



CHIPPING LAND, LONGRIDGE

DEVELOPMENT PROPOSAL FOR 106 RESIDENTIAL DWELLINGS

LANDSCAPE AND VISUAL APPRAISAL REPORT

The application site is within the red line boundary for the application for 520 dwellings and located to the west of this site up against and following the line of Inglewhite Road.

This smaller proposal will have a smaller landscape impact primarily through the lesser loss of open countryside. It will also amount to a lesser loss of visual amenity and openness associated with the landscape character area and enjoyed by local residents at the current edge of Longridge settlement.

The form of this proposed development will be somewhat incongruous to the village and linear in nature which is against the general guidance of how settlements and development should be promoted within the character area. However in its favour it offers a much reduced visual footprint against the existing settlement edge protecting views and visual amenity and considerably reducing the opportunity (available with the 520 dwelling development) for the development to appear as a new settlement extension, into open countryside, and where no built form was previously visible.

Impacts will be concentrated around the road and leisure facilities which are generally considered as receptors of a lower sensitivity to that of residential dwellings and public rights of way. Publically accessible receptor locations in close proximity to this location are generally level topographically and intervening vegetation is more effective in screening the site.

Impacts on the AONB and the sensitive landscape immediately surrounding the AONB will be lower due to the smaller scale of this proposal and its location at a greater distance from these sensitive landscapes and boundaries.