



1232 Whiteacre Lane

Barrow, Clitheroe

Landscape and Visual Assessment

Contents

- 01 Introduction
- 02 Landscape Assessment
- 03 Visual Assessment
- 04 The Impact of the Proposals

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01 Introduction

Introduction

The purpose of the Landscape and Visual Assessment is to explain how the proposed development will fit into its landscape surroundings.

The site comprises two field units on the south side of Whiteacre Lane in Barrow. It is around 1.49ha in extent.

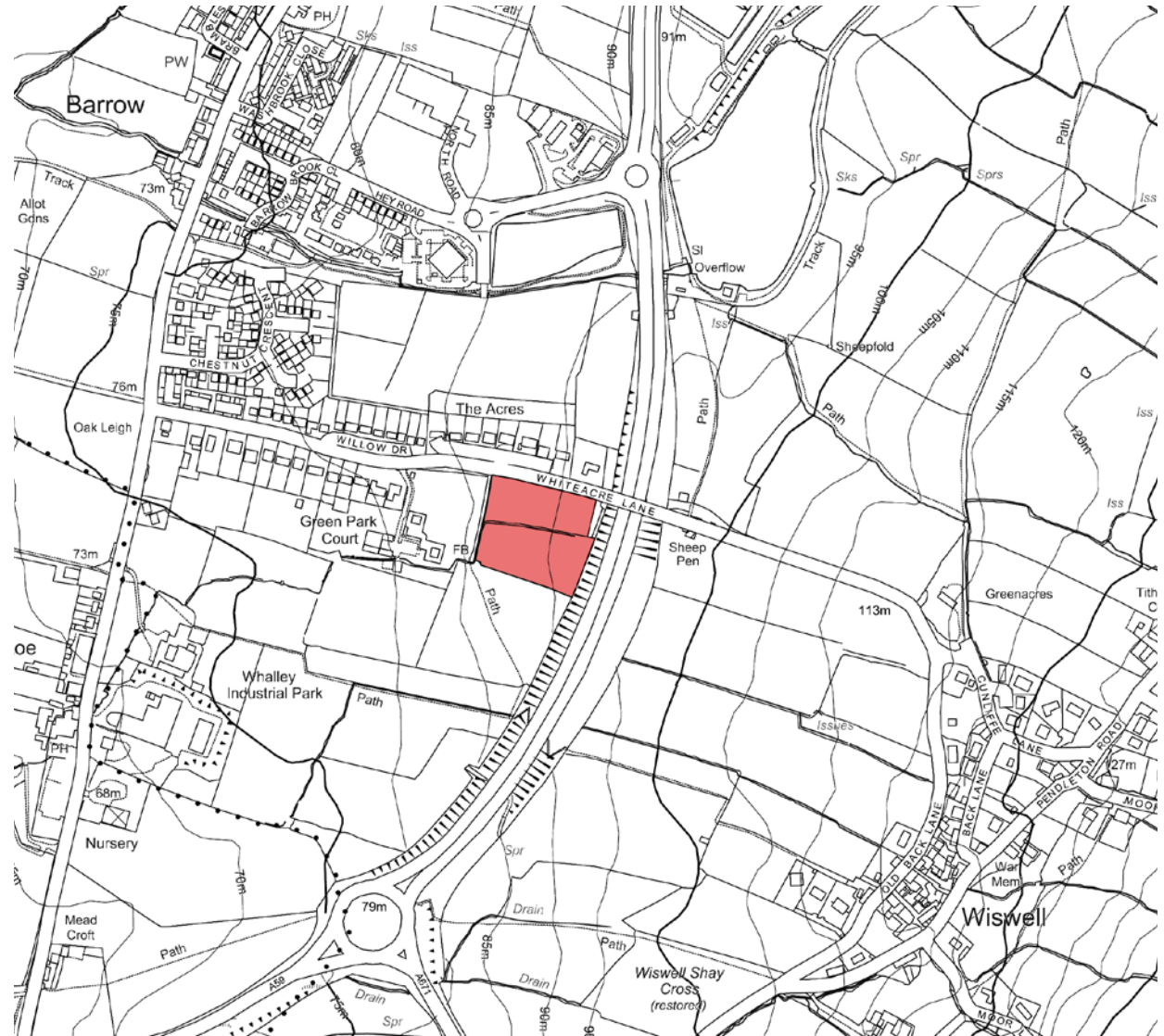
The proposals comprise the development of the site for residential use and the creation of a means of access onto Whiteacre Lane. The Design and Access Statement provides further detail about the nature of the proposals. The proposals affect the landscape in the following principal ways:

- The hedgerow along the southern edge of Whiteacre Lane will be removed where it forms the northern edge of the site. Its removal is required to facilitate a new access arrangements including associated sight lines.
- The fields will be developed with a combination of residential properties, gardens, landscape areas, roads and footpaths.

