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11 April 2014

**Bowland Meadows,  
Land East of  
Chipping Lane,  
Longridge**

**Landscape and  
Visual Impact  
Assessment**

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# Section 1: Introduction

## Introduction & Scope

- 1.1. Tyler Grange LLP (TG) has been appointed to provide an assessment of the landscape and visual impacts arising from the proposed creation of a new residential development (circa 106 dwellings) including affordable housing, new vehicular and pedestrian accesses, on-site landscaping, public open space and ecological enhancement measures on the northern outskirts of Longridge, a town in the Ribble Valley.
- 1.2. The detailed application relates to land off Chipping Lane located to the immediate north-west of the settlement of Longridge, hereafter referred to as the 'site' (see **Plan 1**). The application site boundary is shown in red; however, the area to the north is set aside for informal open space / ecological mitigation and enhancement and is shown with a blue dashed line. The site is centred on Ordnance Survey (OS) grid reference SD 60196 38111 and extends to a total area of 7.3 hectares (18.05 acres).
- 1.3. A wider outline application is being developed for 'Land at Higgins Brook', which incorporates this site area and is subject to a separate Landscape and Visual Impact Assessment (LVIA), with a view to submission in the near future.
- 1.4. Landscape and visual matters are also considered in relation to the site's location in close proximity to the Forest of Bowland Area of Outstanding Natural Beauty (AONB) and the Longridge Conservation Area.
- 1.5. This report does not constitute a full Environmental Impact Assessment (EIA).

## Undertaking the Landscape & Visual Assessment

- 1.6. To assist the reader in understanding the purpose for undertaking landscape assessment work, the definition of 'landscape' as defined by the European Landscape Convention (ELC, 2000) is set out below.  
  
*"Landscape" means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.*
- 1.7. In the context of this definition the assessment process seeks to consider the effects in an objective and systematic manner whilst recognising the perceptual and therefore subjective response to the landscape. Whilst subjectivity can never be removed from the assessment process, by following a systematic and structured framework of assessment, a more robust assessment can be performed and more rational and transparent conclusions drawn.



- 1.8. Furthermore, the Landscape and Visual Impact Assessment (LVIA) process deals with the separate but interlinked issues of:

**Landscape Character:** The effects of the proposed development upon discrete character areas and/or character types comprising features possessing a particular quality or merit; and

**Visual Context:** The effects of the proposed development on views from visual receptors, and upon the amenity value of the views.

- 1.9. Landscape character is defined in the Landscape Institute's guidance ('Guidelines for Landscape and Visual Impact Assessment', Landscape Institute (LI) and Institute of Environmental Management and Assessment (IEMA) 2013) as:

*"A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse."*

- 1.10. Changes to the landscape character can arise as a result of:

- Changes to the fabric of the landscape including either the loss of key elements or introduction of new features which alter the distinct character of the landscape; and
- Changes which alter the way in which the landscape is perceived or appreciated.

- 1.11. Changes to views will occur where there is alteration of the view in terms of elements present and their distribution or dominance. Such changes may or may not have a significant effect on the visual amenity of identified visual receptors.

## **LVIA Methodology**

- 1.12. The methodology and guidelines used in the preparation of this assessment has been developed from the following:

- The revised and updated Guidelines for Landscape and Visual Impact Assessment (GLVIA), Third Edition, Landscape Institute and IEMA, 2013; and
- Landscape Character Assessment – Guidance for England and Scotland, Scottish Natural Heritage and the Countryside Agency, 2002.

- 1.13. The assessment process is set out in further detail below.

## **Baseline Appraisal**

- 1.14. The baseline appraisal process is a crucial part of any assessment and includes:

- An overview of statutory plans and other data regarding relevant designations and landscape and visual related planning policies for the area;
- An assessment of the landscape character of the site and surroundings with reference to published works and checked and verified through fieldwork. This includes the classification



of the landscape into units of distinct and recognisable character and land use at a site specific level;

- Field work to determine the extent to which the site can be seen from the wider area, taking into account any significant vegetation or built form which restricts or limits the extent of visibility; and
- Identification of representative viewpoints and determining likely visual receptors.

1.15. For the purpose of this assessment a visual appraisal of the site and its surroundings was originally carried out in September 2013 and updated in February 2014.

## **Impact Assessment**

1.16. The assessment process has considered the following:

- i. The classification of the landscape resources in terms of sensitivity to change. This is dependent on:
  - The pattern and scale of the landscape and the contribution the landscape resources make to landscape character;
  - The value placed on the landscape; and
  - The scope for mitigation.

1.17. Those landscape resources which make a notable contribution to the character and cannot be replaced or substituted will be of high sensitivity, those resources which are replaceable or contribute little to the overall character of the landscape will be of low sensitivity.

- ii. The classification of the representative viewpoints in terms of their sensitivity to change. The sensitivity of the visual receptors will be dependent on:
  - The location and context of the viewpoint;
  - The expectations and occupation or activity of the receptors; and
  - The importance of the view.

1.18. Those receptors which classified as being of high sensitivity to change may include users of public rights of way or nearby residents, those of low sensitivity to change may include people in their place of work or travelling through the landscape in cars, trains or other modes of transport.

- iii. The identification and assessment of the potential landscape and visual impacts of the scheme proposals;

1.19. The magnitude of effect lies along a continuum from high, where there is a prominent and notable change to the landscape character or view to low where the change is barely perceptible.



- iv. The consideration of further mitigation with the aim where possible, of avoiding, reducing or offsetting significant adverse landscape or visual effects, determined during the course of the assessment; and
  - v. The evaluation of landscape and visual effects following mitigation, known as residual impacts.
- 1.20. The extent of the visual assessment study area was established through GIS topographical analysis and the production of a Zone of Theoretical Visibility (see **Plan 2**), which calculates the extent to which the proposed development parameters could potentially be seen from the wider area. This first sieve exercise has been verified in the field to take into account any significant vegetation or built form which further restricts or limits the extent of visibility.
- 1.21. The verified Visual Envelope (VE) is illustrated on **Plan 3**. The visual analysis is based on views from external spaces within the public domain and not from inside buildings or private spaces. However, where notable views from private properties are possible these have been recorded and comments made if appropriate.
- 1.22. Photographs were taken from selected viewpoints with a digital camera with an equivalent 50mm focal length lens at eye level (approximately 1600mm above ground). A total of 16 representative viewpoints have been chosen from locations surrounding the site to enable the effects of the development to be assessed from all directions (see **Photoviewpoints 1-16**). Whilst the views are chosen to be representative of the area, they cannot provide continuous coverage of all potential locations within the vicinity of the development. Often views will occur as a sequence within the surrounding environment. Where this is a significant aspect of the landscape experience sequential views have been noted within the assessment. Likewise, where transient or fleeting views are possible, and of significance as part of the landscape experience, they have been addressed in the assessment.
- 1.23. The viewpoint selection was submitted to Ribbles Valley Borough Council for agreement on 18<sup>th</sup> March 2014; however, no response has been received to-date
- 1.24. A series of photomontages from selected photo viewpoints have also been prepared to inform the assessment and to illustrate the proposals in context. The photomontages have been produced using a methodology that is compliant with the revised Landscape Institute Advice Note 01/11 (Photography and photomontage in landscape and visual assessment) and will follow as a separate technical appendix to this report.
- 1.25. The assessment of the nature of the effect depends on the degree to which the development:
- Complements, respects and fits into the existing scale, landform and pattern of the landscape context;
  - Enables enhancement, restoration or retention of the landscape character and visual amenity and delivers policy aspirations; and
  - Affects strategic and important views in addition to the visual context of receptors.
- 1.26. For the purposes of this report, the term 'impact' refers to the causation of change and 'effects' are the results of the changes on the landscape and visual context.



## Significance Criteria

- 1.27. Best practice guidelines stipulate that the significance of any landscape related impact should be evaluated, both during the construction works and following completion of the development. The significance of any landscape and visual effect is a function of the sensitivity of the affected landscape resources and visual receptors against the magnitude of change that they would experience. As such, the assessment of potential and residual effects can be described as being:

**Very High beneficial:** The development would fit very well with the scale, landform and pattern of the landscape and bring substantial enhancements. The development would create a significant improvement in views;

**High beneficial:** The development would fit well with the scale, landform and pattern of the landscape, and enhance the existing landscape character. The development would create a highly improved change in the view;

**Moderate beneficial:** The development would fit well with the scale, landform and pattern of the landscape, maintain and/or enhance the existing landscape character. The development would create a noticeable but improved change in the view;

**Minor beneficial:** The development would complement the scale, landform and pattern of the landscape, whilst maintaining the existing character. The development would result in minor improvements to the existing views;

**Negligible:** The development would cause very limited changes to the landscape and/or views but creates no significant effects;

**Minor adverse:** The development would cause minor permanent and/or temporary loss or alteration to one or more key elements or features of the landscape, to include the introduction of elements that may not be uncharacteristic of the surrounding landscape. The development would cause limited visual intrusion;

**Moderate adverse:** The development would cause substantial permanent loss or alteration to one or more key elements of the landscape, to include the introduction of elements that are prominent but may not be substantially uncharacteristic with the surrounding landscape. The development would be visually intrusive and would adversely effect upon the landscape;

**High adverse:** The development would cause total permanent loss or major alteration to key elements and features of the landscape, to include the introduction of elements totally uncharacteristic of the surrounding landscape. The development would be visually intrusive and would disrupt fine and valued views both into and across the area; and

**Very High adverse:** The development would irrevocably damage, degrade or badly diminish landscape character features, elements and their setting. The development would be irrevocably visually intrusive and would disrupt fine and valued views both into and across the area.

- 1.28. There are instances where the impact results in a significant effect which is neither harmful nor beneficial. These effects are considered to be neutral.



- 1.29. For clarity, criteria that relates to receptor sensitivity and magnitude of change have also been set out in more detail and contained at **Appendix 1**. They will be referenced as part of the assessment process set out within Section 4 of this report. It is also important to note that the latest GLVIA (3<sup>rd</sup> Edition) places greater emphasis on professional judgement and less emphasis on a formulaic approach; however, a transparent assessment process should still be evident.





## Section 2: Landscape Planning Context

- 2.1. The site falls within the administrative borough of Ribble Valley Borough Council. The specific local level policy designations applicable to the site in relation to landscape and visual matters are illustrated on **Plan 4**. This section includes a review of planning policies relevant to landscape and visual issues at a national and local level. The wider planning policy context is set out within a separate Planning Statement, which has been prepared by Barton Wilmore.

### National Planning Policy Guidance

- 2.2. The National Planning Policy Framework (NPPF) was issued in March 2012 and outlines the Government's planning policies for England, setting out how these are expected to be applied.
- 2.3. At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF sets out three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:
- *"an economic role – building a strong, responsive and competitive economy to support growth and innovation;*
  - *a social role – supporting strong, vibrant and healthy communities and responding to local needs; and*
  - *an environmental role – contributing to protecting and enhancing our natural, built and historic environment."*
- 2.4. For plan making, this means that local planning authorities *"should positively seek opportunities to meet the development needs for their area", with "sufficient flexibility to adapt to rapid change unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits when assessed against NPPF policies"*.
- 2.5. At paragraph 17, the NPPF outlines twelve Core Planning Principles including an aim to *"always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings"* and to *"take account of the different roles and character of different areas, promoting the vitality of our main urban areas, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it"*. Another aim is to contribute to *"conserving and enhancing the natural environment"*.
- 2.6. For decision making, development that accords with a current development plan should be approved without delay; and, where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless:
- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole; or
  - Specific policies as set out within the NPPF indicate development should be restricted.



- 2.7. Paragraph 58 of the NPPF relates to delivering high quality design. It states that local planning policies and decisions should aim to ensure that developments:
- *“will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
  - *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
  - *optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*
  - *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
  - *create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and*
  - *are visually attractive as a result of good architecture and appropriate landscaping.”*
- 2.8. Paragraph 64 adds that *“Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions”.*
- 2.9. Paragraph 69 states that planning policies and decisions should aim to achieve places that promote:
- *“Opportunities for meeting between members of the community who might not otherwise come into contact with each other, including through mixed-use development, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity;*
  - *Safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion; and*
  - *Safe and accessible developments, containing clear and legible pedestrian routes, and high quality public spaces which encourage the active and continued use of public areas”.*
- 2.10. Paragraph 75 considers the importance of public rights of way, stating that *“planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails”.*
- 2.11. The NPPF is a material consideration in planning decisions and any development would need to accord with these planning provisions.



- 2.12. The policies that indicate development should be restricted, as set out at footnote 9 of the NPPF, relate to:
- Sites of Special Scientific Interest;
  - Green Belt;
  - Local Green Space;
  - Areas of Outstanding Natural Beauty;
  - Heritage Coasts;
  - National Parks;
  - Designated Heritage Assets; and
  - Areas at Risk of Flooding or Coastal Erosion.
- 2.13. The site is not currently subject to any of these designations, however, the Forest of Bowland Area of Outstanding Natural Beauty is located 1.1km north-east of the site.
- 2.14. On 6<sup>th</sup> March 2014, the Government has since released the Planning Practice Guidance; paragraph 001 reference 8-001-20140306 reiterates that *“One of the core principles in the National Planning Policy Framework is that planning should recognise the intrinsic character and beauty of the countryside”*.

## Local Planning Policy

- 2.15. The current adopted development plan for the site is the *'Ribble Valley Districtwide Local Plan (1998)'*. This expired on 28<sup>th</sup> September 2007; however, a number of policies have been saved until the emerging development plan for the borough, *'Core Strategy: 2008 – 2028 - A Local Plan for Ribble Valley'* is adopted. This assessment considers the relevant policies in terms of landscape across both documents.

### *Ribble Valley Districtwide Local Plan (adopted 1998)*

- 2.16. There have been significant changes in Government planning policy in recent years that require the current adopted local policy to be updated, primarily the adoption of the new National Planning Policy Framework (NPPF) which requires local authorities to demonstrate a 5-year housing land supply. The Council's current housing land supply represents a shortfall (as demonstrated in other planning decisions across the same administrative area, namely at an appeal inquiry at Barrow Brook Business Village, Clitheroe). The absence of a 5-year housing land supply within Ribble Valley Borough Council means according to paragraph 49 of the NPPF, that adopted planning policies relating to the delivery of housing, including those policies that determine the location of housing development must be regarded as out of date. Policies ENV3 and H2 which are defined by current settlement boundaries would therefore need to be considered under the terms of the NPPF to ensure delivery of sustainable residential development.



### **Policy G1 Development Control**

- 2.17. Policy G1 seeks to ensure that new development is designed to a high quality, and is sympathetic to the character of the surrounding landscape in terms of visual appearance, materiality, and layout, stating that ***“All development proposals will be expected to provide a high quality of building design and landscape quality. Development which does so will be permitted, unless it adversely affects the amenities of the surrounding area”.***

### **Policy ENV3 Open Countryside**

- 2.18. The policy states that ***“In the open countryside outside the AONB and areas immediately adjacent to it, development will be required to be in keeping with the character of the landscape area and should reflect local vernacular, scale, style, features and building materials. Proposals to conserve, renew and enhance landscape features, will be permitted, providing regard has been given for the characteristic landscape features of the area.”***
- 2.19. As illustrated on **Plan 4**, the site is located within open countryside outside the AONB and as such only development that has benefits to the area will be permitted. This places a requirement on developers to consider the surrounding landscape character and complement the locality through appropriate scale, design, materiality and siting of new built form. The policy also places a high value on the retention of existing traditional landscape features and the quality of landscaping schemes submitted with proposals. The Borough Council will encourage the improvement and quantity of the tree cover and associated flora/fauna throughout the open countryside. The Borough Council is also committed to protecting key elements of the landscape character of any site affected by proposed development and would make the siting, scale and form of any landscape proposal that forms part of any planning application a priority.

### **Policy ENV13 Landscape Protection**

- 2.20. The policy states that ***“The Borough Council will refuse development proposals which harm important landscape features including traditional stone walls, ponds, characteristic herb rich meadows and pastures, 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.”***
- 2.21. Existing characteristic landscape features will require protection and woodland coverage is noted to play an important part in the landscape quality of the Borough.

### **Policy H2 Dwellings in Open Countryside**

- As shown on **Plan 4** the site is located within Open Countryside. Policy H2 sets out a range of criteria that would need to be satisfied if planning permission is to be granted for a new development in the open countryside. In addition to demonstrating that there is a need for residential development in the countryside, proposals for new development must also *‘be appropriately sited and landscaped’* and *‘scale, design and materials used must reflect the character of the area, and the nature of the enterprise’*.
- 2.22. Although settlement boundaries hold limited weight due to the absence of a deliverable 5-year housing land supply and will need to be reviewed through the emerging Local Plan process, the need to ensure development schemes incorporate landscaping and complement the surrounding character will remain an important consideration principally due to the site’s location between the urban settlement edge and the open countryside.



**Policy RT8 Open Space Provision**

- 2.23. The policy states that *“On all residential sites of over 1 hectare, the layout will be expected to provide adequate and usable public open space. The Council will also negotiate for provision on smaller sites, or seek to secure a contribution towards provision for sport and recreational facilities or public open space within the area where the overall level of supply is inadequate. Levels of provision will be based on figures provided in relation to Policy RT9”*.
- 2.24. The development will need to provide sufficient public open space in order to allow informal recreational opportunities and children’s play areas.

**Policy RT9 Recreation and Public Open Space**

- 2.25. Policy RT9 gives details of public open space provision requirements in association with Policy RT8, stating *“The Borough Council will seek to achieve a minimum standard for outdoor playing space of 2.43 hectares per 1,000 population within or adjacent to the main settlements”*. The scheme masterplan will need to demonstrate a delivery of a minimum of 0.62 hectares of public open space in order to comply with this policy.
- 2.26. The proposed development scheme response and consideration / compliance with the relevant adopted landscape policy has been set out in **Table 1** below. The green hatch represents compliance with policy, amber suggests compliance in-part and red suggests non-compliance (in landscape terms):

Policy Reference	Policy Objectives	Consideration / Design Response	Compliance (Red/Amber/Green)
POLICY G1: DEVELOPMENT CONTROL	ALL DEVELOPMENT PROPOSALS WILL BE EXPECTED TO PROVIDE A HIGH QUALITY OF BUILDING DESIGN AND LANDSCAPE QUALITY	The development masterplan includes high quality landscaping, taking into account and complementing the surrounding landscape through the retention of characteristic landscape features such as hedgerows, hedgerow trees and ponds. The proposed built form uses materials suited to the locality, in particular considering the frontage onto Chipping Lane where reconstituted stone and render has been proposed. The layout follows the existing field pattern and is influenced by the street pattern of the adjoining residential area. Soft landscaping at boundaries as well as the retention and enhancement of existing on-	



Policy Reference	Policy Objectives	Consideration / Design Response	Compliance (Red/Amber/Green)
		<p>site hedgerows and hedgerow trees will assimilate the development into its rural surroundings. The creation of area of ecological mitigation and enhancements to the north of the site, which includes some informal public access will also act as a transition between the built form within the development and the open countryside to the north and east.</p>	
<p><b>POLICY ENV3: OPEN COUNTRYSIDE</b></p>	<p><b>DEVELOPMENT WILL BE REQUIRED TO BE IN KEEPING WITH THE CHARACTER OF THE LANDSCAPE AREA AND SHOULD REFLECT LOCAL VERNACULAR, SCALE, STYLE, FEATURES AND BUILDING MATERIALS.</b></p>	<p>The landscape north of the Cricket Ground is more rural in nature and as such will remain free from development and used to provide ecological mitigation and enhancement measures, as well as informal public open space. This together with the retention and enhancement of existing on-site hedgerows and hedgerow trees which will soften the edges of the development. The proposed built form uses materials suited to the locality, in particular considering the frontage onto Chipping Lane. The layout follows the existing field pattern and is influenced by the street pattern of the adjoining residential area.</p>	
	<p><b>PROPOSALS TO CONSERVE, RENEW AND ENHANCE LANDSCAPE FEATURES, WILL BE PERMITTED, PROVIDING REGARD HAS BEEN GIVEN FOR THE CHARACTERISTIC LANDSCAPE FEATURES OF THE AREA.</b></p>	<p>The development masterplan largely retains and enhances existing on-site landscape features; existing hedgerows and hedgerow trees will be strengthened and enhanced and existing ponds will be retained. A section of hedgerow along Chipping Lane and several mature trees will be lost in order to provide vehicular access to the site but the provision of new hedgerows and the enhancement of existing is</p>	



Policy Reference	Policy Objectives	Consideration / Design Response	Compliance (Red/Amber/Green)
		considered to balance out this loss.	
<b>POLICY ENV13: LANDSCAPE PROTECTION</b>	<b>THE BOROUGH COUNCIL WILL REFUSE DEVELOPMENT PROPOSALS WHICH HARM IMPORTANT LANDSCAPE FEATURES OTHER THAN IN EXCEPTIONAL CIRCUMSTANCES WHERE SATISFACTORY WORKS OF MITIGATION OR ENHANCEMENT WOULD BE ACHIEVED</b>	The development masterplan largely retains and enhances existing on-site landscape features; existing hedgerows and hedgerow trees will be strengthened and enhanced and existing ponds will be retained. A short section of hedgerow and several mature trees along Chipping Lane will be lost in order to provide vehicular access to the site but the provision of new hedgerows and the enhancement of existing is considered to balance out this loss.	
<b>POLICY H2: DWELLINGS IN OPEN COUNTRYSIDE</b>	<b>DEVELOPMENT SHOULD BE APPROPRIATELY SITED AND LANDSCAPED.</b>	The development masterplan incorporates soft landscaping throughout in the form of amenity landscaping, verge planting, an area of public open space, hedgerow planting, and tree planting. The development has also been designed to remain south of the Cricket Ground where the landscape is considered more capable of accommodating change.	
	<b>SCALE DESIGN AND MATERIALS USED MUST REFLECT THE CHARACTER OF THE AREA, AND THE NATURE OF THE ENTERPRISE.</b>	The scale of the development is in keeping with the surrounding residential context and the materials used in the built form reflect those used locally, with particular consideration of the materiality of buildings along the site's frontage with Chipping Lane. The design respects the character of the area by fitting in well with the residential edge of Longridge, whilst also taking into account the open countryside setting through retention of landscape	



Policy Reference	Policy Objectives	Consideration / Design Response	Compliance (Red/Amber/Green)
		features and field pattern and the introduction of characteristic new planting.	
<b>POLICY RT8 &amp; RT9: OPEN SPACE PROVISION</b>	<b>ON ALL RESIDENTIAL SITES OF OVER ONE HECTARE, THE LAYOUT WILL BE EXPECTED TO PROVIDE ADEQUATE AND USABLE PUBLIC OPEN SPACE.</b>	The development masterplan includes informal areas of public open space.	
	<b>THE BOROUGH COUNCIL WILL SEEK TO ACHIEVE A MINIMUM STANDARD FOR OUTDOOR PLAYING SPACE OF 2.43 HECTARES PER 1,000 POPULATION WITHIN OR ADJACENT TO THE MAIN SETTLEMENTS.</b>	<p>Against the provisions of Policy RT9 and the Fields in Trust '6 Acre Standard', the proposed number of units generates a public open space requirement of approximately 0.62 hectares (based on a 2.4 persons per household census figure).</p> <p>The proposal provides two principal areas of open space as well as informal and incidental open space providing development setback and buffers to retained site features.</p> <p>To the south is an enclosed LEAP facility, that has been designed to sit within an existing landscaped setting with natural surveillance from the facing properties, as well as access and curtilage defined by low railings (to correspond with the railings on the corner of Chipping Lane). It also has connection from the south via informal paths that pass through a small wild flower meadow. To the north, an informal circular recreational path has been provided across the pasture land that is to be enhanced for</p>	





Policy Reference	Policy Objectives	Consideration / Design Response	Compliance (Red/Amber/Green)
		<p>the ecological purposes.</p> <p>Total provision exceeds the required numerical amount; however, the characteristics of the site have not been deemed suitable to accommodate formal youth provision or pitch provision. Separate contributions will be provided in response to the Council's emerging evidence base requirements</p>	

**Table 1: Planning Policy Consideration / Compliance**

- 2.27. The table illustrates that all of the relevant landscape policy objectives are satisfied completely or in-part through an appropriate development response. Where policy is not satisfied in full, the benefits of the scheme will need to be considered as part of the overall planning balance exercise.

***Core Strategy 2008-2028 A Local Plan for Ribble Valley - Regulation 22 Submission Draft (emerging)***

- 2.28. Key Statement EN2 in the Core Strategy will require the landscape and character of areas contributing to the setting of the Forest of Bowland AONB to be protected, conserved and enhanced wherever possible. It also states that in general, *'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'*.

**Policy DMG1 General Considerations**

- 2.29. This policy will require all new development to meet minimum standards including the need to be sympathetic to existing and proposed land uses, consider environmental implications, protect and enhance public rights of way, and provide mitigation where impact on the natural environment is unavoidable.

**Policy DME1 Protecting Trees and Woodland**

- 2.30. This policy will require new development to protect and enhance existing woodland cover, tree planting and hedgerows.

**Policy DME2 Landscape and Townscape Protection**

- 2.31. The landscape and any important landscape features such as traditional stone walls, ponds, characteristic herb rich meadows and pastures, woodlands, copses, hedgerows and individual trees, townscape elements, upland landscapes and botanically rich roadside verges will be protected by this policy, with a requirement to avoid any significant harm to the listed features.

**Policy DMB4: Open Space Provision**

- 2.32. This policy will require all sites over 1 hectare to provide *'adequate and usable'* public open space with the Council planning to ascertain on a site-by-site basis, the need for any additional sports or



recreational facilities or public open space within the area where the overall level of supply is inadequate. It also states that green infrastructure will be required to be multi-functional and encourage walking and cycling. Existing public open space and playing fields will also be protected by this policy, with replacement facilities needing to be provided elsewhere.

- 2.33. The emerging Core Strategy does not identify any site specific policy allocations within the site area itself. However, it should be noted that Longridge is categorised as a Principal Settlement within the emerging Core Strategy, where a significant proportion of future housing growth will be targeted. It is inevitable, therefore, that the release of open countryside for new housing development around Longridge will need to take place. Overall, it is considered that the emerging policy objectives would not place any extra obligations on the development scheme beyond those which are already required under the current development plan.

## **Draft Neighbourhood Plan**

- 2.34. Longridge Town Council has embarked upon the process to achieve a Neighbourhood Plan (NP) and has agreed, subject to ratification by RVBC, the area to be subject to the NP as the three wards of Alston, Dilworth and Hothersall. The site is wholly included within the Neighbourhood Plan area.
- 2.35. The working group estimated preparation of the NP to reach a publication date of spring 2014. However, since initiating the process no further progress has been reported and the estimated timescales set out in summer 2013 must now be considered unattainable.

## **Supplementary Planning Guidance (SPG)**

### **Supplementary Planning Policy for Trees**

- 2.36. This supplementary planning policy guidance identifies problems arising from planning applications affecting sites on which trees, woodlands and hedgerows are located, and establishes a clearly defined policy and procedure for the proper assessment, retention and protection of trees, woodlands and hedgerows on such sites. The need for a detailed tree survey carried out by an arboricultural / silvicultural professional is noted, along with the timing of such and ensuring liaison with the local planning authority is carried out.
- 2.37. A separate Tree Quality Survey report has been undertaken by Tyler Grange as part of the planning application submission.

## **Public Rights of Way (PRoW)**

- 2.38. The site is not traversed by any public rights of way; however, the routes of local footpaths in relation to the site are shown on **Plan 4** as a number of these have been considered in the visual appraisal.



