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Land at Higgins  
Brook, East of  
Chipping Lane,  
Longridge – Revised  
Scheme

Addendum to  
Landscape and  
Visual Impact  
Assessment

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## Appendices / Appendix

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# Section 1: Background to Addendum

## Introduction

- 1.1. This addendum report consists of a review of the previously submitted Landscape and Visual Impact Assessment for the development of land to the east of Chipping Lane, Longridge, in light of alterations to the application scheme. The revised development scheme still comprises of a new residential development (reduced to up to 363 dwellings), including affordable housing and housing for the elderly, the relocation of Longridge Cricket Club to provide new cricket ground, pavilion, car park and associated facilities, new primary school, vehicular and pedestrian accesses, landscaping and public open space.
- 1.2. The site boundary remains the same for the revised scheme; however the built footprint has been reduced, leaving the easternmost field parcel now free from development (see **Appendix 1**).
- 1.3. This addendum note also considers landscape and visual matters 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.

## Revised Scheme

- 1.4. A copy of the revised Illustrative Masterplan is included at **Appendix 1**. A revised Parameters Masterplan is also included at **Appendix 2** and a new Landscape Parameters Plan has been produced (see **Appendix 3**).
- 1.5. The alterations comprise of:
  - A reduction in the number of units proposed from up to 520 dwellings to up to 363 dwellings resulting in a reduced built footprint and the reconfiguration of the internal development layout;
  - The removal of development units from the eastern-most development field and the retention of the parcel as agricultural land (adjacent to Willows Farm);
  - Provision of an increased landscape buffer between the existing housing at the northern edge of Longridge (Redwood Drive) and the proposed housing;
  - The relocation of the proposed primary school further to the south-west and the incorporation of a larger area of associated playing fields; and
  - The reconfiguration of the public open space and green infrastructure distribution within the layout, resulting in a smaller LEAP towards the south-west of the development and a new green infrastructure corridor towards the western part of the development.
- 1.6. The field survey and visual appraisal work originally undertaken between September 2013 and July 2014 has been referred to and utilised to review the assessment in light of the revised scheme.



## Landscape Design Code

- 1.7. In response to the revised Illustrative Masterplan and feedback from Ribble Valley Borough Council and the Community Liaison Forum, a Landscape Design Code has been produced to illustrate in more detail the proposed landscape structure of the site boundaries and edges of development.
- 1.8. The Design Code is contained at **Appendix 4**, and splits up the boundary treatments into five character areas, the key design themes of which are summarised below:

### **The Chipping Lane Frontage** (*Western edge of site adjoining Chipping Lane*)

- Retention of the existing hedgerows and trees along Chipping Lane where possible and the provision of additional planting along the roadside comprising supplementary hedgerow whip planting to gap up the hedgerow, and the planting of new hedgerow trees;
- Incorporation of a development offset from Chipping Lane and new planting at the entrance to the site to create a sense of arrival and to soften the approach to Longridge along Chipping Lane; and
- Landscaped buffer width varies from approximately 7m to 21m.

### **The Built Edge Overlooking Proposed Cricket Pitch and Primary School** (*Northern boundary between residential built form and proposed open space developments*)

- Enhancement of existing field boundary vegetation with new native buffer planting and tree groups to offer glimpsed views between the built development edge and the proposed relocated Cricket Pitch facility for Longridge Cricket Club, and Primary School land;
- Provision of informal pathways through trees and meadow planting within the buffer;
- Incorporation of a development offset from Cricket Pitch;
- Softening of the transition from proposed development at the edge of Longridge to open countryside to the north-east; and
- Landscaped buffer width varies from approximately 1m to 45m.

### **The Transition from Existing Housing to Proposed Housing** (*Southern boundary of site adjoining existing residential and commercial development*)

- Provision of a landscape buffer between existing and proposed development;
- Provision of recreational footpath / cycle routes within the buffer linking up to areas of public open space and formal play; and
- Landscape buffer width varies from approximately 1m to 40m.



**The Transition from Proposed Cricket Pitch and Amenity Space to Open Countryside**  
*(Northern and north-eastern site boundary)*

- Reinstatement of existing field boundary hedgerow through supplementary hedgerow whip planting and the planting of new hedgerow trees;
- Additional native buffer planting along the boundary, characteristic of the wider open countryside;
- Provision of a transition from public open space to open countryside;
- Groups of trees will filter views from the Forest of Bowland AONB towards the proposed development; and
- Landscape buffer width varies from approximately 1m to 80m.

**The Transition from Proposed Housing to Existing Agricultural Land** *(Eastern built development edge)*

- Incorporation of a development offset to provide a transition from proposed built form to Open Countryside;
- Reinstatement of existing field boundary hedgerow through supplementary hedgerow whip planting and the planting of new hedgerow trees;
- Additional native buffer planting along the boundary, characteristic of the wider open countryside; and
- Landscape buffer width varies from approximately 12m to 25m.



