and identifying any appropriate landscape designations within which the proposal is to be considered.

**The Application Site and its Surroundings;** describes the characteristics of the site and its immediate surroundings.

**Description of Proposed Development and Identification of Potential Landscape and Visual Effects;** describes the characteristics of the site layout and identifies elements and characteristics that could cause potential visual effects, taking into account the various measures proposed as part of the project design in order to mitigate those effects.

---

---

**Assessment of the Potential Landscape and Visual Effects;** identifies potential landscape and visual receptors and assesses the potential effects of the development on landscape character and visual amenity. Likely significant effects are identified where appropriate.

**Summary and Conclusion;** identification of the likely effects of the new dealership proposals on landscape and visual amenity.

## **Section 2:** **Methodology and Information Sources**

- 2.1 The primary purpose of this assessment is to identify and if possible mitigate the potential for significant effects on landscape and visual amenity due to development of the new timber lodge site.
  - 2.2 The approach to assessment has involved desk study, information review, field study, assessment of landscape character and value in addition to the identification of the likely visual landscape effects through analysis of viewpoints and the assessment of the likely impacts of the proposals.
  - 2.3 The assessment is based on recognised 'good practice' guidance provided by a range of sources, notably:
    - 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA) (Landscape Institute and the Institute of Environmental Management and Assessment, third edition 2013.); and
    - 'Landscape Character Assessment: Guidance for England and Scotland', (Countryside Agency and Scottish Natural Heritage 2002).
  - 2.4 In accordance with GLVIA guidance, the baseline against which the impacts of the proposed development have been assessed is the existing character of the landscape and existing views that are available from within the local area i.e. the status quo.
  - 2.5 The development proposal has the potential to affect the landscape as a resource in its own right and the existing views and visual amenity. Both direct and indirect effects will be assessed and judgements made on whether these effects are positive (beneficial) or negative (adverse) in their consequences for landscape or for views and visual amenity.
  - 2.6 The approach to assessment of effects on the landscape involves the identification of the likely landscape effects of the development proposals and prediction of their likely magnitude or level of impact according to descriptive criteria. The likely magnitude or level of effect that would occur in the landscape or in the view is considered in relation to the sensitivity of the landscape or visual receptor. This enables conclusions to be drawn concerning the overall significance of the effects, including whether they may be regarded as equivalent to likely significant effects i.e. significant or not significant when discussed in terms
-

of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.

- 2.7** There is no standard methodology for quantifying the scale or magnitude of landscape and visual effects. However, GLVIA advises in Chapter 5 and 6 that in evaluating landscape and visual effects, the magnitude of effects need to be assessed in terms of its size or scale, the geographical extent of the area influenced, and its duration and reversibility. This is considered in combination with the sensitivity of the landscape or visual receptor, which is assessed by judging the receptors susceptibility to change and its value.
- 2.8** Different criteria are used to assess the magnitude of change in respect of landscape effects and visual effects. These are summarised in Table 1.1 below.

**Table 1.1 The magnitude of effects**

<b>Magnitude of effect</b>	<b>Landscape effects</b>	<b>Visual effects</b>
<b>High</b>	Total permanent/long term loss or major alteration to key landscape features or elements of importance to character, introduction of features/elements totally uncharacteristic of the area	Major permanent/long term change in the existing view, change very prominent in character and composition of view through obstruction, loss of key elements, addition of uncharacteristic elements
<b>Medium</b>	Partial permanent/long term loss or alteration to one or more key landscape features or elements of importance to character, introduction of features or elements that may be prominent but not substantially uncharacteristic of the area	Medium permanent/long term change in the existing view, change may be prominent but not substantially different in scale and character to surroundings. View character partially changed through introduction of elements that may be uncharacteristic but not necessarily visually discordant.
<b>Low</b>	Minor permanent/long term loss or alteration to one or more key landscape features or elements of importance to character, introduction of features or elements that may not be uncharacteristic of the area	Minor permanent/long term change in view - change will be distinguishable from the surroundings whilst composition and character of view, although altered will be broadly comparable in quality to pre-change circumstances.
<b>Negligible / No Change</b>	Very minor permanent/long term loss or alteration to one or more key landscape features or elements of importance to character, introduction of features or elements that are not uncharacteristic of the surrounding landscape.	Very slight permanent/long term change in view - change barely distinguishable from surroundings. Composition and character of view substantially unaltered.

- 2.9** The following matrix is a graphic representation of the approach to assessment of significance based on a combined consideration of the sensitivity of the receptor and the magnitude of change upon it. The matrix is a general guide to the assessment process; it should not be regarded as prescriptive. Those effects judged by the assessor to be of 'substantial' or 'substantial/moderate' significance may be regarded as analogous with 'likely significant effects' as referred to in the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.

