

3.4 Physical Landscape Character

20th century set in more expansive gardens. The cemetery and church are located towards the north of the site off Waddington Road. There is a good network of public footpaths in the locality with a footpath crossing the site which is well used and allow access to the wider countryside. A brook crossing the site in a roughly central location. Beyond the site to the north and north west is the deep channel of the River Ribble with Waddow Hall manor House on the far side. The site is visually enclosed when viewed from the north towards the town with boundary hedgerows and trees. Views towards the north are more expansive with open vistas to the rising landscape of the Bowland Fell and Longridge Fell.

3.4.3 Visual Amenity and Potential Receptors

The site currently offers a degree of visual amenity by virtue of its rural nature and landscape features and provides a screening element to the town on this edge and allows views and connection to the wider countryside beyond to the north. Users of the footpath and residents from housing close to the site are more affected by this amenity values than those viewing the site from longer distances. People visiting the Castle also observe the site from an elevated position but can also enjoy views over much greater distances beyond the context of the proposed development site.

3.5 Existing Topography

The site slopes gently from East to West with highest part of the site adjacent to Milton Avenue.

Diagram 3.2.1 illustrates the topography of the site, sloping from around 80.66m AOD at the Northern end of the site, to a lower 72.0m AOD to the West.

This approximate 8m change in level across the site is relatively imperceptible. Full details of both the Utilities and Flood Risk for the site can be found in the Environmental Statement and Flood Risk Assessment.

KEY



3.0 The Context

3.6 Trees

3.6 Trees

The general quality of the trees on site and on land immediately adjacent to its boundaries has been appraised in accordance with British Standard 'BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations'. The locations and basic information regarding the general quality of the subject trees are shown on the Plan at page 32.

As detailed on the plan, 35 individual trees, five groups of trees and eight hedges were appraised. Most of the trees are of native deciduous species including Ash, Common Alder and Goat Willow and the majority are early-mature to mature in age and moderate to moderately large in size. The trees mainly stand as individuals scattered throughout the site, although there are also several small groups. They are visible from various neighbouring properties and public vantage points and, overall, confer a moderate visual amenity in the local landscape.

The trees' structural and physiological condition, and hence their quality, is variable. As detailed on the plan four trees were allocated high retention values, 13 trees and one group were allocated moderate retention values, ten trees, four groups and the eight hedges were allocated low retention values, and eight trees were classed as being unsuitable for retention in their current form. In addition, five trees and one group were allocated 'U' category grades and are therefore unsuitable for retention.

All the surveyed trees and hedges are, to varying extents, visible from neighbouring properties and/or public vantage points, and the overall visual amenity that those located within the site boundaries confer is considered to be moderate.

An initial evaluation of the Illustrative Masterplan against the tree constraints information has indicated that development of the site, as shown, is projected to require the removal of five moderate quality trees, three low quality, three low quality groups, along with segments of a moderate quality hedge.

Nonetheless, it is also apparent that the proposal as it stands includes the provision and the ability to retain a large percentage of the trees and hedges and incorporate them into areas of public open space or suitably sizeable gardens.

Any subsequent detailed development proposals should therefore include adequate provision for the incorporation of trees and hedges into the design, and that sufficient detail, in accordance with current Government guidance regarding the specifics of how these trees are to be retained and protected successfully, is included in support of any further application.

Although implementation of the development will necessitate the removal of a number of trees, it is evident that extensive new tree planting can be provided as part of the development's landscaping strategy which, over the long-term, is projected to have a significantly and positive effect on the overall sustainability of the site's tree cover.

Specific tree planting requirements in this respect can be conditioned to a planning permission.

3.7 Ecology/Environmental

An Extended Phase 1 Habitat survey (JNCC 2010) was carried out at the site in 2012. This assessed features of ecological significance, including an assessment for the presence of protected species within the application area.

The site consists of fields largely grazed by livestock and used for silage. The fields are bordered by hedgerows and scattered trees. A stream runs through the centre of the site and a drain forms the north-western boundary. A derelict two storey stone barn at the eastern margin is the only built structure and no ponds are within 250m of the site.

Further surveys were completed in 2013 and 2014 to verify the results of the initial survey, respond to questions raised during the 2013 planning appeal and assess the value of the ecological resources presently on site. It was concluded:

- The habitat survey showed that the site predominantly comprises species-poor semi-improved grassland.
- A bat activity survey of the stone barn in 2012 and repeated in 2014 found no evidence of use as a bat roost although it is being visited by common pipistrelle and other bat species for foraging.
- The watercourse bordering the north-western boundary of the site was considered to have moderate suitability for water vole and otter. However, subsequent surveys found no evidence of water vole or of residence by otter.
- Hedgerows and standard trees at the site represent a valuable ecological feature providing feeding and nesting opportunities for birds and linkage with the wider surrounding countryside.
- The majority of hedgerows are species-poor although two hedgerows on the southern boundary were found to be species-rich and would possibly qualify as 'Important' under the Hedgerow Regulations 1997.
- Overall, the site is assessed to be of 'local' value for habitats and species and of low value in the wider landscape context.

Features of ecological value are to be retained as part of the Masterplan. This includes hedgerows, trees and the watercourse, all of which will be improved as part of the mitigation and ecological enhancement incorporated in the Masterplan.

3.8 Archaeology

3.8.1 Project Background

In advance of submitting a planning application for a housing development comprising 275 dwellings on a 9.2ha site at Waddow View, Clitheroe, Lancashire, Archaeological Research Services Ltd

(ARS Ltd) consulted the Planning Officer (Archaeology) with the Lancashire Archaeology Planning Advisory Service concerning pre-determination archaeological evaluation of the site. A report produced in 2007 on Aggregate Extraction in the Lower Ribble Valley by Oxford Archaeology North/Liverpool University identifies this area of the Ribble Valley as having a high/medium potential for archaeological deposits dating to the prehistoric period. As a consequence of this report and in accordance with the National Planning Policy Framework (NPPF) paragraphs 128 (see section 2.1 below), the Planning Officer (Archaeology) stated that it was necessary to undertake a field evaluation consisting of a programme of geophysical survey and trenching in order to ascertain the significance of any below-ground archaeological remains that might survive and provide appropriate information for determining the proposed planning application.

3.8.2 Policy Context National

The key Policy affecting how heritage assets should be treated within the planning process is given in the National Planning Policy Framework (NPPF) paragraphs 126-141. In section 12 the NPPF addresses conserving and enhancing the historic environment. Paragraph 128 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation

Local

The Ribble Valley Borough Council's Core Strategy 2008-2028: A Local plan for Ribble Valley Districtwide Local Plan (approved by the Council August 2012) contains a specific objective (3.11):

"Respect, protect and enhance the high quality environment and biodiversity in the borough". This states that protection, enhancement of conservation of Local Nature Reserves, Sites of Special Scientific Interest (SSSI) and Biological Heritage Sites, along with designated heritage assets and nationally important but unidentified arch

3.8.3 Baseline Conditions Previous work

The report on Aggregate Extraction in the Lower Ribble Valley undertaken by Oxford Archaeology North/Liverpool University of the Ribble Valley in 2007 (see section 1 above) is the only known



3.8 Archaeology

archaeological investigation to have taken place on and in the vicinity of the site prior to September 2012. Consultation with the Planning Officer (Archaeology) suggested that further desk-based assessment was unlikely to produce any further information on the significance of the site's heritage assets but that a programme of field evaluation consisting of a geophysical survey and trenching would be appropriate.