# Section 2: Legislative Framework

## National and Local Planning Policy

- 2.1. The national planning policy context of the previous assessment remains wholly applicable to the revised scheme.
- 2.2. At a local level however, the 'Core Strategy 2008-2028 A Local Plan for Ribble Valley' has been adopted since the submission of the original application, and as such the Ribble Valley Districtwide Local Plan no longer forms part of the statutory development plan for the Borough.
- 2.3. The 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 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.
- 2.4. The following provides a consideration of the revised development scheme layout against the applicable policy objectives for the now adopted Core Strategy:

### **Key Statement EN2: Landscape**

- 2.5. Key Statement EN2 in the Core Strategy requires 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, '*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*'.
- 2.6. The application site lies approximately 950m south-west of the Forest of Bowland AONB, however although views towards the Fells of the AONB are possible from the site, the landscape and character condition of the site itself are not considered to be notable or rare. The site comprises pastoral agricultural land and the only characteristic features present on site are degraded in condition (overgrown and gappy field boundary hedgerows).
- 2.7. The previous scheme provided an opportunity to improve the condition of characteristic features (gapping up of hedgerows and the planting of new hedgerow trees), and the revised scheme offers further opportunity to provide new characteristic landscaping through increased buffer widths at the site boundaries.
- 2.8. The revised scheme still proposes to retain the two northern-most field parcels free from residential development. These spaces will be used to provide new open space uses including a new cricket ground for Longridge Cricket Club and a new primary school with playing fields, as well as an area of open amenity space. The revised scheme therefore still provides a gradual transition from built form to open countryside, which should assist a settlement expansion in assimilating into the surrounding landscape and Open Countryside.
- 2.9. Existing landscape features will also still be largely retained, with less internal field boundary hedgerow loss required now that the easternmost field parcel has been removed from the built footprint of the site. The increased provision of green infrastructure and associated opportunity for an increased amount of characteristic soft landscaping within the revised scheme will ensure that the required tree and hedgerow loss is mitigated further than previously.



- 2.10. Matters relating to the finish of the built form are reserved for subsequent approval, however it is anticipated that the vernacular study within the Design and Access Statement will be referenced and local materials will be used such as sandstone, brick, timber with stone detailing, and a small quantity of render used on landmark buildings.
- 2.11. In terms of scale, the revised scheme remains predominantly 2 storey throughout (between 8 to 10m to ridgeline) which is characteristic of the surrounding residential character. 2.5 storey building heights will be limited to key locations within the development such as principle junctions with care taken not to break the skyline in views towards Longridge from the north.

#### **Policy DMG1 General Considerations**

- 2.12. This policy requires all new development to:
- *“Be of a high standard of building design which considers the 8 building in context principles (from the CABE/English Heritage building on context toolkit”;*
  - *“Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials”;*
  - *“Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities”;*
  - *“Not adversely affect the amenities of the surrounding area”;* and
  - *“Not result in the net loss of important open space, including public and private playing fields without a robust assessment that the sites are surplus to need. In assessing this, regard must be had to the level of provision and standard of public open space in the area, the importance of playing fields and the need to protect school playing fields to meet future needs. Regard will also be had to the landscape or townscape of an area and the importance the open space has on this.”*
- 2.13. The revised scheme includes a greater area of high quality landscaping which takes into account and complements the surrounding landscape through the retention of characteristic landscape features such as hedgerows, hedgerow trees and ponds where possible. There will be an increase in new hedgerow and tree planting, which will ensure replacement planting further exceeds the quantity lost to facilitate the development. The revised scheme will still utilise native species throughout for new woodland, hedgerow and tree planting.
- 2.14. The revised scheme has also been designed to provide a drop down in density within the southern part of the site to be developed for housing. This will provide a transition from the edge of built development towards the open countryside beyond.
- 2.15. As described above, matters relating to the finish of the built form are reserved for subsequent approval, however it is anticipated that the vernacular study within the Design and Access Statement will be referenced and local materials will be used such as sandstone, brick, timber with stone detailing, and a small quantity of render used on landmark buildings.
- 2.16. In terms of scale, the revised scheme remains predominantly 2 storey throughout (between 8 to 10m to ridgeline) which is characteristic of the surrounding residential character. 2.5 storey building heights will be limited to key locations within the development such as principle junctions with care taken not to break the skyline in views towards Longridge from the north.



### **Policy DME1 Protecting Trees and Woodland**

- 2.17. This policy requires new development to protect and enhance existing woodland cover, tree planting and hedgerows.
- 2.18. The revised scheme results in the loss of less hedgerow than the previously submitted scheme due to the removal of the eastern-most field parcel, which would otherwise have required vehicular access to be provided through the existing field boundary hedgerow.
- 2.19. The 195m section of existing trimmed hedgerow along Chipping Lane, and three mature trees will still require removal in order to facilitate vehicular access into the site, and short sections of internal hedgerows, however, access points are still designed to take advantage of existing field gates and ditch crossings.
- 2.20. Existing landscape features will be largely retained and the character of the wider landscape setting has influenced the introduction of new landscape features such as hedgerows, hedgerow trees and small blocks of woodland. Overall, approximately 1,264m of new hedgerow planting is envisaged, along with approximately 1.75 hectares of new tree planting; which is an increase on the previously submitted scheme and ultimately, more vegetation is proposed for re-planting than is proposed for removal.
- 2.21. Appropriate specification and design of enhancement planting would be achievable through any future reserved matters application.