**TABLE 1.2** Guide to the assessment of significance of effects

Magnitude of Effect	Significance of Effects		
	Moderate	Substantial/Moderate	Substantial
<i>High</i>	Moderate	Substantial/Moderate	Substantial
<i>Medium</i>	Moderate/Slight	Moderate	Substantial/Moderate
<i>Low</i>	Slight	Moderate/Slight	Moderate
<i>Negligible</i>	Slight/Negligible	Slight	Moderate/Slight
	<i>Low</i>	<i>Medium</i>	<i>High</i>
	LANDSCAPE /VISUAL RECEPTOR SENSITIVITY		

### **Section 3:** **Baseline Studies**

#### ***Landscape Context***

- 3.1** Located within Lancashire, the application site lies 3.5 km north of the village of Gisburn which is located on the A682 and 13km northeast of Clitheroe. The county boundary with Yorkshire is close, located approximately 0.9km to the north of the application site, with the Bowland Fells AONB some 2 km away. The Ribble valley and its wooded sides is a prominent landscape feature nearby which broadly meanders north-east to south-west.
- 3.2** The application site consists of semi improved agricultural pasture and it is largely characterised by a gently rolling landform which is located at around 150m AOD. The pasture is bounded by timber post and wire fencing which, for the most part, is located on hedge banks where mature trees and remnant hedgerows also reinforce the boundary. Areas of poor drainage are evident within the site and can be attributed to the presence of a minor, shallow valley feature which runs north-south effectively dividing the pasture into two halves. Regular and linear patterns of undulating topography are apparent within the eastern half of the site and would suggests some indications of former ridge and furrow agricultural practices.

- 
- 3.3 The immediate surrounding landscape has a rural character, and generally comprises of agricultural pastures, usually long and narrow in shape which are divided by hedgerows, remnant hedgerows and large mainly ash mature hedgerow trees. This arrangement, in combination with the rolling landform restricts medium and long distance views out across the landscape. Carholm Moor and Paythorne Moor, located approximately 0.7km to the north and north east have a slightly more open nature due to their larger field patterns.
- 3.4 The Twyn Ghyll Holiday Park is located approximately 200m to the south west of the application site and is a relatively large tourism development of approximately 290 holiday homes. Comprising mostly of static caravans and timber lodges the site has a high density of units and is largely sub urban in character. Large parts of the site adjacent to Settle Lane are visible, particularly in winter, through an intermittent hedgerow.
- 3.5 A number of documents have been published which assist in an appreciation of the landscape character of the area surrounding the application site. These include:
- Countryside Character Volume 2: North West (1998), in particular the description of National Character Area (NCA) 33 *'Bowland Fringe and Pendle Hill'* in which the development site is located.
  - A Landscape Strategy for Lancashire; Landscape Character Assessment and Landscape Strategy. An emphasis is placed on Landscape Type 14 Rolling Upland Farmland (sub type 14a; Slaidburn to Giggleswick) and Type 5 Undulating Lowland Farmland (sub type 5f; Gisburn to Hellifield) which both 'host' the development site.

#### ***Broad Scale Landscape Character***

- 3.6 The NCA in which the application site and wider study area are located is identified by Natural England as NCA 33 *'Bowland Fringe and Pendle Hill'*, comprising a transitional landscape that wraps round the dramatic upland core of the Bowland Fells. The character description for the *'Bowland Fringe and Pendle Hill'* summarises its general regional character and includes the following 'Key Characteristics':

*'Undulating rolling landscape with local variation created by both the numerous river valleys and the outlying upland features of Beacon Fell, Longridge Fell and Pendle Hill.*

*'Intensively managed landscape, with lush hay meadows in small- to medium-scale fields defined by well-maintained hedgerows with mature hedgerow trees. Some rough grazing at higher elevations'*

---

---

*'Extensive semi-natural woodland, much of which is ancient, on both main valley bottoms, side valleys and ridges'*

*'Small villages, hamlets and scattered farmsteads, mostly in local stone, are well integrated into the landscape and connected by a network of winding hedge-lined country lanes'*

**3.7 NCA 33 advice on shaping the future includes the following statements;**

*'The conservation and management of riparian woodland, semi-natural and ancient woodland, hedgerows, hedgerow trees, and avenues should be considered'*

*'There are opportunities for the appropriate management of recreational sites subject to visitor pressure'*

*'The subtle variations in character between the western Bowland Fringe and the Ribble Valley, especially field size and boundary treatment, should be respected and maintained'*

***Local Landscape Character***

**3.8 The and all field work and assessments of the application site and surrounding landscape were undertaken within the areas identified as Type 14a: Rolling Upland Farmland, Slaidburn – Giggleswick and Type 5f Undulating Lowland Farmland, Gisburn – Hellifield.**

**The character description for Type 14a includes the following statements:**

*'A large area of upland hills underlain by limestone';*

*'hills are drained by a series of narrow wooded becks which flow into the Hodder and the Ribble';*

*'particularly rural area of intensively farmed land; regular large scale pastures are divided by a continuous network of dry stone walls';*

*'Roads are winding and closely bordered on each side by dry stone walls, which themselves shelter stunted hawthorns and oaks'*

**The character description for Type 5f includes the following statements:**

*'It occurs on the fringes of the Slaidburn Rolling Upland Farmland between 100 and 150m AOD'*

*'a highly rural area which is dominated by lush green pastures divided by hedgerows with many hedgerow trees'*

*'the ancient woodlands along the Ribble itself contribute to the wooded character of this landscape character area'*

---



- 3.9** Although located within both landscape sub types 14a and type 5f, the boundaries of which divide the application site from north to south, the proposed development area exhibits more characteristics of type 5f. The Landscape Strategy for Type 5 includes;

*'encourage continued hedgerow management, re-planting gaps and planting of a new generation of hedgerow saplings to conserve the hedgerow network'*

