

# Landsc a p e & Visual App r a i s a l

Sp o u t Fa r m , Lo n g r i d g e ,  
P r e s t o n



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U R B A N  
G R E E N

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## 1. Introduction and Scope of Assessment

- 1.1.1. This report provides a landscape and visual appraisal (LVA) of the proposed residential development on land at Spout Farm, Longridge, Preston, Lancashire. The site – referred to herein as the ‘assessment site’ – is shown in Appendix A Plan 1, and is located south of the settlement of Longridge.
- 1.1.2. Urban Green was commissioned in May 2016 by Mr Denis Lambert to undertake this LVA.
- 1.1.3. Prior to the field work, a desk review of existing and emerging planning policy and landscape character guidance relevant to the assessment site and surrounding area was undertaken. This report does not consider the full range of planning policy considerations, which are dealt with by others.
- 1.1.4. The LVA was prepared following site visits in June 2016. This assessment describes and evaluates the change to the landscape and visual amenity, the extent to which these affect perception and views of the landscape and also considers the effect(s) of the proposed development on the setting of listed buildings and heritage assets in proximity.
- 1.1.5. Landscape character and visual assessment, although closely related to one another, have been considered separately for reasons of clarity and robustness.
- 1.1.6. Within this report, the landscape and visual baseline environment of the Site and its surroundings is established and mitigation measures described. Taking these measures into account, the effects of the development are then predicted. This report focuses on the significant effects predicted to arise from the development.
- 1.1.7. This report is structured as follows:
- a) Section 2 sets out a description of the proposed development.
  - b) Section 3 summarises the relevant parts of planning policy in respect of landscape and visual considerations.
  - c) Section 4 deals with the baseline; in respect of the landscape baseline, it identifies published documents on local landscape character, and adds supplemental points based on site visits to the area surrounding the assessment site; and sets out a description of the visual baseline.
  - d) Sections 5 and 6 set out an assessment of the landscape and visual effects of the proposed development;
  - e) Section 7 sets out the landscape strategy for the site and an overall conclusion.
  - f) Appendices 1-5 that contain the methodology utilised to carry out this assessment along with tables, plans and photographs.

## 2. The Proposed Development

- 2.1.1. It is proposed to develop the site for residential use. This will comprise up to 34 Units.
- 2.1.2. The proposed residential development is situated on land to the south of Longridge, off the B6243 Preston Road.
- 2.1.3. The site will be accessed via Preston Road.
- 2.1.4. The proposed residential development will include and provide for an appropriate range, form and density of housing to help meet local housing needs.
- 2.1.5. The appraisal has been prepared as part of the planning application process, for the development of the assessment site.
- 2.1.6. In the assessment of the landscape and visual effects of the proposed development it has been assumed that the levels will generally follow the existing contours of the assessment site. The highest approximate level on site being 86.8m AOD and the lowest 84.0m AOD.
- 2.1.7. To help minimise impacts and mitigate for any Major/Moderate landscape and visual effects, a Landscape Strategy is outlined in Appendix 3 **Plan 10** – Landscape Strategy. This plan strengthens and enhances green infrastructure through the implementation of new tree and shrub planting as part of the development proposals. The aim of the strategy being; to further integrate the development into its wider landscape context and help screen perceived noise and any residual landscape and visual impacts.

### 3. Landscape Planning Policy Context

- 3.1.1. A comprehensive planning policy review has been considered within the Supporting Planning Statement (SPS) accompanying this application. The relevant landscape policies within both the development plan and the NPPF are noted below.

#### National Planning Policy Framework

- 3.1.2. National planning policy for England is defined within the National Planning Policy Framework (herein referred to as the NPPF) that has distilled the content of previous supplementary planning documents into one comprehensive document. The NPPF is the relevant national planning policy document against which to test the proposals.

#### General Considerations

- 3.1.3. As a central theme, the NPPF has a presumption in favour of sustainable development (para. 14) for which it defines three mutually interdependent dimensions of sustainability (para. 7) to be jointly sought (economic, social and environmental). With relevance to landscape and visual matters the third dimension states:
- 3.1.4. *“an environmental role – contributing to protecting and enhancing our natural, built and historic environment;...”*
- 3.1.5. The planning system is identified as the vehicle for guiding development to sustainable solutions and seeking positive improvements in the quality of built, natural and historic environments based on local circumstances (para. 10, author’s emphasis).

#### Core Principles

- 3.1.6. Paragraph 17 lists the 12 core planning principles that should underpin planning decisions. Of these, the following are considered pertinent to landscape and visual amenity:
- 3.1.7. *(5<sup>th</sup>) take account of the different roles and character of different areas, promoting the vitality, main urban areas... Recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.*
- 3.1.8. *(7<sup>th</sup>) contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework.*
- 3.1.9. *(10<sup>th</sup>) conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.” (NPPF, para. 17).*

#### Section 7 (Requiring Good Design)

- 3.1.10. This section of the Framework identifies that good design is a fundamental aspect of sustainable development and indivisible from good planning, thereby establishing a connection within the NPPF between design, access, natural environment and cultural heritage issues.

3.1.11. The NPPF states that permission should be refused on poor design grounds for applications that fail in three main respects, as detailed in Table 1 below.

**Table 1: NPPF design commentary and applicability to Site**

NPPF Reason for Refusal	Applicability to the Site
Do not establish a strong sense of place (para. 58);	The Site is located adjacent to existing residential properties, a County Biological Heritage Site, existing garden centre / nursery, and agricultural land, which are reflected in the proposed development plans. It is considered that the proposals have the potential to readily establish a strong sense of place, building on the surrounding local precedents.
Do not respond to local character and history and reflect the identity of local surroundings and materials (para 58.);	The Site is located adjacent to residential housing which comprises a number of buildings of similar scale to those proposed within the assessment site. In addition, the proposed mitigation scheme retains as much existing vegetation on site as possible and proposed planting reflects and enhances the existing native species that exist on site.
Fail to improve the character and quality of an area (para. 64)	The mitigation and enhancement proposals for the site include a planting scheme and increase in tree planting, in order to visually screen the development, and contribute to the improvement of the character and quality of the area.

3.1.12. NPPF paragraph 60 reinforces the considerations of paragraph 17 stating that planning decisions should place substantial weight on the retention of local character and distinctiveness from development proposals. This is proposed by use of appropriate building mass, layout, styling and materials and use of existing local boundary styles, along with the arrangement of open space.

### Section 11 (Conserving and enhancing the natural environment)

3.1.13. This section of the NPPF identifies a requirement in favour of protecting and enhancing valued landscapes (para 109) by focussing development on land of least environmental or amenity value (para 110).

3.1.14. As listed in the NPPF, these valued landscapes are defined as:

- Sites of Special Scientific Interest;
- Land designated as Green Belt;
- Local Green Space;
- Area of Outstanding Natural Beauty;
- Heritage Coast; and
- National Parks

3.1.15. The Site and the surrounding landscape do not fall into any of these nationally important landscape designations.

### Local Landscape Policy

3.1.16. A detailed supporting Planning Statement has been produced in conjunction with this project and this should be referred to for further details on relevant policies. We have briefly outlined the key policies that relate to landscape and visual matters below.

### Adopted Policy

3.1.17. The Section 38(6) of the Planning and Compulsory Purchase Act 2004 places a requirement upon Authorities when determining planning applications to do so in accordance with the adopted development plan unless material considerations indicate otherwise.

3.1.18. The Districtwide Local Plan and its Saved Policies (including its Supplementary Planning Guidance “Landscape and Heritage” 2001) have now been superseded since the formal adoption of the Core Strategy in December 2014. As such, current local planning policy comprises the following documents:

- Ribble Valley Borough Council Core Strategy (2008-2028): A Local Plan for Ribble Valley

3.1.19. The relevant policies within the above noted documents are as follows:

### Key Statement EN2: Landscape

*“The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area.*

*The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and where ver possible enhanced.*

*As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctive ness, vernacular style, scale, style, features and building materials.”*

3.1.20. The design proposals will seek to complement existing local character, with the new development being of appropriate scale, massing and style, whilst reflecting local distinctive ness and prevailing vernacular through sensitive choices of building materials and features. In particular, regard will be giving to the setting of the Forest of Bowland AONB and other open countryside which has intrinsic landscape value.

### Key Statement EN4: Biodiversity and Geodiversity

*“The Council will seek where ver possible to conserve and enhance the area’s biodiversity and geodiversity and to avoid the fragmentation and isolation of natural habitats and help develop green corridors. Where appropriate, cross-Local Authority boundary working will continue to take place to achieve this.*

*Negative impacts on biodiversity through development proposals should be avoided. Development proposals that adversely affect a site of*

*recognise environmental or ecological importance will only be permitted where a developer can demonstrate that the negative effects of a proposed development can be mitigated, or as a last resort, compensated for. It will be the developer's responsibility to identify and agree an acceptable scheme, accompanied by appropriate survey information, before an application is determined. There should, as a principle be a net enhancement of biodiversity.*

*The sites are as follows: [...]*

- *Local Biological Heritage sites (CBHs)*
- *Ancient Woodlands*
- *Lancashire Biodiversity Action Plan priority habitats and species*

*With respect to sites designated through European legislation the Authority will be bound by the provisions of the relevant Habitats Directives and Regulations.*

*For those sites that are not statutorily designated and compensation could be managed through a mechanism such as biodiversity off-setting via conservation credits."*

- 3.1.21. The assessment Site shares its northern and eastern boundaries with a County Biological Heritage (CBH) Site (number 63NW01 – Alston Reservoirs). The main purpose of a CBH is to protect and enhance the natural heritage within the county. The CBH is a non-statutory designation, however this does not diminish its importance locally, supporting species such as wintering wildfowl and lapwings, as well as species-rich grasslands. As such, the proposals will seek to contribute to and enhance biodiversity, through measures such as retaining and enhancing hedgerows, and widening and enhancing the existing landscape buffer (where the three bird hides are currently located along Pinfold Lane/ Bridleway 121) in order to bolster ecological connectivity.

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

*"In determining planning applications, all development must:*

1. *Be sympathetic to existing and proposed land use in terms of size, intensity and nature as well as scale, massing, style, features and building materials*
2. *Consider the environmental implications [...]*
3. *Consider the protection and enhancement of public rights of way and access*
4. *Achieve efficient land use and the re-use and remediation of previously developed sites where possible*
5. *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."*

- 3.1.22. The development proposals make use of previously developed land, whilst considering massing, density, layout to ensure that the development is appropriate and in keeping with the local vernacular. Environmental implications are also considered, and public rights of way in close proximity to the site will be protected and enhanced.

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

*“Development proposals will be refused which significantly harm important landscapes or landscape features [...]”*

- 3.1.23. The development proposals will not significantly harm any important landscapes or features, and will seek to complement and enhance the existing landscape through appropriate use of materials, planting and boundary treatments.

#### **Policy DME3: Site and Species Protection and Conservation**

*“Development proposals that are likely to adversely affect the following will not be granted planning permission [...]”*

##### *5. County Biological Heritage Sites”*

- 3.1.24. The development proposals will not adversely affect the Alston Reservoirs County Biological Heritage Site, and will put measures in place to have a positive effect on this local designation, by enhancing the landscape buffer between the Site and the CHB.