### **Policy DME2 Landscape and Townscape Protection**

- 2.22. The policy states:
- *“Development proposals will be refused which significantly harm important landscape or landscape features including:*
    1. *Traditional stone walls;*
    2. *Ponds;*
    3. *Characteristic herb rich meadows and pastures;*
    4. *Woodlands;*
    5. *Copses;*
    6. *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);*
    7. *Townscape elements such as the scale, form, and materials that contribute to the characteristic townscapes of the area;*
    8. *Upland landscapes and associated habitats such as blanket bog;*
    9. *Botanically rich roadside verges (that are worthy of protection)”.*
- 2.23. As described above, the revised scheme largely retains and enhances existing landscape features, with less hedgerow loss required than in the previously submitted scheme layout.





#### **Policy DMB4: Open Space Provision**

- 2.24. This policy requires all residential development sites over 1 hectare to provide ‘adequate and usable’ public open space. The Council will 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 should be multi-functional and encourage walking and cycling. Existing public open space and playing fields are also protected by this policy, with replacement facilities to be provided elsewhere if a loss of a public open space within a site is unavoidable.
- 2.25. The revised layout includes a provision of 11.56 hectares of green infrastructure which will include hedgerows, woodlands, wetlands and grasslands and incorporate naturalistic play areas, footpath/cycleways and nature trails.
- 2.26. The revised scheme also still proposes to provide a new cricket ground and playing fields associated with the proposed primary school. Two children’s play areas are still proposed, though their locations have changed.
- 2.27. The revised scheme provides an increased area of incidental open space where the landscape buffer along the southern boundary has been widened, and a new green infrastructure corridor towards the north-western edge of the site has been incorporated providing an informal footpath.
- 2.28. Overall, it is considered that the adopted Core Strategy does not place any extra obligations on the development scheme beyond those which were already required under the previous Districtwide Local Plan. Furthermore, the revised scheme proposes to reduce the number of dwellings provided, which allows for a greater reduction in density from south to north within the site, and an increased provision of new green infrastructure in the form of characteristic soft landscaping.

#### **Draft Neighbourhood Plan**

- 2.29. At the time of carrying out this assessment, work on the Neighbourhood Plan for Longridge is still being progressed and Barratts have sought to engage in consultation with the Town Council and the neighbourhood plan steering group regarding this and other potential housing sites.



## Section 3: Baseline Conditions

### Landscape Character Areas and Types

- 3.1 The existing published national and district level landscape character context as set out in the previous assessment (Ref: 2001/R04a) remains wholly applicable to the new application scheme.
- 3.2 The previous development scheme response and consideration / compliance with relevant landscape management objectives from the published 'A Landscape Strategy for Lancashire' and the Forest of Bowland AONB Landscape Character Assessment have been reviewed and the following management objectives for the Undulating Lowland Farmland LCA and Whitechapel LCT within which the site is located are considered to be affected by the changes to the application scheme.
- 3.3 The green hatch represents compliance with SPD objectives, amber suggests compliance in-part and red suggests non-compliance (in landscape terms):

Reference	SPD OBJECTIVES	Consideration / Design Response	Compliance (Red/Amber/Green)
Objectives across both Landscape Character Assessments	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 revised scheme still 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 still 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 LCA	ENCOURAGE CONTINUED HEDGEROW MANAGEMENT, REPLANTING GAPS AND PLANTING OF A NEW GENERATION OF HEDGEROW SAPLINGS TO CONSERVE THE HEDGEROW NETWORK.	The revised Illustrative Masterplan still incorporates improvements to existing hedgerows including gapping up and planting new hedgerow trees. The revised scheme still requires the loss of a quantity of hedgerows in order to facilitate vehicular access into the site and implement the internal road layout. However, through the removal of the easternmost field parcel, the quantity of hedgerow lost overall will be less within the revised scheme. The quantity of new hedgerow planting proposed will still outnumber the quantity to be removed.	



Reference	SPD OBJECTIVES	Consideration / Design Response	Compliance (Red/Amber/Green)
	ENCOURAGE TREE PLANTING AS AN INTEGRAL PART OF NEW DEVELOPMENT, CREATING LINKS WITH EXISTING FARM WOODLANDS AND THE NETWORK OF HEDGEROWS	The revised Illustrative Masterplan incorporates a greater area of new tree planting, woodland planting and new hedgerow tree planting which will link up to the wider network of hedgerows and green infrastructure in the surrounding environment.	
	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 revised Illustrative Masterplan includes a greater area for potential woodland belts/block planting linking up to the site-wide network of existing hedgerows and hedgerow trees which will be largely retained and enhanced. The revised Illustrative Masterplan also incorporates new hedgerow and hedgerow tree planting and an increased quantity of new buffer planting and amenity tree planting.	
	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 revised Illustrative Masterplan includes a greater area for potential woodland belts/block planting linking up to the site-wide network of existing hedgerows and hedgerow trees which will be largely retained and enhanced. The revised Illustrative Masterplan also incorporates new hedgerow and hedgerow tree planting and an increased quantity of new buffer planting and amenity tree planting, which will reinforce the wildlife corridors provided by the existing framework of green infrastructure and habitats.	
Forest of Bowland Landscape Character Assessment Guidelines – E1 LCT	CONSERVE AND ENHANCE WOODLAND, HEDGES AND STONE WALLS	The revised Illustrative Masterplan retains and enhances the majority of 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 new vehicular access points. Less internal hedgerow stock will require removal due to the retention of the easternmost field parcel as agricultural land, meaning there will be no need to facilitate access through the field	