*'encourage conservation management techniques, grazing and cutting regimes, which promote unimproved grassland'*

*'encourage tree planting as an integral part of new development, creating links with existing farm woodlands and the network of hedgerows'*

*'promote the planting of new woodland to link existing woods and hedgerows, aiming for a continuous network of trees, hedgerows and woods where this does not conflict with other habitats of biodiversity significance'*

#### ***Landscape Planning Policy and Designations***

- 3.10** The application site does not lie within any area designated in terms of specific environmental or landscape protection, although it is acknowledged that the Forest of Bowland AONB is located approximately 1.7km to the west of the application site.
- 3.11** Chapter 7 of the Ribble Valley Borough Council's District wide Local Plan - *Recreation and Tourism* has several saved policies which relate to this development and have been given due consideration in the development of the proposals. Notably, Policy RT *Caravans* recognises the importance of self-catering accommodation but aims to ensure that these developments are not intrusive or detrimental to the landscape. Environmental policies within Chapter 4 also protect the landscape of the district and promote their conservation and enhancement as appropriate.

### **Section 4:**

#### **The Application Site and its Surroundings**

- 4.1** Approximately 2.9 ha in extent, the application site comprises a single pasture, broadly triangular in shape, which is currently used as grazing land. The land is associated with the property High House Higher Farm, which itself comprises of a farm house and various agricultural outbuildings including stone barns which have recently been converted into high quality self-catering holiday accommodation. Located between the
-

---

northern most outbuilding and the application site is a former silo pit, now utilized as a horse arena, and a small area of hard standing.

- 4.2** Access to Higher House Higher Farm is gained via a private driveway from Kiln Lane, a minor road which subsequently becomes Settle Lane further to the north. There are few other roads in the immediate area surrounding the application site. Access to the application site is via an existing gateway located adjacent to the horse arena.
- 4.3** An area of land, located outside of the application site but once forming part of the original field boundary, has been fenced into several small paddocks to graze horses. These paddocks lie immediately adjacent to the south eastern boundary of the application site and separate it from a public right of way (Footpath No. 12). Although this footpath runs within 100m of the application site intermittent trackside hedgerows, hedgerow trees and the nature of the sloping landform to the north west greatly limit views of the application site.
- 4.4** The application site is mostly bounded by timber post and wire fencing generally located on hedge banks where mature trees and remnant hedgerows also reinforce the boundary. These are prominent and reoccurring features in the area and present strong visual barriers to the surrounding landscape. Landform in the area is rolling and also tends to interrupt medium to long distant views. Notably, the land to the west of the site, which lies between the site and Settle Lane, forms a distinctive crest obstructing views from long sections of this lane.
- 4.5** The Ribble Way, a long distance route of sub regional importance, is located approximately 300m to the south of the applications site. It broadly runs north – south and passes over Paythorne Moor linking Halton West to Paythorne. There are very limited views towards the proposed site and no direct views of the application site itself from this route due largely to intervening vegetation located on field boundaries.
- 4.6** The closest settlement to the application site is Paythorne, located approximately 0.4km to the south. This hamlet or small village sits at a lower elevation than that of the application site (approximately 135m AOD) and this in combination with existing vegetation in the area limits views to the north. There are three notable farmsteads to the south of the site the closest of which is less than 100m away. These comprise Higher House Farm, Lower House Farm and Manor House Farm and a combination of farm outbuildings, intervening landform and vegetation obstruct views to the north and of the site. The applicant has an interest in Higher House.
- 4.7** Carholm Farm is located approximately 0.4km to the north east of the application site at the end of a private driveway and is accessed via Settle Lane. Several fields divided by intermittent hedgerows and
-

---

numerous hedgerow trees separate this property from the application site and it is anticipated that these re-occurring features will obstruct views of the site.

### **Section 5:**

#### **Description of Proposed Development and Identification of Potential Landscape and Visual Effects**

- 5.1** The scheme involves the siting of 12 high quality timber lodges, an associated access road and parking areas, large areas of semi natural woodland planting and the creation of wetland habitat. The need to successfully accommodate the development within a landscape appropriate to the scale and character of the area was identified from the onset. Fig. 1 illustrates the layout of the proposed development.
- 5.2** The proposed lodges fall within the definition of static caravans in the Caravan Act and are moveable. They will measure 42 x 20ft (12.8 x 6.1m) at a standard height of 3m. Proposals include the provision of individual decked areas and private driveways to each unit. The layout of the lodges has been designed to meet site licensing requirements and to minimise potential for overlooking and to ensure a significant degree of privacy for residents. Separation distances range from 15 to 20m with significant areas of tree and shrub planting between units which further reinforce this. It should be noted that site licensing requirements stipulate a minimum separation distance of 6.1 m or 20 feet. The units are proposed in clusters which are divided from each other by spurs of proposed semi natural woodland planting and located around a looping access road. This arrangement is preferred to linear rows as it will create an informal appearance considered to be more appropriate to this rural location.
- 5.3** Proposals also include a large semi-natural amenity space measuring approximately 0.5ha and a naturalistic wetland area which is located in the centre of the looped road arrangement. The amenity space will be 'low-key' in nature and comprise several groups of native trees and shrubs, individually planted trees, areas of both mown and species-rich grassland and a linear wetland feature which will build upon a naturally occurring wet area. The wetland will facilitate the attenuation of surface water from the site in the form of a Sustainable Urban Drainage scheme (SUDs) whilst significantly contributing to the natural wetland resources for birdlife and aquatic plant communities within the landscape. The anticipated ephemeral nature of the wetland area, dependent on inputs and retention of rainfall and the establishment of marginal planting will diversify the landscape elements in the area and increase localised biodiversity. A gravel footpath will also circulate around the amenity space and wetland area to provide recreational opportunities for users of the development.
- 5.4** Significant areas of semi natural woodland planting are proposed at the sites boundaries and are intended to help filter any residual views of the site as well as to contribute to the existing landscape resource. In
-