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

*“Any Green Infrastructure should be multi-functional and encourage, where possible, walking and cycling opportunities.”*

- 3.1.25. The development proposals will incorporate an area of open space within the proposed development, as well as providing enhanced boundaries to the Site.

#### **Policy DMB5: Footpaths and Bridleways**

- 3.1.26. *“The Borough Council will unless suitable mitigation measures are made, protect from development footpaths which:*

- 1. provide a link between towns/villages and attractive open land,*
- 2. link with the Ribble Way footpath,*
- 3. are associated with local nature reserves; and*
- 4. are heavily used.*

*The Council considers the protection and enhancement of the footpath and bridleways network to be important given the character of the area and the contribution such networks can be made [sic] to leisure, health and tourism.”*

- 3.1.27. The assessment Site shares its southern boundary with Footpath 118, and Bridleways 119 and 121 are located approximately 165m to the south east of the Site. The development proposals will seek to retain and enhance these routes, particularly with regard to providing connectivity with the CBH site at Alston Reservoirs.

## 4. Base line

### The Landscape Baseline - Landscape Character

- 4.1.1. The assessment of landscape character is a method of understanding the particular attributes or factors that have influenced the historic development, current and future features of an area, and what makes that area distinctive from other areas. Natural England describes landscape character assessment as a: ‘...systematic way of analysing and describing landscape identifying areas of distinctive character, classifying and mapping them. The process involves identifying the patterns, elements and features that give landscapes homogeneity and make them different from each other.’ Landscape characterisation is a process which has been developed extensively by local authorities to assist them in the planning process. Published studies of landscape character provide a source of information to enable the fuller understanding of landscape character – whether at a regional or national scale or at a local district scale; it is of course possible to carry through the process of analysis to individual sites or parts of sites. Typically, the published assessments provide character descriptions of specific areas and consider factors likely to influence future character and / or set out prescriptions for change.
- 4.1.2. There is a range of published assessments at national, regional, and county levels relevant to the assessment site. Each is considered below. That at a national level predated the guidance set out in the ‘Landscape Character Assessment; Guidance for England and Scotland (2002)’ – widely regarded as the definitive guidance on the subject. That said, it is important to recognise that these assessments are purely assessments of landscape character; they are not, and are not intended to be, the development plan, and thus what the documents may say about the potential effects of development in any location cannot of itself be considered determinative as a matter of policy.

### National Character Assessment

- 4.1.3. At a national level the assessment site lies in the Lancashire Valleys (NCA 35), although the majority of the settlement of Longridge resides in the Bowland Fringe and Pendle Hill (NCA33). As such, both of these NCAs will be considered in this report. The relevant *Natural England Character Assessment* documents are provided in Appendix 3 **Plan 2** and Appendix 6.

The Bowland Fringe and Pendle Hill National Character Area (NCA 33) is a transitional landscape that surrounds the dramatic uplands of the Bowland Fells, with over half of the NCA making up the Forest of Bowland. It is a diverse landscape with lush pastures, herb-rich hay meadows, broadleaved woodland, parkland and waterbodies including rivers and streams which support protected species. The numerous river valleys and associated woodlands are key to the characteristics of the area, as is the influence of human habitation through activities such as farming.

The Lancashire Valleys (NCA 35) comprise the wide vale of the rivers Calder and Ribble and their tributaries, which run north-east to south-west between Pendle Hill, the Bowland Fells and the Southern Pennines, creating a visually contained landscape with a strong urban character. Agriculture is fragmented by the built environment, industry and housing, with livestock

land now mainly concentrated along the Ribble Valley, the fringes of Pendle Hill, the area to the west of Blackburn and in the north around Skipton. This character area also contains a series of country parks and local nature reserves, often connected by public rights of way, encouraging outdoor recreation.

- 4.1.4. The NCA summary is located at Appendix 6.

### County Landscape Character Assessment

- 4.1.5. Lancashire County Council's report 'A Landscape Strategy for Lancashire, December 2000' identifies character areas within the region (Appendix 7). The entirety of the assessment Site lies within the landscape character type 5: Undulating Lowland Farmland. However, like the National Scale areas, Longridge forms a boundary between 5c: Lower Ribble, and 5h: Goosnargh – Whittingham.
- 4.1.6. Other nearby landscape character areas include 'Suburban', located approximately 1.38km to the south west, on the fringe of Grimsargh, and also the Forest of Bowland Landscape Character Area 'New Row', within Landscape Character Type F3: Undulating Lowland Farmland with Wooded Brooks, located approximately 0.7km to the east south east.
- 4.1.7. Landscape character type 5: Undulating Lowland Farmland is described as an undulating landscape, where hedgerows dominate over stone walls and incised, wooded cloughs and gorges traverse the landscape. Woodlands, copses and hedgerow trees give the impression of a well-wooded landscape from ground level, and a patchwork of wood and pasture from raised viewpoints on the fells.
- 4.1.8. Landscape character area 5c: Lower Ribble is described as an area of low gritstone farmland between Longridge Fell to the north and Mellor Ridge to the south. Characterised by its distinctive broad valley landform, the flood plain contains the meandering course of the River Ribble and a particularly distinctive pattern of wooded cloughs which descend the valley sides. In addition, a complex pattern of hedges and woodland form link these cloughs together, giving an impression of a well-wooded landscape. A dense network of winding country lanes and tracks link the large number of stone buildings found throughout the area.
- 4.1.9. Landscape character area 5h: Goosnargh – Whittingham is described as a transitional landscape between the uplands of the Bowland Fells to the north east and the agricultural Amounderness Plain to the west. It is a pastoral landscape which is relatively open and intensely farmed. There is much hedgerow loss and few trees or woodlands, although hedgerows along a network of lanes are an important landscape feature.

### Landscape Character

- 4.1.10. At a local level, the landscape character of the assessment Site is heavily influenced by its proximity to the Alston Reservoirs County Biological Heritage Site. This CBH shares its boundary with the north eastern boundaries of the assessment Site, and contains a valued wetland habitat formed from the deconstruction of a reservoir associated with the remaining Alston Reservoirs.

- 4.1.11. Rectilinear pastoral fields stretch to the southeast, south and west, interspersed with occasional farm buildings and areas of woodland. Residential development is present to the immediate northwest (west of the B6243 Preston Road) comprising mainly semi-detached, red-brick houses. A long, linear area of industry is located to the west of this residential development along Shay Lane. Longridge High School is also located along Preston Road, approximately 680m to the north of the Site. Alston Reservoirs are located to the immediate north of the Site, with the settlement of Longridge located beyond the reservoirs to the north and north east.
- 4.1.12. The boundaries to the Site currently comprise a combination of treatments. The northern and north eastern Site boundaries comprises a stone wall with a wooden access gate, and numerous trees and bushes which follow the line of this boundary wall. The western boundary comprises dense boundary trees, as do the southern and eastern boundaries. The southern boundary also comprises wooden post-and-rail fencing, a wooden pedestrian access gate, and also a metal vehicular access gate.
- 4.1.13. Landscape and Heritage designations that lie within 1km of the site are shown in Appendix 3 **Plans 4 & 5**. These include the following:
- Listed Buildings – as listed in Appendix 2 Table 3:
    - The nearest is ‘Hacking Hobs’, a Grade II Listed building located approximately 470m to the north, north west of the Site boundary.
    - The second closest is ‘Bury’s Farmhouse’, a Grade II listed building, located approximately 700m from Site boundary to the east, south east.
  - There are no Scheduled Monuments within 1km of the assessment Site.
  - Conservation Areas – as listed in Appendix 2 Table 5:
    - Newtown Conservation Area is located approximately 320m to the north of the assessment Site;
    - Church of St Lawrence Conservation Area is located approximately 475m north of the assessment Site;
    - The Longridge Conservation Area is located approximately 900m to the north of the assessment Site.
- 4.1.14. Other designations within a 2km radius of the site include:
- Alston Reservoirs County Biological Heritage Site (Site number 63NW01), located to the immediate north and east of the Site boundary. Although this is a non-statutory designation, it does not diminish its importance locally.
  - Ancient Woodlands including College Wood, located approximately 1.1km to the east, and King Wood, located approximately 1.2km to the south east of the Site boundary.

### **Local Landscape Character**

#### *Land Use*

- 4.1.15. The assessment site currently comprises an area of plantation farmland, planted with Christmas trees of various maturities intermixed with immature wild-seeded saplings and unmaintained grasses. An area of hard standing

made up of compressed soils, gravel and other hard core rubble lies to the east of the Site, which is used as a storage and work area for Spout Farm Nursery and the Christmas tree plantation.

#### *Topography*

- 4.1.16. The assessment site is generally flat with a gentle fall from north east to south west (more pronounced to the south west of the site), with a height of 86.8m AOD (Above Ordnance Datum) on the northern Site edge, to levels of 84.0m AOD at the south west Site boundary.

#### *Vegetation*

- 4.1.17. The assessment Site currently comprises a mixture of plantation farmland, immature wild-seeded saplings and unmaintained grassland. The boundaries to the Site are generally well wooded with boundary trees and bushes, although the northern boundary is sparser than the other boundaries.

#### *Water Features*

- 4.1.18. There are not currently any permanent water features present on the assessment site.

#### *Built Elements and Designations*

- 4.1.19. There are numerous permanent built elements on Site. These include a stone wall along the northern and north eastern boundaries, with a wooden 5-bar access gate mid-way along the northern boundary; three, shed-style metal workshops located on the hard standing to the south east of the Site; a semi-permanent poly-tunnel also to the south east; a septic tank close to the western boundary, and a metal barrier which currently provides access to the Site from Preston Road. Occasional smaller built elements such as man-hole covers and other utilities are also found at various locations throughout the site. Other built elements, such as the office and cabins associated with Spout Farm Nursery, fall out with the red-line boundary.
- 4.1.20. A total of two listed buildings exist in a 1km radius of the Site. These are the Grade II Listed 'Hacking Hobs' and 'Bury's Farmhouse', located approximately 425m to the north, north west and 730m to the east, south east of the Site, respectively.
- 4.1.21. There are three conservation areas which lie to the north of the assessment Site. The closest is Newtown Conservation Area at approximately 325m from the Site boundary, the second closest is the St. Lawrence's Church Conservation Area at approximately 475m from the Site boundary, and finally the largest, Longridge Conservation Area, is located approximately 895m north of the Site boundary.