Reference	SPD OBJECTIVES	Consideration / Design Response	Compliance (Red/Amber/Green)
		boundary hedgerow along that field parcels western edge.	
	CREATE NEW HEDGEROWS AND REGENERATE EXISTING HEDGES TO MAINTAIN AND ENHANCE KEY LANDSCAPE LINKAGES	The revised Illustrative Masterplan retains and enhances a greater proportion of existing on site hedgerows due to the reduction in the built footprint; however there will still be some loss of hedgerow along Chipping Lane and at field boundaries within the site to make way for new vehicular access points.	
	ENCOURAGE CONSERVATION OF EXISTING KEY LANDSCAPE FEATURES AND HABITATS	The revised Illustrative Masterplan incorporates the retention and enhancement of an increased number of existing key landscape features on site; namely, due to the retention of the easternmost field parcel as agricultural land. However, there will still be some loss of hedgerow and trees along Chipping Lane and at the remaining field boundaries within the site to make way for new vehicular access points.	
	CONSERVE THE DISTINCTIVE SETTINGS TO RURAL SETTLEMENTS	The revised scheme provides a more noticeable drop in development density from the south to the north, thereby ensuring a greater transition is provided from the built edge of Longridge towards the open countryside beyond than previously proposed.	

**Table 1: Principal Objectives of 5h Character Area and E1 Character Type (Revised Scheme)**

- 3.4 The table above demonstrates that the revised scheme will still accord with the management objectives. The retention of the easternmost field parcel as agricultural land will serve to ensure that fewer existing hedgerows will require removal; the reduction in the built footprint will ensure a more evident drop in development density can be provided from south to north; and the increase in the development offset from the existing residential edge provides the opportunity to provide an increased quantity of new green infrastructure.

## Visual Context

- 3.5 The extent to which the previous application scheme could theoretically be seen from the wider area and the resulting field verified visual envelope has been reviewed in light of the amended scheme. The new application scheme is not considered to result in a change to the visual envelope. Therefore the individuals likely to see the previous application scheme (visual receptors) will remain the same for the revised application scheme. The extent to which those views are affected by the proposed development and whether receptors are affected to a greater or lesser extent than previously assessed is reviewed in the next section.



## Section 4: Predicted Significant Effects

- 4.1 For clarity, criteria that relates to receptor sensitivity and magnitude of change have also been set out in more detail and contained at **Appendix 5**. 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.

### Landscape Character Effects

- 4.2 The revised application scheme will be of a slightly reduced scale to the previously submitted scheme in terms of the area of built development proposed, as the easternmost field parcel is proposed to be retained in agricultural use. The remaining changes relate to a redistribution and reduction in the number of housing units, and an increase in the width of buffer planting along the southern, northern and eastern site boundaries which will serve to further soften the built edge as it becomes established.
- 4.3 The retention of the easternmost field parcel as agricultural land allows an additional internal field hedgerow to be retained, and the increased development offset between the existing and proposed housing allows for the provision of an increased quantity of new soft landscaping, again increasing the extent to which the built edge is softened over time as planting becomes established. The reduction in the number of housing units proposed will assist in ensuring a more noticeable drop in development density is provided from the current settlement edge of Longridge towards the Open Countryside to the north, thereby softening the settlement edge more than previously proposed.
- 4.4 A thorough design process has responded to feedback from the Town Council and consultation responses from Ribble Valley Borough Council to deliver a lower density scheme, with a smaller built footprint and an increased overall area of green infrastructure. Increased development offsets from the existing settlement edge, between the proposed residential edge and the Cricket Pitch and primary school, and between the site and the surrounding Open Countryside to the north have been provided. It is considered that the establishment of soft landscaping within these development offsets, in particular to the north, will further assist in the assimilation of the development into its surroundings, softening the built edge as planting becomes established over time.
- 4.5 Whilst the scheme revisions described will lessen the impact on the site itself in the specific locations noted above, the overall impact of the scheme on the wider LCAs is not considered to be any lesser or greater than the previously assessed scheme, as the development still only affects a limited geographical area within the wider LCA.

<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>High to Medium</i>	<b><i>Moderate to Minor Adverse</i></b>
E1: Whitechapel <i>Medium Sensitivity</i>	<i>High to Medium</i>	<b><i>Moderate to Minor Adverse</i></b>

**Table 2: Landscape Character Effects on 5h & E1 Character Areas (Revised Scheme)**



## Visual Effects

4.6 The principle changes in visual impacts as a result of the revised scheme are associated with the retention of the easternmost field parcel as agricultural land and the increased buffer width between existing and proposed housing along Redwood Drive. For sensitive receptors located to the south, south-east, east and north-east, these changes will marginally reduce the impact on their views:

- **P05** (Public Footpath Ref: 3-41-FP11) and **P07** (Public Footpath Ref: 3-2-FP37)

From public footpath routes to the east and north-east of the site, the revised scheme will be set back further from the viewpoint than the previously submitted scheme, due to the retention of the easternmost field parcel as agricultural land. The development will still be noticeable, though only from short sections of the footpath routes, and still appearing within much wider panoramas towards the settlement edge of Longridge and the Open Countryside north of the town. The increased width in buffer planting along the eastern edge of the development will ensure the settlement edge is softened over time as planting becomes established, to a greater extent than previously proposed, though from these distances this is not considered to greatly alter the extent to which the proposed development will impact on views. The magnitude of change will **remain Medium and Medium to Low** at worst where views of the site are possible; though will **remain negligible from most sections of the routes**. The significance of effects during construction will **remain Moderate Adverse (Neutral from most sections of the routes)** and the significance of effects on completion will **remain Moderate-Minor Adverse**.