## **Conservation Areas**

- 2.39. The site is located beyond the defined Conservation Area (approximately 60m to the south of the site), which was first designated on 20<sup>th</sup> December 1979 and extended on 7<sup>th</sup> October 2003.
- 2.40. The Longridge Conservation Area is essentially urban in character with the three principal streets being lined with buildings, mostly without any front gardens. This restricts views out of the streets although there are some notable long views along each, especially southwards along Berry Lane to The Dog Inn. Views down the steep slope to the south and east of Longridge can be glimpsed from the Market Place and down Fell Brow.
- 2.41. St Paul's Church is notable for the vista up Church Street from Berry Lane. St Wilfred's RC Church is another focal building, this time in Derby Road. St Paul's Church tower and St Wilfred's RC Church spire are visible in views towards Longridge from the site.

## **Tree Preservation Orders (TPOs)**

- 2.42. A data search request in relation to Tree Preservation Orders for the site and locality was submitted to the Council on the 7th February. No response has been received to-date. None of trees surveyed are contained upon the National Inventory of Ancient Woodland or listed on the Woodland Trust's Ancient / Veteran Tree Database.



## Section 3: Baseline Context

- 3.1. This section considers the existing landscape character and visual context of the site and its environs.
- 3.2. In order to establish the degree of change arising from the development of the site and the extent to which that change will affect local receptors, it is important to understand the existing situation and site context in terms of amenity, availability of views and the landscape character areas associated with the local area.

### Landscape Character Area and Types

- 3.3. The characterisation process is a non-value judgement process; therefore classifying landscapes into distinct areas does not suggest that one character is more sensitive than another or valued by people more or less.
- 3.4. The landscape character appraisal process reviews the wider landscape character type at a national level and then explores more detail character features at a district/local level, before analysing site specific land use that informs local distinctiveness and sense of place.

#### *National Character*

- 3.5. Natural England's National Character Areas identify broad, strategic character areas for the whole of England. The site lies within the 'Bowland Fringe and Pendle Hill' Character Area, identified as National Character Area Profile 33 (see **Appendix 2**).
- 3.6. The area is characterised by:
  - *"This is an undulating, rolling landscape, with local variation created by numerous river valleys and by the moorland outliers of Beacon Fell, Longridge Fell and Pendle Hill;*
  - *The Bowland Fells provide a dramatic backdrop to the north, with extensive views across the river valleys and Lancashire plain below;*
  - *On the northern edge of the area, drumlins are characteristic, while on the south, strong mounded outcrops or 'reef knolls' of limestone form distinct landscape features in the Ribble and Hodder valleys;*
  - *Semi-natural woodland, much of which is ancient, occurs in the main valley bottoms, side valleys and ridges, and is dominated by oak, ash and alder;*
  - *Small- to medium-sized fields are defined by hedgerows with mature hedgerow trees. Drystone walls are also common in some areas. Metal railings around estate boundaries and highway corners and junctions are characteristic of the southern and western edges of the NCA;*
  - *Land use is mainly permanent, improved pasture for livestock and dairy farming;*



- *To the west, this NCA includes part of the Bowland Fells Special Protection Area (SPA), designated for its important populations of hen harrier, merlin and lesser black-backed gull;*
- *There are species-rich hay meadows, including several that are nationally and internationally designated;*
- *Rough grazing, rushy pasture and traditionally managed meadows at higher elevations are of national importance for breeding waders such as redshank, lapwing, curlew and snipe. These are also important habitats for breeding skylark;*
- *There are numerous rivers of importance for many protected species, including bullheads, salmon, trout, eels, otters, kingfishers and dippers. There are also many brooks and small reservoirs;*
- *There are many archaeological sites, particularly on the moorland fringes and in valleys where agriculture has been less intensive;*
- *A network of winding, hedge-lined lanes connect small, often linear, villages, hamlets and scattered farmsteads, mostly in local stone. Traditional stone barns are commonplace on higher ground, and are of stone with slate or stone flag roofs;*
- *Isolated country houses set in formal parkland are typical of the area, and may be enclosed by belts of woodland and estate fencing;*
- *The relatively urban areas of Clitheroe, Bentham and Longridge provide a contrast to the rural feel of the area”.*

3.7. For the purpose of assessing the effects of development, National Character Areas are relevant; however, they are very broad and set out the key characteristics of large geographical areas. Whilst it does not provide an appreciation of the specific issues which need to be taken into account in the determination process, it should be noted that a number of the above characteristics were discernible in relation to the wider landscape surrounding the site, notably the undulating rolling landscape, dramatic backdrop of the Bowland Fells to the north, semi-natural woodland in the valley bottoms and ridges, small to medium sized fields defined by hedgerows with mature hedgerow trees, dry stone walls, metal railings around estate boundaries, pastoral land use, winding hedge-lined lanes, traditional stone barns on higher ground and the relatively urban area of Longridge providing a contrast to the rural feel of the area.

3.8. Within the 'Opportunities' section, objectives include *'manage development...in order to maintain the rural character of the landscape'*, *'conserving and restoring the field boundaries defined by hedgerows, drystone walls, boundary trees and metal estate railings'*, *'maintaining key views of landform and geological features'*.

3.9. The 'Landscape Change' section also notes the current state of field boundary hedgerows and hedgerow trees as requiring management and restoration. It also notes that *'the incremental effective of many small-scale new developments has resulted in dilution of traditional vernacular styles'*. Longridge is specifically mentioned as being subject to pressure for urban expansion and that such pressures in an open landscape can be visually intrusive. *'Sympathetic design of new*



*buildings in keeping with landscape character with appropriate siting and screening should be sought.'*

- 3.10. The development will contribute to a number of the objectives within the Character Area profile and has taken into consideration the location of Longridge within open countryside. As such there would be no perceptible effects upon the wider National Character Area or any particular features of merit described within the study.

### *Regional / District Character*

- 3.11. The Lancashire County Council Landscape Character Assessment, '*A Landscape Strategy for Lancashire*', undertaken in 2000, describes Lancashire as characterised by long distance views and intervisibility between character areas, with views between coastal areas and moorland fells a reminder of the contrast in landscapes. These views assist in defining the experience of being in Lancashire. The Assessment identified 21 separate Landscape Character Types (LCT) across Lancashire, of which the site is identified as being within Type 5: Undulating Lowland Farmland. These types were further subdivided into a range of Landscape Character Areas (LCA) and the site is identified within Landscape Character Area 5h: Goosnargh-Whittingham (see **Appendix 3**). The extent of both the LCT and LCA are illustrated on **Plan 5**.
- 3.12. Lancashire County Council also undertook a Landscape Character Assessment for the Forest of Bowland AONB in 2009. The Forest of Bowland is described as '*a well kept secret*', enjoyed for its peace and quiet with a unique and varied landscape and many diverse areas which creates a strong sense of place. '*Open expanses of moorland create wide panoramic views within the area and out to all directions*'. The site itself is identified as being within Type E: Undulating Lowland Farmland (see **Appendix 4**), and more specifically within Landscape Character Area E1: Whitechapel (see **Appendix 5**), the extent of which is illustrated on **Plan 6**.
- 3.13. This section of the report considers the characteristics and features set out within both the Lancashire County Council Landscape Character Assessment and the Forest of Bowland AONB Landscape Character Assessment.
- 3.14. In order to establish the degree of change arising from the development of the site in relation to the 5h and E1 character area and the extent to which that change will affect those character receptors identified within the character area description, it is important to understand the existing baseline context and characteristics as set out within the Council's SPD descriptions.
- 3.15. The broad characteristics and context associated with the Lancashire Type 5 Undulating Lowland Farmland LCT can be summarised as:
- *"Lowland landscape is traversed by deeply incised, wooded cloughs and gorges;*
  - *Many mixed farm woodlands, copses and hedgerow trees creating an impression of a well wooded landscape from ground level;*
  - *Viewed from the fells this enclosed landscape comprises a rich patchwork of pastures, mixed farm woodlands, copses, hedgerows and scattered picturesque stone villages;*



- *Some of the most picturesque stone villages of the county occur within this well settled landscape type;*
  - *The towns of Longridge and Clitheroe also occur within this type, but are not typical of the settlement pattern;*
  - *The area also has many country houses whose boundary walls and designed landscapes add to the species diversity and visual appeal; and*
  - *There is a high density of farms and scattered cottages outside the clustered settlements, linked by a network of minor roads.*
- 3.16. Those associated with the Forest of Bowland Type E Undulating Lowland Farmland LCT can be summarised as:
- *“Viewed from the fells this enclosed landscape comprises a rich patchwork of pastures, mixed farm woodlands, copses, hedgerows and scattered picturesque stone villages;*
  - *The small villages consist of stone houses and cottages and the churches provide landmarks in the landscape;*
  - *Isolated farmsteads are often marked with single mature trees;*
  - *Quarries and mines can also be found;*
  - *Winding lanes are lined with hedgerows and herb-rich verges, and hedges with mature trees clearly delineate the pastures and meadows in summer and autumn time;*
  - *Dry stone walls are only seen as boundaries in the areas where boulder clay is absent; and*
  - *This is an intimate and scenic landscape, where there is a relatively strong sense of tranquillity in many places.*
- 3.17. More specifically, the key characteristics of the 5h and E1 character areas have been tabulated below (**Table 2**) with an assessment undertaken to determine which of these are applicable or represented with reference to the site.
- 3.18. Criteria that relates to the extent to which each of the characteristics are represented on site have been set out in more detail below, with a basic scoring system attributed to determine presence and notability of such key features:
- 3:** A rare and unique feature of landscape character represented on-site that is fundamental to defining the distinctive landscape character of 5h and E1;
  - 2:** On-site feature considered to be representative and typical of the wider 5h and E1 Landscape Character Area, but are not considered to be notable or particularly rare or important examples;



- 1: A feature within the setting or visual context of the site, considered to be representative of the wider 5h and E1 Landscape Character Area, but not located on-site; and
- 0: Features or elements of 5h and E1 that are not discernible or represented on-site.

Description of Characteristics (Receptors)	Extent to which the character feature is represented on Site
<b>5h Landscape Character Area</b>	
<i>A pastoral landscape which is relatively open and intensively farmed with much hedgerow loss and few trees or woodlands although hedgerows along the network of lanes are important landscape features;</i>	2
<i>There are often clear views over the plain below;</i>	1
<i>Vernacular buildings are of local stone, although a number of incongruous materials are seen throughout the area;</i>	1
<i>The area is rich in evidence for Roman occupation.</i>	0
<b>E1 Landscape Character Area</b>	
<i>A patchwork of gently undulating pastoral fields which are delineated with a network of stone walls and hedgerows;</i>	2
<i>Traditional gritstone buildings within the small hamlet of Whitechapel;</i>	0
<i>Cheese press stone is feature of the landscape at Whitechapel, which contributes to recognisable sense of place;</i>	0
<i>Network of hedgerows and stone walls provide a sense of intermittent enclosure along the extensive network of narrow lanes;</i>	1
<i>Single deciduous trees are landscape features, often associated with isolated farmsteads;</i>	1
<i>Barns Fold reservoir is a key landscape feature with several views across the area;</i>	0
<i>Dramatic, open views northwards towards the Bowland Fells, which form the skyline backdrop;</i>	3
<i>The rising mass of Beacon Fell, with its dense coverage of coniferous woodland provides the immediate backdrop within several views northwards.</i>	3

**Table 2: Key Characteristics of 5h and E1 Character Areas**

- 3.19. It is evident from the table that the site does contain features representative of the Goosnargh-Whittingham and Whitechapel Landscape Character Areas (LCA); including the dramatic open views northwards towards the Bowland Fells and Beacon Fell which are notable and unique features. This is important to understand when considering the potential impacts of the proposed development in the context.





- 3.20. To further assist the assessment process in determining the capacity of the site to absorb a portion of built development and the associated enhancement of the riverside meadows, **Table 3** below has been compiled to review the principal objectives set out within the SPD for the Undulating Lowland Farmland (see **Appendix 6**) and E1 character areas (see **Appendix 7**). This will be referred to again in section 4 as part of the assessment process. Where the same management objectives appear across both documents these have been grouped to avoid repetition.

Reference	SPD OBJECTIVES	Consideration / Design Response	Compliance (Red/Amber/Green)
Objectives across both Landscape Character Assessments	ENCOURAGE THE USE OF LOCAL APPROPRIATE LIMESTONE OR GRITSTONE TO ENSURE NEW BUILDINGS AND MATERIALS REFLECT THE LOCAL ARCHITECTURE OF THE AREA	The development incorporates the use of reconstituted stone on properties along the more sensitive boundaries such as Chipping Lane, to reflect the local street-scene and rural character of the surroundings.	
	CONSERVE LOCAL FEATURES SUCH AS SMALL FARM LIME KILNS WHICH SIGNIFY THE PAST USE OF LIMESTONE AS A SOIL CONDITIONER	There are no lime kilns / local features within or in close proximity to the site.	
	ENSURE THAT ANY POTENTIAL 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.	The form and layout of the new development reflects that of surrounding residential development within Longridge. Views towards the landmarks of the Bowland Fells, the Longridge Fell, and the church spire and tower in Longridge will be retained and opportunities taken to maximise through consideration of the orientation of properties and the creation of vistas.	
Lancashire County Council Landscape Strategy – Undulating Lowland Farmland	ENCOURAGE CONTINUED HEDGEROW MANAGEMENT, REPLANTING GAPS AND PLANTING OF A	The development masterplan incorporates improvements to existing hedgerows including gapping up and planting new hedgerow trees.	



Reference	SPD OBJECTIVES	Consideration / Design Response	Compliance (Red/Amber/Green)
LCA	NEW GENERATION OF HEDGEROW SAPPLINGS TO CONSERVE THE HEDGEROW NETWORK.		
	AVOID USING INAPPROPRIATE OR ALIEN MATERIALS SUCH AS RED BRICK AND CONCRETE TILES IN HISTORIC VILLAGES	Built form within the development will use reconstituted stone and render on properties along the site's frontage onto Chipping Lane, and a mix of stone, brick and render throughout the rest of the development. This is not a historic village setting and red brick is also characteristic of the locality.	
	CONSERVE SETTINGS OF HISTORICAL AND ARCHAEOLOGICAL FEATURES, FOR EXAMPLE THE FORT AND ROMAN SETTLEMENT AT RIBCHESTER	There are no historical / archaeological features within or in close proximity to the site.	
	CONSERVE THE SETTINGS TO COUNTRY HOUSES ENCOURAGING THE CONTINUED MANAGEMENT OF GROUNDS AS PARKLAND – INCLUDING PLANTING OF PARKLAND TREES	There are no country houses within or in close proximity to the site.	
	RETAIN TRADITIONAL PARKLAND FEATURES SUCH AS RAILINGS, KISSING GATES AND VETERAN TREES	There are no traditional parkland features or veteran trees within or in close proximity to the site.	
	AVOID RIBBON DEVELOPMENT WHICH WOULD DISRUPT THE CHARACTERISTIC CLUSTERED FORM OF SETTLEMENTS AND RURAL CHARACTER OF LOCAL ROADS	Although the development fronts onto Chipping Lane, it also expands on existing built development along Inglewhite Road, thereby not resulting in ribbon development.	
	MAINTAIN STONE WALLS, WHICH ARE OFTEN LOCATED ON THE OUTSKIRTS OF VILLAGES SUCH AS	There are no stone walls within the site. Stone walls in close proximity to the site will not be affected by the development.	



Reference	SPD OBJECTIVES	Consideration / Design Response	Compliance (Red/Amber/Green)
	SLAIDBURN, RESPECTING LOCAL DIFFERENCES IN STYLE AND CONSTRUCTION		
	ENCOURAGE TREE PLANTING AS AN INTEGRAL PART OF NEW DEVELOPMENT, CREATING LINKS WITH EXISTING FARM WOODLANDS AND THE NETWORK OF HEDGEROWS	The development masterplan incorporates new tree planting and new hedgerow tree planting which will link up to the wider network of hedgerows, with public access also provided to an area of ecological enhancement.	Green
	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	The development masterplan does not include any woodland planting. However, there will be a good network of trees and hedgerows throughout the site as the development masterplan incorporates the planting of new hedgerow and amenity trees.	Amber
	ENCOURAGE PLANTING OF SMALL FARM WOODLANDS WHICH ARE A FEATURE OF THE LOWLAND AGRICULTURAL LANDSCAPE AND PROVIDE 'STEPPING STONES' FOR WILDLIFE BETWEEN LARGER WOODLANDS	The development masterplan does not include any woodland planting. However, there will be a good network of trees and hedgerows throughout the site as the development masterplan incorporates the planting of new hedgerow and amenity trees.	Amber
	PROMOTE THE RESTORATION WHERE APPROPRIATE OF SEMI-NATURAL HABITATS TO INCREASE THE RESOURCE AND DEVELOP LINKAGE AND CORRIDORS FOR WILDLIFE	The creation of an area of ecological mitigation and enhancement to the north of the site will restore and improve the ecological habitats on site. Existing ponds will be retained, new ponds created, new areas of rough grassland created and new hibernacula provided; all of which will link up to the wider wildlife corridors along the hedgerow network.	Green



Reference	SPD OBJECTIVES	Consideration / Design Response	Compliance (Red/Amber/Green)
	ENCOURAGE USE OF SPECIES WHICH ARE TYPICAL OF THE AREA SUCH AS LOWLAND OAK WOODS, ALDER IN WETTER PLACES AND ASH WOODLAND WHERE THE SOILS ARE MOIST AND/OR BASE RICH	The planting plan uses native species such as alder and willow for tree planting and hawthorn, blackthorn and hazel for new hedgerow planting which is in keeping with the species surveyed as currently existing on site.	
Forest of Bowland Landscape Character Assessment Guidelines – E1 LCT	CONSERVE AND ENHANCE WOODLAND, HEDGES AND STONE WALLS	The development masterplan retains and enhances existing on site hedgerows through strengthening / gapping up and the planting of hedgerow trees; however there will be some loss of hedgerow along Chipping Lane to make way for a new vehicular access point.	
	LINK EXISTING WOODLANDS AND HEDGEROWS TO CREATE A CONTINUOUS WOODLAND NETWORK TO REVERSE HABITAT FRAGMENTATION	The gapping up and enhancement of existing on-site hedgerows will assist in ensuring the wider vegetation network is maintained.	
	CREATE NEW HEDGEROWS AND REGENERATE EXISTING HEDGES TO MAINTAIN AND ENHANCE KEY LANDSCAPE LINKAGES	The existing on-site hedgerow structure will be retained and enhanced through strengthening / gapping up and the planting of new hedgerow trees throughout; however there will be some loss of hedgerow along Chipping Lane to make way for a new vehicular access point.	
	CONSERVE THE LOWLAND HERB-RICH HAY MEADOWS AND UNIMPROVED NEUTRAL GRASSLANDS	There are no lowland herb-rich meadows or unimproved neutral grasslands within, or in close proximity to the site.	
	ENSURE THE LONG-TERM VIABILITY OF PARKLAND TREES AND	There is no parkland landscape within or in close proximity to the site; however, native species will	



Reference	SPD OBJECTIVES	Consideration / Design Response	Compliance (Red/Amber/Green)
	LANDSCAPE BY RESTRUCTURING, USING SPECIES OF LOCAL PROVENANCE WHEREVER POSSIBLE	be included in the species mix to be used for new landscaping throughout the site.	
	ENCOURAGE CONSERVATION OF EXISTING KEY LANDSCAPE FEATURES AND HABITATS	The development masterplan incorporates the retention and enhancement of existing key landscape features on site; namely, existing hedgerows, hedgerow trees and ponds.	
	ENCOURAGE CONSERVATION OF SIGNIFICANT HISTORIC FEATURES AND BUILDINGS	There are no significant historic features or buildings within, or in close proximity to the site.	
	CONSERVE TRADITIONAL BOUNDARY FEATURES, SUCH AS STONE/METAL BOUNDARY MARKER, SIGNAGE AND WELLS	The traditional boundary features within the site are field boundary hedgerows which will be retained and enhanced as part of this development.	
	MAINTAIN STONE WALLS, WHICH ARE OFTEN LOCATED ON THE OUTSKIRTS OF VILLAGES, RESPECTING LOCAL DIFFERENCES IN STYLE AND CONSTRUCTION	There are no stone walls within, or in close proximity to the site.	
	RESTORE WHITE RAILINGS, WALLS AND HEDGEROWS	Existing on-site hedgerows are to be retained and enhanced as part of the development. The white railings located to the south-western corner of the site are to be removed and replaced along the re-configured footpath at the same location.	



Reference	SPD OBJECTIVES	Consideration / Design Response	Compliance (Red/Amber/Green)
	CONSERVE OPEN VIEWS TOWARDS THE SURROUNDING HIGHER MOORLAND PLATEAUX AND UNENCLOSED AND ENCLOSED MOORLAND HILLS LANDSCAPE CHARACTER TYPES	The site does experience distant visibility towards the fells within the Forest of Bowland AONB and Longridge Fells. These landmarks will remain a feature and focal point of views from public areas and recreational routes with localised interruptions where the development is viewed at close proximity.	Amber
	CONSERVE THE DISTINCTIVE SETTINGS TO RURAL SETTLEMENTS	The open countryside setting of Longridge as a rural settlement will be conserved through the incorporation of landscaping at site boundaries and the offset of development from the more sensitive northern portion of the site area which has a more rural character. The development will register as an extension of the existing developed edge of settlement and will provide a greater transition between the built edge and the open countryside than exists at present.	Green

**Table 3: Principal Objectives of 5h Character Area and E1 Character Type**

- 3.21. The table demonstrates that a significant proportion of the SPD objectives for both the Lancashire County Council and Forest of Bowland Character Areas have been considered and addressed through the development of the scheme proposals.

## Historic Landscape Context

- 3.22. The Lancashire Historic Towns Survey, dated June 2006, has re-evaluated the national archaeological resource and provides comprehensive, rigorous and consistent baseline information against which research, regeneration and land use planning objectives can be set. The survey also provides commentary on topics such as 'landscape setting' and 'spaces, vistas and panoramas'.
- 3.23. The site is located outside the defined study area, however, the analysis confirms that:
- 3.24. *"Longridge is situated below the southern end of Longridge Fell, a five kilometre long ridge which ends in Jeffrey Hill, and which marks the northern side of the rolling landscape of the valley of the River Ribble. Longridge lies within the Bowland Fringe and Pendle Hill Countryside Character Area as defined by the Countryside Commission in 1998. More recently, the Lancashire Landscape Characterisation Study identified the area as forming part of the "Moorland Hills" and "Moorland Fringe". The surrounding countryside is a transitional*



*area leading up to the dramatic uplands of the Bowland Fells, and comprises a diverse area of rolling land with plentiful supplies of water, provided by streams which drain the fells above”.*

## **Land Use & Site Context**

- 3.25. The appraisal of existing land use is another useful tool for determining how the landscape has changed. It does not involve the application of sensitivity or value, but does assist in exploring the suitability and ability of the landscape to absorb further change, restoration and enhancement in relation to such matters as condition, scale, relationship with other uses and spatial arrangement. The existing land use has been broadly analysed (see **Plan 7**) and described below.
- 3.26. Longridge is largely a 19<sup>th</sup> century town, mostly built after the new railway allowed greater industrial development from the 1840's onwards. There is a mixture of 18<sup>th</sup> and 19<sup>th</sup> century stone buildings in a variety of uses. The site is located on the northern settlement edge of Longridge.
- 3.27. The site occupies pastoral fields dissected by field boundary hedgerows and hedgerow trees broadly surrounded by open countryside to the north and existing residential development to the south. The site boundaries are defined by field boundaries to the north and east (mature hedgerows and ditches), a supermarket to the south-east, property rear gardens and the street frontage of Inglewhite Road to the south, and Chipping Lane and Longridge Cricket Ground to the west. There are two ponds located within one of the fields towards the north-east of the site area.
- 3.28. Topographically the site has localised undulations, with ground levels rolling gently north-west to south-east from approximately 103m AOD (Above Ordnance Datum) to approximately 107m AOD. The Longridge Fell is a steeply sloping pastoral and wooded ridge to the east of the site and more distantly the Bowland Fells rise to the north of the site, providing a scenic and dramatic background to views from the site and the adjoining landscape.
- 3.29. Vegetation within the site predominantly comprises mature hedgerows at field boundaries, gappy in places, with mature hedgerow trees interspersed. The hedgerow along the site's boundary with Chipping Lane is more formal and well managed with only a small number of hedgerow trees.
- 3.30. The open countryside to the north of the site continues to consist of improved and semi-improved pastoral fields with hedgerow field boundaries. There are occasional tree lines at field boundaries, isolated farmsteads, small clusters of residential properties and winding country lanes. The built-up area to the south of the site is made up of the older Conservation Area of Longridge at the village centre where small stone buildings and terraces form a high street and the street pattern is clustered and narrow. The outer edges of Longridge consist of more recent housing development, however, with 21<sup>st</sup> century brick built detached and semi-detached houses.
- 3.31. Views from the site are predominantly focussed towards the Longridge Fell to the east and the dramatic and imposing presence of the Bowland Fells to the north. Views towards the rising built up edge of Longridge to the south are interrupted by the presence of the Sainsbury's supermarket development in the foreground which is a somewhat dominant incongruent feature. However, the spire of St Wilfred's RC Church and the tower at St Pauls Church are local landmarks and provide reference to the town's historic core.



## Visual Context

- 3.32. In order to establish the degree of any change that may arise from the development of the site and the extent to which that change will affect local receptors, it is important to understand the existing situation in terms of amenity, availability of views and the landscape character types associated with the local area.
- 3.33. A photographic record of 16 selected views from public vantage points is illustrated on the Photoviewpoint Sheets contained at the rear of this report. The locations of the photoviewpoints are also shown on **Plan 3**.
- 3.34. The extent to which the proposed development can theoretically be seen from the wider area (see **Plan 2**) has been assessed in the field and takes into account any significant vegetation or built form which restricts or limits the extent of visibility of the site. The resulting field verified Visual Envelope (VE) is also illustrated on **Plan 3** and represents the visibility of the proposed development from the surrounding landscape. There are distant views available from within the Forest of Bowland AONB, but at a distance of approximately 2.25km (in terms of the Longridge Fell to the north-east) and 3km (in terms of the Forest of Bowland to the north); intervisibility with the site is not perceptible at such distances. Both locations have been assessed but excluded from the principal visual envelope.
- 3.35. The viewpoint selection has submitted to Ribble Valley Borough Council for agreement as set out within Section 1 of this report. Visual analysis and photographic records have been obtained during the winter months to ensure the worst case scenario is considered as part of the assessment.
- 3.36. No strategic or identified important views are set out within available policy documentation or supporting SPD.