#### *Public Rights of Way*

- 4.1.22. Within 2km of the Site there are numerous footpaths and bridle ways that exist. Those within close proximity that have the potential to experience views towards the assessment Site include:

- Footpath 118

- Bridle way 119
- Bridle way 121
- Bridle way 58
- Bridle way 59
- Footpath 101
- Footpath 103
- Footpath 104
- Footpath 106
- Footpath 107
- Footpath 108
- Footpath 100
- Footpath 60
- Bridle way 66
- Footpath 68
- Footpath 69
- Footpath 70

### The Landscape Baseline - Landscape Resource

- 4.1.23. In respect of *Landscape Condition* (the physical state of the landscape), the assessment site comprises plantation farmland, unmaintained grasses and an area of hardstanding. Against the criteria set out in Appendix 1 Table 1, the assessment Site is considered to be in **Ordinary Condition**. This conclusion is reached on the basis that the Site is largely unmaintained, with unmaintained trees and overgrown grasses dominating the western portion of the Site. To the east, the area of hardstanding currently used as a yard for the Spout Farm Nursery exhibits a number of detracting features, including heavy machinery and garden and commercial waste. The Site does have some redeeming features however, in terms of recognisable landscape structure and existing boundary vegetation. Overall, the Site exhibits some features worthy of conservation, but has scope for improvement in terms of land management.
- 4.1.24. In respect of *Landscape Value*, the assessment Site lies entirely within landscape character type 5: Undulating Lowland Farmland, although Longridge forms the boundary between two landscape character areas within this type; 5c: Lower Ribble, and 5h: Goosnargh – Whittingham. The Site itself is located within landscape character area 5c, described by the Lancashire Landscape Character Assessment as a distinctive broad valley landform comprising a complex network of hedges, woodland and wooded cloughs, giving the impression of a well-wooded landscape. These distinctive landforms and landscape patterns exhibit some value. The Site's proximity to Newtown Conservation Area, St. Lawrence's Church Conservation Area, Longridge Conservation Area, and listed buildings 'Hacking Hobs' and 'Bury's Farmhouse' also imparts some value. Other features such as the dry-stone wall along the northern Site boundary also bring value to the Site.
- 4.1.25. In addition, the Alston Reservoirs County Biological Heritage (CBH) Site located to the immediate east and north of the Site are subject to policies EN3: Biodiversity and Geodiversity, DME3: Site and Species Protection and Conservation, and DMB5: Footpaths and Bridleways. Alston Wetland is

located on the site of the old Alston No. 3 Reservoir to the east of the assessment Site, within the CBH boundary. Three bird hides are located along the eastern boundary of the CBH with Pinfold Lane / Bridleway 121, providing opportunities for bird watching across the wetland towards the assessment Site.

- 4.1.26. Although not strictly landscape designations, these policies bring an inherent value to the Site, both in terms of biodiversity and species and habitat protection, but also in terms of public access and recreation.
- 4.1.27. There are, however, also some detracting features on Site. These include the unmaintained grassland and trees to the west of the Site, and the area of hardstanding to the east comprising machinery and equipment associated with the Spout Farm Nursery. The lack of hedgerows along the Site boundaries also detracts value from the Site, as does the loss of trees along the northern boundary.
- 4.1.28. Against the criteria set out in Appendix 1 Table 2, the assessment site is considered to be of overall **Poor Quality**. This shows that the Site is generally of low quality and rarity, with areas identified as having redeeming features with opportunities for improvement. It is also considered that the landscape is not designated, but designations of adjacent and nearby areas still exhibit some value.

#### **The Landscape Baseline – Landscape Receptors**

- 4.1.29. From the above analysis of the Landscape Baseline, it is concluded that the Landscape Receptors relevant to the assessment site that need to be assessed in the following section on Landscape Effects are:
- Character Areas
  - Landscape Character and features/ vegetation; and
  - Landscape Designations

#### **The Visual Baseline**

- 4.1.30. The LVA considers a set area of a 2km radius from the proposed development, in order to establish the spatial parameters of the assessment, and identify potential landscape and visual effects. A 'Theoretical Visual Envelope' is shown in Appendix 3 **Plan 9**.
- 4.1.31. The assessment Site is visible from mainly the immediate area and residential properties nearby. In particular, properties close to the western Site boundary along Preston Road would experience near range views of the assessment Site. Views would also be available from road users along Preston Road due to the relatively flat nature of the Site and the surrounding area.
- 4.1.32. Road users along Preston Road would experience both medium distance and near distance views of the assessment Site. These views would range from direct to oblique, depending upon the position of road users along Preston Road, and would be filtered by existing vegetation present along the southern and western Site boundaries.

- 4.1.33. Users of local public rights of way are also likely to experience views of the assessment Site. In particular, users of Footpath 118 and Bridle way (to the South of the site) are anticipated to experience views towards the development Site. Views are not anticipated from Bridle way 121 due to tall, mature hedge row screening views towards the Site from this Public Right of Way.
- 4.1.34. Finally, visitors to the RSPB Wetland at Alston No.3 Reservoir may also experience direct views towards the assessment Site. No views are anticipated from any of the listed buildings or Conservation Areas within 2km of the Site.
- 4.1.35. The above section details the main views towards the assessment site, and those which are most likely to be sensitive to the development. Other views in the area are considered to be less significant due to the longer distance nature of the view, wider landscape context and the low lying nature of the topography.
- 4.1.36. A number of potential visual receptors were identified and are listed below:
- Residential properties along Preston Road
  - Residential properties along Water Meadows
  - Users of Footpath 118
  - Users of Bridle way 119
  - Users of Bridle way 121
  - Road users along Preston Road
  - Visitors to RSPB Wetland Bird Hide off Pinfold Lane / Bridle way 121
- 4.1.37. From the potential visual receptors, a number of viewpoints have been selected as representative and photographs taken to present the nature of views towards the site. Table 4 below identifies the chosen visual receptors and describes the visual relationship between these receptors and the assessment site.

**Table 4: Visual Receptors**

VP No.	Location	Grid Ref	Viewing Direction	ICT	I CA	Visual Receptor	Distance to Development
VP 1	Preston Road / Bridle way 119	360192.6, 435658.1	N	5: Undulating Lowland Farmland	5c	Road users on Preston Road; Users of Bridle way 119	312m
VP 2	Bridle way 121 / Visitors to RSPB Wetland	360444.0, 435835.9	NW	5: Undulating Lowland Farmland	5c	Users of Bridle way 119	165m
VP 3	Footpath 118	360337.1, 435851.5	North west	5: Undulating Lowland Farmland	5c	Users of Footpath 118	96m
VP 4	Bridle way 58 / 59 / 121	360834.2, 436035.6	West	5: Undulating Lowland Farmland	5c	Users of Bridle way 58 / 59 / 121	462m

VP 5	Bridle way 58	360795.3, 436240.3	South west	5: Undulating Lowland Farmland	5c	Users of Bridle way 58	471m
VP 6	Chapel Hill/ Bridle way 58 (within St Lawrence's Church Conservation Area)	360470, 436701	South south west	5: Undulating Lowland Farmland	5c / 5h	Users of Bridle way 58, road users along Chapel Hill, and St Lawrence's Church Conservation Area	615m
VP 7	Preston Road / Derby Road	360150, 436433	South	5: Undulating Lowland Farmland	5h	Road users along Preston Road / Derby Road, Newtown Conservation Area	297m
VP 8	Preston Road	360208, 436196	South	5: Undulating Lowland Farmland	5h	Road users and residential properties along Preston Road	102m
VP 9	Preston Road / Water Meadows	360196.12, 436103.34	East	5: Undulating Lowland Farmland	5h	Road users and residential properties along Preston Road	22m
VP 10	Bridle way 59 / 66	360965, 435779	East north east	5: Undulating Lowland Farmland	5c	Users of Bridle way 59 / 66 and residential property at Bury's Farm	645m
VP 11	Preston Road / Chambley Farm	360187, 435820	North	5: Undulating Lowland Farmland	5h	Road users along Preston Road, residential property Chambley Farm	160m
VP 12	No. 138 Preston Road	360190.37, 436000.56	East	5: Undulating Lowland Farmland	5h	Road users along Preston Road, residential property No. 138 Preston Road	15m
VP 13	Footpaths 103 / 104 / 107	359625.6, 435930.3	East	5: Undulating Lowland Farmland	5h	Users of Footpaths 103 / 104 / 107	577m
VP 14	Footpath 107	359838.0, 435633.5	North east	5: Undulating Lowland Farmland	5h	Users of Footpath 107	502m

- 4.1.38. The locations of the photographs taken from these receptors are shown in Appendix 3 **Plan 8**, and the site context and viewpoint photographs are located in Appendix 4 and 5 respectively.

## 5. Assessment of Landscape Effects

The landscape effects of the proposed development are set out in summary form in Appendix 2 - Tables 1-4, which sets out the sensitivity of the identified landscape receptors, and the magnitude of the landscape effects upon the receptors. The criteria for the determination of sensitivity and magnitude of landscape effects as set out in Appendix 1 section 1.5 of the methodology. The following paragraphs summarise the landscape effects in respect of each main landscape receptor.

### Landscape Character

- 5.1.1. At a National and Regional level the anticipated landscape effect of the proposed development would be minimal and entail negligible change to the existing landscape. At a Local level a greater impact on landscape character is present. The development proposals would change the character of the assessment Site from primarily plantation farmland to a residential one, giving rise to the irreversible loss of the Christmas tree plantation, unmaintained grassland and area of hardstanding which currently dominate the Site. The overall sensitivity of the landscape character (as a receptor) is therefore considered to be **Low**; this acknowledges the presence of the Alston Reservoirs County Biological Heritage Site to the immediate east of the Site, but also the detracting elements which have influenced the landscape, such as the loss of boundary trees and a variety of non-original boundary treatments. These detractions create capacity for this landscape to accept change. The assessment site is not critical to maintaining the overall landscape character of the area, as the character would continue to be obtained in the surrounding area if / when the assessment site was developed. The magnitude of the effects on landscape character is therefore considered to be **Small**. This takes into account that the site has been assessed as having capacity to accept change, the scale of the development would only be limited to the small scale of the assessment site and immediate surroundings, with the exception of some medium-range glimpsed views from road users along Preston Road.

The extent of the landscape change would be localised and generally confined to the immediate setting due to the raised Alston Reservoirs to the north and east, the existing built form to the west, and well vegetated boundaries along Preston Road to the west of the Site, and existing vegetation along the southern and eastern boundaries. The landscape effect of the proposed development on the overall landscape character would therefore be **Minimal** – bringing about some change to the existing landscape, but would not constitute an adverse landscape effect or significant environmental effect.

### Landscape features and vegetation

- 5.1.2. The assessment Site currently comprises plantation farmland, unmaintained grassland and an area of hardstanding to the east. The boundaries to the

Sites are generally well vegetated, comprising a combination of post-and-rail fencing, dry stone walls and metal and wooden access gates. No other notable vegetation is present on the Site, and as such is considered to be of **Low** overall sensitivity; it is in moderate condition, however has no notable aesthetically pleasing elements and could be further enhanced, managed and improved. The magnitude of effect of the development upon vegetation and landscape features is therefore considered to be **Small**; this takes into account that there would be some vegetation loss within the site itself. The consequent effect on landscape features and vegetation as a landscape receptor would therefore be **Minimal** – entailing some change to the existing landscape but would not constitute significant or adverse environmental effect.

### Landscape and Heritage Designations

- 5.1.3. There are 3 Conservation Areas within 2km of the Site. These include:
- Newtown Conservation Area
  - St. Lawrence's Conservation Area
  - Longridge Conservation Area
- 5.1.4. Within 1km of the assessment site, a total of 2 Listed Buildings exist. These include:
- Hacking Hobs
  - Bury's Farmhouse
- 5.1.5. There are no Scheduled Monuments within 1km of the assessment Site.
- 5.1.6. The nearest Listed Buildings are 'Hacking Hobs' and 'Bury's Farmhouse' to the north west and east, south east of the assessment Site, respectively.
- 5.1.7. It is not anticipated that any of the above mentioned heritage assets will experience views of the assessment Site. This has been confirmed through Site visits, where raised topography to the north of the Site, existing built form to the east and tall, mature hedgerows to the south east (along Bridleways 121 and 59 in particular), and dense vegetation along the Site boundaries screen any potential views from these locations. A Theoretical Visual Envelope has been produced based upon these Site visits, can be seen in Appendix 3, **Plan 9**.
- 5.1.8. As a result, the effects on heritage assets are not considered any further in this report.