- **P08** (Public Footpath Ref: 3-2-FP40)

From the short public footpath near Willows Farm to the east of the site, the revised scheme will result in built form being set back further into the middle ground of views, and the retention of foreground views over the existing agricultural land. The increased width of buffer planting along the eastern edge of the development will also ensure the settlement edge is softened further than previously proposed as proposed planting becomes established over time. The most significant effects on this receptor will still result from the construction period, where the presence of construction machinery will be out-of-keeping with the current visual context. However, these effects will now be lessened as the distance between the receptor and the proposed built footprint of the site is increased. The completed development which will appear further into the background of views will not be out of keeping with the current visual context which already features a residential backdrop. The magnitude of change will **remain Medium**. The significance of effects during construction will **reduce to Moderate Adverse** and the significance of effects on completion will **reduce to Moderate-Minor Adverse** due to the increased distance between the receptor and the built development, and the filtering effects of boundary soft landscaping as it becomes established over time.



- **R06 (Willows Park Road and Chaigley Road)**

From the properties associated with Willows Park Road and Chaigley Road, the retention of the easternmost field parcel as agricultural land within the revised scheme means views of development will no longer be in the foreground. The proposed built form will instead appear more distantly and more obliquely, and will largely be screened by existing intervening built form along Redwood Drive. The increased width of buffer planting along the eastern edge of the development will also ensure that where the development can be seen, built form will be softened by the existing field boundary hedgerow and associated enhancement planting as it becomes established over time. The magnitude of change will **reduce to Medium-Low**. The significance of effects during construction will **reduce to Moderate-Minor Adverse** and the significance of effects on completion will **reduce to Minor Adverse** due to the increased distance between the receptor and the built development, and the screening effects of the existing intervening housing.

- **R07 (Redwood Drive, Thornfield Avenue and Crumpax Meadows)**

For these 2 storey and 1 storey detached properties with direct foreground views of the site, the increased buffer width along the southern site boundary and associated increase in the provision of new soft landscaping within the buffer will lessen the impact of the development on completion, and more so over time as the mitigation planting becomes established. Although views towards the Bowland Fells will still be interrupted by new development; the development will be set back slightly to reduce the prominence of the built form in views. Nevertheless, it is an inevitable impact of settlement edge development, that currently open residential views will be replaced by views of development. The magnitude of change is considered to **reduce to High-Medium**. The significance of effects during construction is considered to **remain High Adverse**, but the significance of effects on completion is considered to **reduce to Moderate Adverse** as views of the proposed built form become more and more filtered as the buffer planting becomes established.

- 4.7 For the remaining visual receptors, the changes associated with the revised development scheme will not increase or reduce the impacts on their visual amenity, due to the distances between the site and the receptors, the presence of intervening built form and vegetation, and the localised nature of the scheme revisions. As such, for the remaining visual receptors the revised development scheme is considered to result in **no greater or lesser a magnitude of change** than for the previously assessed scheme, and therefore **no greater or lesser a significance of effect**.



## Section 5: Conclusion

- 5.1. The reduction in the built footprint of the revised development scheme, reduction in development density, increase in development offset from the existing settlement edge and increase in buffer width at the edge of the site will result in a slight increase in the localised adherence to identified landscape policy objectives (Policies DMG1, DME1 and DME2); however, due to the localised nature of the design revisions, overall policy compliance will remain the same as for the previously assessed scheme.
- 5.2. The reduction in required hedgerow loss will also increase the extent to which the development scheme contributes to the landscape management objectives for the wider 'Undulating Lowland Farmland' LCA and 'Whitechapel' LCA.
- 5.3. The extent to which the new application scheme will be visible from the surroundings will remain the same as verified for the previous application scheme and the individuals (visual receptors) likely to see the previous application scheme will remain the same for the revised application scheme.
- 5.4. The revised application will result in fewer changes to the landscape character of the site itself, due to the decrease in built footprint, increase in land retained as open space (retained for agricultural use) and the decrease in hedgerow loss required by the revised internal layout. However, this is localised and as such the magnitude of change and significance of effect on the wider LCAs is considered to **remain High to Medium and Moderate to Minor Adverse**.
- 5.5. Visually, retention of the easternmost field parcel as agricultural land, the increase in buffer width/development offset along the southern boundary, and the associated opportunity to provide more soft landscaping within this buffer, will reduce the impact and effect of the proposed development on visual receptors located to the south, south-east, east and north-east.
- 5.6. For the remaining visual receptors, the changes associated with the revised development scheme will not be noticeable due to being localised towards the eastern side of the development. As such, for the majority of visual receptors the revised development scheme is considered to result in **no greater or lesser a magnitude of change** than for the previously assessed scheme, and therefore **no greater or lesser a significance of effect**.
- 5.7. The conclusions derived in the assessment of the previously submitted application scheme would remain valid for the consideration of this revised application scheme. The more significant character effects will remain localised and significant visual effects are predominantly limited to the site and its immediate surroundings, some of which are reduced by the changes incorporated into the revised development layout. The likely tree and hedgerow loss along Chipping Lane will still be significant, with approximately 195m of hedgerow and 3 mature trees set to be removed in order to facilitate vehicular access into the site; however, the tree and hedgerow loss will have localised impacts and the Illustrative Masterplan and Landscape Design Code demonstrates that the site can accommodate a greater extent of compensatory planting to that which is being removed (1,264 lin. m of new hedgerow planting and 1.75 hectares of new tree planting).
- 5.8. The revised scheme will not result in any perceptible impact upon the AONB, Longridge Fell or the Longridge Conservation Area.