## Extent of Visibility

- 3.37. The location of the site within a settled, yet transitional landscape between the existing settlement edge and the rising moorland slopes associated with the Longridge Fell, presents potential for significant visibility. However, the enclosure offered by the existing built form, the intervening layers of hedgerow vegetation and the wooded nature of the surrounding rising land restricts the extent of visibility.
- 3.38. The extent of the field verified Visual Envelope (VE) is set out below:
- To the north and north-west – views extend across the undulating lowland farmland towards the distant rising land associated with the Forest of Bowland, the Bowland Fells and the outlying Bleasdale Moors. Layer of hedgerows, farmland copse plantations and scattered farmsteads filter views (see **Photoviewpoints 6 & 16**);
  - To the north-east – visibility extends as far as a public footpath (Ref: 3-41-FP9) (see **Photoviewpoints 7 & 8**) beyond which layers of vegetation and undulations in the landscape prevent the site from being visible. However, there is a distant view possible from a public footpath on the ridge at Birks Cottages (Ref: 3-41-FP23) (see **Photoviewpoint 9**);





- To the east – views extend across agricultural land towards the wooded path at John Smiths Recreation Ground and Willows Farm (see **Photoviewpoint 11**) towards the rising wooded slopes associated with Longridge Fell and Jeffrey Hill. Views are possible from a public footpath traversing a pastoral field (Ref: 3-41-FP11) (see **Photoviewpoint 10**). Layers of vegetation, built form and the slight ridge in the ground at the disused Lord's Quarry prevent views from extending any further east. Established vegetation along the boundary of the Beacon Fell View Caravan Park, which is sited at the apex of the Longridge Fell prevents any visibility from users of the caravan park or the public footpaths located east of it (Refs: 3-2-FP29 and 3-2-FP33). Where a public footpath (Ref: 3-2-FP36) meets Higher Road, built form restricts views towards the site;
- To the south-east and south – the site is predominantly visible from the private properties occupying the outer edges of the residential outskirts of Longridge at Inglewhite Road (see **Photoviewpoint 1**). Properties further east at Crumpax Avenue, Thornfield Avenue and Redwood Drive will also experience views but these will be limited somewhat by the built form associated with the supermarket (see **Photoviewpoints 12 & 13**). The residential area occupies gently rising slopes and as such upper storey views may be possible however these are heavily screened by intervening built form and where visibility extends to the Conservation Area any slight visibility of the site appears only in the background of views;
- To the south-west – views are largely restricted by the built form along Inglewhite Road and Chipping Lane, and intervening hedgerows and tree planting associated with field boundaries. The Alston Arms public house and residential properties along Inglewhite Lane have direct visibility of the site (see **Photoviewpoint 2**). Further south-west, views extend along Inglewhite Lane and across pastoral farmland to a terraced row of cottages at Halfpenny Lane (see **Photoviewpoint 3**), the built form of which restricts the visual envelope from extending any further; and
- To the west – views of the site extend across the grounds of Longridge Football Club, Longridge Cricket Club and over pastoral farmland towards the rear of properties along Inglewhite Road. Layers of vegetation at field boundaries provides filtering, however, gaps in the vegetation allow views from certain points along two public footpaths (Refs: 6-9-FP4/3-41-FP68 and 6-9-FP2/3-41-FP4) (see **Photoviewpoints 14 & 15**).

3.39. Overall available views towards the site are either restricted to the very outer edges of the residential area, or where more rural in nature, filtered by intervening field boundary vegetation. The layering of hedgerows and presence of tree lines in the open countryside make the landscape appear verdant and reduce the perceived scale of the open countryside. However, the distant and dramatic Bowland Fells create a perception of vastness within the landscape, dominating the backdrop of views. More distant views are available from elevated ground on the Longridge Fell and offer panoramic views over the open countryside, with Longridge representing a small proportion of views, and the site itself, a smaller proportion still.

3.40. Whilst the residents immediately adjoining the site to the south will experience a change in amenity, it has to be recognised that much of that development is late 20<sup>th</sup> century. No public footpaths traverse the site itself, although the views from the cricket pitch and pavilion would experience a high magnitude of change.



- 3.41. As set out above, there is limited visibility from the settlement core and Conservation Area of Longridge. Views from the elevated public park (John Smith's Recreation Ground) are also filtered heavily by surrounding vegetation.
- 3.42. It is evident from fieldwork that the northern portion of the site (beyond the cricket pavilion) has a more rural character with uninterrupted views towards the AONB. There is an increased sense of being within open countryside and less visual connectivity with the settlement to the south. This relationship is also visible from Longridge Fell itself, where panoramic views clearly illustrate the transition from settlement to lowland farmland, and then lowland farmland to moorland beyond (see **Photoviewpoint 10**).

### **Visual Receptors**

- 3.43. Within the field verified Visual Envelope the visual receptors, i.e. those individuals who are likely to see the site and experience a potential change in the view should it be developed in-part, can be summarised as:
- Public and recreational users of the local public rights of way network, with partial views from routes at greater distances becoming increasingly obscured and partially screened by intervening topography and vegetation;
  - Residents along Inglewhite Road with predominantly upper storey, oblique views with the exception of those immediately adjoining the southern site boundary with direct, rear views;
  - Residents along Halfpenny Lane with oblique front views, largely filtered by intervening built form and vegetation;
  - Residents at the isolated dwellings broadly north of the site, with largely distant and filtered views (Lower Cockleach);
  - Residents associated with the housing area to the north of Longridge, with direct and oblique views of the site (Redwood Drive, Thornfield Avenue and Crumpax Avenue);
  - Users and those engaged in employment at the Alston Arms public house at the south-west corner of the site;
  - Users of Longridge Cricket Club to the west of the site;
  - Users of Longridge Town Football Club to the west of the site;
  - Users and those engaged in employment at the Sainsbury's Supermarket to the south-east of the site;
  - Transient and glimpsed views from Chipping Lane, later becoming Longridge Road, to the west and north-west of the site;
  - Transient, glimpsed and partial views from Inglewhite Road to the south and south-west of the site;



- **Transient, and glimpsed views from Lord's Lane (vehicular accessible track) to the north of the site;**
- **Agricultural workers and visitors associated with Billingtons Farm and Willows Farm to the north-east and east of the site; and**
- **Agricultural workers and visitors associated with the adjoining land and wider surrounding agricultural setting with increasingly obscured views at greater distances due to intervening development and the established network of field boundary vegetation.**

**3.44.** The principal visual receptor positions are also illustrated on **Plan 8**.



# Section 4: Receptor Sensitivity and Impact Assessment

- 4.1. As set out in the methodology (Section 1), the impact assessment addresses the degree of landscape character and visual sensitivity in order to determine the magnitude of effect associated with the proposed development. The sensitivity of identified receptors is summarised below.

## Sensitivity of Landscape Character Area

- 4.2. The *Landscape Strategy for Lancashire* does not establish specific sensitivity or value criteria/ratings for individual LCAs. It is therefore left to individual assessors to determine the sensitivity of the landscape character and associated susceptibility to change.
- 4.3. Following review of the available information, it is considered that the 5h Character Area represents a **Medium** sensitivity resource. The sensitivity rating relates to the assessment criteria contained at **Appendix 1**, with additional commentary set out in **Table 4** below:

Landscape Baseline Considerations	Commentary / Justification
<b>5H: GOOSNARGH-WHITTINGHAM CHARACTER AREA</b>	
Landscape Designation (value)	Although the character area is on the fringes of the Forest of Bowland AONB, it is not designated itself. The Character Area is within an Open Countryside policy area and contains some elements/features that are subject to appropriate policy protection, including hedgerows, tree copses, stone walls, ponds, meadows and pastures (Policies ENV3 & ENV13).
Key Characteristics	The landscape within the character area comprises undulating lowland farmland with small towns. Field sizes are small to medium with vegetated field boundaries and well vegetated watercourses. The M6 motorway defines the western edge of the character area. Intensive pastoral and arable use dominates the character area which is relatively open. Locally important features contributing to the overall character of the area are hedgerows along winding lanes, views towards the Forest of Bowland AONB and buildings built of local stone.
Landscape Quality (Condition)	Semi-intact with the influence of built up areas of Longridge, Whittingham, Goosnargh and Grimsargh. Immediately adjacent to the M6 corridor. The characteristics and condition are representative of the character area with landscape and agricultural management regimes changing at urban boundaries, including increased intensification of arable operations. There is a decline in species-rich hedgerows at some locations due to mismanagement.
Cultural Factors	The character area is rich in evidence of Roman occupation.



Landscape Baseline Considerations	Commentary / Justification
Visibility	The landscape is open but views are often restricted by slight undulations and layers of vegetation associated with field boundaries and watercourses. Longer distance views tend to be focussed towards the Forest of Bowland AONB with its dramatic and imposing fells. Views from the elevated ridges and fells are panoramic and open.

**Table 4: Landscape Character Sensitivity of 5h LCA**

- 4.4. The Forest of Bowland Landscape Character Assessment does establish a specific sensitivity for individual LCAs however, and the Undulating Lowland Farmland LCT (Type E) is considered to represent a moderate classification, which coincides with a **Medium** sensitivity resource according to TG criteria as set out at **Appendix 1**. The Assessment wording is set out below with additional commentary relating to TG assessment criteria set out in **Table 5** below:
- 4.5. *"The ecological sensitivity of this Landscape Character Type is represented by a combination of hedges, hedgerow trees and small stream corridors. Sensitive cultural and historic features include the intact network of stone walls, stone bridges and historic villages. In addition, the landscape displays a mature structure of hedgerows and hedgerow trees, culminating in moderate landscape character sensitivity. Overall, visual sensitivity is considered to be moderate. In places, woodland and hedgerows limit views, whilst there is strong intervisibility with the Unenclosed and Enclosed Moorland Hills and Moorland Plateaux Landscape Character Types".*

Landscape Baseline Considerations	Commentary / Justification
<b>E1: WHITECHAPEL CHARACTER AREA</b>	
Landscape Designation (value)	A large proportion of the wider character type falls within the Forest of Bowland AONB, although the site itself is not located within the AONB.
Key Characteristics	The character type comprises a patchwork of gently undulating pastoral fields with hedgerows and stone walls at boundaries. The network of hedgerows and walls provides a sense of enclosure along the narrow winding lanes. Important features include Cheese Press Stone, Barns Fold Reservoir and the dramatic open views northwards towards the Bowland Fells which form the skyline backdrop. Other less notable features contributing to the character of the area include single deciduous trees and isolated farmsteads.
Landscape Quality (Condition)	Intact with little urban influences. The characteristics and condition are representative of the character area.
Cultural Factors	The small scale intimate landscape of scattered farms linked by winding roads with irregular fields and patches of surviving woodland on stream and field edges remains intact from roman and medieval influences. The majority of enclosure in the character type dates from the medieval period and has created a landscape of small fields which are mostly hedged. Ridge and furrow field pattern is still visible in some places. There is also evidence of quarrying from the 19 <sup>th</sup> and 20 <sup>th</sup> centuries.



Landscape Baseline Considerations	Commentary / Justification
Visibility	The landscape is open but views are often restricted by slight undulations and layers of vegetation associated with field boundaries and watercourses. Longer distance views tend to be focussed towards the dramatic and imposing Bowland Fells. Views from the elevated ridges and fells are panoramic and open.

**Table 5: Landscape Character Sensitivity of E1 LCA**

- 4.6. Whilst comprising characteristic open agricultural fields with field boundary hedgerows, and dramatic views to the Bowland Fells to the north, the site has already been influenced by the recent expansion of Longridge, evident through 21<sup>st</sup> century housing and a new supermarket at the northern edge of Longridge. Public access through the site is not currently possible. Hedgerows and hedgerow trees along field boundaries within the site are a character feature of some value; however these would require management and enhancement in order to make them a more valuable character feature. The site represents a landscape on the outer edge of town with a distinctly rural character, yet influenced by the urban context adjacent. Whilst not on the site the Churches of St Paul's and St Wilfrid's are Grade II listed buildings and are landmarks within the town and surrounding area, forming an important backdrop to the site.
- 4.7. The current condition represents a locally valuable landscape, however there is an opportunity to accommodate development characteristic of the residential context of Longridge, whilst safeguarding the more rural qualities of the northern portion of the site and the transition to the Forest of Bowland AONB. There are clear opportunities to also improve landscape features and other characteristic elements in accordance with both policy and SPD objectives.
- 4.8. At a site specific level, urban influences both visually and physically within the landscape to the immediate north of Longridge, increase its capability to absorb sensitive development

## Sensitivity of Visual Receptors

- 4.9. The sensitivity of visual receptors is defined by the assessor with reference to the established guidelines and the assessment criteria contained at **Appendix 1**. The receptor sensitivity is summarised in **Table 6** below:

Type of Visual Receptor	Sensitivity Rating	Commentary
Public rights of way (PRoW) & Public Open Space	<b>High</b>	Sensitive recreational views from those enjoying the visual amenity of the countryside or open space. Sensitivity may be affected by the condition, use and existing context of the PRoW network or public space.
Private residential dwellings	<b>Medium to High</b> (reduced where views are from upper floors, oblique or heavily filtered)	Sensitive residential views from windows associated curtilage. Sensitivity and ability to absorb change is influenced by the adjacent residential developed context and the extent to which views are filtered, oblique and obscured by intervening vegetation. GLVIA 3 <sup>rd</sup> Edition reiterates that in some cases it is



Type of Visual Receptor	Sensitivity Rating	Commentary
		appropriate to consider the effects upon private viewpoints, particularly if a larger number of combined residents are to be affected.
Participants / spectators of outdoor sports / formal outdoor recreation	<b>Medium</b>	Views of the landscape are part of, but not the sole purpose of the activities by those undertaking outdoor sports or formal outdoor recreation. School playing fields, football pitches, cricket pitches and other formal outdoor recreation may feature in this receptor category.
Business, religious and commercial premises	<b>Low</b>	People at their place of work whose attention is focused on their work have a greater capacity to absorb change, particularly where activities are largely indoors or focused internally as part of an industrial estate or business unit.
Drivers, passengers and users of local roads	<b>Medium to Low</b> (reduced where views are from minor roads or roads where the visual context is already distinctly urban)	Transient views of those engaged in the principal activity of driving are less sensitive. Views are limited to close proximity and are influenced by adjacent residential context.
Other land, agricultural and farming activities	<b>Low</b>	Views associated with outdoor farming activities are considered to be of a nature of which is potentially tolerant of more substantial changes.

**Table 6: Receptor Sensitivity**

- 4.10. The sensitivity associated with each visual receptor with reference to the site is shown on **Plan 8**.

## Prediction of Potential Impacts

### *Scheme Description & Development Parameters*

- 4.11. As set out in Section 1, the proposed development consists of the creation of a new residential development (106 dwellings) including affordable housing, new vehicular and pedestrian accesses, on-site landscaping, public open space and ecological enhancement measures on the northern outskirts of Longridge, a town in the Ribble Valley.
- 4.12. The proposed residential development area is approximately 3.9 hectares and the public open space provision will total approximately 3.4 hectares. Further information about the design response in relation to the landscape strategy opportunities and constraints are set out below.
- 4.13. For the purpose of progressing a robust assessment in response to a detailed planning application and development masterplan, fixed scheme parameters have been established by the project masterplanners. The information is set out in detail within the DAS and confirms that the maximum



development height will be 3 storeys; with the majority of the development limited at 2 to 2.5 storeys. Overall heights of properties will range from 8.3m to 11.6m high.

- 4.14. Development density is 40 dwellings per hectare across the residential development area towards the south of the site. The development area has been determined by its capability to absorb change more readily as set out in the preliminary landscape analysis.

### *Preliminary Landscape Analysis and Final Landscape Strategy*

- 4.15. A preliminary landscape analysis plan was produced as part of the development feasibility stage of the wider scheme, now called Higgins Brook (see **Appendix 8**). The broad themes that emerged included:

- Utilisation of the field parcels adjoining the existing 20<sup>th</sup> century settlement edge of Longridge to accommodate higher density residential development, with the retention and enhancement of existing hedgerows as green infrastructure and connecting pedestrian/cycle routes. These field parcels have a more evident association with the adjoining residential environment and the rising land acts as a backdrop, avoiding the placement of new skyline development (Policies G1, ENV3, ENV13, H2, DME1 and DME2);
- The creation of a higher quality gateway in association with Chipping Lane and the existing cricket ground. A village green could be created and dwellings orientated to maximise views out towards the Forest of Bowland AONB (Policies G1, RT8 and DMB4);
- The land parcels to the north have a much greater association with the transitional lowland fringe landscape and intervisibility with the rising slopes of Longridge Fell. Given the presence of water bodies and the likelihood for ecological enhancement and mitigation requirements, this northern portion of the site would be best retained as green infrastructure and a safeguarded buffer to the development parcels beyond (Policies ENV3, ENV13, H2, RT8, DMG1 and DME2);
- Localised strengthening of field boundaries will be required in accordance with SPD (Policies ENV3, ENV13, DME1 and DME2); and
- Opportunities exist to create vistas from within the site towards the prominent spire of St Wilfred's church and the tower of St Paul's (Policy H2).

- 4.16. In response to detailed design development, landscape characterisation work, consideration of the baseline visual context and review of available SPD, a landscape strategy has been developed by Tyler Grange (see **Appendix 9**) to ensure that the development response responds to local circumstances and addresses opportunities for landscape enhancement. The detailed landscape proposals that have emerged include:

- Plant a double staggered hedgerow interspersed with native trees along Chipping Lane, characteristic of the existing road frontage;
- Create a greater 'sense of openness' at the proposed entrance with mature hedgerows set back and seasonal bulb planting proposed for gateway verges;





- Re-instate existing railings along the reconfigured boundary at the south-west corner of the site to retain the open characteristic in this localised area;
- Consistent fencing throughout used to improve rear boundaries;
- Low mature hedgerow and fastigate native trees to enclose the existing Cricket Ground, offering glimpsed views through as vegetation matures;
- Native shrub buffer used to reinforce the northern boundary;
- Utilise existing hedgerow gaps for informal access to open space provided within ecological mitigation and enhancement area;
- Possible swale planting mix to on-site SuDS provisions;
- Creation of informal play space within central area of public open space ;
- Some enclosure of the play space with native hedgerows and characteristic white railings;
- Mown paths through rough grassland and wildflower margins; and
- Native screen planting on side of existing ditch to screen boundary with adjoining garage.

4.17. A successful design response would be able to retain and enhance existing landscape features as well as provide improved recreational opportunities. The focus of development towards the south of the site, and the associated large proportion of ecological mitigation and enhancement space with informal public access provided to the north would offer the opportunity to create a transition between the edge of built form and open countryside beyond. The visual impact of the development would also be reduced through filtering provided by an enhanced vegetative structure throughout and at boundaries.

### *Considered Development Response*

- 4.18. The project masterplanners have responded to the identified site specific opportunities and constraints, and created a development masterplan incorporating the suggested principles outlined above.
- 4.19. The overall layout follows a simple and legible urban structure with one central road leading off the vehicular access point on Chipping Lane. The balance of soft landscaping and built form represents a move towards a high quality residential design in keeping with surrounding 20<sup>th</sup> century residential areas.
- 4.20. The scheme has been laid out with connecting views throughout the development and the surrounding landscape environment. This allows the site to have a visually permeable appearance and to sit well within its setting. Gateways and focal points will be marked with key buildings, set apart from the other buildings within the development. Carefully chosen materials and styles that typify the area of Longridge will lighten and mark the arrival points and way finding points within the scheme.



4.21. The development has been split up into five main character areas:

- Entrance Grouping;
- The Lanes;
- Green Edge;
- Chipping Lane Frontage; and
- The Main Street.

#### **Entrance Grouping**

4.22. The Entrance to the site is designed to present a gateway to the development with the build line splayed to form a welcoming approach and mark an obvious start to the development. The change in direction will also act as a buffer to Chipping Lane. Gateway buildings either side of the road will be fully rendered and with elevations on sides facing roads. The building shapes set towards the entrance create a sense of place.

#### **The Lanes**

4.23. The Lanes are positioned along the transitional routes between the site's main loop road and green fringe border, providing continuous street scenes and focal points.

#### **Green Edge**

4.24. The Green Edge forms a transitional edge between the wider rural fields and the new development. An existing hedge running along a ditch will be retained and will mark the site's boundary. Utilising existing landscape features will allow the development to tie into its rural surroundings, by retaining views and links into the established landscape, whilst also providing natural surveillance. Buildings served off private drives will front this space and have been set back outside the root protection line in order to protect the hedgerow. The layout has been planned to maximise on larger properties along these edges giving a lower density at the periphery of the development.

#### **Chipping Lane Frontage**

4.25. Buildings have been gapped to allow a more naturalistic outlook to Chipping Lane introducing building materials that complement the area of Longridge. These spacings will allow visual links through the development to the fields beyond. A mature hedge currently defines the development's boundary and runs along the back of the footpath. Following the advice taken from Lancashire County Council, Chipping Lane will be widened in order to provide a sufficient visibility splay that will allow safe crossing at the new road junction. As mitigation, a new hedge will be planted along this route to reinstate the appearance of Chipping Lane at this point.

#### **The Main Street**

4.26. This character area is formed by the development's road alignment. A three metre wide pedestrian footway and cycleway is intended to run along one side of the road to allow the public realm to filter through the site. The layout has been designed to front this road offering an attractive street scene and natural surveillance to a well trafficked route by both car and pedestrian. 2.5 storey buildings have been incorporated along with some 2 storey buildings offering a varied roof line and adding visual interest. Careful consideration has been given to the materials along this zone, providing a varied palette to the architectural form. On certain dwellings and in particular at key focal points



within the development, reconstituted stone will be applied. This will allow parts of the site to have a tie back to Chipping Lane frontage and offer resemblance to the historical buildings of Longridge.

## Temporary (Construction) Impacts

- 4.27. The principal construction impacts in relation to the proposed development can be summarised as:
- The erection of temporary site hoardings in association with site access points and construction compounds (including any necessary tree or ecological protection measures);
  - The creation of new vehicular access off Chipping Lane, with localised alteration of ground levels to support highway gradients for construction plant;
  - Groundworks to establish the appropriate finished levels for development areas and connecting access roads;
  - The digging of service trenches and establishment of drainage systems;
  - The removal of surface vegetation;
  - The phased erection of building plots and associated curtilages;
  - The erection of fencing around the Cricket Ground;
  - The construction of public footpath links and final wearing courses to highways, drives and shared surfaces;
  - Landscaping works and the implementation of street furniture and public realm fixtures; and
  - Restoration of degraded habitats and areas disturbed during construction.

## Permanent Impacts & Residual Effects

- 4.28. The residual (Permanent) landscape and visual effects that remain after mitigation (at year 15) are described in response to professional judgement and review of established assessment criteria.

### *Landscape Character Effects*

- 4.29. The application for a residential development (for 106 dwellings and associated access, landscaping and ecological enhancement area) will result in a magnitude of change in relation to the wider 5h and E1 Landscape Character Area (LCA), the principal criteria to consider (established in response to GLVIA 3<sup>rd</sup> Edition) and the predicted changes are set out in **Table 7** below:



Magnitude of Change Criteria	Commentary of Effects
Scale / size of proposals	Medium scale residential development for 106 dwellings (in the context of the wider LCA and associated urban areas).
Components to be lost as a result of proposals	Loss of a portion of intensive pastoral lowland landscape to built development and areas of trees and hedgerow to implement vehicular access.
Duration of change	Permanent / long-term.
Perceptual changes	<p>A number of private residential views will be curtailed by the proposed development, experiencing a change in foreground context where arable land has been replaced with built development. In some cases this may reduce visibility towards the Bowland Fells which is currently in the background of views.</p> <p>Public views from some sections of nearby public footpaths (Longridge FP9, Longridge FP37, and Longridge FP68) and users of Longridge Cricket Club and Longridge Football Club will also experience a change in views, although residential development at the settlement fringe is not uncharacteristic; the development will register as an extension of the existing residential edge of Longridge. Long distance views from elevated areas on the Longridge Fell will notice an expansion in the settlement area of Longridge. This will be a small change within the wider character area and considering the sites location on an existing urban edge, within an open landscape already influenced by urban factors, the overall openness of the 5h LCA and E1 LCT will not be affected.</p>
The degree to which the proposal fits with existing character	<p>There will be a medium magnitude of change to the character of the existing landscape; however, it is not out of keeping with the immediate context which features residential built form, a substantial portion of which is 20<sup>th</sup> century. The more rural character of the landscape to the north of the Cricket Club will be safeguarded through the creation of an area of ecological mitigation and enhancement with informal public access within the northern portion of the site, also providing a transition between the built settlement edge of Longridge and the open countryside beyond.</p> <p>The development masterplan proposes the retention and enhancement of a high proportion of the on-site vegetation structure of hedgerows and hedgerow trees (in line with Policies ENV3, ENV13 and DME2) and uses field boundaries to define plots within the housing layout. The retention and enhancement of these landscape features mean the receiving landscape should be able to absorb the development.</p>
Contribution proposal makes to the landscape (i.e. virtue of good design)	<p>Existing landscape features (hedgerows and hedgerow trees) are to be retained, managed and improved (Policies ENV3, ENV13 and DME2) through strengthening / gapping up and the planting of new hedgerow trees.</p> <p>The development masterplan has responded to site opportunities and constraints as well as the landscape strategy objectives, to deliver a high quality development which responds to the landscape and the settled edge of Longridge. In particular, the development safeguards the more rural character of the area north of the Cricket Club.</p>

**Table 7: Landscape Character Effects**



- 4.30. In response to the consideration of the above criteria and the predicted changes to the site, the magnitude of change upon the wider 5h LCA (5h: Goosnargh-Whittingham and E1: Whitechapel) is therefore considered to be **Medium**.
- 4.31. Whilst there will be a partial loss or alteration to one or more key elements/features/characteristics of the existing landscape, the introduction of the proposed development with associated open space would not be uncharacteristic within the receiving landscape. The condition of the landscape within the site boundary and the landscape features contained within is good; however, the hedgerows could be improved through management and strengthening/gapping up. The built edge of Longridge provides a backdrop to the development and as such the development will tie in with the existing 21<sup>st</sup> century housing at the northern edge of the settlement. Although privately owned space is being lost, public open space will be created within the new development. The development would not result in the loss of any rare or unique features and affects only a very limited geographical area. The perception or distinctiveness of the wider 5h LCA and E1 LCT would not be compromised.
- 4.32. A thorough design process has responded to site opportunities and constraints as well as the landscape strategy objectives to deliver a high quality character within the scheme which responds to the landscape and the existing semi-rural nature of the site itself. A development offset from the more sensitive northern area of the site is to be implemented, and existing landscape features of merit are to be retained and managed (in line with Policies ENV3, ENV13, DME1 and DME2). It is considered that mitigation would reduce the magnitude of impact, assisting in the assimilation of the development with its surroundings.
- 4.33. With reference to the sensitivity of the LCA and LCT and the magnitude of change associated with the proposed development, it is judged that the overall significance of landscape effects upon 5h and E1 would be **Minor Adverse**.

<b>Character Receptor &amp; Sensitivity</b>	<b>Magnitude of Change</b>	<b>Residual Effects (after 15 years)</b>
5h: Goosnargh-Whittingham <i>Medium Sensitivity</i>	<i>Medium</i>	<i>Minor Adverse</i>
E1: Whitechapel <i>Medium Sensitivity</i>	<i>Medium</i>	<i>Minor Adverse</i>

**Table 8: Landscape Character Effects on 5h & E1 Character Areas**

- 4.34. The magnitude of change associated with the site itself would be High, as an area of typical agricultural landscape would be lost to built development. However, the assessment here relates to consideration of residential effects against the relevant character area attributes and not limited to the site specific context.