line with guidance set out in The Landscape Strategy for Lancashire and the Landscape Character Sub Type 5f: *Undulating Lowland Farmland, Gisburn – Hellifield*, appropriate species such as Hawthorn and Blackthorn will be used to gap up existing intermittent hedgerows to promote continuous stretches. This, in combination with the proposed woodland planting will create valuable wildlife corridors for the local area.

---

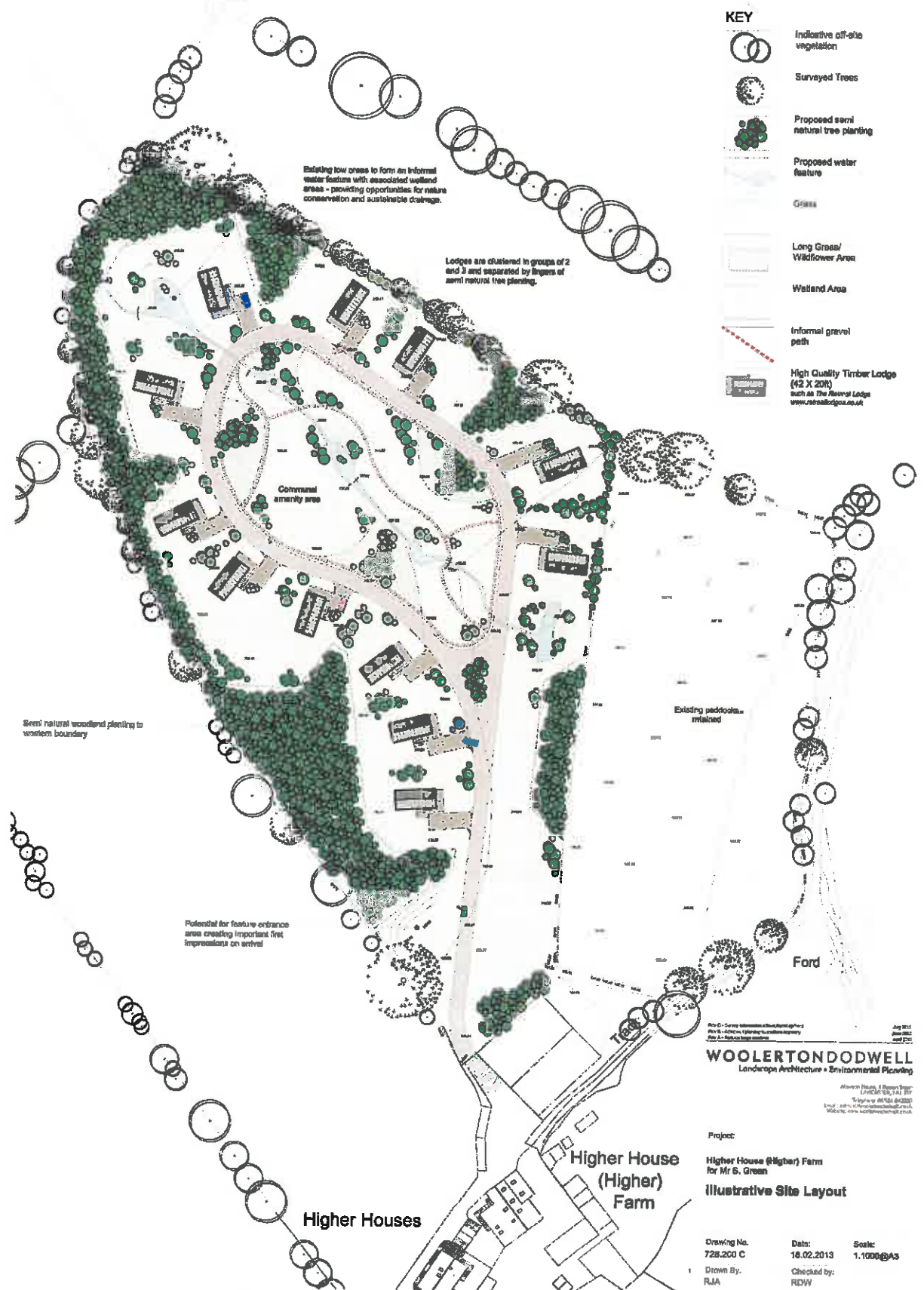


Fig.1: Proposed Illustrative Site Layout

---

## **Section 6:**

### **Assessment of Potential Landscape Effects**

- 6.1 The sensitivity of the landscape** to accommodate change in the form of the proposed timber lodge development is determined by a combination of the following factors:
- the historic landscape feature of the ridge and furrow patterns located in the eastern half of the application site and its historic importance.
  - the unexceptional ecological value of the semi improved grassland within the application site which is a common landscape feature of the area.
  - the nature of the new timber lodge site proposals which incorporate semi natural woodland planting as fundamental features of the development.
  - the proposed gapping up existing intermittent hedgerows which are noted as key characteristics of the area.
  - the absence of national or local landscape designations within 1km of the application site
  - the isolated nature of the application site located away from main infrastructure routes and the sense of tranquillity which accompanies this.
  - the effect of hedgerows and hedgerow trees in limiting views of the application site.
- 6.2** Overall the applications sites sensitivity to the siting of 12 timber lodges and the associated landscape proposals is considered to be medium.
- 6.3** The timber lodges development will inevitably result in some long-term changes in the landscape. The effect on landscape character will largely depend on the key characteristics of the receiving environment, the extent to which the development may be considered to be consistent with /at odds with those characteristics, and how it would be perceived in the landscape. These effects can be categorised into direct and indirect effects.