# Appendix 1: Revised Illustrative Masterplan (Ref: 013-008-008 Rev F)





**Key**

-  Application Site Boundary
-  Homes
-  Avenue
-  Village Streets
-  Village Lanes
-  Squares & Mews
-  Footpath/Cycleway
-  Existing Trees (Retained)
-  Existing Hedgerows (Retained & enhanced)
-  Proposed Trees & Hedgerows
-  Sustainable Urban Drainage Network
-  Play Area - Locally Equipped Area for Play
-  Play Area - Neighbourhood Equipped Area for Play

0m 10m 20m 30m 40m 50m 60m

Scale 1:1,250 (@ A1)

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**e\*SCAPE**  
urbanists

Project Title  
Higgins Brook, Longridge

e\*SCAPE Job No.  
013-008

Client  
Barratt Homes

Drawing Number      Revision  
013-008-P008      REV F

Drawing Title  
Illustrative Masterplan/  
Indicative Layout

Scale      Date  
1:1,250 @ A1      Feb '15

# Appendix 2: Revised Parameters Plan (Ref: 013-008-017 Rev E)



**Key**

-  Site Boundary
-  Green Infrastructure
-  Development Parcels
-  Active Frontages
-  Gateways
-  Dedicated Footpaths and/or Cycleways
-  Village Avenue
-  Village Street
-  Village Lane
-  Squares & Mews
-  Emergency Access
-  Sustainable Urban Drainage System
-  Formal Play:  
NEAP  
LEAP
-  Focal Features
-  Habitat Buffer (50m from edge of pond)
-  Restored/Replanted Hedgerows
-  Retained Trees



# Appendix 3: Landscape Parameters Plan (Ref: 013-008-020 Rev D)



**Key**

-  Site Boundary
-  Green Infrastructure
-  Development Parcels
-  Gateways
-  Dedicated Footpath/  
Cycleways
-  Village Avenue
-  Village Street
-  Village Lane
-  Squares & Mews
-  Emergency Access
-  Sustainable Urban  
Drainage System
-  Formal Play:  
NEAP  
LEAP
-  Habitat Buffer (50m  
from edge of pond)
-  Restored/Replanted  
Hedgerows
-  Retained Trees
-  Proposed Trees,  
Cope & Woodland



 n\*ORTH

0m 20m 40m 60m 80m 100m

Scale 1:2500 (@A3)