## Visual Effects

- 4.35. The principal visual effects are summarised in **Table 9** below in relation to the principal receptors identified:

Visual Receptor Reference	Magnitude of Change	Construction Effects	Residual Effects (after 15 years)	Commentary
<b>Public Rights of Way (PRoW) &amp; Public Open Space</b>  <i>High Sensitivity</i>	<b>P01:</b> Public footpath ref: <b>3-41-FP4 / 6-9-FP2</b> (crossing parish boundaries)  <i>Low</i>  <i>(Negligible from some sections)</i>	<i>Minor Adverse</i>  <i>Neutral from some areas</i>	<b>Minor Adverse</b>	Public footpath running through agricultural fields to the west of the site. Existing views extend over a pastoral foreground towards the Longridge Fell and Longridge which occupies sloping ground.  Intervening hedgerows and trees will filter views of the development, which will occupy the middle ground of views, registering as an extension of the settlement edge and occupying a small proportion of views overall. The open countryside and the Longridge Fell are the focus of views and development will not notably alter this visual experience.
	<b>P02:</b> Public footpath ref: <b>3-41-FP68 / 6-9-FP4</b> (crossing parish boundaries)  <i>Low</i>  <i>(Negligible from some sections)</i>	<i>Minor Adverse</i>  <i>Neutral from some areas</i>	<b>Minor Adverse</b>	Public footpath along Old Clay Lane to the west of the site. Existing views extend across pastoral fields towards Longridge Cricket Club, the Longridge Fell and Longridge.  Layers of intervening hedgerows will filter views of the development which will occupy the middle ground of views. The development will be visible against the developed backdrop of Longridge and will register as an extension of the existing settlement. The open countryside and the Longridge Fell are the focus of views and development will not notably alter this visual experience.
	<b>P03:</b> Public footpath ref: <b>3-41-FP9:</b>  <i>Medium</i>	<i>Moderate Adverse</i>	<b>Moderate-Minor Adverse</b>	Public footpath along Lord's Lane, to the north of the site. Existing views extend over pastoral fields within the foreground with Longridge in the background. St Wilfred's Church spire and St Paul's Church tower are visible landmarks on the skyline.



Visual Receptor Reference	Magnitude of Change	Construction Effects	Residual Effects (after 15 years)	Commentary
				The development will be visible in the middle ground of views. A single, gappy over-mature hedgerow offers little in the way of filtering but new soft landscaping at the northern edge of the built-up area of the site and improvements to the on-site hedgerow structure north of that will soften the edge of the development and filter views. Overall, the development will be perceived as an extension of the settlement edge.
	<p><b>P04:</b> Public footpath ref: <b>3-41-FP14</b></p> <p><i>Low</i></p> <p><i>(Negligible from most areas)</i></p>	<p><i>Minor Adverse</i></p> <p><i>(Neutral from most areas)</i></p>	<p><b>Minor Adverse</b></p>	<p>Public footpath running along a track from Martins Croft Barn to Lord's Lane.</p> <p>The development will be noticeable from a short section of the footpath where it joins Lord's Lane. From this point, new soft landscaping at the northern edge of the built-up area of the site and improvements to the on-site hedgerow structure north of that will soften the edge of the development and filter views. Overall, the development will be perceived as an extension of the settlement edge.</p>
	<p><b>P05:</b> Public footpath ref: <b>3-41-FP11</b></p> <p><i>Medium</i></p> <p><i>(Negligible from most areas)</i></p>	<p><i>Moderate Adverse</i></p> <p><i>(Neutral from most areas)</i></p>	<p><b>Moderate-Minor Adverse</b></p>	<p>Public footpath running along a track through agricultural fields from Sharple's House Farm to Lord's Quarry, to the north-east of the site. A short section of the footpath occupies elevated land east of Billingtons Farm with distant views towards the site over pastoral fields and against a rural backdrop of pastoral land, layers of vegetation and occasional blocks of housing.</p> <p>The development will be noticeable within the otherwise open countryside; however, there are regular occurrences of built form within the local context, and boundary vegetation improvements should soften the new development somewhat.</p>



Visual Receptor Reference	Magnitude of Change	Construction Effects	Residual Effects (after 15 years)	Commentary
	<p><b>P06:</b> Public footpath ref: <b>3-41-FP23</b></p> <p><i>Low</i></p>	<i>Minor Adverse</i>	<b>Minor Adverse</b>	Elevated public footpath near Birks Cottages to the north-east of the site with distant views over open countryside. The development will be distantly visible, registering as an extension of the residential edge, representing a small proportion of overall panoramic views.
	<p><b>P07:</b> Public footpath ref: <b>3-2-FP37</b></p> <p><i>Low</i></p>	<i>Minor Adverse</i>	<b>Minor Adverse</b>	<p>Public footpath traversing steeply sloping ground to the east of the site at the location of the disused Lord's Quarry.</p> <p>The site will be visible within overall views spanning the edge of Longridge and the open countryside. Woodland vegetation along the nearby permissive path will filter views somewhat and development will sit against an existing built backdrop, filtered further by on-site soft landscaping at boundaries. The site will be viewed within a wider panoramic view dominated by open countryside and the distant fells of the Forest of Bowland. The scale of the development is such that although it will register as a slight change, it will not become a significant element within the wider views.</p>
	<p><b>P08:</b> Public footpath ref: <b>3-2-FP40</b></p> <p><i>Low</i></p>	<i>Minor Adverse</i>	<b>Neutral</b>	<p>A public footpath near Willows Farm to the east of the site.</p> <p>The development will be visible in the middle ground of views. Intervening layers of hedgerows and built form along Redwood Drive will filter and screen views. Filtering will be increased by boundary hedgerow improvements and new tree planting.</p>





Visual Receptor Reference	Magnitude of Change	Construction Effects	Residual Effects (after 15 years)	Commentary
	<b>P09:</b> John Smiths Recreation Ground  <i>Negligible</i>	<i>Neutral</i>	<b>Neutral</b>	Existing woodland along the permissive path running alongside the recreation ground prevents the existence of views towards the site.
	<b>P10:</b> permissive path  <i>Negligible</i>	<i>Neutral</i>	<b>Neutral</b>	Existing woodland along the majority of the permissive path prevents the existence of views towards the site.
<b>Private residential dwellings</b>  <i>High Sensitivity (Medium – where views are from upper floors, oblique or heavily filtered)</i>	<b>R01:</b> Inglewhite Road (south of the site)  <i>High (Medium from some properties)</i>	<i>High (Moderate from some properties)</i>	<b>High Adverse</b>	Mainly 2 storey detached and semi-detached properties, some of which have direct, upper and lower storey views over the site from either rear or front facing windows. One detached property has oblique front upper storey views.  At worst, views of the development will be direct from upper storey rear windows and upper and lower storey front windows of the bungalows (one of which is a dormer bungalow). Other properties will have views largely screened by housing but some partial views may be possible.
	<b>R02:</b> Halfpenny Lane  <i>Low</i>	<i>Minor Adverse</i>	<b>Minor Adverse</b>	Row of 2 storey terraces with slightly oblique front views from upper storeys. Existing views extend along Inglewhite Road and across Longridge Town Football Club towards the site. Vegetation along Inglewhite Road and Chipping Lane will heavily filter views towards the site and the Alston Arms public house will screen views further. Development of the site will not interrupt skyline views of the Longridge Fell and will sit against existing views towards the residential edge of Longridge.
	<b>R03:</b> Inglewhite Road (west of the site)	<i>Moderate Adverse</i>	<b>Minor Adverse</b>	Row of 2 storey terraces and detached properties.



Visual Receptor Reference	Magnitude of Change	Construction Effects	Residual Effects (after 15 years)	Commentary
	<i>Low</i>			Where views exist they will be oblique and from rear upper storey windows. Boundary vegetation improvements will provide further filtering. The development will appear in the background of views against the backdrop of the Longridge Fell, within otherwise open countryside views.
	<b>R04:</b> Lower Cockleach & Lower Cockleach Barn  <i>Medium</i>	<i>Moderate Adverse</i>	<b>Moderate-Minor Adverse</b>	<p>2 storey residential farm buildings /cottages with oblique and direct views from upper and lower storey windows.</p> <p>Existing views extend over pastoral farm land, dissected by hedgerows and set against the backdrop of Longridge with St Wilfred's Church spire and St Paul's Church tower landmarks on the skyline.</p> <p>The development will appear in the background of views, against an existing residential backdrop. Views towards the church spire may become obscured slightly by the new housing being further into the foreground than the existing settled edge. Existing layers of hedgerows and trees, and new soft landscaping at the site boundaries will filter views somewhat.</p>
	<b>R05:</b> Brow Top  <i>Negligible</i>	<i>Neutral</i>	<b>Neutral</b>	Any visibility of the development from this property would be glimpsed through an established row of trees, some of which are evergreen, and viewed at such a distance so as to be unnoticeable.
	<b>R06:</b> Willows Park Road  <i>Negligible</i>	<i>Neutral</i>	<b>Neutral</b>	The properties associated with Willows Park Road, at the edge of Longridge, although able to see the site, would not experience any visibility of the new built form due to the screening provided by intervening housing along Redwood Drive. Visibility would



Visual Receptor Reference	Magnitude of Change	Construction Effects	Residual Effects (after 15 years)	Commentary
				be limited to the ecological mitigation and enhancement area.
	<p><b>R07:</b> Redwood Drive, Thornfield Avenue &amp; Crumpax Meadows</p> <p><i>High</i> <i>(Medium for most properties)</i></p>	<p><i>High Adverse</i> <i>(Moderate for most properties)</i></p>	<p><b>High to Moderate Adverse</b></p>	<p>2 storey and 1 storey detached properties with largely oblique views; however, a small number of properties have direct views, mostly from upper storey windows.</p> <p>Existing views are open extending over pastoral farmland with layers of field boundary vegetation intervening and a skyline backdrop of the Bowland Fells in the distance. Development of the site will be visible in the middle ground of views, filtered by mature field boundary hedgerows and partially screened by the Sainsbury's supermarket buildings, and associated vegetation. For a small number of properties, views towards the Bowland Fells will be interrupted by new built form. Upon establishment of new planting at site boundaries the impact on properties will be lessened as the built edge becomes softened.</p>
<p><b>Participants / spectators of outdoor sports / formal outdoor recreation</b></p> <p><i>Medium Sensitivity</i></p>	<p><b>S01:</b> Longridge Cricket Club, Chipping Lane</p> <p><i>High</i></p>	<p><i>High Adverse</i></p>	<p><b>Moderate Adverse</b></p>	<p>Views from the pavilion of the Cricket Club currently extend over pastoral farmland towards the residential backdrop of Longridge. The development will be visible in the foreground of views, largely obscuring visibility of the spire of St Wilfred's Church, but sitting against an existing residential backdrop.</p> <p>Views from the grounds (including training ground on opposite side of Chipping Lane) also extend across pastoral farmland towards the Longridge Fell and Bowland Fells. Views east will be curtailed by new residential development in the foreground, but views northwards and north-east towards the Longridge Fell and</p>



Visual Receptor Reference	Magnitude of Change	Construction Effects	Residual Effects (after 15 years)	Commentary
				<p>Bowland Fells will remain open due to the site area north of the Cricket Club remaining free from development. The development also incorporates the erection of a 9m high net fence surrounding the Cricket Ground, which will not be visually intrusive as such, but will have an impact on the quality of views towards the open countryside.</p> <p>As boundary vegetation improvements and new soft landscaping establishes, the built edge will be softened, lessening the impact of the new development on views. Users of the Cricket Club's primary focus will be on their activities rather than the views.</p>
	<p><b>S02:</b> Longridge Football Club, Inglewhite Road</p> <p><i>Low</i></p>	<i>Moderate-Minor Adverse</i>	<b>Minor Adverse-Neutral</b>	<p>Users of the football club will notice the new development in the middle ground of views; however the foreground consisting of Chipping Lane, the Alston Arms pub and some intervening vegetation will afford some screening / filtering to views of the development. Views towards the Longridge Fell will be interrupted by new built form. Users of the Football Club's primary focus will be on their activities rather than the change in their views.</p> <p>Any slight impact on amenity is likely to be lessened upon establishment of soft landscaping along the site's western boundary.</p>
<p><b>Business, Religious and commercial premises</b></p> <p><i>Low Sensitivity</i></p>	<p><b>B01:</b> Sainsbury's Supermarket, Inglewhite Road</p> <p><i>Medium</i></p>	<i>Neutral</i>	<b>Neutral</b>	<p>Those engaged in employment at the supermarket may notice a change in amenity in the foreground of views from the grounds of the supermarket, however there are no views from the building itself.</p>



Visual Receptor Reference	Magnitude of Change	Construction Effects	Residual Effects (after 15 years)	Commentary
	<b>B02:</b> Irelands Garage Ltd, Inglewhite Road  <i>Medium</i>	<i>Neutral</i>	<b>Neutral</b>	Those engaged in employment at the garage may notice the development in the foreground of views from the forecourt; however, there are no apparent public views from the building itself.
	<b>B03:</b> The Alston Arms public house, Chipping Lane  <i>Medium</i>	<i>Minor Adverse</i>	<b>Minor Adverse</b>	Those engaged in employment at the Alston Arms public house will notice the development which will appear in the foreground of views and screen visibility towards the Longridge Fell in the distance. The existing view consists of open countryside and housing, which will be replaced by wholly residential views.
<b>Drivers, passengers and users of local transport routes</b>  <i>Medium Sensitivity</i>  (Low – for roads not at the main approaches to the site)	Chipping Lane / Longridge Road  <i>High</i>  (reducing to Low / Negligible as the road travels northwards)	<i>Moderate Adverse</i>	<b>Moderate Adverse</b>  For higher sensitivity receptors using the associated footway, the magnitude of change would be greater, resulting in <b>High Adverse</b> effects over a short distance.	Along the section of the road where it borders the site boundary, the development will be clearly visible in the foreground of views, replacing views towards the Longridge Fell and representing an extension to the residential built edge of Longridge along the section which borders the site.  Further north, the views towards the Longridge Fell will open up again and the development will be noticed against the existing residential backdrop.  As the road travels further north still the development will become so distant as to be unnoticeable in overall views.  Once the new soft landscaping and improvements to the existing hedgerow structure are established along the western and northern boundaries of the site, the built edge of the development will be softened.
	Inglewhite Road  <i>Medium</i>	<i>Moderate Adverse</i>	<b>Moderate-Minor Adverse</b>	Roadside properties restrict the majority of views from vehicles and intervening vegetation provides filtering; however there will be direct visibility of the new



Visual Receptor Reference	Magnitude of Change	Construction Effects	Residual Effects (after 15 years)	Commentary
	<i>(Negligible from most sections of the road)</i>			development along a short section of the road where it meets the south-west corner of the site and existing views towards the open countryside, Longridge Fell and the Bowland Fells, will be curtailed. The residential context is evident however, along the majority of the route.  The establishment of soft landscaping at the south-western corner of the site will soften the built edge of development and overall. The development will fit in with the existing street-scene and register as an extension to the existing housing along Inglewhite Road.
	Lord's Lane  <i>Medium</i>	<i>Minor Adverse</i>	<b>Minor Adverse</b>	The development will be visible in the middle ground of views. A single, gappy over-mature hedgerow intervenes but offers little in the way of filtering. However, new soft landscaping and hedgerow enhancements at the northern edge of the built-up area of the site and improvements to vegetation within the ecological mitigation area will soften the edge of the development and filter views. Overall, the development will be perceived as an extension of the settlement edge and only noticed in passing with views over the open countryside dominating views.
<b>Other land, agricultural and farming activities</b>  <i>Low Sensitivity</i>	Surrounding open countryside / pastoral land in private ownership:  <i>High at close proximity</i>  <i>Medium for more distant locations</i>	<i>Minor Adverse</i>  <i>Moderate Adverse at closest proximity</i>  <i>Minor Adverse for more distant locations</i>	<b>Minor Adverse at closest proximity</b>	Inter-visibility with the surrounding landscape is reasonably good with only a small number of properties/buildings screening views. Layers of hedgerows and occasional trees filter views to an extent. Where views towards the development do exist, the new built form will appear against the residential backdrop of Longridge, registering as an extension to the settlement and over time as soft landscaping establishes, the built edge will be softened. Overall the effects



Visual Receptor Reference	Magnitude of Change	Construction Effects	Residual Effects (after 15 years)	Commentary
				are considered to be localised.

**Table 9: Principal Visual Effects**



## Cumulative Effects

- 4.36. Cumulative landscape and visual effects are those that result from additional changes to the landscape or to visual amenity caused by the proposal in conjunction with other developments. Generally, the approach to assessment of cumulative effects is the same as the assessment of site specific landscape and visual effects, in that the significance of landscape and visual effect is determined by assessing the sensitivity of the landscape or visual receptor, and the magnitude of change.
- 4.37. The third edition of the "Guidelines for Landscape and Visual Impact Assessment" suggests that cumulative assessment should consider both combined and sequential cumulative effects where necessary, as summarised in **Table 10** below:

Generic	Specific	Characteristics
<b>Combined</b>  Occurs where the observer is able to see two or more developments from one viewpoint.	In combination	Where two or more developments are or would be within the observer's arc of vision at the same time without moving her/his head.
	In succession	Where the observer has to turn her/his head to see the various developments – actual and visualised.
<b>Sequential</b>  Occurs when the observer has to move to another viewpoint to see the same or different developments. Sequential effects may be assessed for travel along regularly used routes such as major roads or popular paths.	Frequently sequential	Where the features appear regularly and with short time lapses between instances depending on speed of travel and distance between the viewpoints.
	Occasionally sequential	Where longer time lapses between appearances would occur because the observer is moving very slowly and/or there are larger distances between the viewpoints.

**Table 10: Cumulative Assessment Guidelines**

- 4.38. To undertake the cumulative overview, for the purpose of this assessment, the principal scheme to be referenced is:
- The potential for circa 500 dwellings to be located on the whole of the area north of Longridge within the Higgin's Brook outline application boundary i.e. the application site and the remainder of the land to the east up to Willows Farm (see **Appendix 7**).

### *Cumulative Landscape Character Effects*

- 4.39. In relation to the 5h Goosnargh-Whittingham and E1 Whitechapel LCA, a greater portion of intensively farmed pastoral and semi-improved grassland would be lost; however, the combined effect of both proposals would not result in the loss of any more important / notable landscape features. Similarly to the detailed application site, the larger site is surrounded by residential built





form to the south and open countryside to the north. The perceived built up area would however be increased.

- 4.40. The main impact on the character area will be due to the scale of the overall site area and the resulting loss of a portion of the character area landscape, albeit currently influenced by the urban context of the outer edge of Longridge, to permanently urban land use. The area is considered to have the capacity to absorb this change due to the urban influences of the surrounding residential development at the northern edge of Longridge. The cumulative effects on the 5h and E1 landscape character area are therefore considered to be **Moderate-Minor Adverse**.

### *Cumulative Visual Effects*

- 4.41. Visually, the cumulative effects are likely to be screened from a good proportion of views by the new built form associated with the application site appearing in the foreground of most views. There will be a perception of the built form extending over a greater distance, and replacing a greater expanse of pastoral landscape. From most viewpoints the development will be viewed in combination and successively. From certain viewpoints along public rights of way and local roads (principally Chipping Lane and footpath ref 3-41-FP9) however, the cumulative effects of the wider development will be experienced sequentially where views appear at intervals through gaps in vegetation along routes. Cumulative visual effects are considered to be **Moderate to Minor Adverse**.
- 4.42. For some public recreational and private residential receptors, views over open fields will be lost to foreground views of the development, and distant backdrop views to the Bowland Fells will be interrupted or lost altogether. This represents the worst case scenario of cumulative visual effects and is considered to result in a **High to Moderate Adverse** effect.
- 4.43. For the remaining receptors likely to experience a cumulative effect (including distant dwellings and local business premises) largely **Minor Adverse to Neutral** effects are judged to be experienced.



## Section 5: Summary and Conclusion

- 5.1. This report assesses the landscape and visual effects associated with a detailed application for the proposed residential development of circa 106 dwellings and the creation of 3.2 ha of ecological mitigation and enhancement space with informal public access. The land is located to the immediate north of Longridge and is centred on Ordnance Survey (OS) grid reference SD 60196 38111. The site covers a total area of approximately 7.3 hectares (18.05 acres).
- 5.2. Topographically, the site has localised undulations, with ground levels rolling gently west to east from approximately 103m AOD (Above Ordnance Datum) to approximately 107m AOD. The Longridge Fell is a steeply sloping pastoral and wooded ridge to the east of the site and more distantly the Bowland Fells rise to the north of the site, providing a scenic and dramatic background to views.
- 5.3. The site is not covered by a qualitative landscape designation but it is located 1.1km away from the Forest of Bowland AONB.
- 5.4. In landscape terms, the principal focus of the local level policy is to protect and enhance the character and appearance of the landscape, including the protection of valuable landscape features such as hedgerows, hedgerow trees and ponds. Where development is permitted retention of important features and high quality design should respond to the context of the landscape and also accord with key aims and objectives as set out within SPD.
- 5.5. To ensure a high standard of design and control over the appearance and form of the development a landscape analysis plan and landscape strategy plan have been prepared with have informed the project masterplan development.
- 5.6. The site lies within the 'Bowland Fringe and Pendle Hill' Character Area, identified as National Character Area 33. For the purpose of assessing the effects of development these character areas are of limited significance as the classification covers such a wide area. Despite this a number of the above characteristics are discernible in relation to the wider landscape and the development will contribute to a number of the objectives within the Character Area profile.
- 5.7. At a District level, the Lancashire Character Assessment, 'A Landscape Strategy for Lancashire', undertaken in 2000, identified 21 separate Landscape Character Types (LCT) across Lancashire, of which the site is identified as being within Type 5: Undulating Lowland Farmland. These types were further subdivided into a range of Landscape Character Areas (LCA) and the site is identified within Landscape Character Area 5h: Goosnargh-Whittingham.
- 5.8. Lancashire County Council also undertook a Landscape Character Assessment for the Forest of Bowland AONB in 2009 with the site identified as being within Type E: Undulating Lowland Farmland and more specifically within Landscape Character Area E1: Whitechapel.
- 5.9. The site specific landscape is characterised by pastoral fields bounded by field boundary hedgerows, with an urban backdrop to the edge of Longridge and surrounded by open countryside to the north with dramatic and dominant distant views to the Bowland Fells. There are occasional tree lines at field boundaries, isolated farmsteads, small clusters of residential properties and winding country lanes. The built-up area to the south of the site is made up of



the older Conservation Area of Longridge at the village centre where small stone buildings and terraces form a high street and the street pattern is clustered and narrow. The outer edges of Longridge consist of more recent housing development, however, with 21st century brick built detached and semi-detached houses.

- 5.10. Views from the site are predominantly focused towards the Longridge Fell to the east and the dramatic and imposing presence of the Bowland Fells to the north. Views towards the built up edge of Longridge to the south are interrupted by the presence of the supermarket development in the foreground which is a somewhat dominant incongruent feature. However, the spire of St Wilfred's RC Church and the tower at St Pauls Church are local landmarks and provide reference to the town's historic core.
- 5.11. The site does features representative of the Goosnargh-Whittingham and Whitechapel Landscape Character Areas (LCA); including the dramatic open views northwards towards the Bowland Fells and Beacon Fell which are notable and unique features. This is important to understand when considering the potential impacts of the proposed development in the context. Furthermore, a significant proportion of the SPD objectives for the applicable character area have been considered and addressed through the baseline process to inform the scheme proposals.
- 5.12. Available views towards the site are either restricted to the very outer edges of the residential area, or where more rural in nature, filtered by intervening field boundary vegetation. The layering of hedgerows and presence of tree lines in the open countryside make the landscape appear verdant and reduce the perceived scale of the open countryside. However, the distant and dramatic Bowland Fells create a perception of vastness within the landscape, dominating the backdrop of views. More distant views are available from elevated ground on the Longridge Fell and offer panoramic views over the open countryside, with Longridge representing a small proportion of views, and the site itself, a smaller proportion still.
- 5.13. Whilst the residents immediately adjoining the site to the south will experience a change in amenity, it has to be recognised that much of that development is late 20th century. No public footpaths traverse the site itself, although the views from the cricket pitch and pavilion would experience a high magnitude of change. There is limited visibility from the settlement core and Conservation Area of Longridge. Views from the elevated public park (John Smith's Recreation Ground) are also filtered heavily by surrounding vegetation.
- 5.14. It is evident from fieldwork that the northern portion of the site (beyond the cricket pavilion) has a more rural character with uninterrupted views towards the AONB. There is an increased sense of being within open countryside and less visual connectivity with the settlement to the south. This relationship is also visible from Longridge Fell itself, where panoramic views clearly illustrate the transition from settlement to lowland farmland, and then lowland farmland to moorland beyond.
- 5.15. The assessment process has set out the built development proposals will have a **Minor Adverse** effect upon the Goosnargh-Whittingham (LCA 5h) and Whitechapel (LCA E1) landscape character attributes. Whilst there will be a direct loss of a small portion of pastoral agricultural landscape to urban development, the scheme proposals will seek to respond to local landscape circumstances and related policy / SPD objectives by virtue of its design, scaling, use of materials, landscaping and the retention and enhancement of landscape features to ensure an appropriate scheme is implemented in relation to its context.



- 5.16. The introduction of the proposed development is not wholly uncharacteristic within the receiving landscape due to the existing urban references at the Cricket Ground, the supermarket and the recently expanded residential settlement edge of Longridge. The development would not result in the loss of rare or unique features and the perception or distinctiveness of the wider LCA would not be compromised, nor would the more sensitive Forest of Bowland landscapes that have been afforded AONB designation.
- 5.17. Visually, the effects of the development are limited by the surrounding built edge of Longridge and the filtering provided by the intervening vegetation structure. The most significant effects relate to the higher sensitivity residential receptors located on the immediately adjoining roads (Inglewhite Road, Redwood Drive, Thornfield Avenue and Crumpax Meadows) as well as medium sensitivity users of Longridge Cricket Club. At worst, loss of amenity and change in visual context is judged to be **High Adverse**. The density of the development and enhancement of hedgerows along the field boundaries will assist in reducing the perceived mass and improve the visual permeability.
- 5.18. Public recreational and transition receptor locations such as the public footpath to the north of the site at Lord's Lane (footpath ref: 3-41-FP9) will at worst notice a change in amenity in the middle ground of views where the development extends the developed edge of Longridge into the countryside, but sits against an existing residential backdrop. As the new vegetation within the ecological mitigation and enhancement area and at site boundaries establishes and matures the built edges will become softened and views filtered to an extent. The effects on public recreational receptors are considered to be **Minor Adverse to Neutral**.
- 5.19. Largely **Neutral** or **Minor Adverse** effects are judged to be experienced by many of the other identified receptors (including distant dwellings, users of local roads and local business premises).
- 5.20. Overall, it has been established that character effects are localised and that visual effects are limited; also, the majority of the relevant landscape policy objectives and landscape character area objectives are satisfied completely or in-part through an appropriate development response that responds to the site specific criteria and established landscape strategy. There will be no perceptible impact upon the AONB, Longridge Fell or the Longridge Conservation Area.



# Appendix 1: Tyler Grange Assessment Criteria

Table 1: Landscape Sensitivity Criteria

Sensitivity	Designated Landscapes (Value) Landscapes recognised valued for their quality and cultural associations	Key Characteristics and Features As recognised in published Landscape Character Assessments	Landscape Condition Degree to which the landscape is intact and legible
High	National / Regional Importance  (Landscape Designations - AONB, National Park, Registered Parks and Gardens)	Features which are dominant within the landscape and are fundamental to defining the distinct landscape character of an area.  Important characteristics and features recognised as forming intrinsic part of nationally and regionally designated landscapes.  Distinctive individual or rare features.	Distinct landscape structure with strong pattern and intact features.  Few detractors or uncharacteristic features or elements present.
Medium	Local Importance  (Other Designations - Special Landscape Areas / Green Belt / Protected Features)	Locally important and notable features that contribute to the overall character of an area.  Features and elements protected by local policy.	Landscape exhibits recognisable structure and characteristic patterns.  Some detracting features present.
Low	No Designation	Features or elements that are Uncharacteristic and detract from the landscape character of an area.	Degraded landscape structure with fragmented pattern and poor legibility of character. Detracting features notable within the landscape.