- 6.4** Direct effects of the development on local landscape resources include the loss of a single field of semi improved grassland, its associated ridge and furrow patterning, and its replacement with timber lodges, significant tracts of semi-natural woodland belt, species rich grassland and wetland habitat with associated ecological benefits.
- 6.5** Indirect effects of the proposed development will be perceived from a relatively small area as views of the application site are limited. Where views of the site are available, variations in the view relate to changes
-

---

in the existing use of the application site from undeveloped grazing land to a developed timber lodge site. The character and appearance will be derived from the presence of significant belts and groups semi natural woodland planting and glimpses of timber lodges and associated activity.

- 6.6 In terms of changes to landscape resources, semi-improved grazing land is a widespread and common resource in the local area and losses will be restricted to approximately 1.5 ha only. However, the loss of this grassland and the ridge and furrow patterning is considered to be significantly offset against both the ecological and landscape benefits provided by the extent of proposed woodland belts, species-rich grassland and wetland habitats. Landscape features in the form of the intermittent hawthorn hedgerows will also be supplemented to enhance visual continuity and wildlife corridors. Overall effects on resources are judged to be of medium magnitude and given the medium sensitivity of the site to the proposed development, effects on landscape resources would be **moderate and beneficial**.
- 6.7 Due to the limited visibility of the application site, the proposed landscape measures which reinforce local landscape character and the presence of the existing Twyn Ghyll Holiday park, the effects on the character of the landscape are judged to be of medium-low magnitude and given the medium sensitivity of the site, effects on landscape character will not exceed a level of **moderate – moderate slight** and will be **insignificant**.

### **Assessment of Potential Visual Effects**

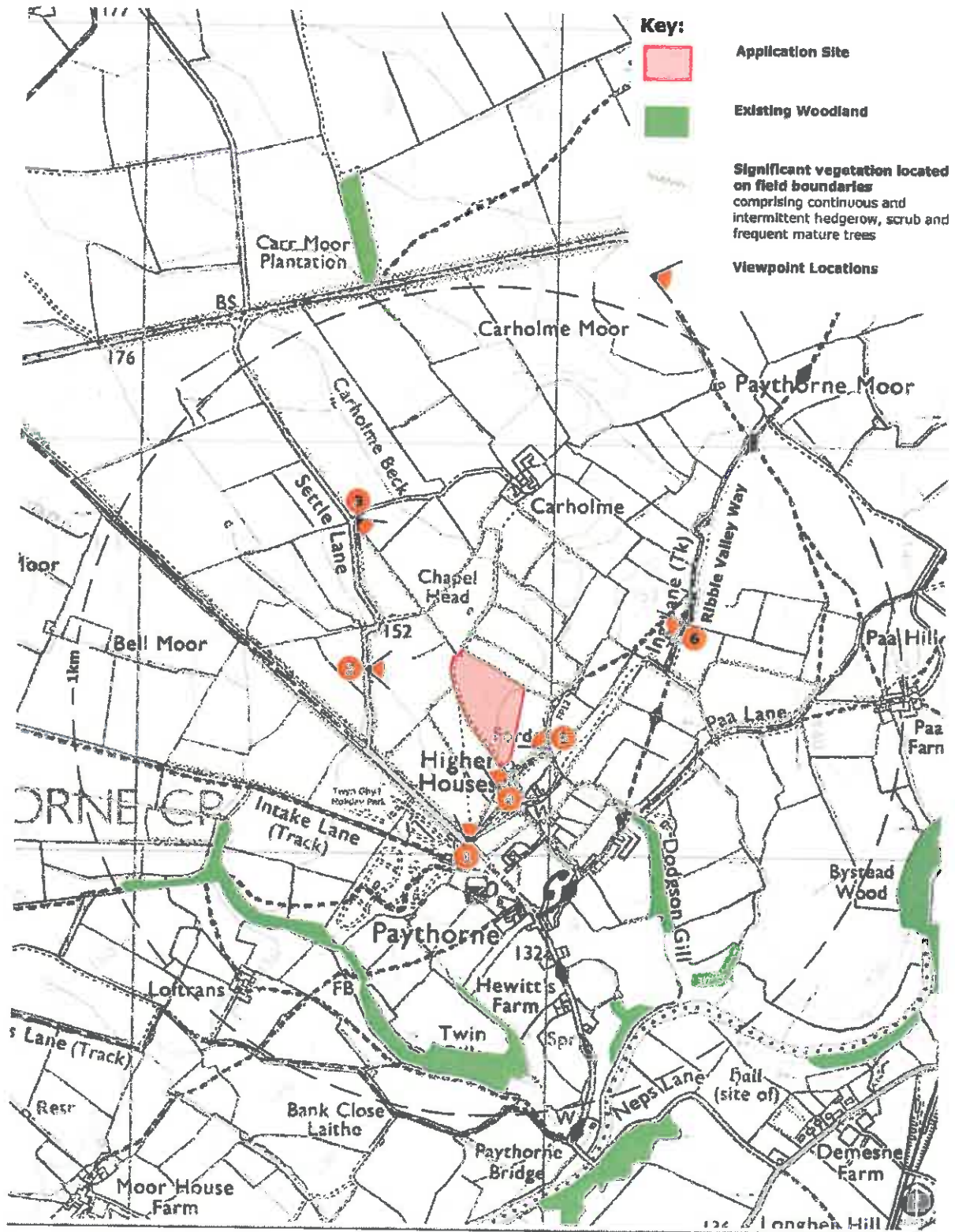
- 6.8 This section assesses the potential effects of the timber lodge site on existing views from within the study area, including changes that will occur in the composition and character of the views of visual receptors such as local residents and those viewing the site from local footpaths and roads.