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Longridge

# Appendix 4: TG Landscape Design Code (Ref: 2001/P60a)





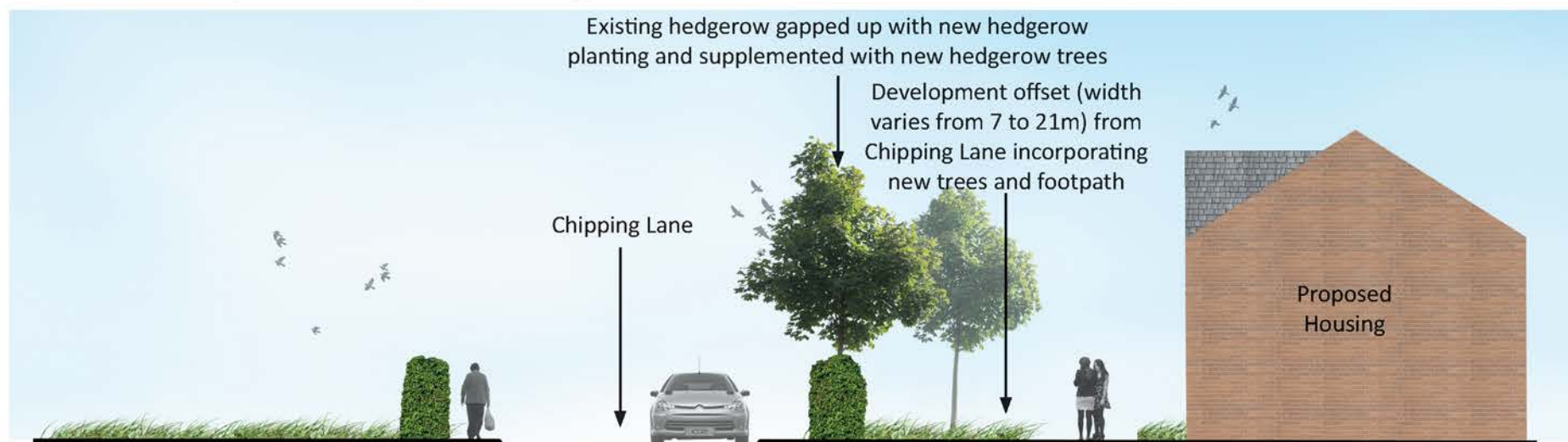
## The Chipping Lane Frontage



### Key Design Principles:

- Retention of the existing hedgerows and trees along Chipping Lane where possible and the provision of additional planting along the roadside comprising supplementary hedgerow whip planting to gap up the hedgerow, and the planting of new hedgerow trees;
- Incorporation of a development offset from Chipping Lane and new planting at the entrance to the site to create a sense of arrival and to soften the approach to Longridge along Chipping Lane; and
- Landscaped buffer width varies from approximately 7m to 21m.

### Indicative section (for illustrative purposes only)



### Indicative Plant Schedule for Character Area

<i>Alnus glutinosa</i>	350-400cm RB Heavy Standard
<i>Crataegus monogyna</i>	80-100cm B 1 + 1
<i>Ilex aquifolium</i>	60-80cm 3L
<i>Prunus 'Accolade'</i>	350-400cm RB Heavy Standard
<i>Prunus spinosa</i>	60-80cm B 1 + 1 Branched
<i>Quercus robur</i>	350-425cm RB Heavy Standard
<i>Rosa canina</i>	60-80cm B 1 + 1 Branched
<i>Sambucus nigra</i>	60-80cm B 1 + 1 Branched
<i>Viburnum opulus</i>	60-80cm B 1 + 2 Branched
<i>Narcissus 'Jack Snipe'</i>	20/m sq
<i>Narcissus 'Tete a Tete'</i>	20/m sq



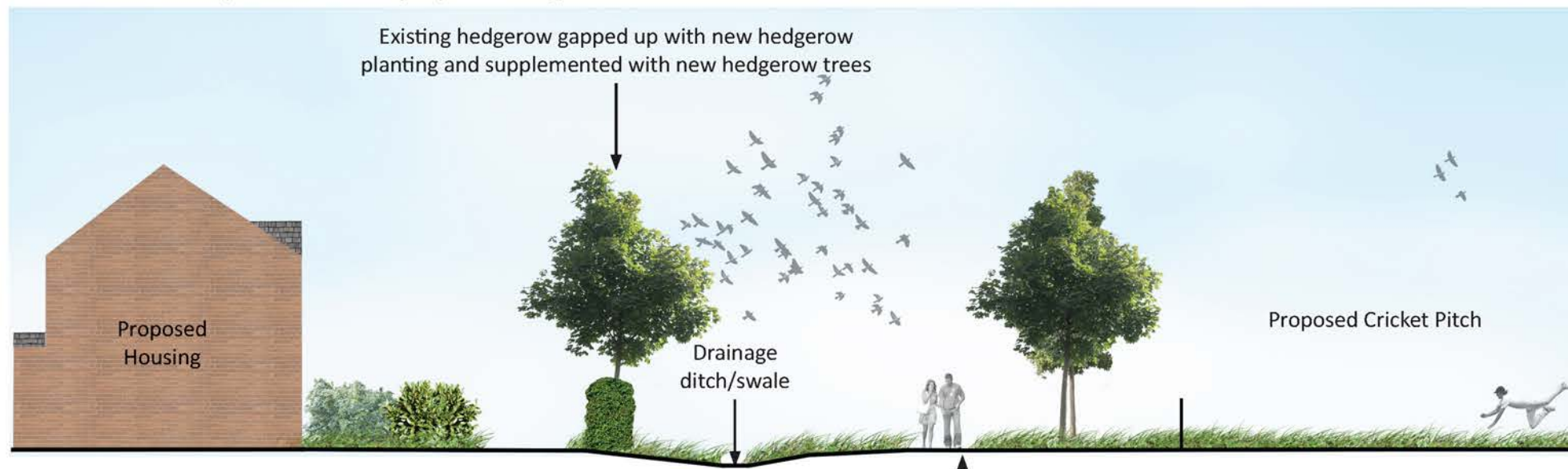
## The Built Edge Overlooking Proposed Cricket Pitch and Primary School



### Key Design Principles:

- Enhancement of existing field boundary vegetation with new native buffer planting and tree groups to offer glimpsed views between the built development edge and the proposed relocated Cricket Pitch facility for Longridge Cricket Club, and Primary School land;
- Provision of informal pathways through trees and meadow planting within the buffer;
- Incorporation of a development offset from Cricket Pitch;
- Softening of the transition from proposed development at the edge of Lonridge to open countryside to the north-east and
- Landscaped buffer width varies from approximately 1m to 45m

Indicative section (for illustrative purposes only)



Landscape buffer (up to 45m) between proposed development and cricket pitch incorporating sustainable urban drainage features and informal footpath