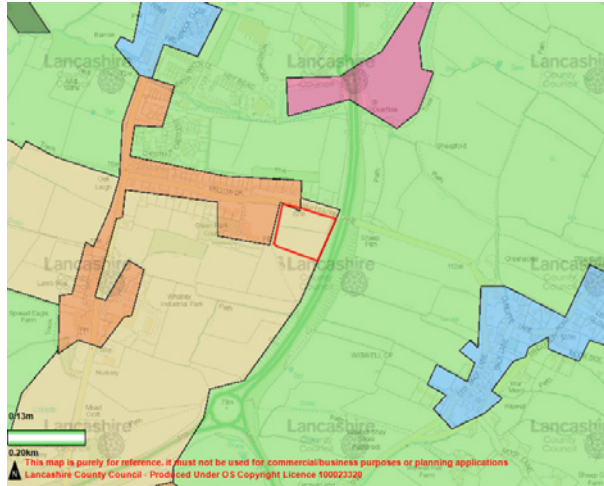
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Site



02 Landscape Assessment



Historical Landscape Character Map

- Ancient Enclosure
- Post Medieval Enclosure
- Modern settlement
- Water
- Historic Town Reports

The landscape setting of the site is described below using information from a site visit made on 18 August 2014 and Lancashire County Council's online MARIO maps.

Landscape Context

Historic Landscape Character maps define the site as Post Medieval Enclosure. This designation extends over the fields to the south of the site. To the north and east of the site the land is designated as Ancient Enclosure. The field patterns here are less regular. To the west of the site the settlement of Barrow is defined as Modern Settlement.

The area containing the site is located in the Bowland Fringe and Pendle National Character Area (NCA).

This is a transitional landscape that wraps around the dramatic upland core of the Bowland Fells. The influence of human habitation and activity, and the area's long farming history, contribute significantly to its character.

In contrast to the predominantly rural feel of the area, this NCA includes several relatively urban areas including Clitheroe, Bentham and Longridge. The NCA faces the challenge of managing substantial pressures to accommodate urban expansion while maintaining and protecting its valuable cultural and biodiversity assets.

The site and its surroundings are designated with a Landscape Character Area of Undulating Lowland Farmland. Its Forest of Bowland Landscape Character

02 Landscape Assessment



Photo 1: House to north of site



Photo 2: Apartments to south of site

Area is Barrow and Whalley Undulating Lowland. The Undulating Lowland Farmland with Settlement and Industry Landscape Character Type generally occurs below 150m (outside the boundaries of the AONB). It encompasses a patchwork of pastoral fields that are punctuated by main transport corridors and relatively large urban areas (including Clitheroe and Whalley). This landscape is generally viewed against either the backdrop of Moorland Hills (looking northwards) or Pendle Hill (looking southwards).

The pastoral fields are enclosed by an intricate network of hedgerows, which often contain hedgerow trees and provide texture to the landscape and post and wire fences. These fields surround the towns

of Clitheroe and Whalley, providing the setting for a combination of Victorian and later buildings within the built up areas.

A number of major road corridors and a main railway line also dissect this Landscape Character Type, disturbing the overall sense of tranquillity and remoteness.

Pockets of industry including tarmac works, cement works and industrial estates also punctuate the surrounding pastoral landscape. The scale and form of these buildings provides a strong visual contrast with the buildings and settlement patterns of adjacent Landscape Character Types.