Field evaluation

In accordance with a Written Scheme of Investigation agreed with the Planning Officer (Archaeology), ARS Ltd undertook a geophysical survey of 40% of the site on 13th-14th September 2012. The survey detected a small number of magnetic anomalies on the site, some of which could relate to below-ground archaeological features. Subsequent consultation with the Planning Officer (Archaeology) resulted in the excavation and recording of a series of trenches to ascertain the nature of these anomalies and to test if any archaeological deposits might survive in the parts of the site not covered by the survey. The trenches were excavated by ARS Ltd in December 2012 and the only surviving below-ground remains encountered were 19th-20th centuries' drainage features of no archaeological significance.

Mitigation Measures

Within the proposed development area, archaeological investigations to date have not identified any remains of archaeological significance. The Planning Officer (Archaeology) has indicated that the entire site is not of archaeological interest. Thus no mitigation is required.

3.9 Drainage and Sewerage

A Utilities Assessment has been undertaken by Betts Associates to identify the existing service provision on the vicinity of the site and identify potential infrastructure constraints and proposed solutions.

There are currently no dedicated surface water drains serving the site, but a viable surface water solution to serve the development can be delivered.

3.10 Flood Risk/ Drainage

The Flood Risk Assessment was prepared to support a planning application for the construction of a residential development complete with estate roads, external works, footpaths, car parking, external lighting, landscaping, boundary walls, fencing, external services and drainage.

The site is in an area identified as having a 'low' probability of flooding on the Environment Agency Flood Map and is located in Flood Zone 1. The NPPF requires that planning applications for development proposals of 1 hectare or greater in Flood Zone 1 should be accompanied by a Flood Risk Assessment. The residential nature of the development proposals means the classification of the site is 'more vulnerable' from the NPPF Table 2.

The Flood Risk Assessment has reviewed all sources of flood risk to both the proposed development and to the existing adjacent development as a result of the proposals, including; fluvial, tidal, pluvial, groundwater, sewers and flooding from artificial sources. An Internet based search for flooding events did not recall any historical flooding in the immediate site area.

The small watercourse crossing site was hydraulically modelled to confirm it posed no significant flood risk to the development area in accordance with the Environment Agency's requirements.

Local residents have highlighted an existing highway drainage issue where Waddington Road passes under the Railway, although this presents little risk to the proposed development there is potentially scope to assist in alleviating this offsite issue as part of the development proposals, however viability will require additional investigation and detailed design.

In light of the relatively low flood risk from all of the sources reviewed the principle focus of the Flood Risk Assessment is on the effective management of surface water drainage. The primary option for surface water disposal is via infiltration, if discharge of the surface water via infiltration is not viable and discharge is proposed to the watercourse bisecting site then flows will need to be restricted to the mean annual peak rate of surface water run-off Q_{Bar} , calculated to be 33l/s and agreed with the Environment Agency.

Foul water flows are to be discharged to the combined public sewer crossing the southern corner of site as discussed and agreed with United Utilities. Any private drainage systems crossing the proposed development area need to be catered for within the development proposals.

The Flood Risk Assessment has been prepared in consultation with the Environment Agency and incorporates their comments where possible.





4.0 Design Influences



4

4.0 Design Influences

4.1 Landscape Assessment

4.1 Landscape Assessment

4.1.1 Background and Methodology

The site has been assessed in terms of the landscape, visual and character impacts of the proposed residential development on the existing site and the surrounding area. It has been carried out in general accordance with the recommendations contained within the 'The Guidelines for Landscape and Visual Impact' 2nd Edition published jointly in 2002 by The Landscape Institute and The Institute of Environmental Management and Assessment. In carrying out the study, the site and the surrounding environment were visited and a desk top study undertaken. A photographic survey of the sites was made from public viewpoints and receptor points using a camera lens generally equivalent to the focal length of the human eye. The baseline condition of the site has therefore been established and an assessment of the positive and negative impacts in terms of landscape, visual effects and landscape character has been made.

4.1.2 Landscape Context and Townscape Character

The town of Clitheroe is a planned nucleated settlement situated on a triangle of land in the lower Ribblesdale between the River Ribble to the west and the Mearley Brook to the east at NGR SD 444 418 (centred). The historic core of the town is centred on the high point of a limestone reef knoll where the castle and surrounding gardens are located within a Conservation Area with later residential and commercial development in industrial and modern times spreading south-west and north-east along the communication arteries of the High street and the railway line, and towards the A59 which bypasses the town to the south-east. The knoll forms a small highpoint in a landscape of gently undulating drumlins, with the castle at a height of around 117m aOD. The land falls away gently to the west and the River Ribble, to a height of around 59m AOD at Low Moor and Brungerley Bridge. East of Clitheroe, the countryside rises sharply, to a height of around 110m AOD on the eastern edge of the urban area, placing Clitheroe on the lowland fringes of Pendle Hill, which overlooks and dominates the entire area some 5 kilometres to the east. The reef knolls and drumlins are characteristic of the area of rolling, undulating landscape within the broad valley of the River Ribble, contrasting with the open moorland and fell of Pendle Hill approximately 7 kilometres to the south-east and the Bowland Fells to the north. The valley is mainly pastoral in character, with small to medium sized fields bounded by hedgerows and with mature hedgerow trees, creating a sense of intimacy in contrast to the surrounding fells.

A Strategy for Lancashire: Landscape Character Assessment published by Lancashire County Council and the former Countryside Agency in 2000 places the area with Landscape Character Type 5e, 'Undulating Lowland Farmland' and describes the area as being particularly well settled with good communication routes along the Ribble Valley (railway and A59). It also refers to the communication network as encouraging built development and industry with the large cement works to the immediate north of Clitheroe, being a prominent

visual landmark for miles around.

4.1.3 Landscape Character and Policy Issues

There are no statutory or local landscape designations applicable to the site with the land lying outside but abutting the urban boundary as defined on the Proposal Map of the Ribble Valley District Wide Local Plan, adopted in June 1998. The site is subject to Policy ENV 3, Open Countryside (proposed replacement by EN2 and DME2 in the draft Core Strategy) and G5 Development outside the main settlement (proposed replacement by DS1 and DMG2 in the draft Core Strategy). To the north, south and south east of Clitheroe and the Ribble Valley the land is designated as an Area of Outstanding Natural Beauty (AONB). This is a nationally protected landscape managed by a partnership of landowners, farmers, voluntary organisations, wildlife groups, recreation groups, local councils and government agencies, who work to protect, conserve and enhance the natural and cultural heritage of this special areas. Clitheroe itself benefits from the beauty of the surrounding landscape and with most of the town enjoying the views of the surrounding undulating landscape and fells.

The site itself is currently pastoral in character with small sized fields visually divided by hedgerows and limited mature trees. It relates to the wider countryside landscape towards the northern boundary but is influenced by strong urbanizing features to the south, east and north east, particularly residential buildings from the late nineteenth century to modern times and Waddington Road where the easterly field boundary meets the main road. To the north east and north the character is influenced by 'urban fringe' features where the landscape interfaces more subtly with urban features.