### Overall Conclusion on Landscape Effects

- 5.1.9. In overall terms in relation to landscape effects, the development of the assessment site would give rise to a **Minimal** landscape effect in respect of landscape character and a **Minimal** effect in terms of landscape designations, features and vegetation. Whilst there would be, to varying degrees, elements of change to each of these receptors, the nature and extent of that change would be generally confined to the immediate area and would not change the fundamental character of the landscape setting and in no way would change the overall character of the wider

area. Therefore the development would not entail any unacceptable adverse landscape effects.

## 6. Assessment of Visual Effects

6.1.1. The visual effects of the proposed development are set out in summary form in Appendix 2 Table 4, which sets out the sensitivity of the identified visual receptors, and the magnitude of the visual effects upon the receptors. The criteria for the determination of sensitivity and magnitude of visual effects are set out in Appendix 1 the methodology. The following paragraphs summarise the visual effects in respect of each identified category / group of visual receptor.

### Residential Properties

- 6.1.2. The principal views to the proposed development from residential properties will be those views that are available from within the existing dwellings and gardens of residential properties adjacent to the boundaries of the assessment Site along Preston Road and Water Meadows, which include View Points 8, 9 and 12. The extent and nature of these views will vary depending on whether the adjoining properties are single or two storey, the nature and height of any garden boundary fencing, the presence and height of any boundary hedges or vegetation within the assessment site, and how individual properties are orientated in terms of windows etc. relative to the assessment Site. All of these views are essentially 'private' views, in that they are particular to individual properties and are not available to the public as a whole. In that context, the basic question is not whether owners and occupiers of neighbouring properties would experience financial or other loss from a particular development, but whether the proposal would unacceptably affect amenities and the existing use of land and buildings which ought to be protected in the public interest. That said, it is acknowledged that an effect on a number of residents might be considered to give rise to an effect on a community, and thus it is pertinent that in seeking to assess the effects of development that some account should be taken of these visual effects; it is not that they are of no weight, but clearly, in the light of the above, such purely private interests carry less weight than public interests.
- 6.1.3. All of the views from adjoining residential properties can be considered together, as the same issue would arise in all cases. The proposed development would change the nature of the outlook available from the properties, in that the existing views to and over the undeveloped assessment site would be affected. This change would be most pronounced from those properties further north on Preston Road, close to Viewpoint 8. Despite the fact that these properties would only experience oblique views towards the Site due to their orientation, the sparsity of boundary trees along the northern Site boundary allows views into the Site from this location.
- 6.1.4. Views from those properties to the immediate west of the Site along Preston Road and Water Meadows, represented by viewpoints 9 and 12, would experience direct views towards the Site, however views would not be altered to the same extent due to screening provided by the tall, dense boundary trees along Preston Road.
- 6.1.5. Where available, but limited due to existing vegetated boundaries, longer distance views over the assessment site would be lost as a consequence of

the proposed development. These changes to views would be experienced from those properties that adjoin or lie close to the assessment site along or adjacent the boundaries, particularly those properties along Preston Road represented by Viewpoint 9, and also longer distance views from those properties to the north, represented by Viewpoint 8, as noted and described in Appendix 2 Table 4.

- 6.1.6. The susceptibility and sensitivity of these residential visual receptors is considered to be **High**. However, the value of the receptors in close proximity to the assessment Site, such as those properties represented by viewpoint 9 on Preston Road and Water Meadows, is considered to be **Medium**. This is due to existing intervening vegetation along the western Site boundary, which assists in screening and filtering views from these properties. The value of receptors at greater distances on Preston Road, such as those properties represented by viewpoint 8 is also considered to be **Medium**. This is due to the oblique nature of views from this location, but also the potential for enhanced views into the Site due to the sparsity of tree coverage along the northern boundary.
- 6.1.7. In terms of magnitude, the visual effects are therefore considered to be **Small**. This takes into account that the development is considered to be of minor scale, in that, the new development will only be a minor new component of an already modern built setting, within the wider view. It is also of localised extent because the change would only be seen from parts of the surrounding properties but it would create an irreversible and long (permanent) duration. Thus in overall terms, the overall visual effect on residential properties would be **Moderate** at both closer and longer distances from the assessment Site. The proposed development would bring about change to the existing landscape within the immediate context but only limited change within the wider view and would thus not constitute a significant or adverse, visual or environmental effect.
- 6.1.8. Any Moderate visual effects can also be mitigated through the implementation of the landscape strategy and planting plan proposed to help further reduce these visual effects to only limited and restricted change.

### Heritage

- 6.1.9. As previously mentioned in section 5.1.7, it is not anticipated that any of the aforementioned heritage assets within this document will experience views towards the assessment Site. As a result, visual effects on these heritage assets is not considered further within this report.

### Roads

- 6.1.10. The potential visual effects of the development on road users varies depending upon the road in question and the distance of road users from the assessment site. Road users along Preston Road to the north and north west of the site are likely to experience some glimpsed and oblique views of the proposed development, although these will be filtered by the intervening, albeit sparse, vegetation along the northern Site boundary, and also by the rising topography of Alston Reservoir No. 2 at further distances along Preston Road. Along Preston Road to the west of the site, views will again be filtered by the existing built form and vegetation to the

west and south of the assessment site. These potential views are represented by Viewpoints 9 and 12. To the south and south west of the site, road users along Carleton Road will experience filtered, medium-range views towards the assessment Site, due to the presence of intervening vegetation and some intervening built form associated with Spout Farm Nursery. Views from road users along Pinfold Lane will be limited due to the presence of high, mature hedge rows to the north-west of the lane.

- 6.1.11. The susceptibility and sensitivity of roads as visual receptors is considered to be **Medium**. The value of these passing and transient views is considered to be **Low**. This is because the observation of passing road users and commuters is brief and momentary and the users of the road will not necessarily be using the route for recreational purposes, given the context. The magnitude of the visual effect of the development on public roads is therefore considered to be **Small**. This is due to the small scale proposals of the development and the localised/restricted extent of the view, because the change would be confined to limited parts of these routes through glimpses of vegetation and/ or built form. Thus in overall terms the visual effect on these sections of road would be **Slight** along Preston Road to the north, and **Slight** along Preston Road to the east and south of the Site. The proposed development would therefore entail only limited change to the existing view along the public roads and would not constitute an adverse visual or significant environmental effect.

#### Public Rights of Way

- 6.1.12. The nearest PROW (Footpath 118) runs close the southern boundary of the assessment Site, before terminating close to the south western Site boundary. The second closest public right of way, Bridleway 119, to the south, has potential to experience views towards the assessment Site, due to low-lying hedge row on the northern site of the Bridleway and relatively uninterrupted views towards the Site, save for the vegetation and built form which exists along the Site boundaries. Bridleway 119 continues north east into Bridleway 121, where the hedge rows become less well maintained and greater in height, acting to almost completely screen views towards the assessment Site for users of this Bridleway, with potential for some oblique, glimpsed views towards the Site.
- 6.1.13. The topography of the area varies throughout the 2km study area, being influenced by the 'Undulating Lowland Farmland' landscape character type, particularly type 5c: Lower Ribble to the south, giving way to a broad, flat valley. To the north of the assessment Site, Alston Reservoirs exist, with steeply rising slopes which create a visual buffer towards the Site from this direction. As a result, Bridleway 58 to the east and north east of the Site has no views towards the assessment Site, as demonstrated in viewpoints 4 and 5. Bridleway 59 to the south east also comprises tall hedge rows, screening all views towards the assessment Site, as represented by Viewpoint 10. Bridleway 119 has the potential to experience filtered views towards the Site, although intervening vegetation along the southern Site boundary provides screening from this location. Bridleway 121 also has opportunities for glimpsed and filtered views towards the assessment Site, although it is bounded by tall, well-established hedge rows which provide screening along this route.

- 6.1.14. To the east and south east of the Site, several more footpaths exist. The topography in this area is particularly flat, comprising pastoral farmland with hedgerow field boundaries. This gives rise to open, long-distance views, often punctuated by areas of existing vegetation and built form. Views from footpaths 107 and 104, as represented by Viewpoints 13 and 14, respectively, are well-screened by intervening vegetation and built form, with possibilities for glimpsed views of rooftops of the proposed development. It is therefore considered that the proposed development will have a limited effect and result in no fundamental changes on their character.
- 6.1.15. Public rights of way generally as visual receptors are considered to be of **High** sensitivity and susceptibility. Given that the views from public rights of way within the study area comprise views typical of the area, with neither distinguishing nor undistinguishing elements, the value of the view is assessed as **Medium**. In terms of magnitude, the visual effect of the proposed development on PRoW would be **Small** and the overall visual effect on the nearest functional Footpath 118 would thus be **Moderate**. The proposed development would entail limited change to the existing view and would not constitute an adverse visual or significant environmental effect.

#### Visitors to RSPB Wetland

- 6.1.16. Viewpoint 2 is representative of both users of Bridleway 121, and visitors to the RSPB Wetland at Alston No.3 Reservoir. Visitors to the RSPB bird hides (located to the north west of Bridleway 121) will have direct views across the wetland towards the assessment Site. The sensitivity of these receptors is considered to be **Medium**, since although the views form a component of the experience of bird watching in this area, users of this facility are taken to be primarily focused on the recreational activity at hand. In terms of magnitude, the visual effect of the proposed development upon these views would be **Medium**. This is because, although the proposed development will change the assessment Site visually, the land to the east of the assessment Site (closest to these bird hides) is currently utilised as a yard for the garden centre, and comprises semi-permanent built structures, plant, machinery and hard standing. As such, the introduction of built form into this landscape would not be a complete divergence from its current state. Using the criteria in Appendix 1 Table 10, this results in a **Moderate** visual effect.

#### Overall Conclusion on Visual Effects

- 6.1.17. In overall terms, the small scale development of the assessment site would only give rise to a few **Moderate** visual effects, the most significant of which would be on adjoining residential properties along Preston Road. Given the weight that can be attached to the effects on the private interests of the former and some limiting communal and recreational value of the latter, the development of the assessment site would not, of itself, constitute an adverse visual effect or significant environmental effect given the wider landscape setting and context in which it lies.

## 7. Landscape Strategy

7.1.1. When the need for landscape change and opportunity for that change – are considered together it is possible to develop a simple but effective landscape strategy for the site that is appropriate in terms of context and scale to minimise landscape and visual effects. The proposed landscape strategy and separate assessments of landscape character considered in Section 4 above identify a number of common themes in relation to guidance on how the local landscape - and development within it - could (and should) be managed to retain its inherent distinctive character and further help reduce impacts. These themes include:

- Retain existing vegetation along boundaries and use a landscape framework to plan development constraints and design for new planting;
- Retain trees and plant further trees where possible, particularly along the fringes of new properties and to the east of the Site to help screen views and approaches to the built edge;
- Encourage the use of native species;
- Enhancing access and interaction with Alston Reservoirs CBH;
- The provision of shared formal and informal open space with the wider community; and

7.1.2. The disposition of these elements of planting relative to the development proposals is shown on landscape strategy in Appendix 3 **Plan 10**. The landscape strategy and planting plan proposed helps to further reduce any moderate landscape and visual effects to slight effects, which would entail only limited change.