#### ***Potential Visual Receptors***

- 6.9 The combination of the rolling topography with intervening hedgerows and hedgerow trees which re-occur due to the small rectangular field patterns interrupts potential views to the site from most locations. Potential visual receptors that may have opportunities for glimpsed and partial views towards the development are limited to:
- Residents of the property *Carholm*
  - Residents of Higher House Higher farm holiday lets
  - Residents of Twyn Ghyll Holiday Park
  - Users of Kiln Lane/ Settle Lane.
  - Users of Footpath No. 12
-

- 
- 6.10** Although the village of Paythorne is located within approximately 0.5km km of the application site, the combination of intervening topography and vegetation restricts opportunities to view the site. Similarly there are no views of the site from the long distance route The Ribble Way.
- 6.11** The sensitivity of the visual receptor is determined by the location and context of the viewpoint, the expectations and occupations or activity of the receptor and the importance of the view (GLVIA Chapter 6). These factors may be expressed in terms of:
- **The value of the view/viewpoint** – which reflects the intrinsic character and scenic qualities of its location and context. Where recognised through the designation of an area (such as a National Park or LOCI), value is increased, while the presence of detracting features in a view will generally reduce value. Higher value view/viewpoints are likely to be more sensitive to change;
  - **The importance of the viewpoint** – as indicated by some form of recognition, for example as noted in a guidebook, marked on a map or indicated on the ground by a sign or other visible feature. The provision of facilities e.g. seating, parking, footpath may also indicate a location of higher importance. Views gained from locations where people gather in the outdoors may also be of higher importance.
  - **The nature of the viewer** and their expectations, occupations and activities when experiencing the view. High sensitivity viewers/viewpoints include those where the attention of users may be focussed on the landscape e.g. from public rights of way and other outdoor recreational facilities, and from residential properties. Viewers in cars and trains are considered to be of relatively lower sensitivity due to the transient moving nature of the view - views from minor roads, lanes may be of medium sensitivity, while views gained at speed from major roads are considered to be of medium-low sensitivity. Views from industrial plants and indoor working environments are considered to be of low sensitivity to changes in the view.
- 6.12** Visual effects of the proposed scheme have been predicted by reference to the changes likely to occur in the composition and character of existing views. The main sources of visual effects arising from the development will be the potential visibility of the timber lodges.
- 6.13** An assessment has been made of the extent of the area within which the application site will be potentially visible and five viewpoints were selected to represent a range of location types and viewing distances and are also illustrated in Figure 2. The photography for the viewpoints was undertaken in May 2013 in the course of fieldwork within the local area.
-





**Figure 2:**  
Site Location and General  
Landscape Context Including  
Viewpoint Locations

**WOOLERTON/DODWELL**  
Landscape Architecture • Environmental Planning

WOOLERTON HOUSE, 6 Earsan Street  
LANCASTER, LA1 1TE  
Telephone: 01524 842900  
Email: info@woolertondodwell.co.uk  
Website: www.woolertondodwell.co.uk

---

**Viewpoint 1: View towards the site from Kiln Lane near the entrance to Twyn Gihli Holiday Park**

**Figure 9: Distance to application site: approximately 195 metres**



*Description of the View*

- 6.14 Representative of users of Kiln Lane, this viewpoint is characterised by an undulating rural pasture generally bound by timber post and wire fencing which is reinforced by intermittent hedgerows and mature trees. The view looks in a north easterly direction and medium to long distant views are cut short by a minor ridge line and mature trees on the horizon. The private driveway which will form the access to the application site is just visible located at the right of the frame. A small gap within boundary tree planting provides opportunities to gain glimpsed views of the southern most corner of the application site where agricultural machinery and large hay bales are partially visible beyond post and wire fencing.