It should be noted that the Inspector's report on the Appeal decision (APP/T2350/A/13/2194601, dated 23rd January 2014) to the previous application for residential development on the site commented on the potential harm to the surrounding countryside. Para. 300 states:

"As for the other material circumstances, the one relied on by the Council in the reason for refusal was the harm to the rural landscape. However, the appeal site has no special designation and, while there would be some harm, there is acceptance that some countryside around Clitheroe would be forfeit. Inevitably, this means that the boundaries of the Town will need to be revised. Put, briefly, the modest harm to the countryside landscape, its usage and public and private views thereof do not constitute a cogent reason for dismissing this appeal."

4.1.4 Site Description and Baseline Environs

The site located directly adjacent the urban boundary of Clitheroe on the north western side. It is gently undulating with a rise from the northern boundary towards the urban settlement of approximately 3 metres. The site is accessed by agricultural vehicles from Back Commons on the southern boundary and from the western corner and eastern boundary off Waddington Road. Residential housing directly abuts the site to the north and south with a parcel of land to the east which has

the benefit of planning permission for residential use. (This land parcel is within the urban settlement boundary). Housing to the north east is older stone terraced property built between 1860 and 1914 together with a cul-de-sac (Brungerley Avenue) of semi-detached properties built in the intermediate post war years. Towards the southern side of the site residential housing of the late 20th Century is more dominant with larger detached properties in spacious gardens overlooking the site (Back Commons).

The cemetery and older burial ground are located towards the north of the site (Waddington Road) with a small field used as horse and poultry pasture forming an intervening land parcel. The burial ground associated with the building structure is a graveyard of older burials with the larger separate cemetery on the opposite side of Waddington Road set out for more recent internments and memorial stones. A recent extension to the south west of the cemetery has provided for green burial and is generally more landscaped to the boundaries with trees and shrubs. A further extension to the south east now extends the cemetery to abut the proposed development site along approximately half the length of the north western boundary. top the boundaries of the site. A footpath follows the boundary of the cemetery and connects into the wider footpath network following the course of the river channel. The cemetery is proposed for a further extension to the west. Across two adjoining fields.

Land beyond the site to the north and north west is pastoral with a slight rise in the landscape before falling steeply toward the river channel. The river itself is located in a deep gorge and is overlooked on the far side by Waddow Hall. This is a large stone built manor house of the 17th Century set in spacious well landscape ground with rolling lawns. The house is currently used for Girl Guide camping and outdoor activities and as a conference centre.

The site is accessible to the public by a public footpath which bisects the site from north west to south east. This footpath allows access from the town to the wider countryside beyond and was observed as being used by local walkers, dog owners and people taking longer walks beyond the town environs.

Internally, the site is visually enclosed when viewed from the north towards the town with boundary and internal hedgerows and trees to the boundaries providing visual interruption along field boundaries. Trees are generally mature native specimens forming lines of vegetation. Views towards the north are more expansive with open vistas to the rising landscape of the Bowland Fells and Longridge Fell.

4.1.5 Visual Amenity

The topography of the site, the rural nature and the trees and hedgerows provide filtered screening of the lower levels of the existing townscape when viewed from the north and north west and also screens the site form Waddington Roads on the north east side. Rising ground between the river channel and the site itself precludes inter-visibility



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4.1 Landscape Assessment

from close views. The more open nature of the landscape to the north beyond the river is such, however, that intermittent middle distance views are possible. Longer distance views from Longridge Fell are so distant as to render the site indeterminable within the general features of the Clitheroe town.

4.1.6 Access and Potential Visual Receptors

The site is accessed by a well used public footpath with additional footpaths along the northern and south western boundaries. A number of residential properties overlook the site which are situated within the edges of the current urban settlement boundary, particularly those on Back Common and at the cul-de-sac end of Brungerley Avenue on the north side. People visiting the cemetery and older burial grounds will have some intermittent views of the site although this is filtered by fairly dense vegetation and trees within the grounds and on the boundary to the site along Waddington Road. Visitors to the cemetery are generally tending graves and less inclined to observe the wider landscape. Views from the publicly accessible Castle 'balconies' enjoy views over 360 degrees in all directions given the elevated location of the monument in the centre of the town. Views of the site and the wider landscape of the Fells beyond are clearly visible from this location.

An assessment of the potential impacts of the construction phase have been based on the proposals put forward in the indicative masterplan put forward by Green Sky Architecture. This has been a landscape led masterplan built upon the landscape physical attributes, landscape character assessment and potential views into and out of the site. It is important to note that some of the impacts during the operational phase would be temporary in nature. The predicted impacts are as follows:

4.1.7 Construction Phase - Predicted Landscape Effects/Impacts

Removal of existing trees and hedgerows and loss of grassland pasture. The proposed development will involve the removal of a limited number of trees internally (approximately 8/9no.). They are Alder and Ash species and assessed as 'average to poor' in terms of their possible retention. Internal hedgerows will be removed to accommodate the built arrangement with the exception of the hedgerow between Back Commons and the existing brook. This hedgerow is identified as an ancient and 'important' hedgerow as defined by the Hedgerow Regulations 1997. All hedgerows are assessed as intact but species poor and generally unmanaged. There should be no impact on hedgerows to the boundaries with the exception of breaking through the very gappy hedge and vegetation off Waddington Road to form the main access and off Kirkmoor Road to create the access point for the bus and pedestrian routes into the proposed development. There is also the opportunity at this access point to increase and enhance pedestrian routes and linkages from Waddington Road to the town centre. The pre-existing footpath which crosses the site will be accommodated within a wide parkland and semi-rural landscaped

environment and will remain on its current alignment. The areas of pasture grassland will be removed to accommodate the development but the existing brook and associated bankside features will be retained. An area of grassland, approximately 20-30 metres in depth, will be retained on the north western boundary where it abuts the open countryside beyond and a large buffer will be retained along the brook alignment and fronting the houses on Back Commons. The existing footpath within the site may be temporarily closed or rerouted during the course of construction.

The total loss of the landscape resource prior to mitigation would be moderate adverse impact in terms of the direct loss of a landscape element. In terms of replacement this could be readily mitigated by extensive new planting on the site, which would also enhance the biodiversity of the site from its current position. But there would also be adverse impact in both visual and character terms as the removal of the vegetation until new planting takes effect, increase prominence of the site with new buildings and infrastructure from certain viewpoints.

A Predicted Visual Impacts

Visual amenity of users of the footpaths and views from adjacent residential properties

Users of the footpaths are considered to be sensitive users. The proposals include the removal of some trees and internal hedgerows, some modification to land levels (considered not significant), rerouting of the existing footpath through the site and the construction of new houses with associated infrastructure. These operations would result in a moderate adverse impact on close distance views from the public footpath network within and around the site. The impact will reduce with distance.

Views from adjacent houses immediately abutting the site will be private views in the context of their own garden surrounds. Visual impact will vary in degrees depending on the alignment of dwellings and the location of windows. Properties which directly overlook the site on Brungerley Avenue, Back Common and Kirkmoor Avenue will be impacted upon by the changes and similarly public views gained directly from Back Common which is closest to the new access construction. These are considered to be moderate to major adverse.