## 8. Overall Conclusions

- 8.1.1. The assessment Site comprises an agricultural plantation, unmaintained grassland and an area of hardstanding, with Site boundaries comprising a combination of treatments including dry-stone walls, timber post-and-rail fencing, boundary trees and wooden and metal access gates. There are no perceived critical areas or parts of the assessment site that are highly distinctive or distinguished, in terms of landscape value and quality, from other similar areas or parts in which it lies. The character of the landscape would therefore continue to be obtained in the surrounding area if/ when the assessment site was developed. The assessment site is therefore of **Poor** importance (or quality) and rarity within the landscape and has potential for substitution and capacity to accept change.
- 8.1.2. The development proposals would change the site from a principally agricultural site to a residential one. The loss of the existing agricultural plantation and grassland would be long term and irreversible. As part of the development (where possible) existing tree and hedgerow vegetation on the site boundaries should be retained and be supplemented with new planting.
- 8.1.3. In overall terms, in relation to landscape effects, the development of the assessment site would give rise to a moderate landscape effect in respect of landscape character and moderate effect in terms of landscape designation, features and vegetation. Whilst there would thus be, to varying degrees, elements of change to each of these receptors, the nature and extent of that change would only be to the immediate area and would in no way change the overall character of the wider area and therefore would not entail any unacceptable adverse landscape effects or constitute a significant environmental effect.
- 8.1.4. In respect of visual effects, the small scale development of the assessment site would only give rise to a few moderate visual effects, the most significant of which would be on adjoining residential properties, road users along Preston Road to the north of the Site, and visitors to the RSPB wetland bird hides. However, considering the intervening vegetation helping to screen the views of the former, and the fact that views are not the key attraction to the latter, it is therefore considered that the development of the assessment site would not, of itself, constitute an adverse visual effect or significant environmental effect given the wider landscape setting and context in which it lies.
- 8.1.5. The proposed landscape strategy for the development site would reinforce the existing landscape structure to the site through the planting of additional trees and shrub to enhance that which already exists. To provide physical and visual linkages between site features, new areas of planting would be developed primarily along the western and eastern edges of the site. This type of planting would be consistent with existing areas of vegetation in the surrounding landscape. The balance of landscaping of the site would incorporate new tree planting to define and frame the residential streetscape within the site; along with new planting to provide linkages through areas of public open space. Together these elements would provide a landscape context for the proposed development that is consistent, in scale with, and reinforces the landscape character of the locality and of the landscape character area that surrounds it.

- 8.1.6. Development of a predominantly open site will always give rise to some moderate landscape and visual impacts which would be long term and irreversible. However, the effects from the proposed, small scale, development would only bring about some change to a limited number of landscape and visual receptors in close proximity to the assessment site. For the majority, the development would not give rise to any adverse or significant landscape or visual effects. This includes the limited effect a number of receptors, including residential properties and road users on Preston Road and Pinfold Lane residential properties on Preston Road and Water Meadows, public rights of way to the including Footpaths 103, 104, 107 and 118, and Bridleways 119 and 121, and visitors to the RSPB bird hides located off Bridleway 121 / Pinfold Lane. Therefore this LVA demonstrates that there are no sustainable landscape and visual or heritage reasons that would preclude the grant of planning permission.
- 8.1.7. The landscape strategy and planting plan proposed help to further negate any concerns over moderate effects, which would entail only limited change.

## Appendices

### 1. Appendix 1 - Landscape and Visual Assessment Methodology

#### Guidelines

- 1.1.1. This appraisal has been carried out in light of the guidance set out in “Guidelines for Landscape and Visual Impact Assessment” (GLVIA3) published by the Landscape Institute and the Institute of Environmental Management and Assessment 2013, and “Landscape Character Assessment. Guidance for England and Scotland” (LCA) published by the Countryside Agency and Scottish National Heritage 2002. Neither of these documents set out a prescriptive approach to how assessments or appraisals should be done, but both identify principles and good practice.
- 1.1.2. This appraisal has been carried out in light of the guidance set out in the “Guidelines for Landscape and Visual Impact Assessment” (GLVIA3) published by the Landscape Institute and the Institute of Environmental Management and Assessment 2013, and “Landscape Character Assessment. Guidance for England and Scotland” (LCA) published by the Countryside Agency and Scottish National Heritage 2002. Neither of these documents set out a prescriptive approach to how assessments or appraisals should be done, but both identify principles and good practice.
- 1.1.3. Reference has also been made to the following guidelines:
- National Character Areas (NCA) profiles; Natural England
  - The Cumbria Landscape Character Guidelines and Toolkit, Cumbria County Council (CLCG&T) (2010);
- 1.1.4. The assessment comprises the following stages:
- A description of the development proposed on the assessment site.
  - A summary of the relevant aspects of extant and emergent landscape planning policies.
  - Defining the scope of the assessment, site reconnaissance and desktop background research.
  - A description of the existing conditions in respect of the landscape baseline (dealing with matters of current landscape character and existing landscape resources), and the visual baseline (dealing with matters relating to the visibility of the assessment site).
  - A description of the impacts – i.e. the action being taken – and an assessment of the landscape effects – i.e. the changes resulting from that action – of the proposed development upon the landscape baseline.
  - Using the same terminology, a description of the impacts, and an assessment of the visual effects of the proposed development upon the visual baseline.

- An overall conclusion on the significant likely landscape and visual effects of the proposed development.

### Baseline Assessment Methodology

- 1.1.5. The following specific desk-based tasks have been undertaken:
- A review of the planning policy associated with the assessment site;
  - A review of the landscape character assessment within the 3km study area;
  - A review of landscape designations from the English Heritage database and local authority sources; and
  - Identification of landscape character and its key landscape elements.
- 1.1.6. The baseline description in this Appraisal comprises two separate elements:
- a) Landscape Baseline, and
  - b) Visual Baseline.

In this Appraisal, a distinction has been drawn between the study area and the assessment site. The assessment site is the area proposed for development whilst the study area takes in the wider surrounds of the assessment site. The determination of the study area has been informed by desk top studies of maps and aerial photographs to assess how topography, vegetation and built form in the area surrounding the site were likely to control views towards the assessment site. This work was followed by a site visit/ visits to determine the potential visibility of the assessment site. The study area boundaries were then set to ensure that all relevant areas of potential visibility were assessed. In general terms, it is assumed that the extent of visibility of the assessment site (and ultimately of proposed development upon it) will not exceed a 3km radius.

### The Landscape Baseline

- 1.1.7. The Landscape Baseline comprises two elements, existing Landscape Character and the existing Landscape Resource.
- 1.1.8. Landscape Character is defined in GLVIA3 as ‘*A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.*’ As such, character is influenced by the physical constituent components of the landscape including geology, soils, topography, vegetation, water features, land utilisation and built elements. Landscape Character Assessment is the process of identifying variation and change in the landscape, and using that information to assist in managing future landscape change (arising from development or other factors). Landscape Character Assessments – at differing scales – have typically been prepared by, or on behalf of, national and local government or agencies, and provide a starting point for the consideration of landscape character. As a generality, the more detailed the existing Landscape Character Assessment, the more relevant it will be to the specific assessment site and/ or the development proposal. There are four main

levels at which landscape character assessment has been, or may be carried out, as follows:-

- a) National Level (The National Character Area Profiles prepared by Natural England);
- b) Regional Level (Typically produced for Natural England or a regional grouping of local authorities);
- c) Local Authority Level (Normally at a County, or District level, or for a number of Districts (or specific parts thereof)); and
- d) Local Level (typically of a settlement or a group of settlements within a local authority).

1.1.9. This Appraisal considers the Landscape Character Assessments set out in the following documents:

- a) National Level: National Character Area Profiles: 35 Lancashire Valleys and 33 Bowland Fringe and Pendle Hill (Natural England)
- b) Regional Level: Lancashire County Council Landscape Character Types – 5c – Lower Ribble and 5h: Goosnargh – Whittingham

1.1.10. In addition to referencing these published documents, a local level character assessment of the assessment site and its surrounding has been undertaken, which describes, in summary the following elements:

- a) Existing Land Use;
- b) Adjoining Land Uses;
- c) Topography;
- d) Vegetation;
- e) Water Features;
- f) Built Elements; and
- g) Public Rights of Way.

1.1.11. The **Landscape Resource** baseline considers two separate aspects: landscape condition – the physical state of the landscape – and landscape value – how different areas of landscape are valued by society. The following criteria have been used to categorize landscape condition, which is described in the Appraisal text. The typical examples given provide an indication of the likely landscape condition but it does not necessarily follow that because a site is within a specific designated area that the categorisation of landscape condition will automatically follow; much will depend on specific site conditions.

**Table 1: Landscape Condition**

<b>Category</b>	<b>Criteria</b>	<b>Typical Example</b>
<b>Exceptional</b>	<ul style="list-style-type: none"> <li>i) Strong landscape structure, characteristic patterns, balanced combination of landform and landcover;</li> <li>ii) Appropriate management for land use and landcover;</li> <li>iii) Distinct features worthy of conservation;</li> <li>iv) Sense of place;</li> <li>v) No detracting features.</li> </ul>	Internationally or Nationally recognised e.g. all or the great majority of which would be World Heritage Site, National Park or AONB.
<b>High</b>	<ul style="list-style-type: none"> <li>i) Strong landscape structure, characteristic patterns, balanced combination of landform and landcover;</li> <li>ii) Appropriate management for land use and landcover but potentially scope to improve;</li> <li>iii) Distinct features worthy of conservation;</li> <li>iv) Sense of place;</li> <li>v) Occasional detracting features.</li> </ul>	Nationally or Regionally recognised e.g. parts of National Park or AONB, all or the great majority of AGLV.
<b>Good</b>	<ul style="list-style-type: none"> <li>i) Recognisable landscape structure, characteristic patterns and combinations of landform and cover are still evident;</li> <li>ii) Scope to improve management for land use and landcover;</li> <li>iii) Some features worthy of conservation;</li> <li>iv) Sense of place;</li> <li>v) Some detracting features.</li> </ul>	Nationally or Regionally recognised e.g. localised areas within National Park, AONB or AGLV. Locally recognised e.g. all or the great majority of Area of Local Landscape Importance (ALLI).
<b>Ordinary</b>	<ul style="list-style-type: none"> <li>i) Distinguishable landscape structure, characteristic patterns of landform and landcover often masked by land use;</li> <li>ii) Scope to improve management of vegetation;</li> <li>iii) Some features worthy of conservation;</li> <li>iv) Some detracting features.</li> </ul>	
<b>Poor</b>	<ul style="list-style-type: none"> <li>i) Weak landscape structure, characteristic patterns of landform and landcover are often masked by land use;</li> <li>ii) Lack of management and intervention has results in degradation;</li> <li>iii) Frequent detracting features.</li> </ul>	
<b>Very poor</b>	<ul style="list-style-type: none"> <li>i) Degraded landscape structure, characteristic patterns and combinations of landform and landcover are masked by land use;</li> <li>ii) Lack of management / intervention has resulted in degradation;</li> <li>iv) Extensive detracting features.</li> </ul>	
<b>Damaged</b>	<ul style="list-style-type: none"> <li>i) Damaged landscape structure;</li> <li>ii) Disturbed or derelict land requires treatment;</li> <li>iii) Detracting features dominate.</li> </ul>	
<b>Derelict</b>	<ul style="list-style-type: none"> <li>i) Land so damaged by industrial or other development that it is incapable of beneficial use without treatment.</li> </ul>	

1.1.12. The following criteria have been used to categorise the landscape value of the site. The categories of Exceptional and High are informed directly by reference to development plan documents; the other categories entail a judgement in respect of the attributes of the area / locality, or may be informed by published landscape character assessments.