Site Landscape














Surrounding Land Uses

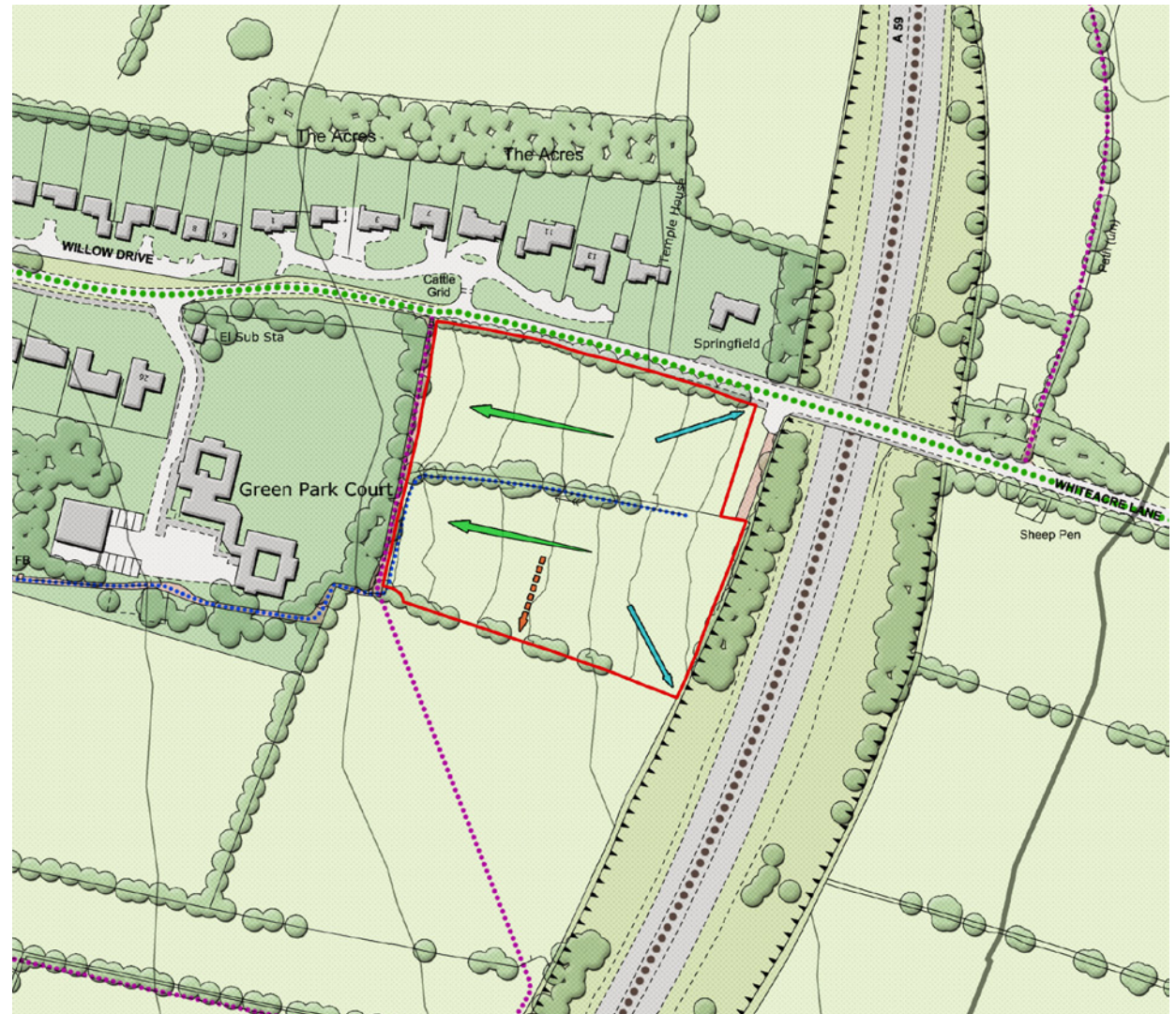
The site is on the edge of Barrow. There are apartments to the west of the site and houses to the north across Whiteacre Lane. The A59 runs along the eastern boundary of the site and is set in a deep cutting. To the south are fields. Trees and hedgerows define the edges of the site. The hedgerow to the south of the site contains large gaps.

The site is therefore only relatively open to the countryside to the south but enclosed by development (residential and A road) on the other three sides.

02 Landscape Assessment

Land Context Plan

-  Site boundary
-  Watercourse
-  Footpath (Ref 3-47-FP 5)
-  Whiteacre Lane
-  A road (A59)
-  Open fields
-  Gardens
-  A road bank
-  House
-  Tree or hedge
-  Long distance view
-  Medium distance view
-  Filtered view



02 Landscape Assessment



Photo 3: A59 to east of site



Photo 4: Field and hedgerow to south of site

Topography and Drainage

The site is set in an area of gently undulating topography. The site itself rises approximately eight metres from west to east from approximately 85 to 93 metres AOD. To the east of the site is an engineered cutting which accommodates the A59.

The northern half of the site is less well drained than the southern half with rushes being common in the northern section. Ditches running beside the central and southern hedgerows take surface water into a ditch running along the western boundary. The surface water flows away from the southwest corner of the site in an open ditch to the south of the adjacent apartments.

02 Landscape Assessment



Photo 5: Whiteacre Lane to north of site



Photo 6: Footpath to west of site



Photo 7: Northern field looking west

Rights of Way

To the east of the site is the A59 set in a deep cutting. Over the A59 to the northeast of the site is a bridge carrying Whiteacre Lane. Whiteacre Lane runs along the northern edge of the site. A public footpath (Reference 3-47-FP 5) runs along the western edge of the site and across the field to the south of the site.

02 Landscape Assessment



Photo 8: North view from centre of site



Photo 9: View towards A59 from south east

Vegetation

The historic field pattern of the site can be seen today. The fields have been under pasture but have not recently been grazed. Hedgerows containing occasional trees, define the northern, southern and western edges of the site as well as bisecting the site in two in a roughly east/westerly direction. The hedgerow to the south of the site is more gappy than the other hedgerows. To the east of the site are trees on the embankment of the A59.