Significant new planting within an appropriately landscape buffer area on the north western boundary, in advance of the main construction phase would reduce the visual impact of the proposed development. Similarly, internal planting associated with the road network, gardens and areas of open space would reduce longer term impacts on sensitive receptors in close up views. All views gained from the north west will be in the context of the existing townscape of Clitheroe and it will not be possible to observe the full extent of any new development other than in close views, as the rise and crest of the land obscures views when approaching from the river. The new buildings are likely to average 7-8 metres in height and will not breach the general height of

the surrounding houses within the urban settlement. The juxtaposition of the houses clusters with intervening new planting and landscaping will serve to integrate the proposals into the adjacent settlement and reduce impact to minor adverse impact.

There will be opportunities to mitigate the visual impact of the building by the choice of materials and colour, which will have immediate effect on the completion of construction prior to any screen planting becoming established. The degree of retention of existing trees and hedgerows to the boundaries is important in assessing the extent of the visual impact on all sensitive receptors, since some of the trees perform a screening function already.

B Views from the Castle

A panoramic view of the site is possible from Clitheroe Castle highest viewing area and, as an historic environment, is considered to be more sensitive in landscape terms. In the context of the overall landscape the site does not take up much of the view and would be a 'sliver' of development set within the edge of the urban settlement. Visitors to the Castle are naturally drawn to the wider landscape of the AONB beyond. However, due to the elevation of the Castle it will not be possible to totally screen the proposed development and its construction would be visible as a middle distance view. The selection of building and roofing materials will give opportunities for mitigation. The impact is considered to be moderate adverse.

C Longer distance views and from other directions

Views from Waddington Road and the cemetery areas are screened by existing intervening vegetation and the field parcels although the construction of the new access has the potential to open up views into the site from Waddington Road to the east of the site. Some views into the approach of the proposed development will be visible from this point and views of the access will be possible from the grounds and approach path to the older burial grounds. Views from longer distance and from the AONBs are severely limited by intervening topography and tall tree vegetation and hedgerows. The site is generally lost to view at approximately 0.25 kilometres distance from the site. Views from Waddow Hall are greatly interrupted by trees within the grounds and from rising land from the river channel. At greater distance from the site and within the AONB areas the site is lost in the general townscape features given its close and tight proximity to the urban settlement. The impact is considered to be minor adverse to negligible at distance.

D Predicted Landscape Character Impacts

The character of the surrounding landscape has two contrasting characters; pastoral and urban townscape. The capacity for the site to absorb the development needs to be viewed in the context of both character types. The proposed temporary change of character due to the construction phase would be of a scale that would be discordance with the surrounding countryside character and without mitigation is



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evaluated as moderate adverse. The proposed development, however, adjacent to existing residential and commercial land within the nucleated town which already has an urbanising impact on the adjacent landscape. Whereas a new development in isolation might be considered to be unacceptable in landscape character terms, this proposed development will be an extension to an existing town scene in an enclave of land which is wrapped around on two sides by existing residential development. Moreover, the parcel of land to the west of the railway car park is the subject of an outline application for residential development which will be directly overlooked by existing properties on Kirkmoor Road, Milton Avenue and Chester Avenue and thus influence the degree of visual impact and instigate a change in landscape character in the short term in this part of the town.

E Mitigation Measures

The construction phase would bring about changes to the landscape and visual amenity. Whilst some of these are inevitable and of a temporary nature it is beneficial to mitigate them where appropriate. Proposed mitigation is likely to include the following:

- The phasing of the site operations such as the advance planting carried out at the earliest opportunity to provide buffers between existing houses and the open countryside.
- The detailed design of features in the context of retention of as much on-site vegetation as possible and the development of a carefully designed primary access with landscape features which reflect the character of the immediate surroundings and land use.
- Appropriate protection and management of existing boundary hedgerows and trees to be undertaken in line with recognised best practice.

4.1.8 Operational Phase

A - Predicted Impacts

For the purposes of the assessment the operational phase is classified as the period when all the new buildings, infrastructure and associated landscape works have been completed. Predicted impacts are likely to be more long term in this phase. The following assessments are based on the consideration of the proposals as a whole, including the new access, the internal road and footpath system, the movement of vehicles within the site and the night time impacts of lighting on the wider landscape.

B - Predicted Visual Amenity Impacts

B1 - Visual amenity of users of the footpaths

Without mitigation the visual impact of the proposals on the public footpaths outside and adjacent to the site would be moderate adverse, though development would be seen in the context of the townscape in views from the northwest. Mitigation measures are therefore required, mainly in the form of new landscape features and areas of open grassland integrated throughout the development. It is also important for the detailing of the new properties and their juxtaposition to be thoroughly addressed to allow opportunities for landscaped areas of open space, pockets of trees and new hedgerow lines to be integrated throughout the development and to prevent the coalescence of built forms in a visual massing. Wide buffer zones of open grassland and planted areas to the

boundaries would also aid in the screening and assimilation of views of the existing townscape. The relationship between the existing footpath within the site and the new development would be a changed experience for users but the footpath is set within a wide vista of landscaping and which will form an amenity feature and a prelude to the open countryside beyond the site.

New landscape planting will grow from planted heights over the years. During the winter months during establishment close views will be possible to a degree through the planting, but it is anticipated that the planting would assimilate views all year round after a 15-20 year period. Overall the long term impact on the users of the local footpath network is evaluated as minor beneficial as the planting would moderate views of the existing properties.

B2 - Visual amenity of views from adjacent residential properties/public roads

The proposed development would have a moderate adverse impact of the visual amenity of receptors from close adjacent properties due to their physical proximity. These views would primarily be a combination of houses, roads and garden areas, although approximately 50% of these receptors would already be viewing residential development on the land off Milton Avenue. Receptors from Waddington Road and the adjacent older burial grounds would see an opening up and the urbanising effect of development of a currently pastoral setting on this part of Waddington Road. This is also considered to have a moderate adverse impact. The impacts would be off set by mitigating landscape and tree planting and sensitive design of the new primary access and it is considered that impact on these receptors would be over the long term minor adverse.

B3 - Visual amenity of views from the Castle

The views from the historic centre of the town would impact on the amenity that the public currently enjoy from this vantage point by the extension of urban features further into the open land beyond the current town edge. However, views from this point would see the new development as a narrow band of building set in the context of urban features to the immediate south side and forming a 'closed edge' to built form as it wraps around to meet with properties along Waddington Road. Mitigation by means of internal tree planting would allow the proposed development to assimilate well with the existing scene, particularly at roofscape level. The impact is considered to be moderate adverse moving towards minor adverse over the longer term as the development is accepted as part of the whole townscape.

C - Night time Impacts

Street lighting and lighting from houses would impact on the amenity of existing receptors to a minor degree. Footpaths are not generally used to the same extent as in daylight hours and views from existing houses are generally inverted as occupiers close their curtains to the darkness. However, a degree of intrusions would exist from the baseline of no lighting which is considered minor adverse. The use of appropriate down lighters to reduce light spillage and the specification of lighting columns to reflect the scale and character of the town would help to mitigate this issue.