**Table 2: Landscape Value**

<i>Value</i>	<i>Typical Criteria</i>	<i>Typical Scale</i>	<i>Typical Example</i>
<b>Exceptional</b>	Very high importance (or Quality) and Rarity. No or extremely limited potential for substitution.	International, National	World Heritage Site, National Park or AONB.
<b>High</b>	High Importance (or Quality) and Rarity. Limited potential for substitution.	National, Regional, Local	National Park, AONB, AGLV, ALII
<b>Moderate</b>	Medium Importance (or Quality) and Rarity. Limited potential for substitution.	Regional, Local	Undesignated but value perhaps expressed through non-official public actions or demonstrable use.
<b>Poor</b>	Low Importance (or Quality) and Rarity.	Local	Areas identified as having some redeeming feature or features and possibly identified for improvement.
<b>Very poor</b>	Low Importance (or Quality) and Rarity.	Local	Areas identified for recovery.

1.1.13. From these separate assessments of landscape character and the landscape resource, landscape receptors – defined as those aspects of the landscape that have the potential to be affected by the proposed development.

### The Visual Baseline

1.1.14. The extent of visibility of the assessment site, and of the proposed development is determined by the buildings/development surrounding the site, as well as by existing vegetation and topography. An initial assessment was made, using OS mapping and aerial photographs of potential locations from where the assessment site might be seen by visual receptors - defined as individuals or groups who have the potential to be affected by the proposal. Potential locations that are identified include residential and commercial properties, roads, PRow, and areas of public open space/recreational land.

1.1.15. Field assessment was carried out in early June 2016. The site was viewed from the surrounding area from a range of locations, including those identified through the desk study and other locations that became apparent from the field assessment. At the time of the field assessment vegetation was in leaf and thus visibility in winter months – i.e. usually taken to be the ‘worst case’ – could not be assessed. This is considered throughout this report. Based on the field assessment, an approximate visual envelope is included in the appraisal in plan form.

1.1.16. In the appraisal the potential visual receptors are identified on plan and described in tabular form, which categorizes the receptor by type (i.e. residential property etc.) and distance from the edge of the assessment site (using the terms set out in Table 3 below).

**Table 3: Distance of Views**

<i>Distance of View</i>	<i>Definition</i>
<b>Adjoining</b>	On the edge of the assessment site
<b>Close</b>	Less than 250m from the edge of the assessment site
<b>Middle</b>	From 250m to 1500m from the edge of the assessment site
<b>Long</b>	1500m or greater from the edge of the assessment site

- 1.1.17. From the field assessment, a number of viewpoints to the assessment site from potential visual receptors have been identified through the field assessment. The viewpoints selected essentially cover three types of views:
- *Representative viewpoints*: typical of a particular type of visual receptor, e.g. certain points along a PRoW.
  - *Specific Viewpoints*: a key or promoted viewpoint within the landscape possibly related to local visitor attractions or associated with a designated landscape or a cultural landscape.
  - *Illustrative Viewpoints*: where a particular effect may only be available from certain locations.
- 1.1.18. Not all of these types of viewpoints will necessarily be present, or need to be considered in all assessments. Generally, but not exclusively, the majority of viewpoints identified will be representative viewpoints. All of the viewpoints identified are public viewpoints. Whilst private locations, such as houses, were not visited during the field assessment, an assessment of the likely views from these properties and their visual context was made from nearby locations.
- 1.1.19. Viewpoint locations are shown in plan form and the views available from the selected viewpoints shown as photographs in the appraisal.

### **Assessment of Landscape and Visual Effects – General Approach**

- 1.1.20. As defined in GLVIA3, landscape effects are those effects on the landscape as a resource in its own right, and visual effects are those effects on specific views and on the general amenity as experienced by people. The judgement made in respect of both landscape and visual effects is a combination of an assessment of the sensitivity of the receptor against the magnitude of the landscape or visual effect.
- 1.1.21. The judgement to be made in respect of *sensitivity* is a combination of the susceptibility of those receptors to the specific change occasioned by the proposed development (for both landscape and visual receptors) along with the value attached to that receptor (again for both landscape and visual receptors). Similarly, the judgement to be made in respect of the magnitude of landscape and / or visual effects is derived from a combination of the size or scale of the effect(s); the duration of the effect(s); and whether such effect(s) is / are reversible (or not). The assessment of landscape and visual effects give rise to separate considerations and these are set out in more detail below.

### **Assessment of Landscape Effects**

- 1.1.22. In respect of the judgment to be made of the *sensitivity of landscape receptors, the susceptibility to specific change* for each landscape receptor is categorized as set out below.

**Table 4: Susceptibility of Landscape Receptors to Change**

Receptor	Susceptibility of Receptor to Change		
	High	Medium	Low
Landscape Character	A highly distinctive and coherent landscape character, with an absence of detracting or intrusive elements. Low or no capacity to accept change.	Distinctive character, with a general consistency, notwithstanding the presence of some detracting or intrusive elements. Some capacity to accept change.	Mixed character, where there is a lack of coherence and detracting or intrusive elements have become dominant or have eclipsed original character. Significant capacity to accept change.
Designated Areas	National Designated landscape such as National Park and AONB	Local landscape Designations (e.g. AGLV/ Areas of Local Landscape Importance (ALL)(or similar)	Not designated
Landscape Features	Largely or completely intact, in good condition	Largely in moderate condition – may be in process of improvement	Poor or improving condition
Aesthetic / Perceptual Aspects	Recognised formally as a coherent area/ feature of aesthetic attraction	Some areas/ features of aesthetic attraction	Not noted for aesthetic qualities

1.1.23. The value for each landscape receptor is taken from Table 2 above. The overall sensitivity of each receptor is then categorised on a High/ Medium / Low/ Negligible basis.

1.1.24. In respect of the magnitude of landscape effects, Table 5 below sets out the judgements to be made, and the categories adopted in respect of the separate considerations of scale, geographic extent, duration.

**Table 5: Magnitude of Landscape Effects**

Type of Effect	Magnitude of Effects			
	Major	Moderate	Minor	Negligible / None
Size / Scale	Total loss of, or major alteration to key elements/ features/ characteristics of the site and/ or the introduction of elements totally uncharacteristic to the receiving landscape	Partial loss of or alteration to one or more key elements/ features/ characteristics of the site and/ or introduction of elements that would be evident, but not necessarily uncharacteristic to the receiving landscape	Limited loss of or alteration to one or more key elements/ features/ characteristics of the site and/ or introduction of elements characteristic with the receiving landscape.	Very minor or no loss or alteration to one or more key elements/ features / characteristics of the site and/ or introduction of elements characteristic within the surrounding landscape – approximating to a “no change” situation.
Geographic Extent	Extensive	Major	Localised	Restricted
	Effects would be experienced over a number of landscape character types or areas	Effects would extend over the major part of the landscape character type or area	Effects would be confined to the immediate setting of the assessment site	Effects would not extend beyond the assessment site
Duration	Long	Medium	Short	Construction Stage

	Over 15 years after completion of construction works	5-15 years after completion of construction works	0-5 years after completion of construction works	Restricted to construction stage (explain likely length of construction and any key stages)
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1.1.25. The overall magnitude of landscape effects is then described on the basis of professional judgement on a High / Medium / Low / Negligible basis. The separate assessments in respect of sensitivity and magnitude have been drawn together in the appraisal in a single tabular form. An overall conclusion in respect of landscape change – the likely significant landscape effects - is set out in the appraisal text. That overall conclusion is expressed by reference to the terms set out in the matrix at Table 6, showing the interrelationship between sensitivity of the landscape receptor and the magnitude of landscape effect. The principal conclusions deriving from the tabular representation are then summarised in the appraisal text.

**Table 6: Landscape Effects**

		<b>Magnitude of Landscape Effect</b>			
		<i>Large</i>	<i>Medium</i>	<i>Small</i>	<i>Negligible /None</i>
<b>Sensitivity of Landscape Receptor</b>	<i>High</i>	<b>MAJOR</b>	<b>MAJOR/ MODERATE</b>	<b>MODERATE</b>	<b>SLIGHT</b>
	<i>Medium</i>	<b>MAJOR/ MODERATE</b>	<b>MODERATE</b>	<b>SLIGHT</b>	<b>MINIMAL</b>
	<i>Low</i>	<b>MODERATE</b>	<b>SLIGHT</b>	<b>MINIMAL</b>	<b>NONE</b>
	<i>Negligible</i>	<b>SLIGHT</b>	<b>MINIMAL</b>	<b>NONE</b>	<b>NONE</b>

1.1.26. In Table 6 the terms used to describe overall landscape effects are taken to have the following meanings, particularly in respect of the purpose of the Appraisal to identify likely significant environmental effects:

- *Major*: Would fundamentally change the existing landscape and would thus constitute a significant environmental effect.
- *Major / Moderate*: Would substantially change the existing landscape and would thus constitute a significant environmental effect.
- *Moderate*: Would bring about some change to the existing landscape but would not constitute a significant environmental effect.
- *Slight*: Would entail only limited change to the existing landscape and would not constitute a significant environmental effect.

- *Minimal*: Would entail negligible change to the existing landscape and would not constitute a significant environmental effect.

### Assessment of Visual Effects

1.1.27. In respect of the judgment to be made of the sensitivity of visual receptors, the susceptibility to specific change for each landscape receptor is categorized as set out below.

**Table 7: Susceptibility of Visual Receptors to Change**

<i>Type of Visual Receptor</i>	<i>Susceptibility of Specific Change</i>	<i>Notes</i>
Residential Property	<b>High</b>	Residential properties are considered the most sensitive of potential visual receptors and are thus accorded a High susceptibility. It is an established tenet that the planning system does not serve to protect private interests; the issue is not whether the owners and occupiers of neighbouring properties would experience financial or other loss (including visual effect) from a particular development but whether such development would unacceptably affect amenities and the existing use of land and buildings which ought to be protected in the public interest. Thus in seeking to assess the visual effects of development account should be taken of the effects on residential property, but it is pertinent to note that purely private interests may carry less weight than public interests.
Commercial Property / Places of Employment	<b>Low to Medium</b>	Indoor workers are likely to have a Low susceptibility; outdoor workers (e.g. in agriculture) a Medium susceptibility.
Public Roads	<b>Low to Medium</b>	The degree of susceptibility will vary according to the nature of the road and its primary purpose for users. Motorways and trunk roads are taken to have a Low susceptibility; A class roads a Low to Medium susceptibility, and all other roads a medium susceptibility.
Public Rights of Way / Cycleways	<b>High</b>	The degree of susceptibility will vary according to the nature of the PROW and its primary purpose for users. Bridleways and PROW designated locally as specific routes are taken to have a High susceptibility.
Informal Paths	<b>Medium to High</b>	Informal paths have been taken to have a Medium to High susceptibility.
Public Open Space	<b>High</b>	Users of areas of POS are likely to be at leisure, and thus such areas are taken to have a High susceptibility.
Cultural Heritage Sites	<b>High</b>	Users of areas of cultural heritage sites are likely to be at leisure, and thus such areas are taken to have a High susceptibility.
Recreational Land	<b>Medium</b>	Users of recreational land are likely to be at leisure, but are taken to be focussed primarily on the recreational activity, and thus such areas are taken to have a Medium susceptibility.