**Table 2: Visual Sensitivity Criteria**

Sensitivity	Justification
<b>High</b>	<ul style="list-style-type: none"> <li>• Observers whose attention or interest may be focussed on the landscape and recognised views in particular.</li> <li>• Recognised / Important Viewpoints, including those identified within and protected by policy. These viewpoints may be tourist destinations and marked on maps.</li> <li>• Designed views, including from within historic landscapes.</li> <li>• Residential Properties - Views from rooms occupied during daylight / waking hours (predominantly ground floor rooms).</li> <li>• Users of Rights of Way and Recreational Trails.</li> <li>• Users of land with public access (i.e. Open Access Land and National Trust Land).</li> </ul>
<b>Medium</b>	<ul style="list-style-type: none"> <li>• Views of the landscape are part of, but not the sole purpose of the receptors' activities.</li> <li>• Residential Properties - Views from rooms unoccupied during daylight / waking hours (1st floor rooms)<sup>1</sup>.</li> <li>• Those playing or participating at outdoor sports or undertaking formal outdoor recreation.</li> <li>• Users of local roads where there are clear / open views across the landscape and low levels of traffic.</li> </ul>
<b>Low</b>	<ul style="list-style-type: none"> <li>• Attention is focussed upon the activity of the receptor and not upon the wider views.</li> <li>• Users of main roads travelling at speed, or local roads where the focus is upon the road ahead owing to traffic conditions and the context / composition of views.</li> <li>• Places of Work.</li> </ul>

**Table 3: Magnitude of Change Criteria**

Magnitude	Justification
<b>High to Very High</b>	Total loss or major alteration to key elements/features/characteristics of the baseline (existing) landscape or view, and/or the introduction of totally uncharacteristic elements with the receiving landscape.
<b>Medium</b>	Partial loss of or alteration to one or more key elements/features/characteristics of the existing landscape or view and/or the introduction of elements that may be prominent but not uncharacteristic within the receiving landscape.
<b>Low</b>	Minor loss or alteration to one or more key elements/features/characteristics of the existing landscape or view and/or the introduction of elements that are not uncharacteristic within the receiving landscape.
<b>Negligible</b>	Very minor loss or alteration to one or more key elements/features/characteristics of the existing landscape or view and/or the introduction of elements that are not uncharacteristic within the receiving landscape – approximating the 'no change' situation.

<sup>1</sup> This is based on the premise that habitable rooms are on the ground floor with bedrooms occupying the upper floors.

**Table 4: Significance of Effect**

Significance	Justification
<b>Major</b>	Effects that cannot be mitigated and are at variance with landscape characteristics, damaging the integrity of that landscape and irrevocably visually intrusive and would disrupt fine and valued views both into and across the area (adverse), or strongly complement landscape characteristics would fit very well with the scale, landform and pattern of the landscape and bring substantial enhancements. The development would create a significant improvement in views (beneficial).
<b>High</b>	Total permanent loss or major alteration to key elements and features of the landscape, to include the introduction of elements totally uncharacteristic of the surrounding landscape. Development would be visually intrusive and would disrupt fine and valued views both into and across the area (adverse). Fitting well with the scale, landform and pattern of the landscape, and enhance the existing landscape character. The development would create a highly improved change in views (beneficial).
<b>Moderate</b>	Effects that are at variance with some of the landscape characteristics, adversely affecting the character (adverse), or fitting well with the landscape characteristics but changing their emphasis for improvement (beneficial).
<b>Minor</b>	Not quite fitting the characteristics of the landscape (but not considered uncharacteristic) or have local/limited scale adverse impact (adverse), or locally improving or adding to the quality of the landscape (beneficial).
<b>Neutral</b>	Complementing the landscape characteristics and maintaining the existing landscape character and quality.

## **Appendix 2: Extract from Natural England's National Character Area Profile "33: Bowland Fringe and Pendle Hill"**





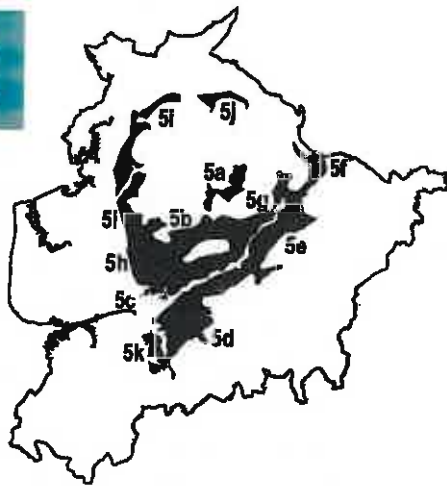
### Key characteristics

- This is an undulating, rolling landscape, with local variation created by numerous river valleys and by the moorland outliers of Beacon Fell, Longridge Fell and Pendle Hill.
- The Bowland Fells provide a dramatic backdrop to the north, with extensive views across the river valleys and Lancashire plain below.
- On the northern edge of the area, drumlins are characteristic, while on the south, strong mounded outcrops or 'reef knolls' of limestone form distinct landscape features in the Ribble and Hodder valleys.
- Semi-natural woodland, much of which is ancient, occurs in the main valley bottoms, side valleys and ridges, and is dominated by oak, ash and alder.
- Small- to medium-sized fields are defined by hedgerows with mature hedgerow trees. Drystone walls are also common in some areas. Metal railings around estate boundaries and highway corners and junctions are characteristic of the southern and western edges of the NCA.
- Land use is mainly permanent, improved pasture for livestock and dairy farming.
- To the west, this NCA includes part of the Bowland Fells Special Protection Area (SPA), designated for its important populations of hen harrier, merlin and lesser black-backed gull.
- There are species-rich hay meadows, including several that are nationally and internationally designated.
- Rough grazing, rushy pasture and traditionally managed meadows at higher elevations are of national importance for breeding waders such as redshank, lapwing, curlew and snipe. These are also important habitats for breeding skylark.
- There are numerous rivers of importance for many protected species, including bullheads, salmon, trout, eels, otters, kingfishers and dippers. There are also many brooks and small reservoirs.
- There are many archaeological sites, particularly on the moorland fringes and in valleys where agriculture has been less intensive.
- A network of winding, hedge-lined lanes connect small, often linear, villages, hamlets and scattered farmsteads, mostly in local stone. Traditional stone barns are commonplace on higher ground, and are of stone with slate or stone flag roofs.
- Isolated country houses set in formal parkland are typical of the area, and may be enclosed by belts of woodland and estate fencing.
- The relatively urban areas of Clitheroe, Bentham and Longridge provide a contrast to the rural feel of the area.

**Appendix 3: Extract from Lancashire County Council's 'A Landscape Strategy for Lancashire – Landscape Character Assessment' "Type 5: Undulating Lowland Farmland.**



5



## UNDULATING LOWLAND FARMLAND

### Character Areas

- 5a Upper Hodder Valley
- 5b Lower Hodder and Loud Valley
- 5c Lower Ribble
- 5d Samlesbury-Withnell Fold
- 5e Lower Ribblesdale (Clitheroe to Gisburn)
- 5f Lower Ribblesdale (Gisburn to Hellifield)
- 5g South Bowland Fringes
- 5h Goosnargh-Whittingham
- 5i West Bowland Fringes
- 5j North Bowland Fringes
- 5k Cuerden-Euxton

### Landscape Character

Generally below 150m, the Undulating Lowland Farmland lies between the major valleys and the moorland fringes. The underlying geology is largely masked by heavy boulder clays and hedgerows predominate over stone walls. This lowland landscape is traversed by deeply incised, wooded cloughs and gorges. There are also many mixed farm woodlands, copses and hedgerow trees, creating an impression of a well wooded landscape from ground level and a patchwork of wood and pasture from raised viewpoints on the fells. Some of the most picturesque stone villages of the county occur within this well settled landscape type. The towns of Longridge and Clitheroe also occur within this type, but are not typical of the settlement pattern. The area also has many country houses whose boundary walls and designed landscapes add to the species diversity and visual appeal. There is a high density of farms and scattered cottages outside the clustered settlements, linked by a network of minor roads. Typical view - photo 19 below.



### Physical Influences

The Undulating Lowland Farmland forms a transitional zone between the low lying plains of soft glacial deposits and the high fells of Bowland, formed from Millstone Grit. To the west of the Forest of Bowland, running along the line of the M6, a substantial fault separates the soft Triassic rock of the lowlands from the harder Carboniferous rocks of the fells. The Clitheroe Reef Knolls SSSI, located between Worston and Downham, comprise an important geological feature. This is one of several Reef Knolls which support species-rich calcareous grassland.

This landscape type, whether composed of limestone, grit, shale or sandstone, is of gentle topography when compared to the fells and hills. Glacial action has accentuated the differences by further tempering the relief of the low-lying areas by the deposition of glacial drift. Deep drift is conspicuous where hedges predominate over stone walls, as quarrying is only possible where the drift is sufficiently thin.

Many of the woodlands which survive on the steep slopes of the deep cloughs and valley sides are of ancient origin and represent a rich natural resource. They include alder and ash woods on the base-rich soils of the valley floors grading through to lowland oakwoods and upland oak woods on the upper valley sides. Red Scar and Tun Brook Woods, situated east of Preston between Ribblesdale and Grimsargh are classified as SSSI's and are important for their extensive examples of ash-wych elm woodland and alder woods. Hedges and hedgerow trees are also important as habitats in an otherwise intensively managed landscape.

Standing bodies of water are important habitats within the area; especially for birds. Rough Hey Wood, located south east of Garstang is designated as a SSSI and contains one of Britain's largest heronries.

### Human Influences

The landscape proved more favourable to early settlers than the nearby uplands. At Portfield above Whalley, large earthworks of Iron Age date defend the neck of a steep-sided promontory whose flat top had been utilized since the Neolithic period. The presence of a large aisled barn of probably

18th century date points to an earlier, perhaps medieval, successful farmstead, attesting to the favourable nature of the site.

By the Roman period it is probable that much of this landscape type was already settled fairly densely and the fort established at Ribchester is known to have had some civilian government functions. Whilst Roman remains (besides roads) outside the immediate area of the forts are poorly represented in the record, the presence of Roman Kilns at Quernmore show that they exploited the natural resources of the area.

Medieval population pressures, which saw the utilisation of small areas of the mosslands elsewhere in Lancashire also led to the continuation of small woodland clearances along the Ribble and the Lune. This created a small scale intimate landscape of scattered farms linked by winding roads with irregular fields and patches of surviving woodland on stream and field edges, a landscape which has remained intact to this day.

The majority of enclosure dates from the medieval period and has created a landscape of small fields which are mostly hedged although stone walls are evident where geology lies close to the surface.

Country houses are a feature of the area and are often surrounded by parklands and well managed estates. They are evidence of the developing industrial enterprise and increasing wealth between the 16th and 19th centuries. Architecturally distinctive yeoman and gentry houses are also characteristic of this type and date from the 17th century onwards.

During the 17th century lime was used for land improvement in these lowland fringe areas and many small farm kilns remain in the landscape, along with the larger industrial kilns and quarries of the 19th and 20th century. The mining of Millstone Grit also proved to be important in this landscape type. Where suitable stone was available, querns and millstones could be quarried and manufactured to meet the needs of the population. Remains of 19th century millstone production near Quernmore can still be seen on the flanks of Clougha Pike. Lead and Silver were extracted in Rimington from the 17th century and mined and manufactured in places such as at Quernmore to meet the demands of the rapidly industrialising county.

## CHARACTER AREAS - UNDULATING LOWLAND FARMLAND

Undulating Lowland Farmland occurs on the lower fringes of the uplands, below about 150m AOD, across the whole study area.

Local	Character Areas	Description
5a	Upper Hodder Valley	<i>This is a unique hidden area of settled farmland enclosed by shale and limestone uplands and the grit moorland of the Bowland Fells. It is a lush oasis in the middle of a bleak landscape. The landscape is centred around the upper River Hodder and its tributaries and is well wooded. The underlying geology is largely overlain by boulder clays although the underlying limestone is evident as outcrops known as 'Reef Knolls' as well as in the white stone walls, bridges and limestone built villages, such as Slaidburn. The Reef Knolls are particularly characteristic of this area as are stands of beech which are often visible on hill tops.</i>
5b	Lower Hodder and Loud Valley	<i>This area forms part of the Undulating Lowland Farmland to the south of the Forest of Bowland and includes the deeply incised wooded course of the Hodder below Whitewell and its tributary, the River Loud, as far as its confluence with the Ribble. The underlying bedrock is limestone which is overlain by good soils, providing lush green pastures and good tree growth. The course of the Hodder is particularly well wooded and the pattern of incised minor wooded tributaries is distinctive to this character area. The area is little affected by modern development and the picturesque limestone villages of Chipping and Waddington have retained their vernacular character.</i>
5c	Lower Ribble	<i>The Lower Ribble is an area of lowland gritstone farmland between Longridge Fell to the north and Mellor Ridge to the south. It has a distinctive broad valley landform; the north and south valley sides are separated by a flood plain which contains the meandering course of the River Ribble. There is a particularly distinctive pattern of wooded cloughs which descend the valley sides, their streams emptying into the Ribble. A complex pattern of hedges and woodland form links to these wooded cloughs, giving an overall impression of a well wooded landscape. Although a rural valley, the area is well settled; a dense network of winding country lanes and tracks link the large number of stone farm buildings. Other features of this area are the country houses and designed landscapes, for example Stonyhurst College, Huntingdon Hall and Showley Hall. The Roman settlement of Ribchester is sited at an historic crossing point of the Ribble, a tranquil village in the centre of the valley.</i>
5d	Samlesbury-Withnell Fold	<i>An area between the Ribble Valley to the north and the Industrial Foothills to the south. It is underlain by millstone grit and sandstone, but the landscape is influenced by the mantle of glacial till which covers the surface, producing a gently undulating landscape of large lush green pastures divided by low cut hedgerows and hedgerow trees. Dramatic steep sided wooded valleys wind their way through the landscape carrying the River Darwen and its tributaries. Designed landscapes and parkland associated with Samlesbury Hall, Woodfold Hall, Pleasington Old Hall and Houghton Tower add to the overall woodland cover in this lowland landscape and Witton Country Park provides a countryside resource on the edge of Blackburn. It is also influenced by infrastructure (major road</i>

## A Landscape Strategy for Lancashire Landscape Character Assessment

Local	Character Areas	Description
		and rail routes), industrial works, the airfield at Samlesbury and built development on the edges of Preston.
5e	Lower Ribblesdale (Clitheroe to Gisburn)	<i>This area forms the southern valley side of the Ribble, between Copster Green and Gisburn, on the lowland fringes of Pendle Hill. It is a particularly well settled area and provides a corridor for communication routes along the Ribble Valley. The A59(T) runs the length of the area, linking the settlements of Copster Green, Whalley, Clitheroe, Chatburn and Gisburn. The railway links the valley to Blackburn and Yorkshire. This communication structure has encouraged built development and industry; the large cement works at Clitheroe is a prominent visual landmark for miles around. This character area is underlain by limestone and has some good examples of limestone reef knolls, particularly around Clitheroe; Clitheroe Castle is located on top of one of these knolls.</i>
5f	Lower Ribblesdale (Clitheroe to Gisburn)	<i>This character area follows the upper reaches of the River Ribble between Bolton-by-Bowland and Long Preston on limestone geology. It occurs on the fringes of the Slaidburn Rolling Upland Farmland between 100 and 150m AOD. It is a highly rural area which is dominated by lush green pastures divided by hedgerows with many hedgerow trees. The mixed plantation woodlands associated with estates of Bolton Hall and Halton Place and the ancient woodlands along the Ribble itself contribute to the wooded character of this landscape character area.</i>
5g	South Bowland Fringes	<i>This character area forms the lowland fringes of Waddington Fell, to the south of the Forest of Bowland. It is a well wooded area whose limestone slopes are particularly notable for their pattern of wooded cloughs - the tributaries which descend the valley side before feeding into the Ribble. The villages of Waddington, West Bradford, Grindleton and Holdon are located at the foot of wooded cloughs. Browsholme Hall has an influence over landscape character; shelter belts and beech hedges are features of the area around Cow Ark.</i>
5h	Goosnargh-Whittingham	<i>The undulating lowland farmland on the north-east fringes of Preston forms a transitional landscape between the upland landscape of the Bowland Fells to the north-east and the agricultural Amounderness Plain to the west. It is an historically interesting area on the fringe of the Forest of Bowland AONB. The landform gently descends from 150m at the moorland fringe of Beacon Fell to the 30m contour (approximately) which defines the edge of the sandstone agricultural plain of the Fylde. However, this is not a clear boundary and the visual transition from one to the other occurs across a broad area between the M6 and main Preston to Lancaster railway line. As a result of this gradual transition it demonstrates characteristics of both the Fylde and the Bowland fringes. It is a pastoral landscape which is relatively open and intensively farmed with much hedgerow loss and few trees or woodlands although hedgerows along the network of lanes are important landscape features. There are often clear views over the plain below. The area is under pressure from built development as a result of its proximity to Preston. Vernacular buildings are of local stone, although a number of incongruous materials are seen throughout the area. The area is rich in evidence for Roman occupation.</i>

## A Landscape Strategy for Lancashire Landscape Character Assessment

Local	Character Areas	Description
5i	West Bowland Fringes	<i>A transitional landscape between the gritstone scarps of the Bowland Fells and the coastal plain of Amounderness. A fault line provides a corridor along which the motorway, road and railway run and provides a transition to the agricultural plain. However, this transition is softened by glacial deposits, for example at Galgate where the lowland farmland merges imperceptibly with the low drumlin fields. However, at Quernmore, there is a dramatic wooded ridge (7c) which forms a definite boundary between the grit lowland fell edges and the adjacent glacial landscape to the west. The transition from fringe to fell is quite striking, particularly to the north-west below Claughton Moor where it occurs over a short distance. The valleys of the Brock, Calder and Wyre are also relatively dramatic, descending from the fells in deeply incised wooded valleys. There are exceptional views of the Amounderness Plain from the hillsides and the scarps of the Bowland fells are never far away.</i>
5j	North Bowland Fringes	<i>The north-facing gritstone slopes, known as the Forest of Mewith, is an area of undulating marginal farmland on the northern edges of the Bowland Fells. It is bordered by a drumlin field to the north which influences the landform of the lowland fringe; the broadly undulating landform contrasts with the steep scarps of west Bowland. This is a rural area which is crossed by a dense network of footpaths and farm tracks; a number of small stone farm holdings are found at the end of these dead-end farm tracks.</i>
5k	Cuerden-Euxton	<i>The rural character of this landscape is largely obscured by built development which has taken place since the late 1970s. Motorways and motorway junctions dominate the northern sector. The principal landscape feature is Cuerden Valley Park, based upon the woodland and valley of the river Lostock. The park is managed for nature conservation and recreational use and is an important local resource. Pockets of farmland and vernacular buildings survive as a reminder of earlier land use and settlement pattern.</i>

# **Appendix 4: Extract from the Forest of Bowland Landscape Character Assessment “Type E: Undulating Lowland Farmland”.**





## 4.6 E: UNDULATING LOWLAND FARMLAND

### CHARACTER ASSESSMENT

#### Location

- 4.6.1 There are eight occurrences of the Undulating Lowland Farmland within the Study Area. Landscape Character Areas within this Type occur at the northern, western, southwestern and eastern edges of the Study Area; and in all cases, this Landscape Character Type extends outside the boundary of the AONB. To the south of Quernmore, this LCT is adjacent to the Farmed Ridges (N), Moorland Fringe (D) and Wooded Rural Valleys (I) Landscape Character Types, whilst to the southwest of Chipping, the type borders the western edge of a swathe of Undulating Farmland with Parkland (Landscape Character Type G). To the south of High Bentham, this Type abuts the northern edges of Moorland Fringe (D), Unenclosed Moorland Hills (B) and Wooded Rural Valleys (I) Landscape Character Types, whilst to the east and west, the landscape is enclosed by the Drumlin Field (K) Landscape Character Type. In the southeast of the Study Area, this Landscape Character Type borders the Undulating Lowland Farmland with Settlement and Industry (H), Undulating Lowland Farmland with Wooded Brooks (F), Moorland Fringe (D) and Drumlin Field (K) Landscape Character Types.

#### Landscape Character Description

- 4.6.2 Undulating Lowland Farmland covers much of the lower parts of the Study Area. It is also the underlying layer to 3 other linked Landscape Character Types – Undulating Lowland Farmland with wooded brooks, Undulating Lowland Farmland with parkland and Undulating Lowland Farmland with Settlement and Industry. In this case (E) the Landscape Character Type is predominantly farmland.
- 4.6.3 This lowland landscape, largely under 150m, has its underlying geology masked by heavy boulder clays deposited by glacial activity. Viewed from the fells this enclosed landscape comprises a rich patchwork of pastures, mixed farm woodlands, copses, hedgerows and scattered picturesque stone villages. Wading birds, hares and roe deer can all be seen here. The small villages consist of stone houses and cottages and the churches provide landmarks in the landscape. Isolated farmsteads are often marked with single mature trees. Quarries and mines can also be found. Winding lanes are lined with hedgerows and herb rich verges, and hedges with mature trees clearly delineate the pastures and meadows in summer and autumn time. Dry stone walls are only seen as boundaries in the areas where boulder clay is absent. This is an intimate and scenic landscape, where there is a relatively strong sense of tranquillity in many places.

## **Key Environmental Features**

### **Physical**

- 4.6.4** Generally below 150m, the Undulating Lowland Farmland forms a transitional zone between the low lying plains of soft glacial deposits and the high fells of Bowland, formed from Millstone Grit. This Landscape Character Type, whether composed of limestone, grit, shale or sandstone, is of gentle topography when compared to the fells and hills. Glacial action has accentuated the differences by further tempering the relief of the low-lying areas by the deposition of glacial drift. Deep drift is conspicuous where hedges predominate over stone walls, as quarrying is only possible where the drift is sufficiently thin. Many of the woodlands which survive on the steep slopes of the deep cloughs and valley sides are of ancient origin and represent a rich natural resource. They include alder and ash woods on the base-rich soils of the valley floors grading through to lowland oakwoods and upland oak woods on the upper valley sides.

### **Ecological**

- 4.6.5** Within the Lowland Farmland Landscape Character Type, hedges, hedgerow trees, roadside verges and small stream corridors provide important ecological habitats within an otherwise intensively farmed landscape. Pockets of habitat within this Landscape Character Type are designated as local wildlife sites for their ecological interest.

### **Cultural and Historical**

- 4.6.6** The landscape proved more favourable to early settlers than the nearby uplands. By the Roman period it is probable that much of this Landscape Character Type was already settled fairly densely and the fort established at Ribchester (outside the southern boundary of the AONB) is known to have had some civilian government functions. Whilst Roman remains (besides roads) outside the immediate area of the forts are poorly represented in the record, the presence of Roman Kilns at Quernmore show that they exploited the natural resources of the area. Medieval population pressures, which saw the utilisation of small areas of the mosslands elsewhere in Lancashire also led to the continuation of small woodland clearances along the Ribble and the Lune. This created a small scale intimate landscape of scattered farms linked by winding roads with irregular fields and patches of surviving woodland on stream and field edges, a landscape which has remained intact to this day. The majority of enclosure dates from the medieval period and has created a landscape of small fields which are mostly hedged although stone walls are evident where geology lies close to the surface. A field pattern of ridge and furrow is still visible in several places.
- 4.6.7** During the 17<sup>th</sup> century lime was used for land improvement in these lowland fringe areas and many small farm kilns remain in the landscape, along with the larger industrial kilns and

quarries of the 19<sup>th</sup> and 20<sup>th</sup> century. The quarrying of Millstone Grit also proved to be important in this Landscape Character Type. Where suitable stone was available, querns and millstones could be quarried and manufactured to meet the needs of the population. Lead and Silver were extracted in Rimington from the 17<sup>th</sup> century and mined and manufactured in places such as at Quernmore to meet the demands of the rapidly industrialising county.

#### **Development, Settlement and Buildings**

- Pattern of small, nucleated hamlets and villages, including Whitechapel and Quernmore, which contain an assortment of traditional gritstone vernacular houses and cottages.
- The churches in both villages provide landmarks within views from surrounding Undulating Lowland Farmland landscapes.

#### **Landscape Character Areas**

4.6.8 Landscape Character Areas within this Landscape Character Type include:

# **Appendix 5: Forest of Bowland Landscape Character Assessment “Area E1: Whitechapel”**



## Landscape Character Area E1: Whitechapel

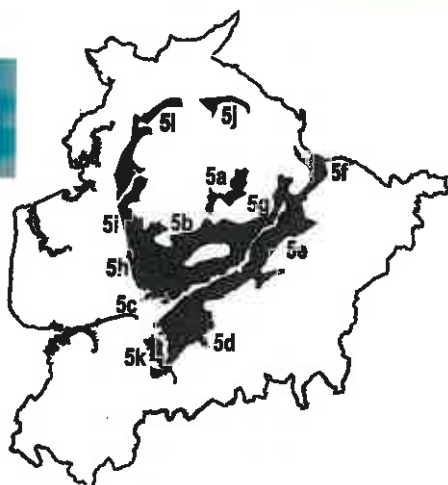


- A patchwork of gently undulating pastoral fields which are delineated with a network of stone walls and hedgerows;
- Traditional gritstone buildings within the small hamlet of Whitechapel;
- Cheese press stone is feature of the landscape at Whitechapel, which contributes to recognisable sense of place;
- Network of hedgerows and stone walls provide a sense of intermittent enclosure along the extensive network of narrow lanes;
- Single deciduous trees are landscape features, often associated with isolated farmsteads;
- Barns Fold reservoir is a key landscape feature with several views across the area;
- Dramatic, open views northwards towards the central Bowland Fells, which form the skyline backdrop;
- The rising mass of Beacon Fell, with its dense coverage of coniferous woodland provides the immediate backdrop within several views northwards.

**Appendix 6: Extract from Lancashire Council's 'A Landscape Strategy for Lancashire – Landscape Strategy' "Type 5: Undulating Lowland Farmland".**



5



## UNDULATING LOW- LAND FARMLAND

### Character Areas

- 5a Upper Hodder Valley
- 5b Lower Hodder and Loud Valley
- 5c Lower Ribble
- 5d Samlesbury-Withnell Fold
- 5e Lower Ribblesdale (Clitheroe to Gisburn)
- 5f Lower Ribblesdale (Gisburn to Hellifield)
- 5g South Bowland Fringes
- 5h Goosnargh-Whittingham
- 5i West Bowland Fringes
- 5j North Bowland Fringes
- 5k Cuerden – Euxton

### Key Environmental Features

- Wooded river corridors and gorges provide a sense of enclosure, sheltered habitats and distinctive patterns on the valley sides. Many are also historic sites for early water-powered industry.
- Hedgerows and hedgerow trees define the field pattern in contrast with the moorland fringe farmland, where stone walls dominate over hedgerows. They also provide sheltered habitats which are

important wildlife links between the wooded cloughs and outlying woodlands.

**Small mixed woodlands** provide important habitats and cover for wildlife and contribute to the overall appearance of a 'wooded' farmland. They reflect an important phase in landscape evolution when 19th century estate woods and shelterbelts were developed for game shooting.

**Historic villages, stone bridges and stone walls** reflect the local geology; many villages are clustered at river crossing points and there is a dispersed pattern of farms and cottages on the rural roads along the valley sides.