D - Cumulative impact

The existing townscape can currently be seen in views from the north and north west. The addition of a further parcel of residential development would not significantly increase the bulking effect of building or have any further impact on the character of the town if the detailing of the built forms is adequately addressed. It is therefore anticipated that there would be a negligible cumulative impact.

E Local Landscape Character

The proposals would involve the building of a new residential area of some 275 houses. Once built and established in the overall landscape scene and with appropriate screening it is considered that it would not adversely impact on the character of the existing wider open countryside beyond its boundaries. Similarly, the proposed development would not adversely impact on the existing townscape of Clitheroe. The impact on local landscape character and of the wider landscape is considered negligible.

F Mitigation Measures

The operational phase would bring about changes to the landscape and visual amenity. Mitigation which is shown illustratively on the Masterplan would allow the development to be more easily assimilated into the landscape. The inclusion of new hedgerow features, hedgerow trees and a strong treescape for the development as a whole will reduce the impacts significantly. Appropriate planting to buffer zones would become effective within a 5-7 year period and reduce perception of both the proposed buildings and ancillary features. It is envisaged that new tree planting would assimilate all views after approximately 15 years. Proposed planting would use native species of a local provenance wherever possible with management and maintenance undertaken to ensure that future viability and quality is retained.

Materials and colours for building would be carefully selected to integrate with the type and character of buildings within the town. Any effects of proposed lighting could be minimised by sensitive location of external lighting and the use of low glare directional lighting design. Proposed landscape trees would also aid in the reduced perception of any light glare.

In terms of enhanced biodiversity the site would benefit positively from this type of development where a vastly increased range of plant species can be introduced for wildlife enhancement. The development of internal wildlife zones and associated wetland areas and attenuation ponds would add to the increased value of the site in ecology terms.

4.1.9 Summary

Clitheroe sits within the lower Ribble valley close to areas of outstanding natural beauty and within the countryside rolling pastoral fringes of Pendle Hill. The town is nucleated settlement with an historic core and a Castle located on an elevated knoll. In modern times the town has developed and spread and offers good communication lines by means of the railway and station and the A59 by pass.

The proposed residential development site lies to the north west of the urban settlement and abuts the settlement boundary and a parcel of land which has outline approval for residential development. The site consists



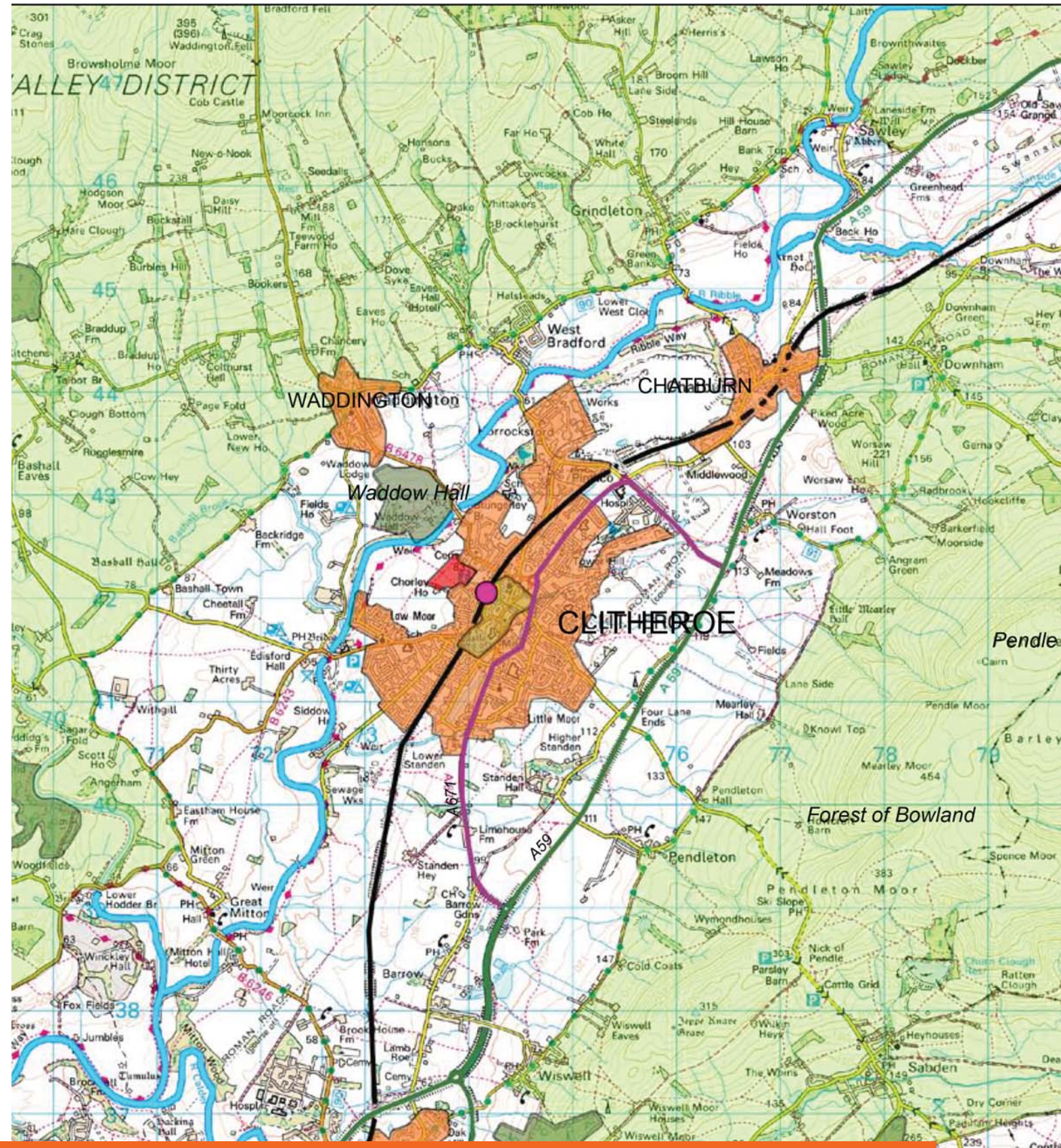
4.0 Design Influences

4.1 Landscape Assessment











of semi improved grazing land with limited internal hedgerows, a brook, a public right of way and surrounding hedgerows with trees.

The proposed development would result in the loss of a number of existing landscape resources but would retain existing boundary hedgerows and trees and the internal brook and its bankside features and the important hedgerow. The proposals would affect the visual amenity of users of the site and from views that are generally at close quarters as seen by walkers using the nearby public footpath network, from existing residential properties rather than longer distances where the proposals are lost in the general townscape of Clitheroe, from the users of a short section of Waddington Road on the east side and from the older burial grounds on the north side of Waddington Road. Both the construction phase and the operational phase would see some changes to the character of the site and these are seen in the context of both the existing townscape and the adjacent countryside.

There are good opportunities to provide mitigation for all the impacts that may be predicted on the landscape and visual amenity of the site and its affect on the adjacent land. The planning of significant landscape buffer areas and the introduction of an integrated landscape and tree planting scheme to the development will serve to integrate the new houses and associated features into the adjacent settlement and provide a significant screen and fringe of landscape against the adjacent countryside. With sensitive choice of building materials and the careful planning of the housing clusters the development will be assimilated into the town and views from more sensitive receptor will be significantly reduced and diminished over time as new landscaping matures. Overall it is considered that the landscape and visual impact will, with mitigation, be minor adverse to negligible/minor beneficial with new landscaping providing an enhance biodiversity within the locality.