*Magnitude of visual effects*

- 6.15 The only opportunity to view the application site is provided through gaps within the existing tree and hedgerow planting. Potential views will be of the southern most corner of the application site where only an access road and additional tree and shrub planting are proposed as part of the sites feature entrance. As such the proposed tree and shrub planting will, in time, consolidate the canopy coverage along the horizon line and obstruct views to the lodges which are set back further into the site. The change in the composition of the view will amount to an area of additional tree canopy coverage on the horizon line, already a consistent feature within the view. As such the magnitude of change is judged to be low-negligible and beneficial. Users of this minor road are likely to include those travelling in vehicles, walkers and horseriders. These users will include visitors who are on holiday at the Twyn Ghyll Holiday Park and it is likely that the road is often used as a footpath. The sensitivity of the visual receptor therefore is judged to be high.

*Significance of effects*

- 6.16 The combination of intervening landform and vegetation and the nature of the receptor results in a moderate – moderate/slight positive effect which is judged as not significant.
-

**Viewpoint 2: View towards the site from Settle Lane**

**Figure 4 Distance to application site: approximately 200 metres**



---

*Description of the View*

- 6.17 This viewpoint is located at a public road which is closest to the site and looks towards the south east over a rural scene, characterised by the immediate pastoral landscape and is gained through a gap in the roadside vegetation. The landform is gently undulating with intermittent hedgerows and mature trees located on field boundaries and provide the dominant landscape features on the horizon line. Although views towards the northern extremities of site are available through the intermittent boundary vegetation, the landform beyond it begins to fall and the field itself is not visible.

*Magnitude of visual effects*

- 6.18 Changes in the view will comprise the introduction of semi natural tree and shrub planting which will consolidate the existing tree and hedgerow cover at the sites boundary. Due to the intervening landform it is unlikely that the timber lodges will be visible in the view even in winter due to the screening effect created by the depth of the proposed tree planting in this portion of the site and the strategic positioning of the lodges at lower elevations. The composition of the view will remain relatively unchanged and therefore the magnitude of effects judged to be low - negligible and beneficial due to the increased woodland landscape resource. Users of this minor road are likely to include those travelling in vehicles, walkers and horse riders. These users will include visitors and those who are on holiday at the Twyn Ghyll Holiday Park who are there to enjoy the peaceful setting of the surrounding rural area. A high sensitivity is assigned to these visual receptors.

*Significance of effects*

- 6.19 The combination of vegetation on field boundaries and the nature of the landform dictates a moderate – moderate/slight effect which is judged as neutral and not significant
-



---

Viewpoint 3: View towards the site from Settle Lane close to the private driveway of Carholme Farm

**Figure 5** Distance to application site: approximately 0.4 km



---

*Description of the View*

- 6.20 This viewpoint is located on Settle Lane close to the private drive forming access to Carholm Farm. It is characterised by a wet rough pasture dominated by rush. Land is steadily sloping down and away from the viewer with distant views above the tree line available towards the south east. The mid ground comprises of canopies of mature trees which are located on field boundaries between the viewpoint and application site. The tree cover in combination with the nature of the falling landform predominantly interrupts views of the mid ground. Views of the site are not available.

*Magnitude of visual effects*

- 6.21 No change within the view

*Significance of effects*

- 6.22 No effects
-

**Viewpoint 4: View towards the site from Higher House Higher Farm Holiday Cottages**

**Figure 6: Distance to application site: approximately 60 metres**





---

*Description of the View*

- 6.23 This viewpoint is located adjacent to the recently converted barns which offer high quality holiday accommodation at Higher House Higher Farm. The view direction is to the north and towards the application site. The recently converted stone barn, a modern agricultural building and former silo pit are arranged around areas of hardstanding at the right of the frame. These buildings obstruct views to the east. The immediate foreground comprises a gravel access and parking area which will be used as the main vehicular access to the development should the application be successful. An undulating improved pasture with a relatively prominent ridge line is viewed through a timber post and rail fence and above a small stone retaining wall. The undulating nature of this pasture cuts short any medium to long distance views. Mature trees, located on the site boundaries and various pieces of farm machinery can be seen at the centre of the frame which forms the southern most corner of the application site.

*Magnitude of visual effects*

- 6.24 The entrance to the site located at the southern most corner of the development will be visible in the view. Comprising of an open grass area and relatively large areas of tree and shrub planting the proposals will consolidate the existing areas of vegetation located on the application site's boundaries. The absence of various pieces of farm equipment currently located here will improve the scene and provide a more appropriate setting for the proposed timber lodge site. No timber lodges will be visible. The magnitude of change is judged to be low and beneficial due to additional tree cover replacing farm equipment. Users likely to experience this view are those staying in the holiday accommodation of Higher House High Farm and they are considered to have a high sensitivity to the development.

*Significance of effects*

- 6.25 It is predicted that the low magnitude of change when viewed by high sensitivity receptor will result in a moderate significance of effect, which in this case is judged as neutral.
-

**Viewpoint 5: View towards the site from Footpath No. 12**

**Figure 7: Distance to application site: approximately 80 metres**



*Description of the View*

- 6.26 This viewpoint is located on Public Footpath No. 12 looking north west towards the application site. The footpath links Higher Houses to Paythorne Moor and comprises a track which is, for the most part, enclosed by hedgerows with frequent hedgerow trees. This view looks through a hedgerow gap and post and wire fencing to a paddock grazed by horses which lies adjacent the application sites southern boundary. Due to the nature of the rising landform medium and long distant views are not available. Post and wire fencing and tree canopies punctuate the horizon line. The application site is not visible.