1.1.28. The value of views is categorized as set out below:

**Table 8: Criteria for Value of Views**

<i>Magnitude</i>	<i>Criteria</i>
<b>High</b>	A unique or identified view (e.g. shown as such on OS map or marked on a tourist map) or one noted in literature
<b>Medium</b>	A typical and/ or representative view from a particular receptor/ receptor type
<b>Low</b>	Undistinguished or unrepresentative view

1.1.4. In respect of the magnitude of visual effects, Table 9 below sets out the judgements to be made, and the categories adopted in respect of the

separate considerations of scale, geographic extent, duration, and reversibility.

**Table 9: Criteria for Determination of Visual Effect**

<i>Type of Effect</i>	<i>Magnitude of Effects</i>			
<b>Size / Scale</b>	<b>Major</b>	<b>Moderate</b>	<b>Minor</b>	<b>Negligible / None</b>
	The proposals form a significant and immediately apparent part of the view that will change its overall character.	The proposals will form a visible and recognisable new element within the overall view and will be readily noticed by the observer.	The proposals constitute only a minor component of the wider view, which might be overlooked by the casual observer. Awareness of the proposals will not have a marked effect on the overall quality of the view.	Only a very small Part (or no part) of the proposal will be discernible and / or it will be at such a distance that it will be scarcely appreciated, and consequently it will have very little / no effect on the view.
<b>Geographic Extent</b>	<b>Extensive</b>	<b>Major</b>	<b>Localised</b>	<b>Restricted</b>
	Effects would affect all the visual receptor and / or would be seen at close distance.	Effects would extend over the major parts of the visual receptor and / or would be seen at medium distance.	Effects would be confined to part/s of the visual receptor and / or would be seen at long distance.	Effects would be confined to edges of / glimpse views from the visual receptor and / or would be seen at long distance.
<b>Duration</b>	<b>Long</b>	<b>Medium</b>	<b>Short</b>	<b>Construction Stage</b>
	The visual effect, even taking into account mitigation works, will still obtain 15 years after completion of construction works	The visual effect, taking into account mitigation works, will obtain for between 5-15 years after completion of construction works	The visual effect, taking into account mitigation works, will obtain for up to 5 years after completion of construction works	Restricted to construction stage (explain likely length of construction and any key stages)
<b>Reversibility</b>	<b>Irreversible</b>		<b>Reversible</b>	
	The development will entail a permanent effect on the view.		If the development was deconstructed / demolished the existing view (i.e. without development) would be returned.	

1.1.5. The overall magnitude of visual effects is then described on the basis of professional judgement on a High / Medium / Low / Negligible basis. The separate assessments in respect of visual sensitivity and magnitude have been drawn together in the appraisal in a single tabular form. An overall conclusion in respect of visual change – the likely significant visual effects – is set out in the appraisal text. That overall conclusion is expressed by reference to the terms set out in the matrix at Table 10, showing the interrelationship between sensitivity of the visual receptor and the magnitude of visual effect. The principal conclusions deriving from the tabular representation are then summarised in the appraisal text.

**Table 10: Visual Effects**

		<b>Magnitude of Visual Effect</b>			
		<i>Large</i>	<i>Medium</i>	<i>Small</i>	<i>Negligible /None</i>
<b>Sensitivity of Visual Receptor</b>	<i>High</i>	<b>MAJOR</b>	<b>MAJOR/ MODERATE</b>	<b>MODERATE</b>	<b>SLIGHT</b>
	<i>Medium</i>	<b>MAJOR/ MODERATE</b>	<b>MODERATE</b>	<b>SLIGHT</b>	<b>MINIMAL</b>
	<i>Low</i>	<b>MODERATE</b>	<b>SLIGHT</b>	<b>MINIMAL</b>	<b>NONE</b>
	<i>Negligible</i>	<b>SLIGHT</b>	<b>MINIMAL</b>	<b>NONE</b>	<b>NONE</b>

1.1.6. In Table 10 the terms used to describe overall visual effects are taken to have the following meanings, particularly in respect of the purpose of the Appraisal to identify likely significant environmental effects:

- *Major: Would fundamentally change the existing view and would thus constitute a significant environmental effect.*
- *Major/ Moderate: Would substantially change the existing view and would thus constitute a significant environmental effect.*
- *Moderate: Would bring about some change to the existing view but would not constitute a significant environmental effect.*
- *Slight: Would entail only limited change to the existing view and would not constitute a significant environmental effect.*
- *Minimal: Would entail negligible change to the existing view and would not constitute a significant environmental effect.*

### Overall Assessment of Landscape and Visual Effects

1.1.7. The separate conclusions in respect of likely significant landscape and visual (as described at paras 4.7.4 and 4.8.2 above) are set out in the appraisal text.

### Visual Baseline Conditions

- 1.1.8. The following specific desk-based tasks have been undertaken:
- Consultation with the local planning authority within the detailed study area, regarding methodology, key views and viewpoint locations.

- Identification and field assessment of potential receptors within the visual envelope and an appraisal of their sensitivity.
- Appreciation of the nature and importance of existing views experienced by the identified receptors.

The visual assessment involved an initial desk-based review of OS mapping to establish the wider context within which views initially appear to be set, followed by site surveys to establish the form and nature of specific views and the role of the proposed development area in such views. The site survey was informed by the computer generated ZIV mapping which indicates where the development may be visible from.

1.1.9. Appendix 2 Table 4 shows the chosen viewpoints and reasons for inclusion in the assessment.

### **Methodology for Preparation of Photographs**

1.1.10. The site survey includes a photographic record of the viewpoints. At each of the viewpoints the following details are recorded;

- the grid reference (of the viewpoint)
- the viewer height (measured to the lens of the camera)
- the date (of survey)
- the distance to the development (from the viewpoint)

1.1.11. The photographs have been taken using a digital SLR camera with a 50mm fixed focal length lens, giving a focal length equivalent to 75mm on a 35mm film camera.

### **Methodology for the Preparation of Wire lines**

1.1.12. Wire lines (or wire frame drawings) are the visual representation of land form shown as contours laid over the bare ground.

1.1.13. The wire lines have been prepared (only where the site is visible) using digital terrain software which produces a bare ground model as represented by the Digital Terrain Model (DTM). While this is a reasonable representation of the landform, it is unable to represent very small topographic features precisely. The curvature of the earth and refraction through the atmosphere are taken into account but not the effects of screening due to woodland, buildings and other surface features.

1.1.14. The wire lines were checked against the photographs and site survey notes. The wire lines are then lined up with the photographs.

### **Methodology for Preparation of Visualisations**

1.1.15. The visualisations are prepared (only where the site is visible) by overlaying the terrain model as a transparency over the photographs to position the site. This is achieved by lining up landform features in the photograph and the wire lines as well as inserting 'markers' in the DTM indicating the location of key landscape elements that can be seen in the photograph.

1.1.16. The representation of the type of development proposed is then replicated and positioned in the location as a line of the development extents.

1.1.17. The final preparation of the visualisations are positioned below the existing photograph and presented as a figure and intended to be printed at a scale of A4.

## 2. Appendix 2 – Tables

**Table 1: Character Areas – Sensitivity of Landscape Receptors and Summary of Magnitude of Effects and Overall Significance of Effects**

Character Area / Feature / Designation	Approximate Distance to assessment site	Description/ Rationale for judgement	Sensitivity of Receptor to Change	Magnitude of Effect		Overall Significance of Effect
				Size / scale, Geographic extent and Duration	Overall Magnitude	
<b>National Landscape Character Areas (NLCA)</b>						
Character Area 35: Lancashire Valleys (NCA 35)	Assessment site within NLCA	The Eden Valley National Character Area (NCA) in north-east Cumbria encompasses the broad valleys of the River Eden and its tributaries. The river contracts between wide flood plain areas to the steep, wooded Eden Gorge. It contrasts markedly with the scarp face of the North Pennines to the east, the Orton Fells to the south and the rugged upland fells of the Lake District to the west, and the NCA includes a small part of the North Pennines Area of Outstanding Natural Beauty.	Medium	Minor, Localised and Long duration	Negligible	<b>MINIMAL</b>
Character Area 33: Bowland Fringe (NCA 33)	Assessment site ~310m to the east of NLCA	This is a diverse landscape of undulating pasture, broadleaved woodland, parkland and waterbodies, including oxbow lakes, reservoirs, disused gravel pits and field ponds. Fields are small to medium-sized, and are enclosed by hedgerows with large mature hedgerow trees. Improved pastureland defined by well-maintained hedgerows is characteristic of the agricultural land in the fringes, which supports both dairy and livestock farming. Over half of this NCA is within the Forest of Bowland AONB.	Medium	None, Localised and Long duration	Negligible	<b>MINIMAL</b>
<b>Lancashire Landscape Character Areas (ICA)</b>						
5 – Undulating Lowland Farmland	Assessment site within ICA	Generally below 150m, the Undulating Lowland Farmland lies between the major valleys and the moorland fringes. This lowland landscape is traversed by deeply incised, wooded cloughs and gorges. There are also many mixed farm woodlands, copses and hedgerow trees, creating an impression of a well wooded landscape from ground level and a patchwork of wood and pasture from raised viewpoints on the fells.	Medium	Minor, Localised and Long duration	Negligible	<b>MINIMAL</b>

5c – Lower Ribble	Assessment site within ICT	The Lower Ribble is an area of lowland gritstone farmland between Longridge Fell to the north and Mellor Ridge to the south. It has a distinctive broad valley landform; the north and south valley sides are separated by a flood plain which contains the meandering course of the River Ribble. There is a particularly distinctive pattern of wooded cloughs which descend the valley sides, the streams emptying into the Ribble. A complex pattern of hedges and woodland form links to the wooded cloughs, giving an overall impression of a well wooded landscape. Although a rural valley, the area is well settled; a dense network of winding country lanes and tracks link the large number of stone farm buildings.	Medium	Minor, Localised and Long Duration	Negligible	<b>MINIMAL</b>
5h – Goo Snaragh – Whittingham	Assessment site ~5m east of ICT	This landscape is defined by wide and deep valleys with open flood plains, accommodating rural farmland with significant expanses of improved pasture. Pockets of scrub, woodland and coniferous plantations punctuate the landscape, while field boundaries are predominantly defined by hedges and stone walls. Roads and railway lines often follow the linear valley contours.	Medium	None, Localised and Long duration	Negligible	<b>MINIMAL</b>
<b>Local Landscape Character Areas</b>						
None	N/A	N/A	N/A	N/A	N/A	N/A

**Table 2: Landscape Character and Features - Sensitivity of Landscape Receptors and Summary of Magnitude of Effects and Overall Significance of Effects**