### Indicative Plant Schedule for Character Area

<i>Alnus glutinosa</i>	80-100cm B 1+1
<i>Corylus avellana</i>	60-80cm B 1 + 2
<i>Crataegus monogyna</i>	80-100cm B 1+1
<i>Prunus spinosa</i>	60-80cm B 1+1
<i>Salix alba</i>	200-250cm B Light Standard
<i>Fagus sylvatica</i> 'Dawyck'	350-400cm RB Heavy Standard
<i>Quercus robur</i> 'Fastigiata Koster'	350-400cm RB Heavy Standard
Meadow Mix:-	
<i>Anthemis arvensis</i> , <i>Centaurea cyanus</i> ,	
<i>Centaurea nigra</i> , <i>Digitalis purpurea</i> ,	
<i>Hypericum perforatum</i> , <i>Leucanthemum</i>	
<i>vulgare</i> , <i>Papaver rhoeas</i> , <i>Plantago</i>	
<i>lanceolata</i> , <i>Silene alba</i>	

# The Transition of Existing Housing to Proposed Housing



### Key Design Principles:

- Provision of a landscape buffer between existing and proposed development
- Provision of recreational footpath/cycle routes within the buffer linking up to areas of public open space and formal play; and
- Landscape buffer width varies from approximately 1m to 40m.



Indicative section (for illustrative purposes only)



### Indicative Plant Schedule for Character Area

Acer campestre	350-400cm RB Heavy Standard
Acer pseudoplatanus	350-400cm RB Heavy Standard
Alnus glutinosa	350-400cm RB Heavy Standard
Crataegus monogyna	80-100cm B1+1
Fagus sylvatica	300-350cm RB Standard Select
Salix alba	300-350cm B Standard Select
Ilex aquifolium	60-80cm 3L
Prunus 'Accolade'	350-400cm RB Heavy Standard
Prunus spinosa	60-80cm B 1 + 1 Branched
Quercus robur	350-425cm RB Heavy Standard



# The Transition of Proposed Cricket Pitch and Amenity Space to Open Countryside



## Key Design Principles:

- Reinstatement of existing field boundary hedgerow through supplementary hedgerow whip planting and the planting of new hedgerow trees;
- Additional native buffer planting along the boundary, characteristic of the wider open countryside;
- Provision of a transition from public open space to open countryside;
- Groups of trees will filter views from Forest of Bowland AONB towards the proposed development; and
- Landscape buffer width varies from approximately 1m to 80m

## Indicative Plant Schedule for Character Area

<i>Acer campestre</i>	350-400cm RB Heavy Standard
<i>Alnus glutinosa</i>	80-100cm B 1+1
<i>Corylus avellana</i>	60-80cm B 1 + 2
<i>Crataegus monogyna</i>	80-100cm B 1+1
<i>Prunus 'Accolade'</i>	350-400cm RB Heavy Standard
<i>Prunus spinosa</i>	60-80cm B 1+1
<i>Salix alba</i>	200-250cm B Light Standard
<i>Fagus sylvatica</i>	300-350cm RB Standard Select
<i>Fagus sylvatica 'Dawyck'</i>	350-400cm RB Heavy Standard
<i>Quercus robur 'Fastigiata Koster'</i>	350-400cm RB Heavy Standard

Indicative section (for illustrative purposes only)



# The Transition from Proposed Housing to Existing Agricultural Land



## Key Design Principles:

- Incorporation of a development offset to provide a transition from proposed built form to Open Countryside;
- Reinstatement of existing field boundary hedgerow through supplementary hedgerow whip planting and the planting of new hedgerow trees;
- Additional native buffer planting along the boundary, characteristic of the wider open countryside; and
- Landscape buffer width varies from approximately 12m to 25m

Indicative section (for illustrative purposes only)



## Indicative Plant Schedule for Character Area

Acer campestre	350-400cm RB Heavy Standard
Corylus avellana	60-80cm B 1 + 2
Crataegus monogyna	80-100cm B 1+1
Ilex aquifolium	60-80cm 3L
Prunus spinosa	60-80cm B 1+1
Salix alba	200-250cm B Light Standard
Fagus sylvatica	300-350cm RB Standard Select
Quercus robur 'Fastigiata Koster'	350-400cm RB Heavy Standard
Rosa canina	60-80cm B1+1 Branched
Narcissus 'Jack Snipe'	20/m sq
Narcissus 'Tete a Tete'	20/m sq

# **Appendix 5: LVIA Assessment Criteria (Landscape & Visual Sensitivity / Magnitude of Change & Significance of Effect)**



**Appendix 5 – LVIA Assessment Criteria (Landscape & Visual Sensitivity / Magnitude of Change & Significance of Effect)**

**Table 1: Landscape Sensitivity Criteria**

<b>Sensitivity</b>	<b>Designated Landscapes (Value)</b> Landscapes recognised and valued for their quality and / or cultural associations	<b>Key Characteristics and Features</b> As recognised in published Landscape Character Assessments	<b>Landscape Condition</b> Degree to which the landscape is intact and legible
<b>High</b>	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.
<b>Medium</b>	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.
<b>Low</b>	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 of 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**

<b>Significance</b>	<b>Justification</b>
<b>Very High</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 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.