**Limestone outcrops and knolls** (in some of the character areas) provide a sharp contrast to the gentler rolling formations of the grazing land and provide shelter for sheep. They are also important for biodiversity.

**Roman remains and roads** reflect the importance of the area during Roman occupation - the routes of Roman roads are visible in sections of existing roads and tracks.

**Historic drove roads** support woodland, scrub and tall herb strips.

**Country houses, and estates** are important in terms of architecture and landscape design - they indicate the county's growing wealth in the 18th and 19th centuries.

### Local Forces for Change and their Landscape Implications

- The expansion of farm woodlands through the Elwood Initiative could be a positive force for change, linking wooded river corridors and increasing the number of small scale mixed farm woodlands.
- A decline in mature hedgerow and parkland trees which are a valuable ecological resource and important hedgerow boundary markers. The presence of many trees provides the impression of a well managed, healthy landscape. There is little evidence of regeneration in hedgerows or of new planting to replace existing ageing or declining trees.

**Continuing quarrying for limestone** is altering the landform locally but restoration presents opportunities for the creation for the creation of distinctive limestone habitats (area 5e).

**Increasing pressures for residential development** on the edges of settlements, such as Ribchester, influences the landscape setting and approach to these small rural settlements. Many new developments use imported inappropriate materials such as red brick, which can be intrusive in this rural setting.

**Barn conversions** and new developments centred around existing farm buildings may alter the scale and character of rural settlement and affect the intrinsic historic interest of the farms. Design guidance may ensure reasonable minimum standards of architectural design, but it is more difficult to control the overall appearance of gardens, fencing, access roads, driveways and power lines. There is a risk that this form of suburbanisation will have a detrimental impact on areas with a deeply rural character.

**Pressure for amalgamation or expansion of beef/dairy farms** may result in the erosion of the characteristic pattern of fields, hedges and woods and introduction of large scale sheds and visually intrusive materials. Such large buildings may be intrusive in this rural setting and metal-roofed barns may be extremely prominent in views from surrounding upland areas. The storage of silage may also have a significant visual impact:

**Intensive agricultural management** involving chemical fertiliser and herbicide applications, affects herb-rich hay meadows (for example around Slaidburn, area 5a) , unimproved neutral pastures (for example along the Hodder; area 5b) and nutrient status of the rivers.

**Water abstractions** for urban areas may reduce water levels in rivers such as the Hodder and Ribble. This would influence species diversity and fisheries.

**Pressure for visitor facilities** including a proliferation of signs, car park provision and rural restaurants, may result in suburbanisation of the landscape.

### Landscape Strategy for Undulating Lowland Farmland

Strategy	Recommendations
Retain the characteristic pattern of river corridor and valley side woodlands	<ul style="list-style-type: none"> <li>● encourage the natural regeneration of river corridor woodlands by excluding grazing where this does not conflict with other biodiversity interest</li> <li>● initiate a programme for the gradual removal of conifer species where appropriate and their replacement with locally native broadleaves</li> <li>● conserve ancient semi-natural woodlands</li> </ul>
Conserve the distinctive rural hedgerow network	<ul style="list-style-type: none"> <li>● encourage continued hedgerow management, re-planting gaps and planting of a new generation of hedgerow saplings to conserve the hedgerow network</li> </ul>
Conserve the lowland herb-rich haymeadows and unimproved neutral grasslands	<ul style="list-style-type: none"> <li>● avoid agricultural improvements and application of artificial fertilisers which decrease species diversity of these grasslands</li> <li>● conserve species-rich grass verges and increase species diversity by management where appropriate</li> <li>● encourage conservation management techniques, grazing and cutting regimes, which promote unimproved grassland</li> <li>● avoid road widening, improvement works, cable and pipeline laying which would affect species rich grass verges</li> </ul>



## A Landscape Strategy for Lancashire Landscape Strategy

Strategy	Recommendations
<u>Conserve the limestone reef knolls typical of the Ribble Valley</u>	<ul style="list-style-type: none"> <li>● encourage traditional management and conservation of limestone grassland on reef knolls</li> <li>● enhance existing quarries by developing species-rich grassland as part of planning conditions and by undertaking a range of other habitat creation measures</li> <li>● perpetuate groups of trees which visually mark individual reef knolls so as to minimise any adverse effects on limestone flora</li> </ul>
<u>Conserve rural built features such as stone bridges, historic villages and stone walls</u>	<ul style="list-style-type: none"> <li>● avoid road improvements which would affect the setting or structure of stone bridges or walls</li> <li>● encourage the use of the appropriate local limestone or gritstone to ensure new buildings and materials reflect the local architecture of the area</li> <li>● avoid using inappropriate or alien materials such as red brick and concrete tiles in historic villages</li> </ul>
<u>Conserve the Roman history and industrial archaeology of the area</u>	<ul style="list-style-type: none"> <li>● conserve Roman Roads, ensuring road improvements do not obscure their continued visual presence in the landscape</li> <li>● conserve settings of historical and archaeological features, for example the fort and Roman settlement at Ribchester</li> <li>● conserve local features such as small farm lime kilns which signify the past use of limestone as a soil conditioner</li> </ul>
<u>Conserve country houses and parkland as features of the landscape</u>	<ul style="list-style-type: none"> <li>● conserve the settings to country houses, encouraging continued management of grounds as parkland - including planting of parkland trees</li> <li>● ensure entrances are not affected by road alterations or built development</li> <li>● avoid loss of integrity by division into multiple ownership or loss to agriculture</li> <li>● retain traditional parkland features such as railings, kissing gates and veteran trees</li> </ul>
<u>Conserve the distinctive settings to rural settlements</u>	<ul style="list-style-type: none"> <li>● ensure 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.</li> <li>● avoid ribbon development which would disrupt the characteristic clustered form of settlements and the rural character of local roads</li> <li>● maintain stone walls, which are often located on the outskirts of villages such as Slaidburn, respecting local differences in style and construction</li> <li>● encourage tree planting as an integral part of new development, creating links with existing farm woodlands and the network of hedgerows</li> </ul>
<u>Enhance the wooded character of the lowland landscape</u>	<ul style="list-style-type: none"> <li>● 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</li> <li>● encourage planting of small farm woodlands which are a feature of the lowland agricultural landscape and provide 'stepping stones' for wildlife between larger woodlands</li> <li>● promote the restoration where appropriate of semi-natural habitats to increase the resource and to develop linkage and corridors for wildlife</li> </ul>

## A Landscape Strategy for Lancashire Landscape Strategy

Strategy	Recommendations
<u>Restore and maintain historic rural buildings</u>	<ul style="list-style-type: none"> <li>● encourage use of species which are typical of the area such as lowland oak woods, alder in wetter places and ash woodland where the soils are moist and/or base-rich</li> <li>● new built development based around the restoration of farm buildings should pay attention to the siting, scale and design of traditional rural buildings, retaining the compact form and using local materials</li> <li>● building conversions and change of use, such as conversion of barns to residential dwellings, should have regard to scale and local materials</li> <li>● encourage the treatment of boundaries and surroundings to conversions to be in keeping with their rural setting</li> </ul>

### ***Potential Local Indicators for Monitoring Landscape Change in Undulating Lowland Farmland***

Potential Indicators	Pressure for change	Preferred direction of change
<u>Mixed farm woodland</u>	Increase as a result of the Elwood initiative, or decrease because of neglect/mismanagement	Increase
<u>Hedgerow network</u>	Decrease because of ongoing neglect or removal due to agricultural intensification or the amalgamation of farm units	Increase
<u>Historic villages, stone buildings and walls</u>	Increase in conversions of traditional farm buildings to residential uses, but risk that landscape setting is lost	Sensitive conversion
<u>Designed estate landscapes</u>	Decrease in area and quality of designed estate landscapes due to a combination of changes in land ownership and neglect.	Maintain

**Appendix 7: Extract from the Forest of Bowland Landscape Character Assessment “Type E: Current Change and Future Landscape Changes and Opportunities”.**



## CURRENT AND FUTURE LANDSCAPE CHANGES AND OPPORTUNITIES

### Forces for Change

#### Past Landscape Changes

4.6.9 Observable changes in the past include:

- A decline in mature hedgerow trees as a result of age or loss due to agricultural intensification;
- Expansion of villages or modernisation of farmsteads utilising non-local building materials (e.g. red brick) which are intrusive to local vernacular character;
- Amalgamation and diversification of dairy farms;
- Intensification of agricultural management, involving chemical fertiliser and herbicide applications, which has affected herb-rich meadows.

#### Current Landscape Condition

4.6.10 The overall condition of the Undulating Lowland Farmland Landscape Character Type is considered to be good. Most landscape features are generally well managed. Patches of unmanaged woodland are, however, visible and there is also evidence of neglected stone walls and loss of hedgerows which have been replaced by fences.

#### Future Landscape Changes and Opportunities

- 4.6.11 An overall consistency in the use of vernacular building materials indicates a local desire to retain the traditional character of the area.
- 4.6.12 Negative changes may include the amalgamation of farms, leading to a change in the character of the landscape, with new access tracks and the creation of larger fields leading to a loss of traditional stone wall and hedgerow field boundaries. Amalgamation of farms may also result in farmhouses and associated buildings being converted to new uses and key landscape features being lost through neglect or removal to enable the amalgamation of adjacent fields. The increased farm size may lead to the demand for new agricultural buildings, affecting character and views. Increased financial pressures and reduced availability of higher level agri-environment payments, may lead to field boundaries, walls and hedges suffering from a lack of management.
- 4.6.13 Longer-term changes (20+ years) will be dependent on prevailing incentives and policies and it is therefore challenging to be prescriptive. The AONB Management Plan will provide a key tool in managing change and ensuring a positive future for the area. Potential longer-term changes and key guidelines within this Landscape Character Type are outlined below:

- *Agricultural Change and Land Management* – The amalgamation of farms and increased drive for efficient farm businesses or farms being sold as farmers and their families leave the industry; all have a direct impact on how the land is managed. As the key characteristics of the area are significantly influenced by agricultural practices, change in the industry could lead to an erosion of landscape quality.
- *Climate Change* – The likely effects of climate change on this landscape are not easily identifiable with current information, however, agricultural practices could be affected, with a move to plough up pasture and plant new crops.
- *Development* – Diversification of farm businesses leading to introduction of new buildings and the conversion of farm buildings for residential and other uses could gradually change the nature of the working landscape and its associated attributes. The erosion and loss of vernacular building styles through introduction of cheaper alternatives will reduce the distinctive characteristics of this area. Encroachment of large scale development such as wind farms, masts and pylons into the area would also have a significant effect on landscape character. It is likely that there will also be increased pressure from residential and tourist related developments, affecting the character and quality of the landscape.

#### **Sensitivities and Capacity for Change**

- 4.6.14 The ecological sensitivity of this Landscape Character Type is represented by a combination of hedges, hedgerow trees and small stream corridors. Sensitive cultural and historic features include the intact network of stone walls, stone bridges and historic villages. In addition, the landscape displays a mature structure of hedgerows and hedgerow trees, culminating in moderate landscape character sensitivity. Overall, visual sensitivity is considered to be moderate. In places, woodland and hedgerows limit views, whilst there is strong intervisibility with the Unenclosed and Enclosed Moorland Hills and Moorland Plateaux Landscape Character Types.

#### **GUIDELINES FOR MANAGING LANDSCAPE CHANGE**

- 4.6.15 The overall strategy for the Undulating Lowland Farmland Landscape Character Type is to manage the impact of changes in land and building use, conserve or restore neglected landscape features and encourage the retention and restoration of historic and vernacular building materials and details and the careful design of new buildings. There is also a need to conserve the network of dry stone walls, hedgerows and hedgerow trees which contribute to a diverse landscape pattern. The network of lanes, together with the rich roadside verges should

be maintained and enhanced. Open views towards the Unenclosed and Enclosed Moorland Hills, and the Moorland Plateaux Landscape Character Types should be conserved.

#### 4.6.16 Specific guidelines include:

##### Physical Character

- **Conserve** and **enhance** woodland, hedges and stone walls.

##### Ecological Character

- **Link** existing woodlands and hedgerows to create a continuous woodland network to reverse habitat fragmentation<sup>39</sup>;
- **Create** new hedgerows and regenerate existing hedges to maintain and enhance key landscape linkages<sup>40</sup>;
- **Encourage** farmers to adopt less intensive farming practices so that the vitality of existing woodlands is not compromised and to facilitate natural regeneration in and around woodland habitats<sup>41</sup>;
- **Conserve** ancient semi-natural woodlands;
- **Conserve** the lowland herb-rich haymeadows and unimproved neutral grasslands;
- **Conserve** species-rich grass verges and increase species diversity by management where appropriate;
- **Ensure** the long-term viability of parkland trees and landscapes by restructuring, using species of local provenance wherever possible<sup>42</sup>;
- **Encourage** conservation of existing key landscape features and habitats;
- **Encourage** habitat linkage to increase robustness to climate change;
- **Ensure** that verges are managed to maximise floristic biodiversity value.

##### Cultural and Historic Character

- **Encourage** conservation of significant historic features and buildings;
- **Avoid** road widening, improvement works, cable and pipeline laying which would affect species-rich grass verges;
- **Avoid** road improvements that would affect the setting or structure of stone bridges or walls;
- **Encourage** sympathetic new uses for disused farm buildings to ensure that they remain a viable and contributory feature within this landscape; and;
- **Encourage** the use of local building materials, in particular gritstone and limestone;
- **Ensure** that highway improvement schemes respect and reflect local character and **encourage** the use of traditional signage where possible;

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<sup>39</sup> Lancashire Woodland Vision, Lancashire County Council, Forestry Commission and TEP.

<sup>40</sup> Lancashire Woodland Vision, Lancashire County Council, Forestry Commission and TEP.

<sup>41</sup> Lancashire Woodland Vision, Lancashire County Council, Forestry Commission and TEP

<sup>42</sup> Lancashire Woodland Vision, Lancashire County Council, Forestry Commission and TEP

- **Conserve** traditional boundary features, such as stone/metal boundary markers, signage and wells;
- **Maintain** stone walls, which are often located on the outskirts of villages, respecting local differences in style and construction;
- **Conserve** local features such as small farm lime kilns which signify the past use of limestone as a soil conditioner;
- **Restore** white railings, walls and hedgerows.

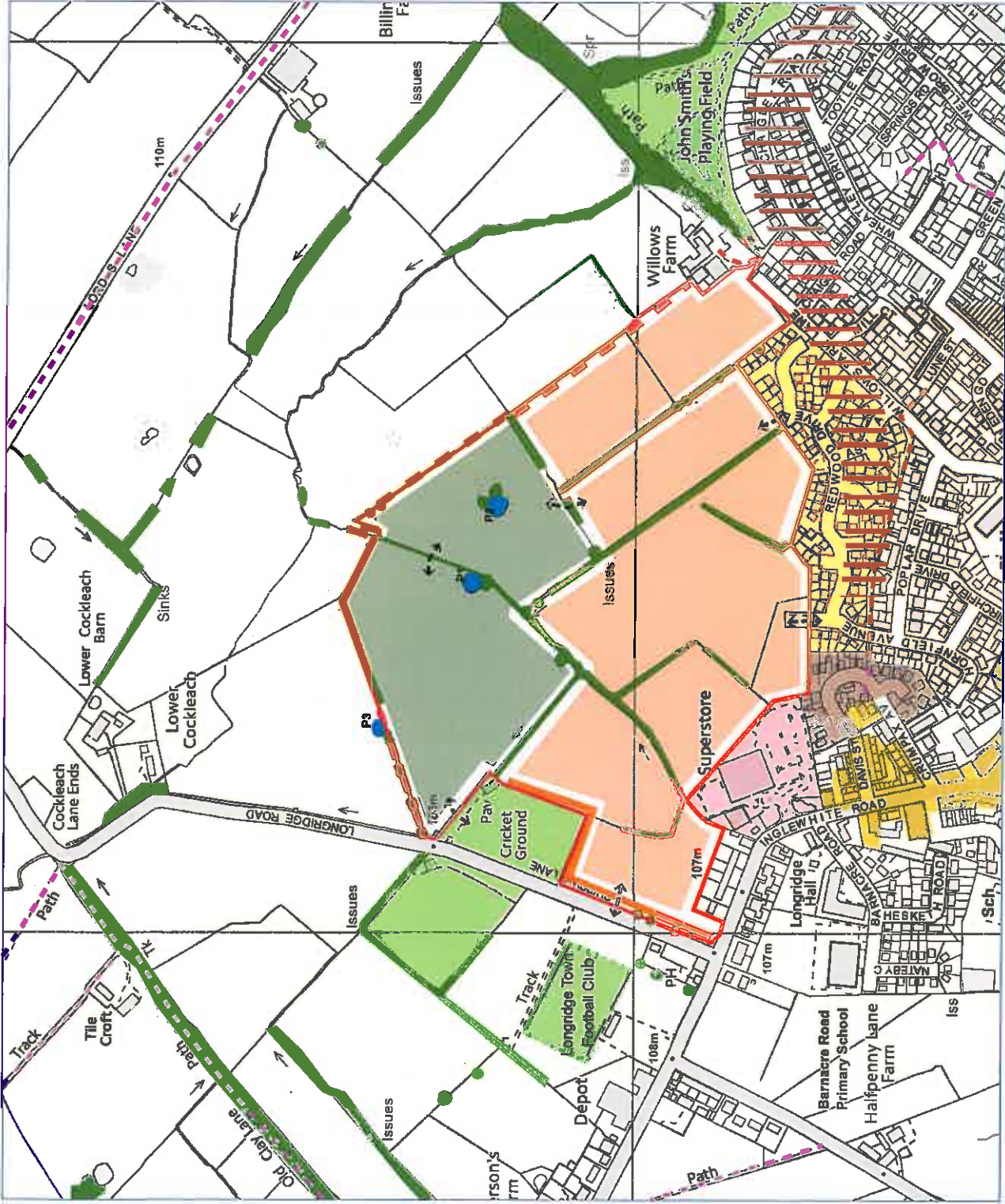
#### **Aesthetic and Perceptual Character**
















- **Conserve** open views towards the surrounding higher Moorland Plateaux and Unenclosed and Enclosed Moorland Hills Landscape Character Types;
- **Conserve** the distinctive settings to rural settlements;
- **Ensure** that any potential 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.

# **Appendix 8: Tyler Grange Preliminary Landscape Analysis (2001/P01a December 2013 JB/LG)**







-  Site Boundary
-  Public Right of Way
-  Conservation Area
-  Existing principle trees and hedgerows
-  Existing open space and recreation
-  Retail
-  More recent residential development
-  Single storey development
-  Developed backdrop on rising ground
-  Opportunity for high quality gateway development, orientated to maximise retention of views over the cricket pitch to the AONB
-  Suggested development parcels that have a more apparent relationship with adjoining townscape
-  Informal open space & ecological mitigation area that has a visual relationship with the undulating lowland farmland and retains open views towards the Longridge Falls
-  Hedgerows / boundaries requiring restoration and/or strengthening
-  Possible access points / linkages required from private spaces to public spaces (via green infrastructure)
-  Pond



Project: Land North of Longridge, Ribbles Valley  
 Drawing Title: Plan 1: Preliminary Landscape Analysis  
 Scale: As Shown (Approximate)  
 Drawing No.: 2007/P01a  
 Date: December 2013  
 Checked: J.B.G.










# **APPENDIX 9: Tyler Grange Landscape Strategy Plan (2001/P23 April 2014 JB/LG)**

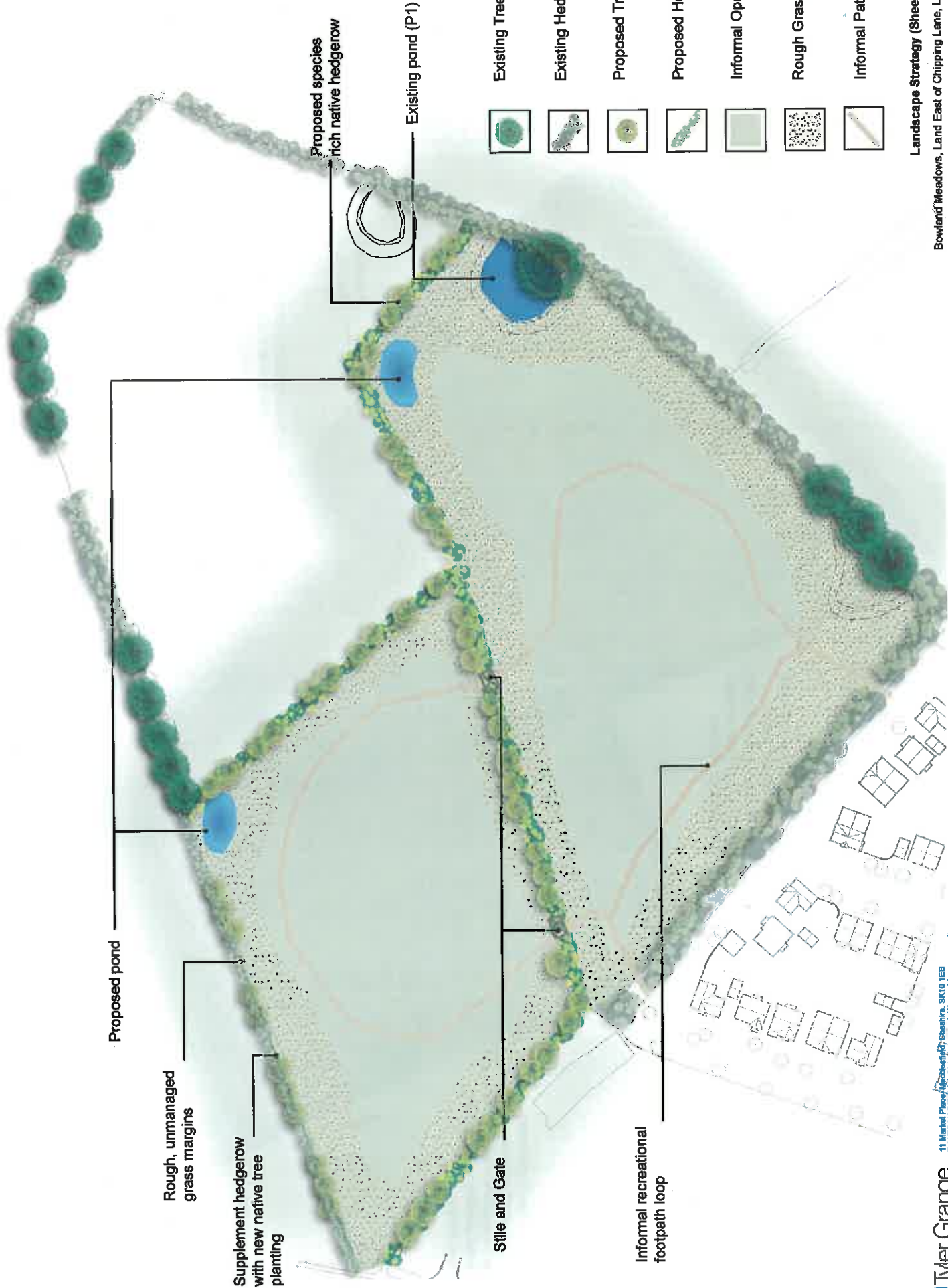


Bowland Meadows, Land East of Chipping Lane, Longridge  
Landscape and Visual Impact Assessment

2001\_R03\_11 April 2014\_AL\_XX



-  Existing Tree
-  Existing Hedge
-  Proposed Tree
-  Proposed Hedge
-  Private Gardens
-  Public Open Space
-  Rough Grassland / Wildflower margins
-  Seasonal Bulb Planting
-  Swale Planting



Proposed pond

Rough, unmanaged grass margins

Supplement hedgerow with new native tree planting

Proposed species rich native hedgerow

Existing pond (P1)

Stile and Gate

Informal recreational footpath loop

- Existing Tree
- Existing Hedge
- Proposed Tree
- Proposed Hedge
- Informal Open Space
- Rough Grassland
- Informal Paths

# Plans

**Plan 1: Site Location Plan**  
(2001/P05 April 2014 AL/LG)

**Plan 2: Topography and GIS Zone of Theoretical Visibility of the Site**  
(2001/P06 April 2014 AL/LG)

**Plan 3: Photoviewpoint Locations and Field Verified Visual Envelope**  
(2001/P18 April 2014 AL/LG)

**Plan 4: Landscape Planning Context**  
(2001/P19 April 2014 AL/LG)

**Plan 5: Lancashire County Council Landscape Character Types and Areas**  
(2001/P16 April 2014 AL/LG)

**Plan 6: Forest of Bowland Landscape Character Types and Areas**  
(2001/P17 April 2014 AL/LG)

**Plan 7: Existing Land Use**  
(2001/P15 April 2014 AL/LG)

**Plan 8: Principal Visual Receptor Sensitivity**  
(2001/P21 April 2014 AL/LG)

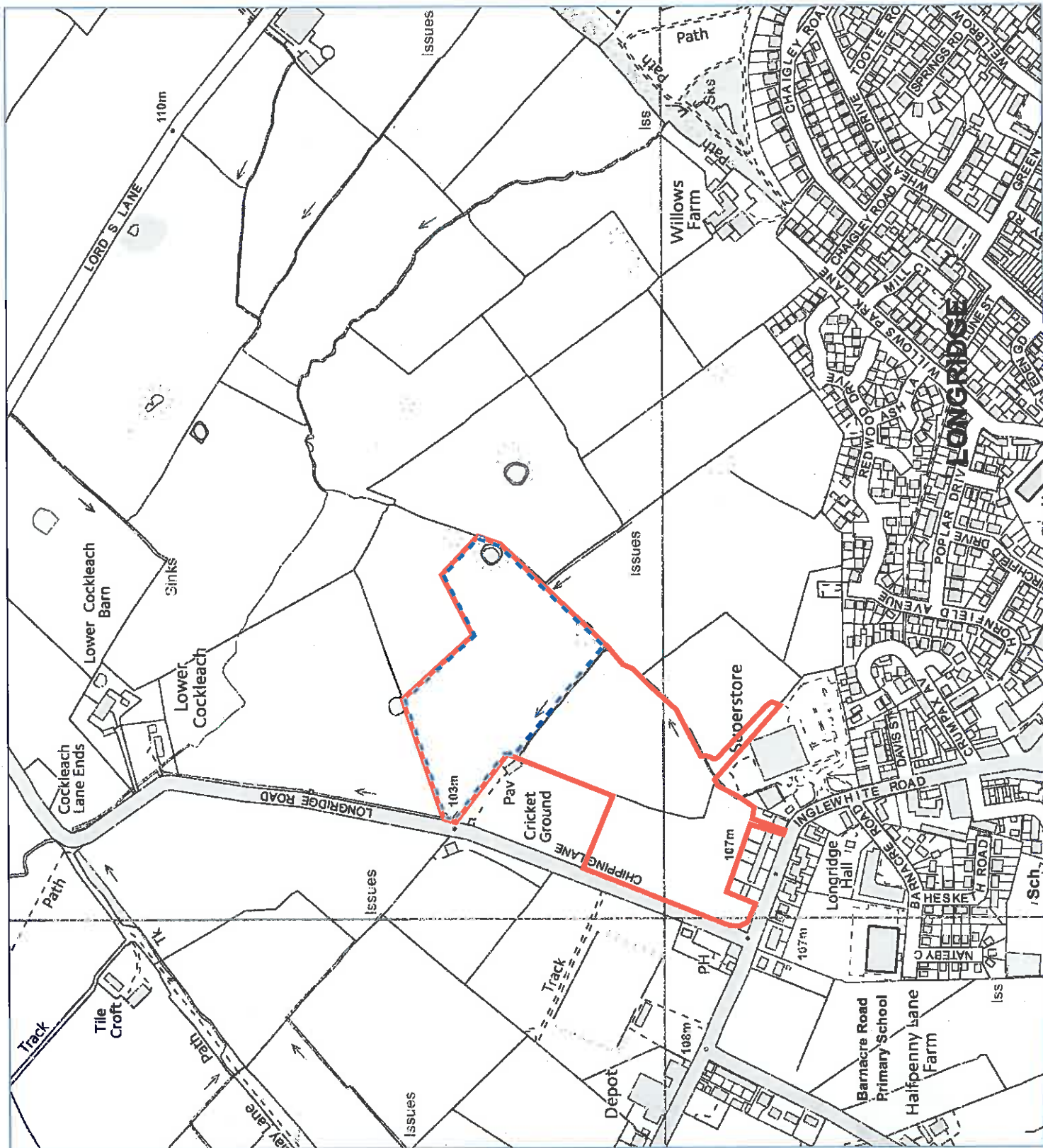
**Photoviewpoints 1 to 16**  
(2001/P20 April 2014)