Further details of the trees and hedgerows are provided in the separate Tree Survey document.

03 Visual Assessment



Photo 10: Long distance view towards north west from site

The landscape qualities of the area set out in section 02 closely influence the visual aspects of the site. In particular, the topography of the site and its surroundings, combined with the trees and hedgerows, significantly influence the visibility of the site to and from the surroundings.

The site is substantially visually contained by vegetation. Along the northern and western edges of the site there are hedgerows around five metres tall containing occasional larger trees. This vegetation substantially screens the site from the houses to the north and apartments to the west. The eastern boundary of the site abuts trees growing on the embankments of the A59. These trees substantially



Photo 11: Long distance view towards west from site

screen the site to the east. In the north-eastern and south-eastern corners of the site middle-distant views are obtained where the tree cover is reduced. To the south of the site a gappy hedge provides partial visual screening and filtered views to the field beyond. Trees and hedgerows outside the site limit the extent of these views.

Within the site a hedgerow running approximately east-west containing occasional larger trees, visually divides the site into two compartments.

Long views of distant hills are obtained from the higher land in the eastern part of the site.

03 Visual Assessment



Photo 12: Filtered view towards south from site



Photo 13: Middle distance view through north east corner of site

Views from Public Rights of Way

Whiteacre Lane runs along the northern edge of the site and is screened from the site by a hedgerow containing trees.

The existing hedgerows partially screen views of the site from the public footpath to the west and south of the site. However, the gappy nature of the hedgerows, particularly the hedgerow along the southern boundary of the site, results in filtered views of the site from these public footpaths.

The site is substantially visually screened from the A59 by the cutting and trees on it.

Views from Properties

The views of the site from the houses to the north and apartments to the west are substantially screened by the intervening hedgerows and garden vegetation.

04 The Impact of the Proposal



Photo 14: Middle distance view through south east corner of site

Access to Whiteacre Lane

The removal of the hedgerow along the southern edge of Whiteacre Lane at the northern boundary of the site will result in the loss of a landscape feature and the opening up of views to the users of the road and residential properties of the north of the site. The trees/hedgerows affected by the proposed access are low quality (refer to Tree Survey). However, it needs to be acknowledged that this hedgerow on the northern boundary of the site and the northern most field would be impacted in any event if the existing planning permission for seven houses were to be implemented.

As set out in the Design and Access Statement, the proposals include the planting of a new hedge along this boundary but on a new alignment that

accommodates the sight lines necessary for the access as well as a new footpath. The proposals also include new tree planting along this northern edge of the site. This planting will make use of locally native plant species to maintain the local character of the area.

Residential Development within the Site

The residential development within the site will result in this open parcel of land becoming developed. This will change the landscape character of the site from open agricultural land to residential. The site is currently influenced by development on three sides: the A59 to the east, residential properties to the north and apartments to the west.



Photo 15: Screening along Whiteacre Lane

The proposals employ a number of features in order to retain some of the rural characteristics of the site. These include the creation of areas of landscape within the development, tree planting throughout the site and the retention of hedges bounding the site along with their augmentation by the planting up of gaps and planting of new hedgerow trees. This is of particular importance along the southern boundary as this edge of the site interfaces with the open countryside where a field contains a public footpath. The site will be developed with a relatively low density and this will enable the retention of existing trees and hedgerows as well as the inclusion of new landscape areas and gardens. These features will all contribute towards visually softening the development of the site, particularly as the landscape matures.

04 The Impact of the Proposal

The existing trees and hedgerows on site have been assessed in the accompanying Tree Survey. This assesses the quality of the tree and hedgerow stock. As the residential proposals for the site are developed, every opportunity will be made to accommodate the trees and hedgerows within areas of soft landscape. In particular, trees designated with the highest quality categories will be prioritised for retention. As far as practicable, development of hard surfaces such as roads, footpaths, driveways and buildings, will be kept outside the root protection areas.

New trees will be integrated into the proposed residential development to augment the landscape

quality of the site and to compensate for any loss of existing trees and hedgerows. The palette of tree species planted will include locally native trees. Hedgerows which are retained and contain gaps will be augmented by the planting up of gaps using a mix of locally native species.

This approach to the landscape treatment will assist with minimising the visual impact of the development for the users of the public footpaths to the west and south of the site. The users of these footpaths will be able to glimpse views of the new residential properties but these views will be partly screened by the retained trees and hedgerows and new planting.

The details of the proposed tree and hedgerow removal along with the new planting will be agreed with the Local Authority as part of the planning process.

As the site is already impacted upon by development on three sides and the key landscape features have been assessed and every effort will be made to retain them, the overall impact on the landscape and visual resource of the proposals is limited in both extent and nature. The repair planting to the gappy hedgerows and the inclusion of new tree planting to the site, will in time, positively contribute towards the landscape quality of the site.