Key

-  Area of Outstanding Natural Beauty
-  Woodland/forrest area
-  Settlement boundary
-  Conservation Area
-  River
-  The site
-  Railway Station
-  Secondary Road
-  Primary Road
-  Railway



4.0 Design Influences

4.2 Visual Impact Assessment



Key

-  Viewpoints
-  Site Boundary
-  Residential Development Site with Outline Approval
-  Public Right of Way (PROW)
-  Zone of Visual Influence (ZVI)

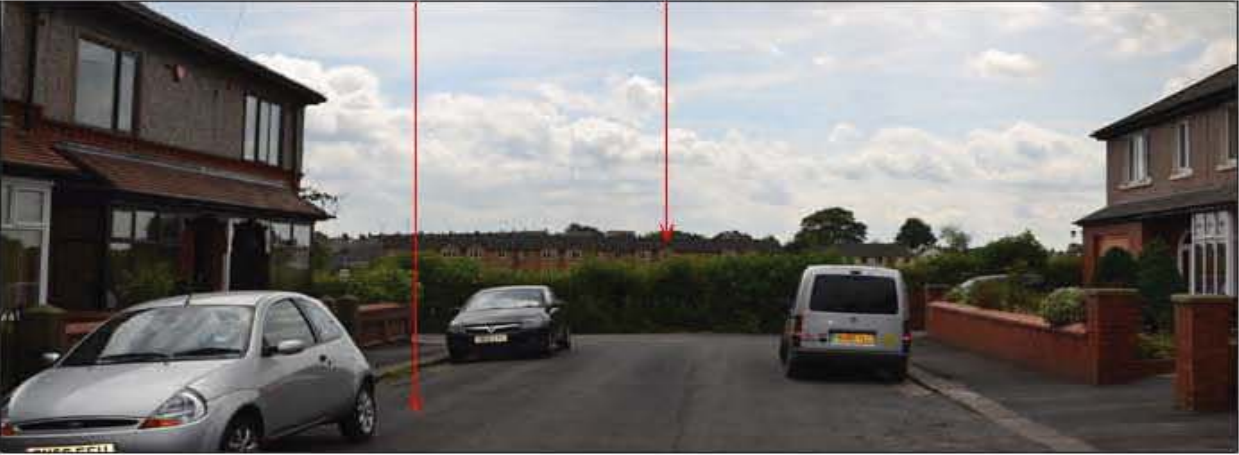


4.0 Design Influences

4.2 Visual Impact Assessment



Photograph 1 - View into field from adjacent Cowper Avenue.



Photograph 2 - View from mid way down Milton Avenue.



Photograph 3 - View from Waddington Road at proposed access point.



4.0 Design Influences

4.2 Visual Impact Assessment



Photograph 4- Start of Public Right Of Way new entrance.



Photograph 5- New planting to edge of new cemetery extension/ adjacent Public Right Of Way.



Photograph 6- View south/ east/ north east from field gate.



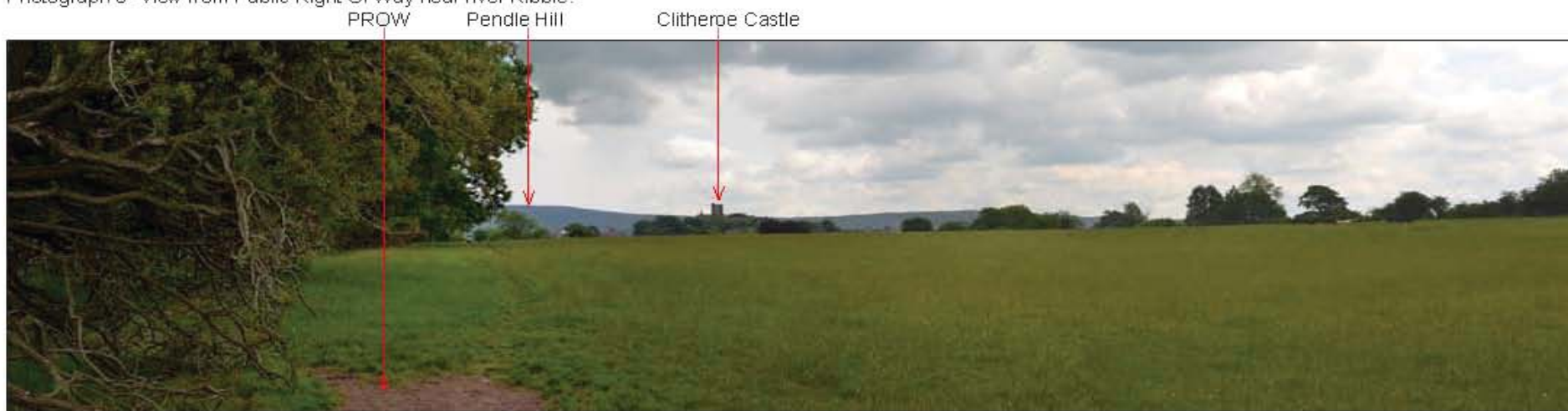
Photograph 7- View south along vegetated brook.

4.0 Design Influences

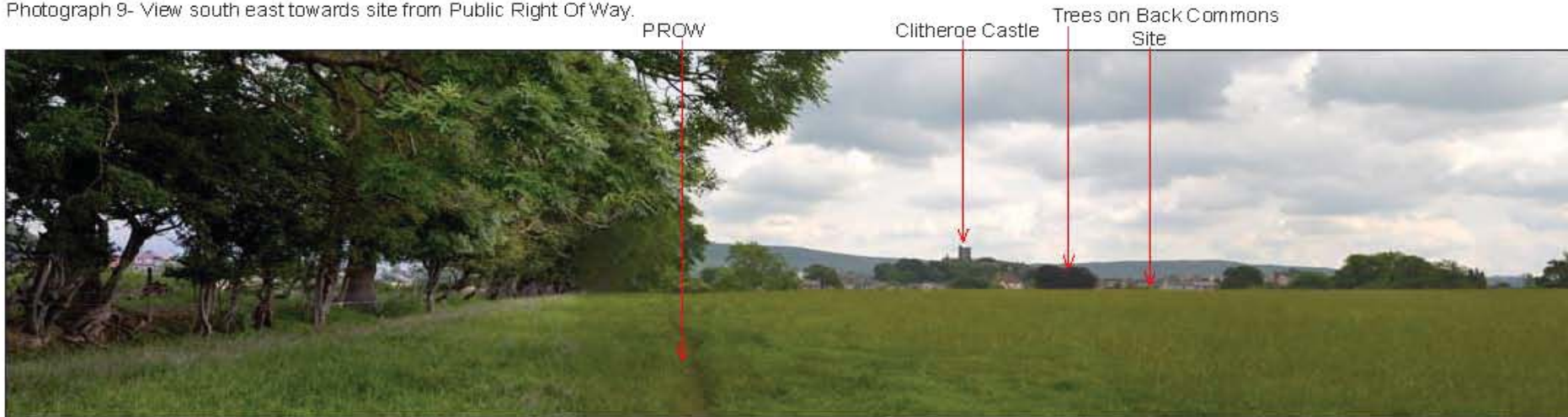
4.2 Visual Impact Assessment



Photograph 8- View from Public Right Of Way near river Ribble.