**KEY:**

Application Site Boundary

Ecological Mitigation and Enhancement Area



200m

**Project** Bowland Meadows, Land East of Chipping Lane, Longridge

**Drawing Title** Plan 1: Site Location Plan

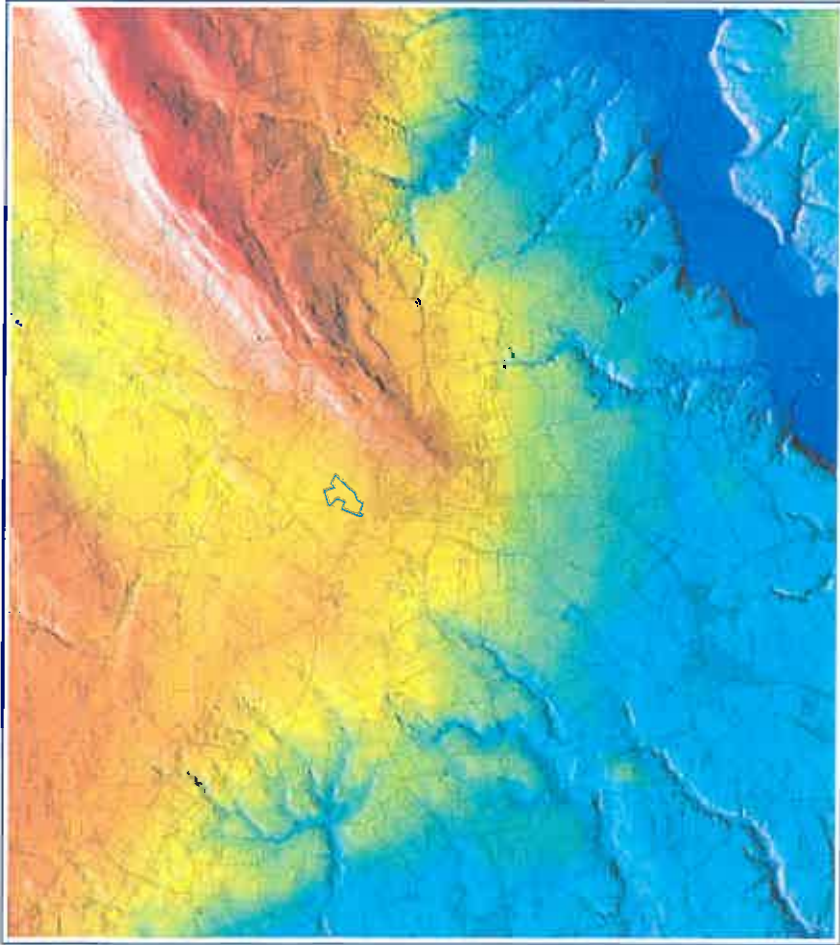
**Scale** As Shown (Approximate)

**Drawing No.** 2001/P06

**Date** April 2014

**Checked** A.J.G.

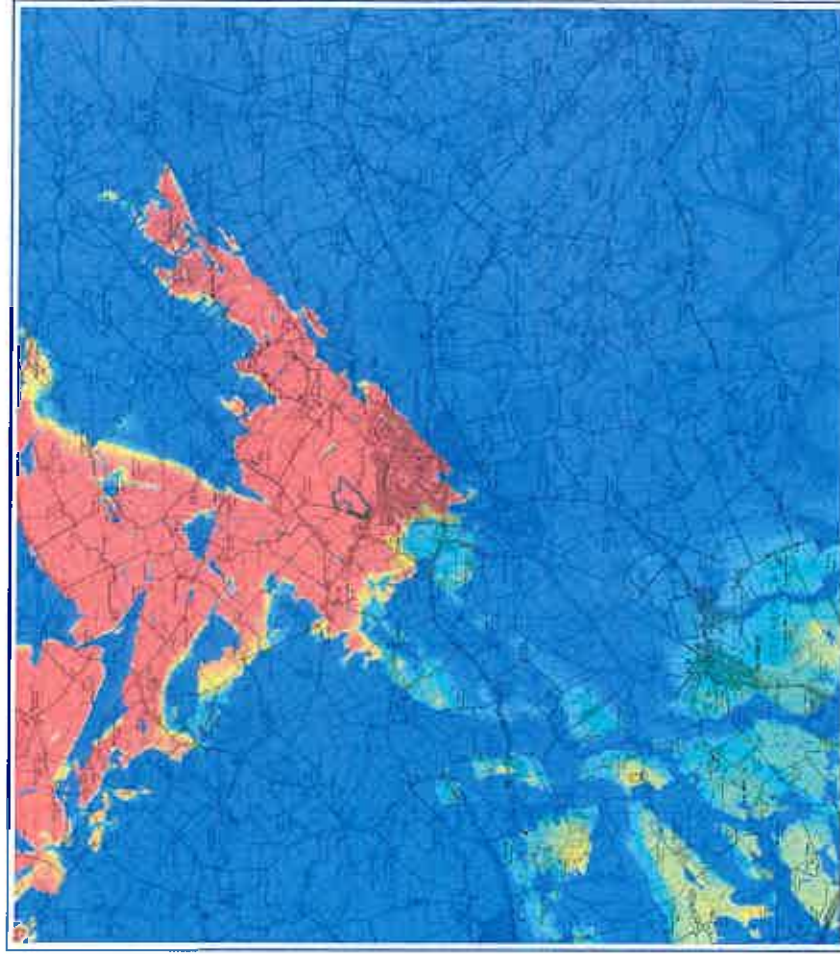
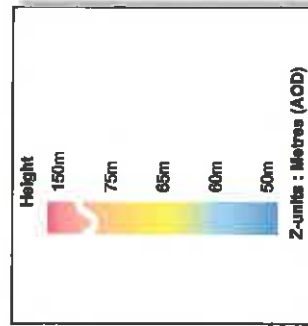




**Source:**  
The plan has been prepared using GIS computer software (MapInfo) and Ordnance Survey landform data, and as such does not take into account built form or vegetation present within the landscape.



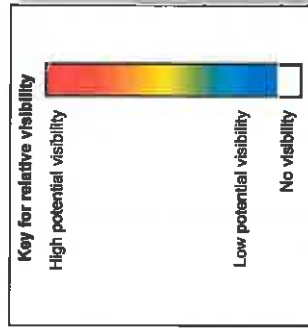
Application Site Boundary



**Source:**  
The Zone of Theoretical Visibility (ZTV) illustrates the extent to which the site as a whole is potentially visible from the surrounding area (1.8m high receptor). The plan has been prepared using GIS computer software (MapInfo) and Ordnance Survey landform data, and as such does not take into account built form or vegetation present within the landscape. Field verification is required to refine the accuracy of the ZTV.



Application Site Boundary



**Project**  
Bowland Meadows, Land East of Chipping Lane, Longridge

**Drawing Title**  
Plan 2: Topography and GIS Zone of Theoretical Visibility of the Site

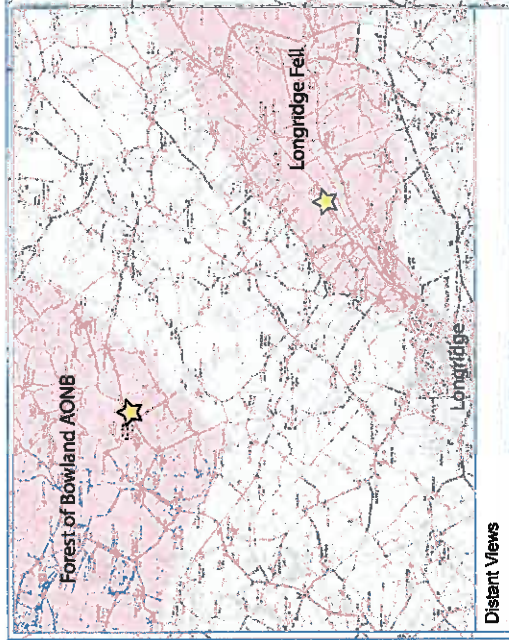
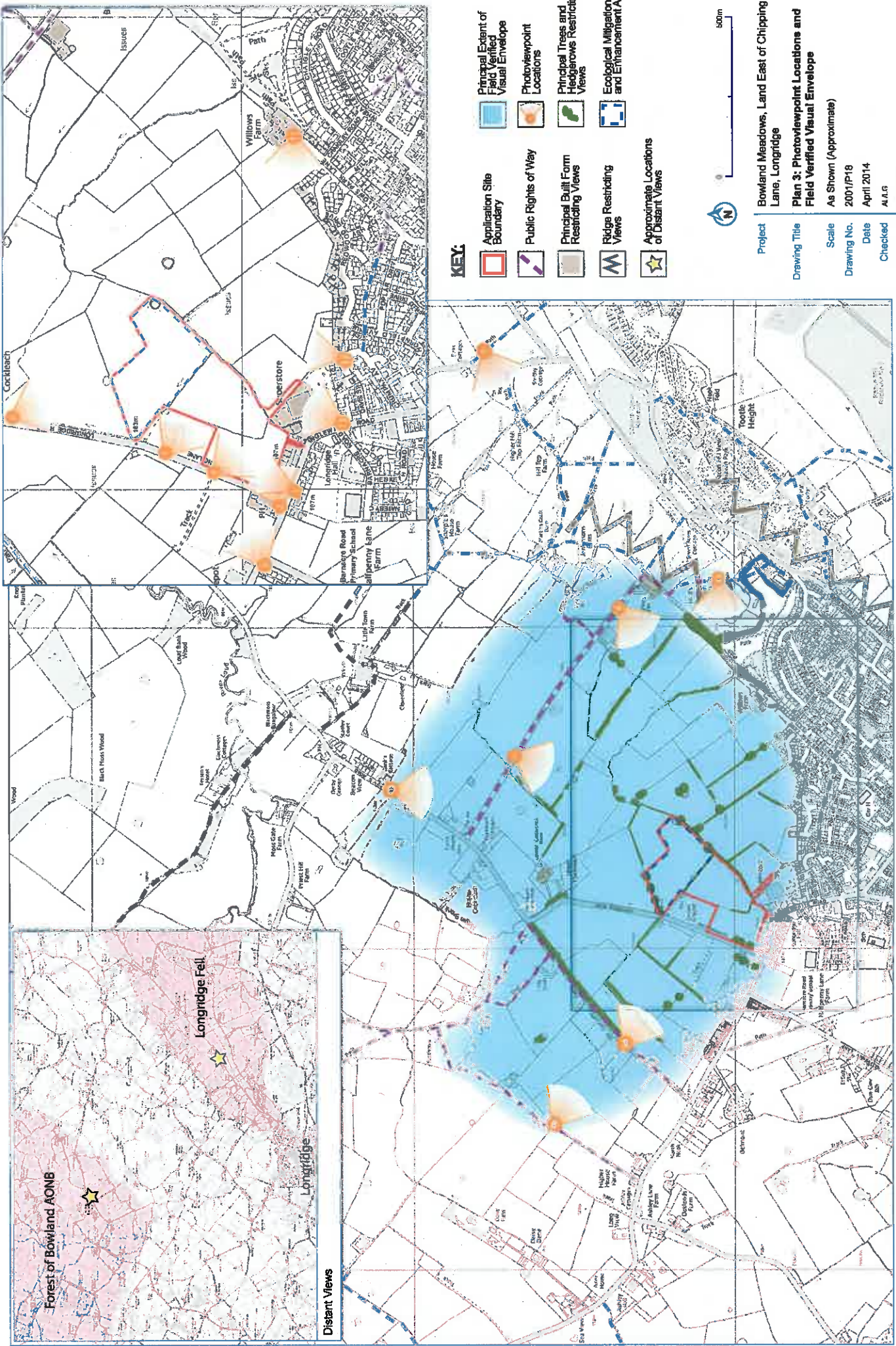
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As Shown (Approximate)

**Drawing No.**  
2001/P08

**Date**  
April 2014

**Checked**  
ALG





**KEY:**

-  Application Site Boundary
-  Public Rights of Way
-  Principal Built Form Restricting Views
-  Ridge Restricting Views
-  Approximate Locations of Distant Views
-  Principal Extent of Field Verified Visual Envelope
-  Photoviewpoint Locations
-  Principal Trees and Hedgerows Restricting Views
-  Ecological Mitigation and Enhancement Area



**Project** Bowland Meadows, Land East of Chipping Lane, Longridge

**Drawing Title** Plan 3: Photoviewpoint Locations and Field Verified Visual Envelope

**Scale** As Shown (Approximate)

**Drawing No.** 2007/IP18









**Date** April 2014

**Checked** A.I.G.





**KEY:**

-  Application Site Boundary
-  Ecological Mitigation and Enhancement Area
-  Public Rights of Way  
*(Data has been plotted from the Lancashire County Council Metro Interactive Map)*
-  Forest of Bowland Area of Outstanding Natural Beauty  
*(Data has been plotted from the Lancashire County Council Metro Interactive Map)*
-  Longridge Conservation Area  
*(Data has been plotted from Ribbles Valley Borough Council's Longridge Conservation area - actual map (January 2012))*
-  Listed Buildings  
*(Data has been plotted from the MAGIC website)*
-  Borough Boundary  
*(Data has been plotted from Ribbles Valley Borough Council's Districtwide Local Plan: Maps)*
-  Main Settlement Boundary  
*(Data has been plotted from Ribbles Valley Borough Council's Districtwide Local Plan: Maps)*



**Project**  
Bowland Meadows, Land East of Chipping Lane, Longridge

**Drawing Title**  
Plan 4: Landscape Planning Context

**Scale**  
As Shown (Approximate)

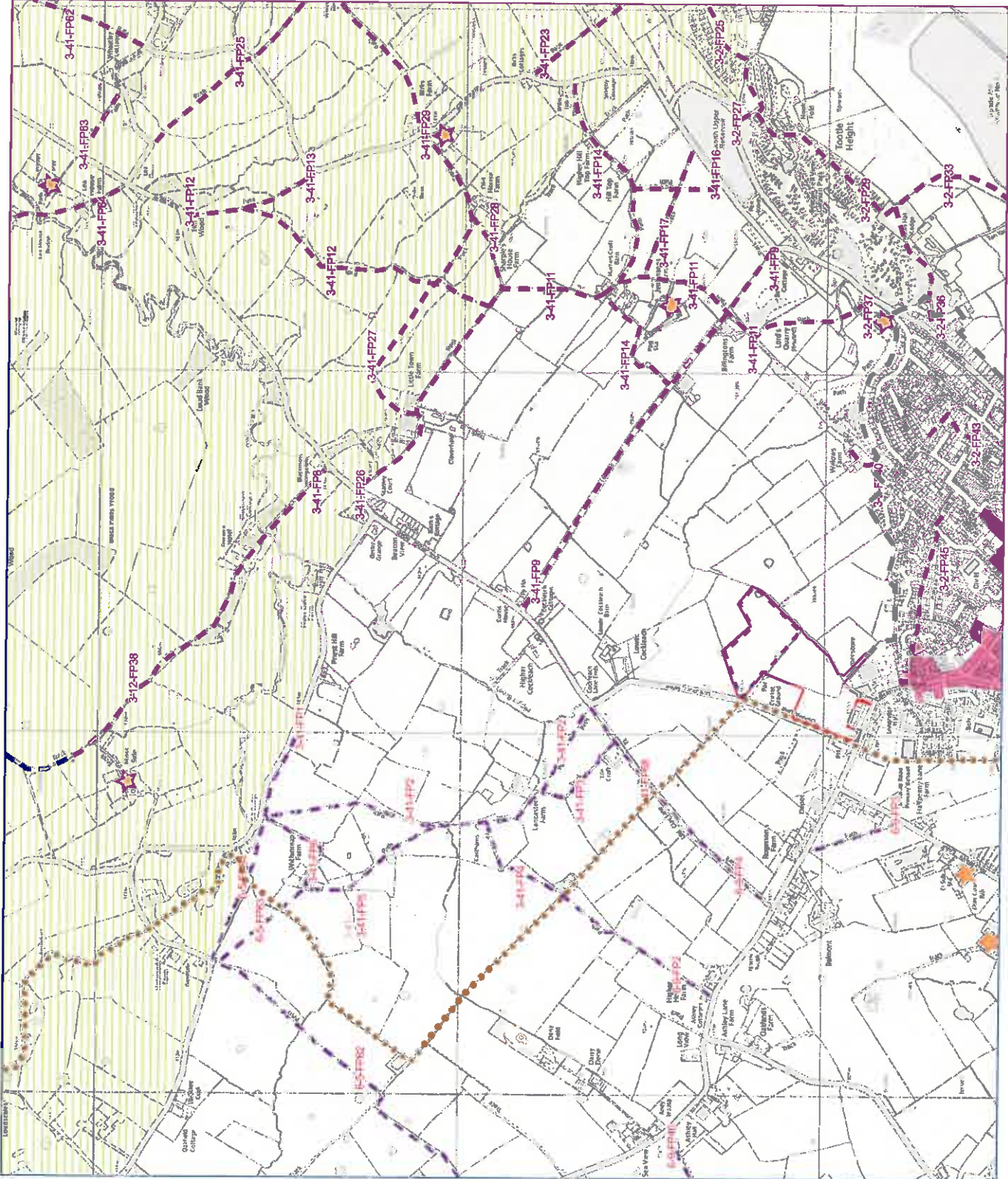
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2001/P19

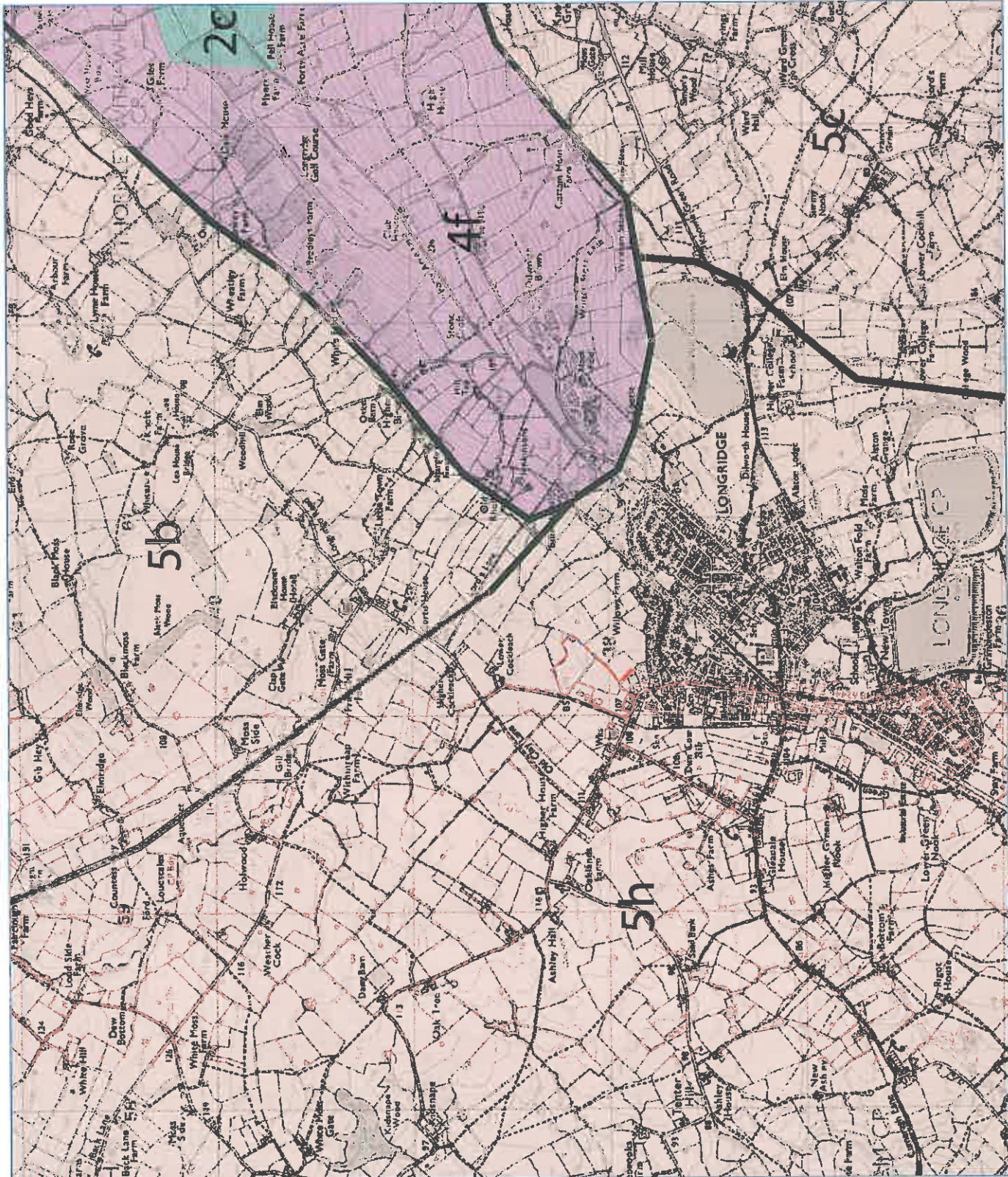
**Date**  
April 2014

**Checked**  
ALLG









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**KEY:**

-  Application Site Boundary
-  Ecological Mitigation and Enhancement Area
- Lancashire County Council Landscape Character Types & Areas**  
 (All Data has been plotted from A Landscape Strategy for Lancashire Landscape Character Assessment)
-  LCT 2: Moorland Hills  
 LCA 2b - Longridge Fell
-  LCT 4: Moorland Fringe  
 LCA 4f - Longridge Fell Fringes
-  LCT 5: Undulating Lowland Farmland  
 LCA 5b - Lower Hoddler and Loud Valley  
 LCA 5c - Lower Ribbles  
 LCA 5h - Gossnargh-Whittingham
-  Approximate Landscape Character Area Boundary



**Project** Bowland Meadows, Land East of Chipping Lane, Longridge

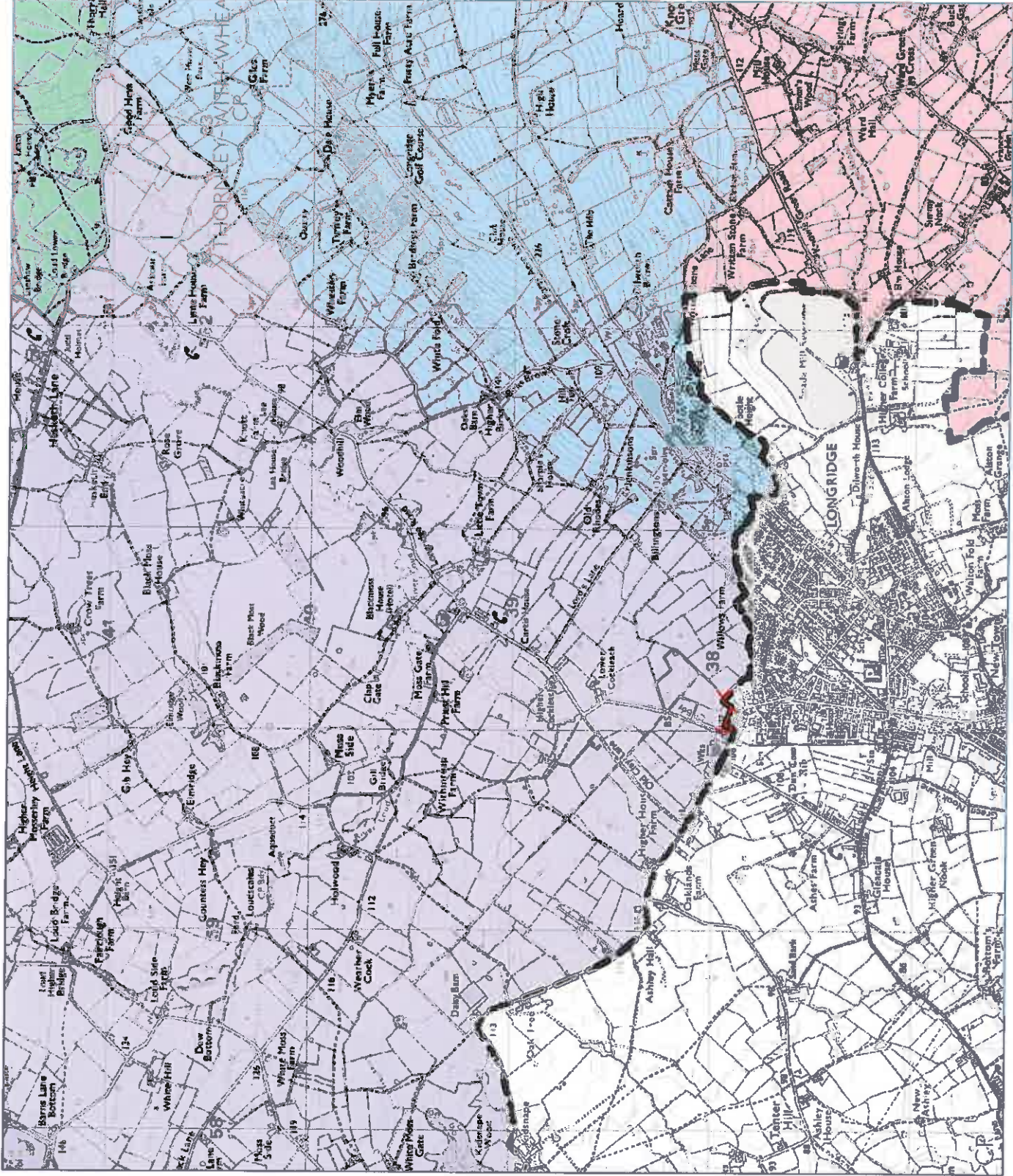
**Drawing Title** Plan 5: Lancashire County Council Landscape Character Types & Areas

**Scale** As Shown (Approximate)

**Drawing No.** 2001/P/16

**Date** April 2014

**Checked** A.J.O.



**KEY:**

Application Site Boundary

Ecological Mitigation and Enhancement Area

**Forest of Bowland Landscape Character Types & Areas**  
*(All Data has been plotted from the Lancashire County Council Mario Interactive Map)*