*Magnitude of visual effects*

- 6.27 Despite the close proximity, the rising topography obstructs views of the application site. The proposals incorporate several substantial areas of semi natural tree and shrub planting located on the site's southern most boundary which will be visible above the horizon line when established. Glimpsed views of the upper sections of the lodges through existing and establishing vegetation may be possible until the vegetation becomes established but in the medium term, views of the timber lodges will be screened. The presence of additional tree and shrub planting within the view is considered to have a low and neutral magnitude of change. Users likely to experience this view are those walking this footpath which are considered to have a high sensitivity to the development.

*Significance of effects*

- 6.28 It is predicted that the low magnitude of change for the high sensitivity receptor, will result in a moderate significance of effect, which in this case is judged as neutral.
-

Viewpoint 6: View towards the site from The Ribble Way

**Figure 8:** Distance to application site: approximately 0.4km



*Description of the View*

- 6.29 This viewpoint is located on The Ribble Way, a long distance route linking Longton, near Preston, to Horton in Ribblesdale, North Yorkshire. The view is characterised by a semi improved pasture in the immediate foreground and frequent intermittent hedgerows and mature trees located on field boundaries. There are no medium to long distance views to the south west and towards the application site.

*Magnitude of visual effects*

- 6.30 No change within the view.

*Significance of effects*

- 6.31 No effects.
-

**TABLE 1.3: Summary of Significance of Effects on Views**

<b>Viewpoint</b>	<b>Location</b>	<b>Significance of effects</b>
1	View towards the site from Kiln Lane near the entrance to Twyn Ghyll Holiday Park	<b>moderate – moderate/slight effect and judged as positive</b>
2	View towards the site from Settle Lane	<b>moderate – moderate/slight significance of effect and judged as neutral</b>
3	View towards the site from Settle Lane close to the private driveway of Carholme Farm	<b>No effects predicted</b>
4	View towards the site from Higher House Higher Farm Holiday Cottages	<b>moderate significance of effect and judged as neutral</b>
5	View towards the site from Footpath No. 12	<b>moderate significance of effect and judged as neutral.</b>
6	View towards the site from The Ribble Way	<b>No effects predicted</b>

## **Section 7**

### **Summary and Conclusions**

- 7.1** Located within 0.5km km of the village of Paythorne, the site consists of a single triangular field comprised of semi improved grazing land. Proposals are for the siting of 12 timber lodge style caravan units, associated infrastructure and large areas of semi natural planting. Accessed via a private driveway from Kiln Lane the scheme will build upon the clients existing high quality holiday let business and offer a wider range of accommodation types.
- 7.2** The application site is located within two landscape character types identified as Type 14a: Rolling Upland Farmland, Slaiddburn – Giggleswick and Type 5f Undulating Lowland Farmland, Gisburn – Hellifield, however it is considered that it exhibits features more characteristics of Type 5f. The landscape strategy for Type 5f encourages conservation, enhancement and the correct management of hedgerows and unimproved grassland as well as encouraging tree planting and new woodland links. The extensive semi natural tree and shrub planting and central amenity and wetland area, which are proposed as part of the development,

---

will be in line with this strategy and provide benefits to the local landscape resource and character. Despite the loss of some relatively small scale ridge and furrow patterning the **benefits** to landscape resource are judged to be of a **moderate** significance whilst benefits to landscape character are judged to be **moderate – moderate slight** and insignificant.

- 7.3** Paythorne is the closest settlement located 0.5km to the south, however due to the nature of the undulating topography and intervening vegetation, there are no opportunities to view the application site. There are a number of farmsteads within the area notably Carholm, approximately 400m to the north, and High House Farm to the south, but again intervening vegetation on field boundaries obstruct views of the site.
- 7.4** There are a number of footpaths within the local area including Footpath No. 12, which is located approximately 80m to the south of the application site, and The Ribble Way, a long distance route, also located to the south but more distant. Settle/Kiln Lane, a minor thoroughfare running north-south is located approximately 195m to the west. The Twyn Ghyll Holiday Park is also located immediately beyond Kiln Lane to the west. Users of these routes and facilities would have the potential to view the development and as such 6 representative viewpoints were used to undertake the assessment of effects. Despite a **moderate** significance of effects being predicted in some locations these are considered to be either **neutral or beneficial**. This is primarily due to the enhancement of the baseline situation where proposed semi natural tree and shrub planting on the sites boundaries will add to and consolidate the existing landscape resource. The combination of the existing and proposed screening, together with the nature of the undulating topography in the area, result in very limited opportunities to view the proposed timber lodges.
- 7.5** No significant landscape or visual effects have been identified as a result of the proposed timber lodge development and overall it is considered to be a relatively subtle intervention in the landscape. It's scale, siting and associated landscape mitigation measures are deemed acceptable with some benefits in terms of landscape character and resource.

## References

Guidelines for Landscape and Visual Impact Assessment (GLVIA) (Landscape Institute and the Institute of Environmental Management and Assessment, third edition 2013.)

Landscape Character Assessment: Guidance for England and Scotland, (Countryside Agency and Scottish Natural Heritage 2002).

Countryside Commission (1998) *Countryside Character Volume 2: North West*

A Landscape Strategy for Lancashire; Landscape Character Assessment and Landscape Strategy.

---