Photograph 9- View south east towards site from Public Right Of Way.

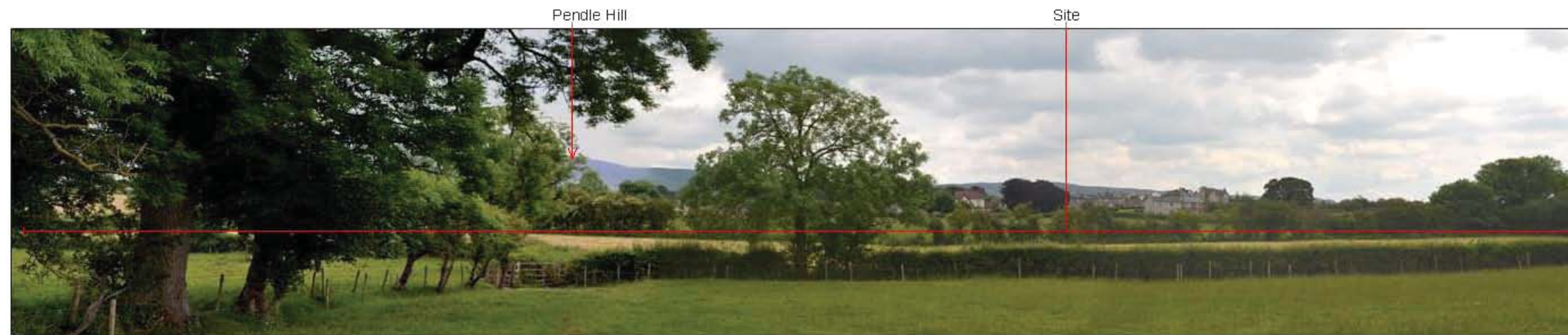


Photograph 10- View along Public Right Of Way towards site. NB. New roofs and first floors would be visible from plots to far south east above the rise of the land.



4.0 Design Influences

4.2 Visual Impact Assessment



Photograph 11- View east/ south east from edge of site boundary.



Photograph 12- View of ancient important hedgerow.



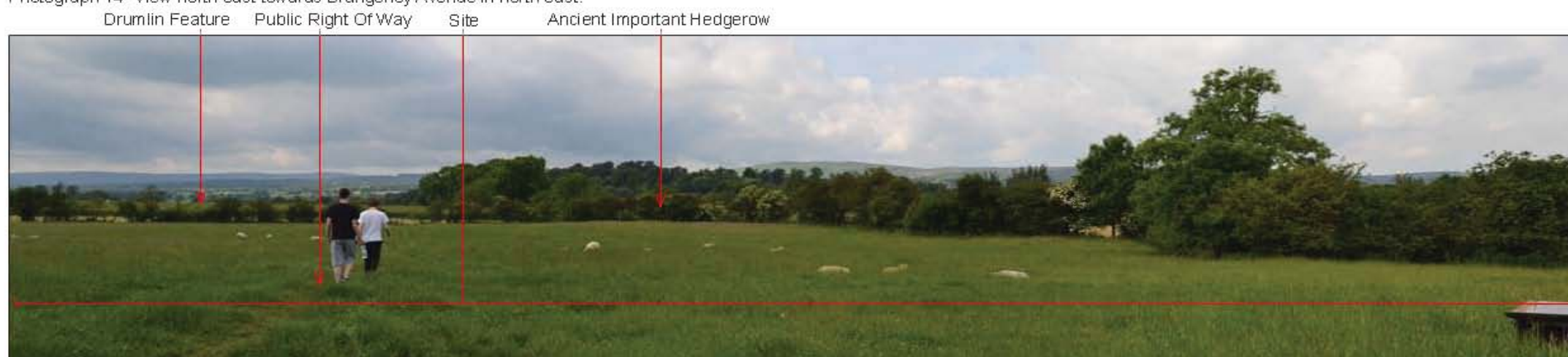
Photograph 13- View across eastern section of site from Public Right Of Way to houses on Back Commons/ Kirkmoor Road.

4.0 Design Influences

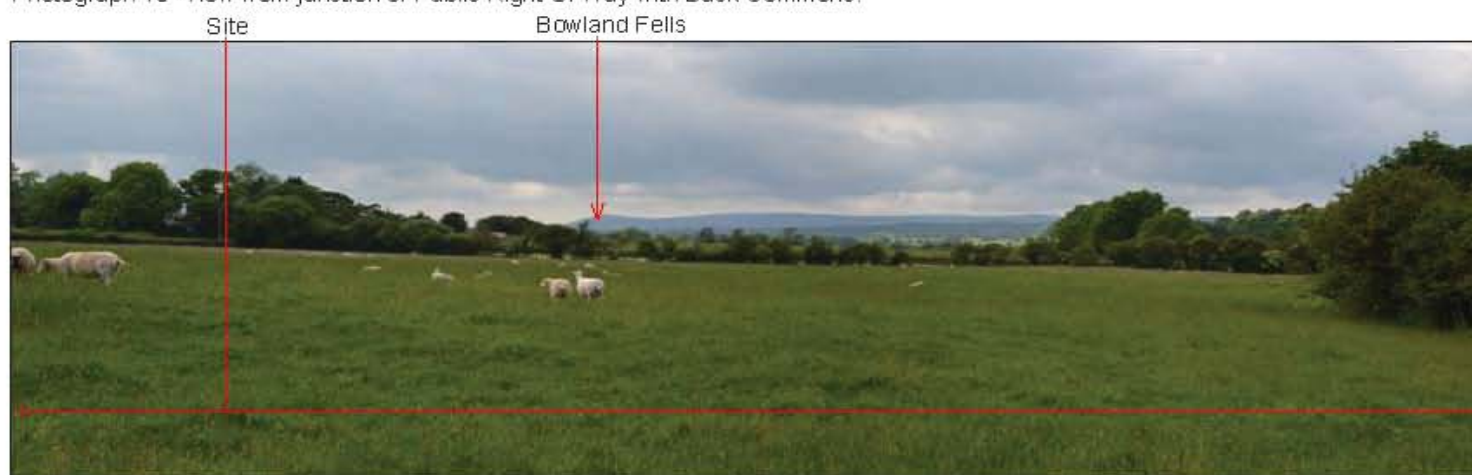
4.2 Visual Impact Assessment



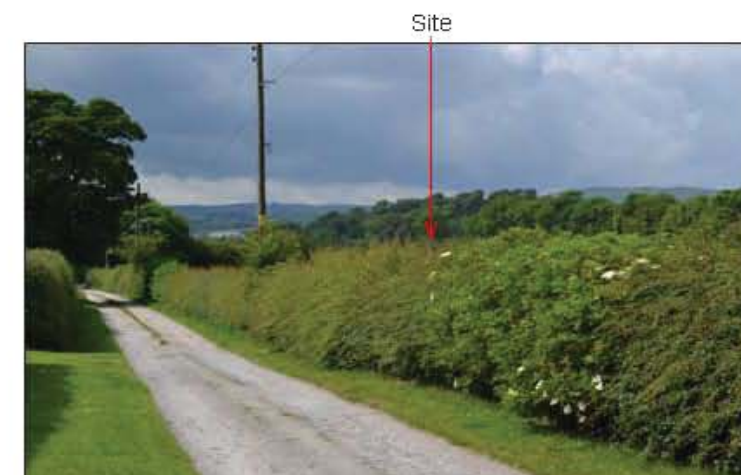
Photograph 14- View north east towards Brungerley Avenue in north east.