Landscape Character Assessment Boundary

LCT - D: Undulating Lowland Farmland Settlement Industry  
 LCA - D11: Longridge

LCT - E: Undulating Lowland Farmland  
 LCA - E1: Whitechapel

LCT - F: Undulating Lowland Farmland with Wooded Brooks  
 LCA - F3: New Row

LCT - G: Undulating Lowland Farmland with Parkland  
 LCA - G2: Little Bowland



**Project**  
 Bowland Meadows, Land East of Chipping Lane, Longridge

**Drawing Title**  
 Plan 6: Forest of Bowland Landscape Character Types & Areas

**Scale**  
 As Shown (Approximate)

**Drawing No.**  
 2001/P17








**Date**  
 April 2014

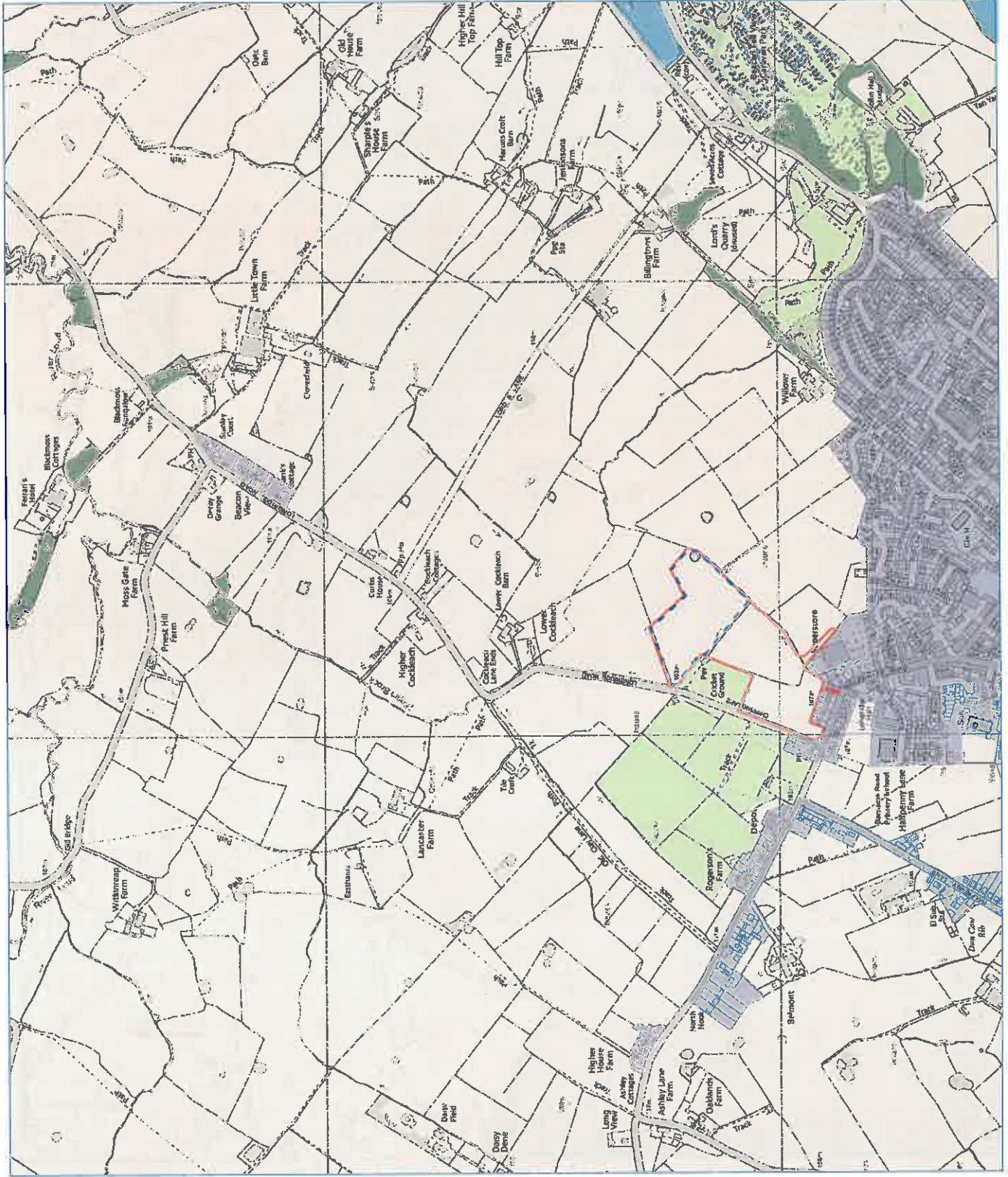
**Checked**  
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**KEY:**

-  Application Site Boundary
-  Ecological Mitigation and Enhancement Area
-  Principal Built Development & Townscape
-  Predominantly Agricultural (including individual farmsteads and isolated rural properties)
-  Open Space, Sport and Leisure Facilities
-  Woodland
-  Reservoirs



**Project** Bowland Meadows, Land East of Chipping Lane, Longridge

**Drawing Title** Plan 7: Existing Land Use

**Scale** As Shown (Approximate)

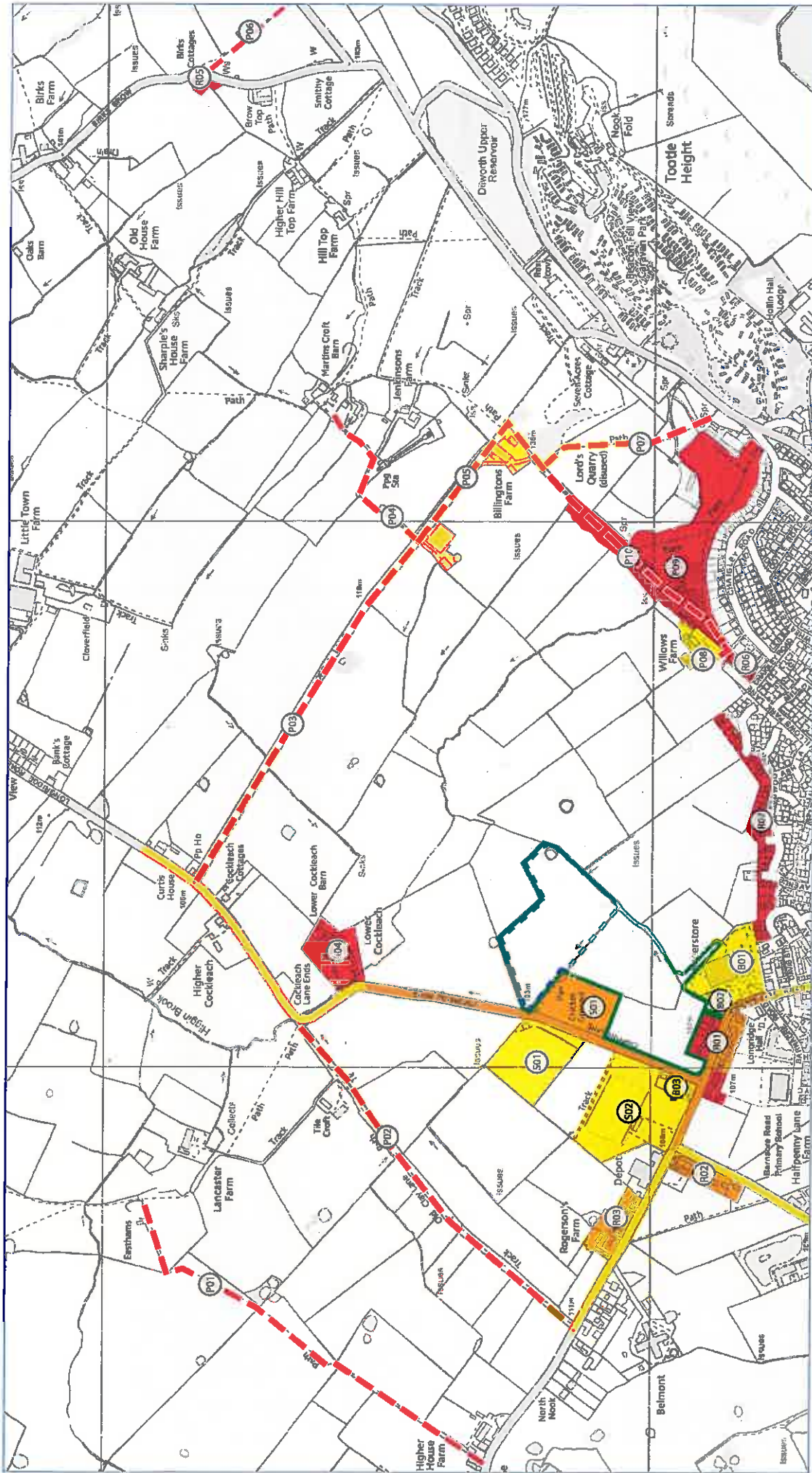
**Drawing No.** 2001/P15

**Date** April 2014

**Checked** A.L.G.



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**Project:** Bowland Meadows, Land East of Chipping Lane, Longridge

**Drawing Title:** Plan 8: Principal Visual Receptor Sensitivity

**Scale:** As Shown (Approximate)

**Drawing No.:** 200/1/P21

**Date:** April 2014

**Checked:** A.L.G.

**KEY:**

- Application Site Boundary
- Ecological Mitigation and Enhancement Area
- Low Sensitivity (Business / commercial properties, users of local roads and agricultural land & farming activities)
- Medium Sensitivity (Non-appropriate tracks, private roads, airways with oblique / larger oblique views & outdoor sports facilities)
- High Sensitivity (Designated recreational areas & private residential dwellings with direct views)
- Receptor Reference

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Photoviewpoint 1: Taken from Ingleshwhite Road at south-western site boundary, facing north.

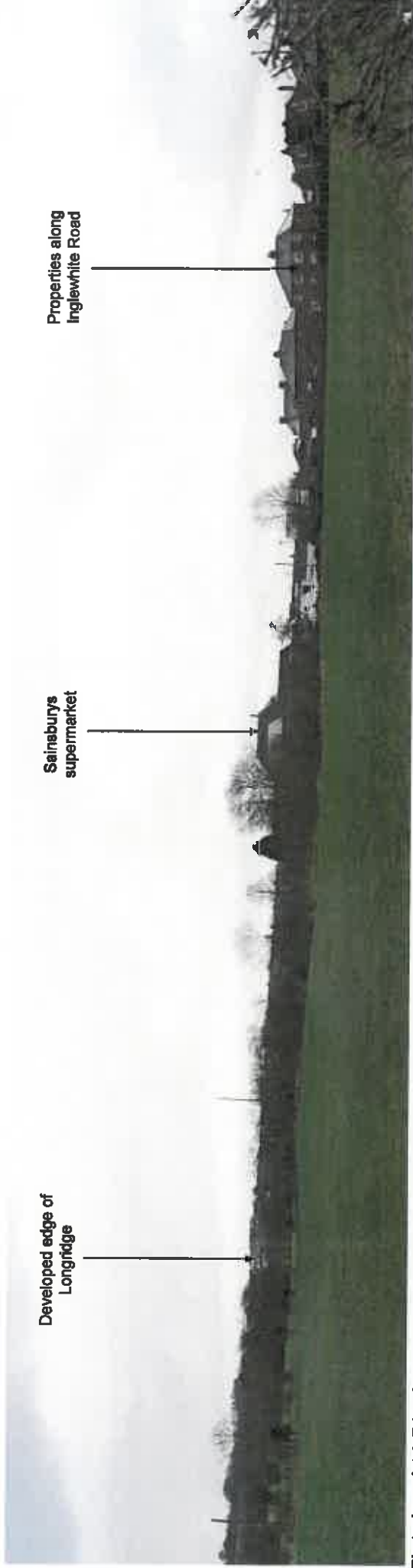


Photoviewpoint 2: Taken from corner of Longridge Road and Ingleshwhite Road at south-western site boundary, facing north east.

**Photoviewpoints 3 and 4**



**Photoviewpoint 3:** Taken from corner of Halpenny Lane and Inglewhite Road, facing north-east, approximately 135m from the western site boundary.

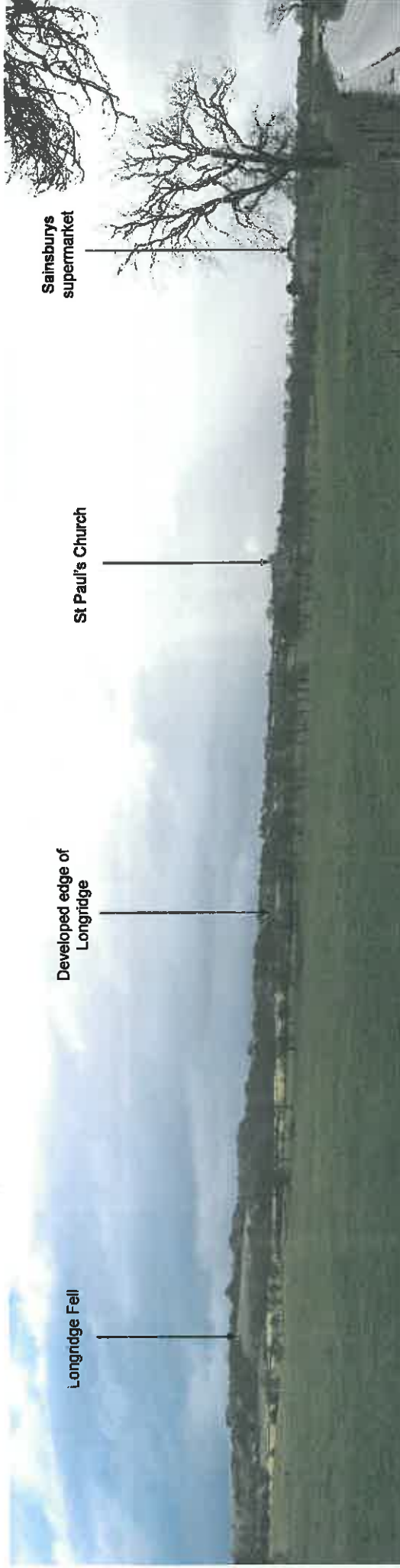


**Photoviewpoint 4:** Taken from a gap in a hedgerow on Chipping Lane, along the western site boundary, facing south-east.

Photoviewpoints 5 and 6

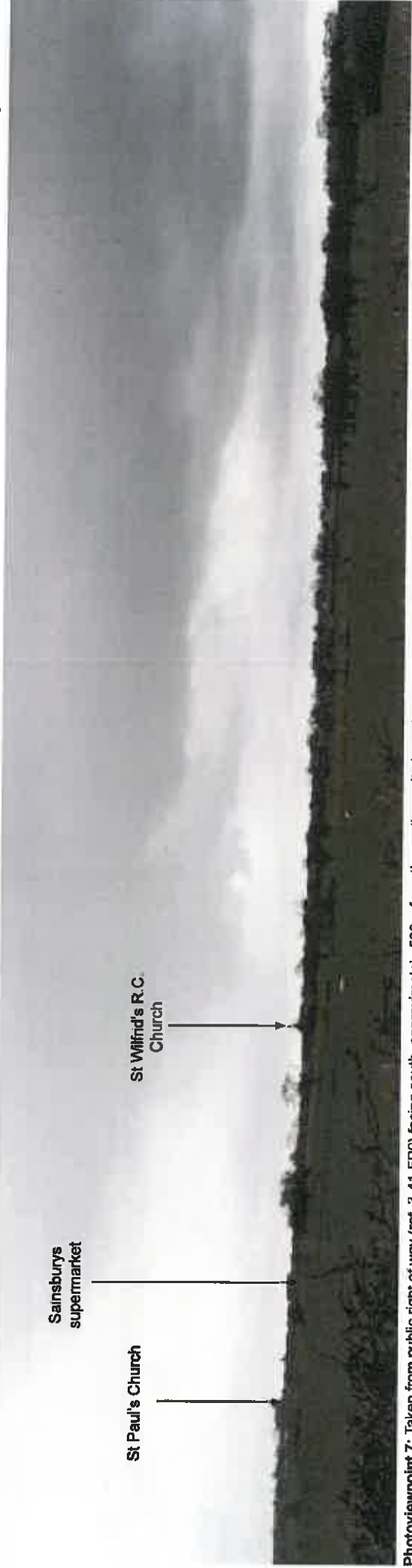


Photoviewpoint 5: Taken from Chipping Lane opposite the cricket ground, facing east.

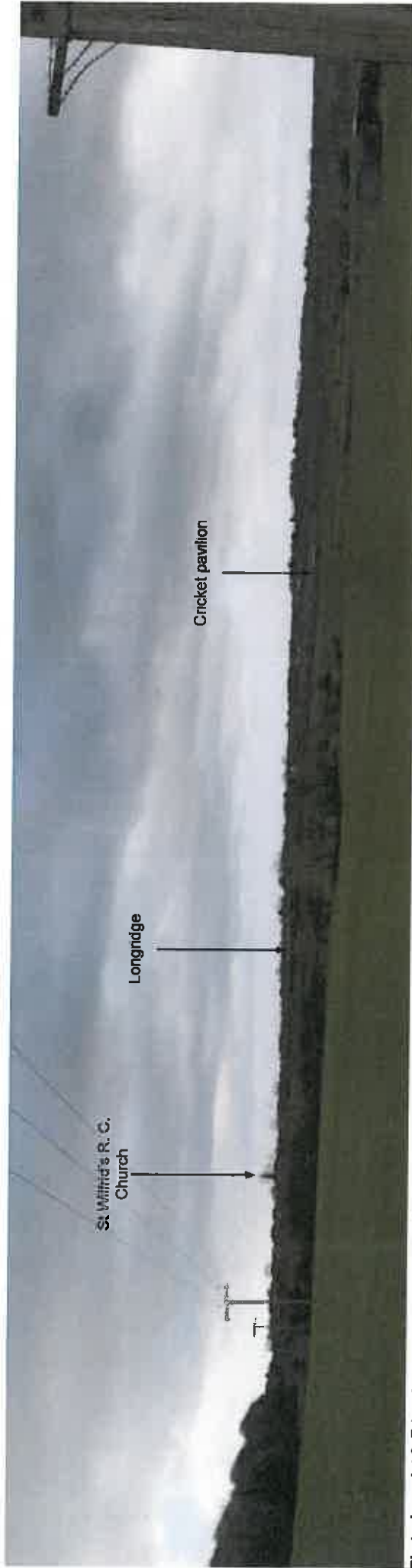


Photoviewpoint 6: Taken from Longridge Road, near Lower Cockleach, facing south-east.

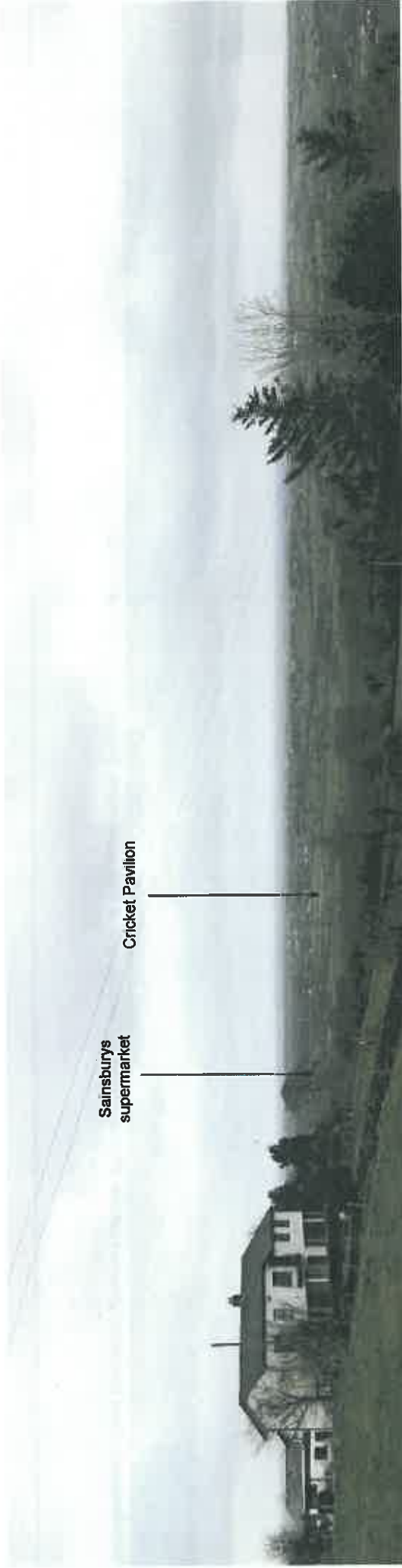




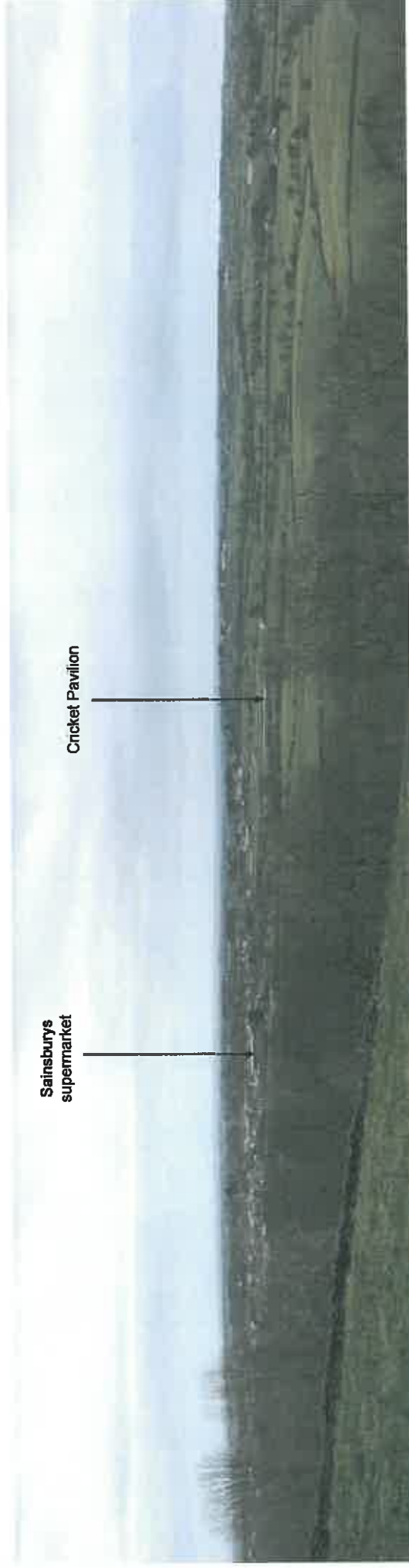
Photoviewpoint 7: Taken from public right of way (ref. 3-41-FP9) facing south, approximately 530m from the northern site boundary.



Photoviewpoint 8: Taken from public right of way (ref. 3-41-FP9) near Billingtons Farm, facing south-west, approximately 670m from the eastern site boundary.



Photoviewpoint 9: Taken from public right of way (ref. 3-41-FP23) facing south-west, approximately 1.5km from the eastern site boundary.



Photoviewpoint 10: Taken from public right of way (ref. 3-41-FP11) facing west, approximately 750m from the eastern site boundary.



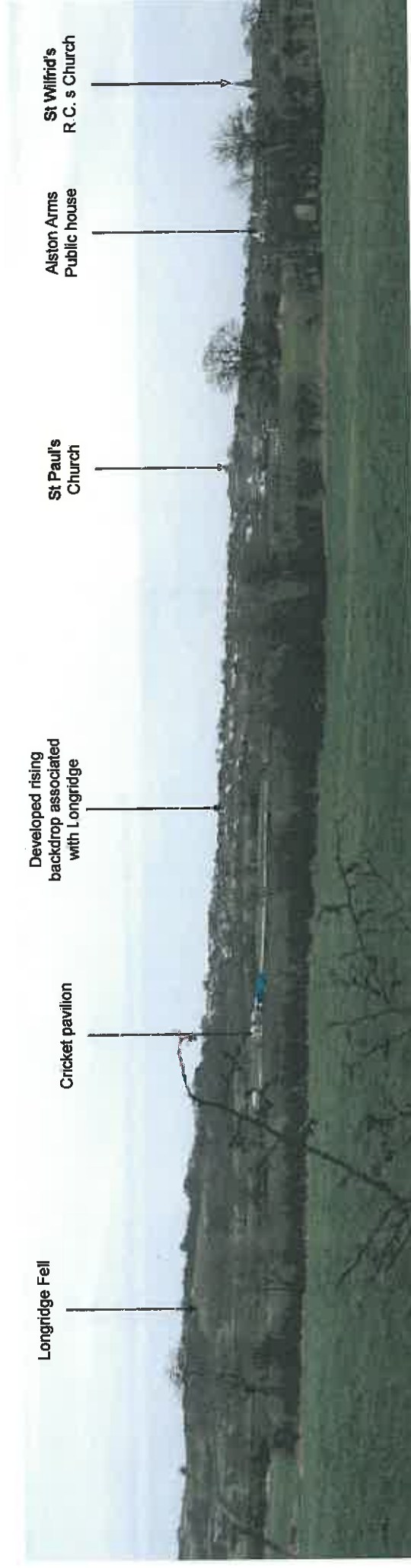
Photoviewpoint 11: Taken from Higher Road, facing north-west, approximately 450m from the eastern site boundary.



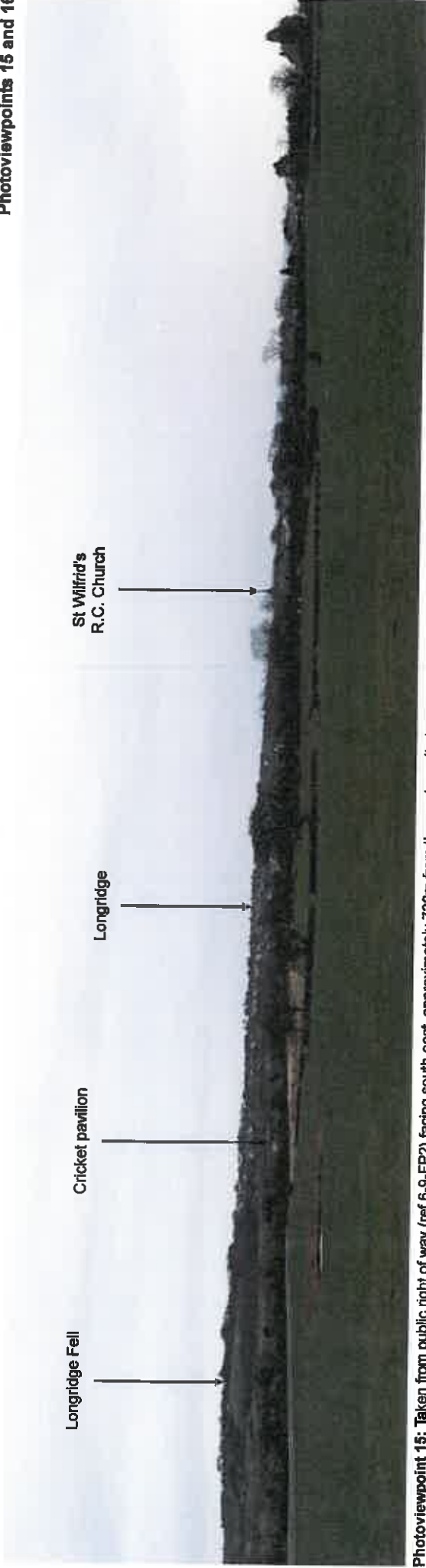
Photoviewpoint 12: Taken from Redwood Drive, facing north, approximately 110m from the eastern site boundary.



Photoviewpoint 13: Taken from Ingleshwhite Road, opposite Barnacre Road, facing north.



Photoviewpoint 14: Taken from public right of way (ref. 6-9-FP4) facing south-east, approximately 425m from the western site boundary.



Photoviewpoint 15: Taken from public right of way (ref.6-9-FP2) facing south-east, approximately 730m from the western site boundary.



Photoviewpoint 16: Taken from Longridge Road at Banks Cottage, facing south.