Photograph 15- View from junction of Public Right Of Way with Back Commons.



Photograph 16- Representative view from back of homes on Kirkmoor Close.

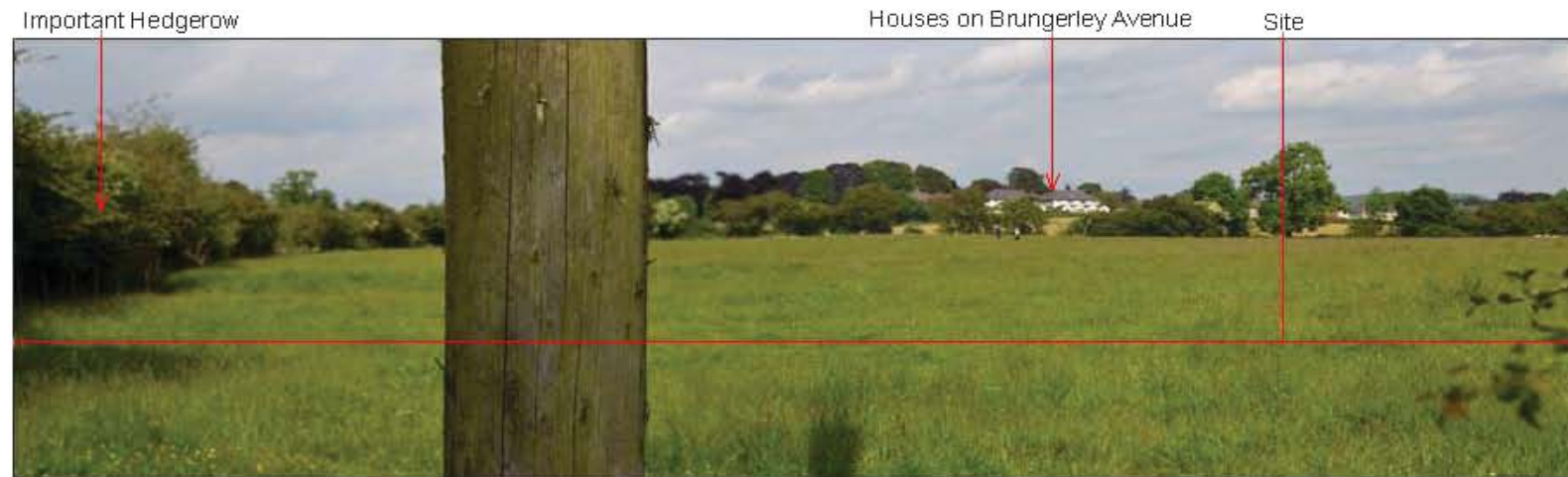


Photograph 17- View north west along track adjacent to site.

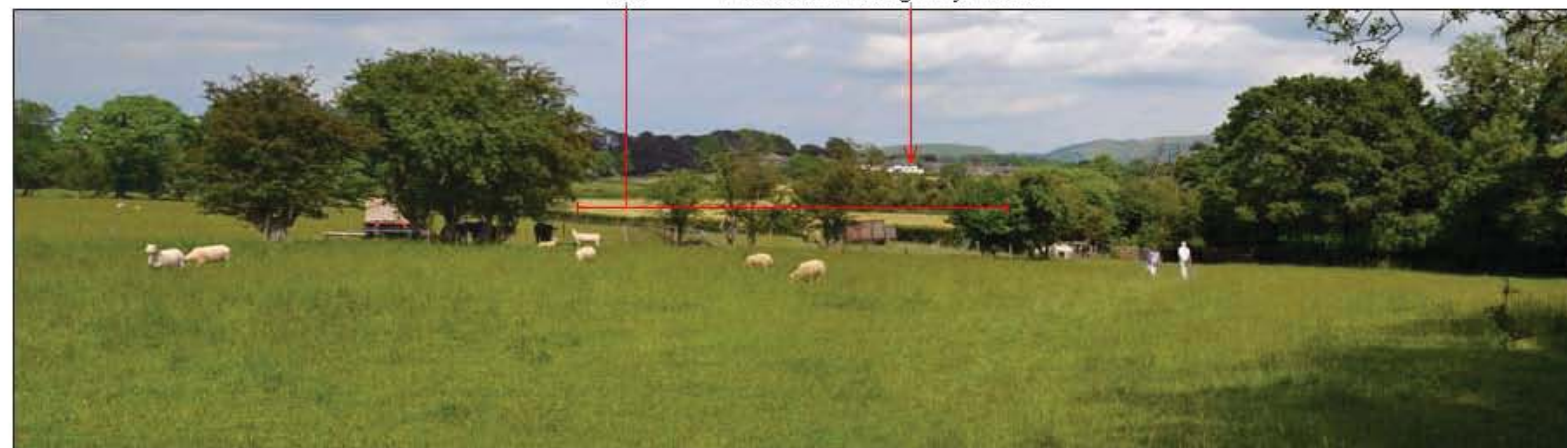


4.0 Design Influences

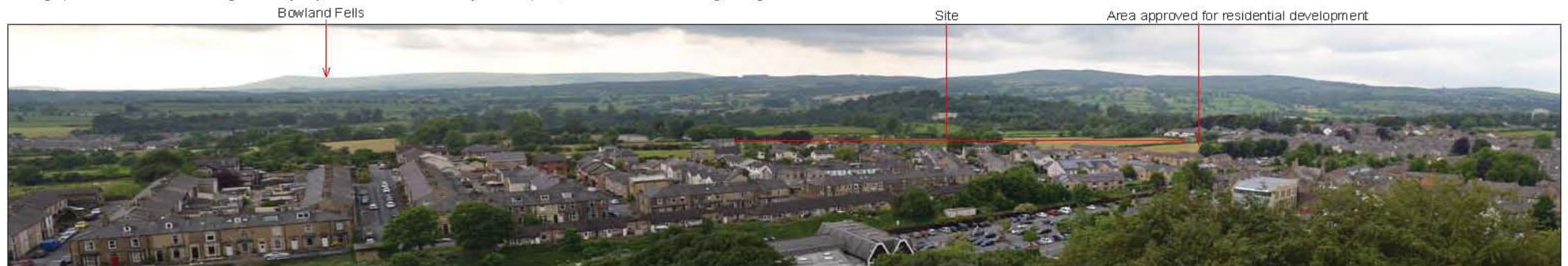
4.2 Visual Impact Assessment



Photograph 18- View from edge of house (Charley House). Important hedgerow on left. Houses on Brungerley Avenue. Site



Photograph 19- View from Public Right Of Way beyond site to west. NB. Beyond this point, site not visible due to high hedgerows.



Photograph 20- View from Castle viewing platform.