Character Area / Feature / Designation	Approximate Distance to assessment site	Description / Rationale for judgement	Sensitivity of Receptor to Change	Magnitude of Effect		Overall Significance of Effect
				Size / scale, Geographic extent and Duration	Overall Magnitude	
<b>Landscape Character &amp; Features</b>						
Existing Land Use	On site	The assessment Site is currently used as a Christmas tree plantation, with areas of unmaintained grassland and hardstanding used as a yard for the adjacent garden centre and nursery.	Low	Medium, Localised and Long duration	Large	<b>MODERATE</b>

Adjoining Land Use	Less than 250m from the edge of the assessment site	To the immediate north and east of the Site lies the Alston Reservoirs County Biological Heritage Site, comprising species rich grassland, wetland scrapes and bird hides, as well as the existing Alston Reservoirs Nos. 1 and 2. Beyond the reservoirs to the north lies the settlement of Longridge. To the south of the site, pastoral grassland dominates with hedgerow and post-and-wire fence boundaries. To the west, on the opposite side of Preston Road, residential properties dominate, with fairly recent development providing an extension to the southern urban fringe of Longridge, adjacent to the assessment Site. Further to the south east and south west of the site, gently undulating agricultural farmland dominates, being flatter to the west and with more undulation and incised wooded cloughs to the east.	Medium	Minor, Localised and Long duration	Small	SLIGHT
Topography	On site	The assessment Site is generally flat with a gentle fall in levels from north to south west; the levels at the northern boundary being +86.81m AOD (Above Ordnance Datum), and at the south western boundary +82.17 AOD. Topography rises sharply to the immediate north of the Site owing to Alston Reservoir No.1, and falls gently to the south.	Low	Minor, Localised and Long duration	Small	SLIGHT
Vegetation	On site	The assessment Site is dominated plantation trees with an area of unmaintained grassland and an area of hardstanding to the east. Boundary trees are present around the site perimeters, becoming sparser along the northern boundary.	Medium	Minor, Localised and Long duration	Negligible	SLIGHT
Water Feature	On site	There are no permanent water features currently located on the Site.	Medium	None, Restricted and Long duration	Negligible	MINIMAL
Built Elements	On site	There are numerous permanent built elements on Site. These include a stone wall along the northern and north eastern boundaries, with a wooden 5-bar access gate mid-way along the northern boundary, three, shed-style metal workshops located on the hardstanding to the south east of the Site, a semi-permanent poly-tunnel also to the south east, a septic tank close to the western boundary, and a metal barrier which currently provides access to the Site from Preston Road. Occasional smaller built elements such as man-hole covers and other utilities are also found at various locations throughout the site. Other built elements, such as the office and cabins associated with Spout Farm Nursery, fall out with the red-line boundary.	Low	Minor, Localised and Long duration	Negligible	MINIMAL
Public Rights of Way	~1m from the assessment site	No public rights of way (PROW) traverse the site. There are 23 footpaths located within a 1km radius of the site, the closest being Footpath 118, located immediately south of the south western Site boundary. There are also 8 bridleways within a 1km radius of the Site, the closest being Bridleway 119 / 121 at approximately 170m to the south east of the Site boundary. The size/scale of the effect on these PROWs will be Minor, since views towards the Site from these PROWs is largely screened by intervening vegetation, either in the form of tall hedgerows along the edges of the PROW themselves, or due to vegetation along the Site boundaries. Therefore the overall magnitude of effect has been assessed as Small.	High	Minor, Localised and Long duration	Small	MODERATE
Landscape Condition	On site	<b>Ordinary Condition</b> – Distinguishable landscape structure, characteristic patterns of landform and land cover often masked by land use, with some features worthy of conservation but also some detracting features and scope to improve the management of vegetation. This categorisation also considers the local designation as a Landscape of County Importance.	Medium	Minor, Localised and Long duration	Medium	MODERATE
Landscape Value	On site	<b>Poor</b> - Low Importance (or Quality) and Rarity.	Medium	Medium, Localised and Long duration	Medium	MODERATE

**Table 3: Landscape Designations – Sensitivity of Landscape Receptors and Summary of Magnitude of Effects and Overall Significance of Effects**

Character Area / Feature / Designation	Approximate Distance to assessment site	Rationale for judgement	Sensitivity of Receptor to Change	Magnitude of Effect		Overall Significance of Effect
				Size / scale, Geographic extent and Duration	Overall Magnitude	
<b>National Parks</b>						
None	N/A	Not located within 2km Study Area	N/A	N/A	N/A	N/A
<b>Areas of Outstanding Natural Beauty</b>						
None	N/A	Not located within 2km Study Area	N/A	N/A	N/A	N/A
<b>Conservation Areas</b>						
Newtown Conservation Area	~325m north of site	Area of local importance containing many listed buildings. The development is not actually visible from the Conservation Area due to intervening built form. Therefore the scale of the effect is rated as Restricted, and thus the overall magnitude is Negligible.	High	None, Restricted, and Long duration	Negligible	SLIGHT
St Lawrence's Church Conservation Area	~475m north of site	Area of local importance containing many listed buildings. The development is not actually visible from the Conservation Area due to intervening built form. Therefore the scale of the effect is rated as Restricted, and thus the overall magnitude is Negligible.	High	None, Restricted and Long duration	Negligible	SLIGHT
Longridge Conservation Area	~895m north of site	Area of local importance containing many listed buildings. The development is not actually visible from the Conservation Area due to intervening built form. Therefore the scale of the effect is rated as Restricted, and thus the overall magnitude is Negligible.	High	None, Restricted and Long duration	Negligible	SLIGHT
<b>Landscape of County Importance</b>						
None	N/A	Not located within 2km Study Area	N/A	N/A	N/A	N/A
<b>Listed Buildings &amp; Scheduled Monuments (Representation taken within approximately 1km of assessment site due to proximity of built form and limited visibility/ association)</b>						
Hacking Hobs	~475m north, north west of site	Designation – Grade II listed	High	Minor, Restricted and Long duration	Negligible	SLIGHT
Bury's Farmhouse	~695m east, south east of site	Designation – Grade II listed	High	Minor, Restricted and Long duration	Negligible	SLIGHT

<b>County Biological Heritage Sites</b>						
Alston Reservoirs	~0m to north and east of Site	Although not strictly a landscape designation, its status as a CBH Site imparts value, and it is considered that views act as a component of the experience when visiting the RSPB Wetland / Bird Hides to the south east of the CBH.	High	Small, Restricted and Long duration	Small	<b>MODERATE</b>
<b>Ancient Woodland</b>						
College Wood	~1.05km to east of Site	Although not strictly a landscape designation, its status as an Ancient Woodland imparts some value.	High	None, Restricted and Long duration	Negligible	<b>SLIGHT</b>

**Table 4: Viewpoint Receptors – Sensitivities and Summary of Magnitude of Effects and Overall Significance of Effects**

View Point Ref	Location	Grid Ref	Approximate Distance to assessment site	Reason for inclusion	Sensitivity of Receptor to Change	Value of View	Magnitude of Effect		Overall Significance of Effect
							Size / scale, Geographic extent and Duration	Overall Magnitude	
VP 1	Preston Road / Bridleway 119	360192.6 , 435658.1	312m	Road users on Preston Road and Pinfold Lane, Users of Bridleway 119	Medium for road users, High for Bridleway users	Medium	Small, Localised, Long duration and Irreversible	Small	<b>SLIGHT</b> for road users, <b>MODERATE</b> for bridleway users
VP 2	Bridleway 121 / Visitors to RSPB Bird Hides	360444.0 , 435835.9	165m	Users of Bridleway 121, Visitors to RSPB Bird Hides	High for Bridleway users, Medium for visitors to Bird Hides	Medium	Negligible for Bridleway users/ Small for visitors to Bird Hides, Localised, Long duration and Irreversible	Small/ Medium	<b>MODERATE</b> for bridleway users, <b>SLIGHT</b> for visitors to bird hides
VP 3	Footpath 118	360337.1 , 435851.5	96m	Users of Footpath 118	High	Medium	Small, Localised, Long duration and Irreversible	Small	<b>MODERATE</b>
VP 4	Bridleway 58 / 59 / 121, Chapel Brow	360834.2 , 436035.6	462m	Users of Bridleway 58 / 59 / 121, Road users of Chapel Brow	High for Bridleway users, Medium for Road users	Medium	Negligible, Restricted, Long duration and Irreversible	Negligible	<b>SLIGHT</b> for bridleway users, <b>MINIMAL</b> for road users
VP 5	Bridleway 58, Chapel Brow	360795.3 , 436240.3	471m	Users of Bridleway 58. Road users of Chapel Brow	High for Bridleway users, Medium for Road users	Medium	Negligible, Restricted, Long duration and Irreversible	Negligible	<b>SLIGHT</b> for bridleway users, <b>MINIMAL</b> for road users
VP 6	Chapel Hill / Bridleway 58 (within St Lawrence's Church Conservation Area)	360470, 436701	615m	Users of Bridleway 58, road users along Chapel Hill, and Visitors to St Lawrence's Church Conservation Area	High for Bridleway users, Medium for Road users, High for Visitors to Conservation Area	Low	Negligible, Restricted, Long duration and Irreversible	Negligible	<b>SLIGHT</b> for bridleway users, <b>MINIMAL</b> for road users, <b>SLIGHT</b> for visitors to Conservation Area
VP 7	Preston Road / Derby Road	360150, 436433	297m	Road users along Preston Road / Derby Road, Newtown Conservation Area	Medium for Road users, High for visitors to Conservation Area	Medium	Negligible, Restricted, Long duration and Irreversible	Negligible	<b>MINIMAL</b> for Road Users, <b>SLIGHT</b> for visitors to Conservation Area

VP 8	Preston Road	360208, 436196	102m	Road users and Residential properties along Preston Road	Medium for Road users, High for Residential	Medium	Small, Localised, Long duration and Irreversible	Small	SLIGHT for road users, MODERATE for residential
VP 9	Preston Road / Water Meadows	360196.12, 436103.34	22m	Road users and residential properties along Preston Road	Medium for Road users, High for Residential	Medium	Small, Localised, Long duration and Irreversible	Small	SLIGHT for road users, MODERATE for residential
VP 10	Bridleway 59 / 66, Bury's Farm House (Grade II Listed Building)	360965, 435779	645m	Users of Bridleway 59 / 66 and residential property at Bury's Farm	High for Bridleway users, High for Listed Building	Medium	Negligible, Restricted, Long duration and Irreversible	Negligible	SLIGHT for bridleway users, SLIGHT for listed building
VP 11	Preston Road / Chamley Farm	360187, 435820	160m	Road users along Preston Road, residential property Chamley Farm	Medium for Road users, High for Residential	Medium	Small, Localised, Long duration and Irreversible	Small	MINIMAL for road users, SLIGHT for residential properties
VP12	No. 138 Preston Road	360190.37, 436000.56	15m	Road users along Preston Road, residential property No. 138 Preston Road	Medium for Road users, High for Residential	Medium	Medium, Localised, Long duration and Irreversible	Medium	MODERATE for road users, MAJOR/MODERATE for residential
VP13	Footpaths 103 / 104 / 107	359625.6, 435930.3	577m	Users of Footpaths 103 / 104 / 107	High	Medium	Negligible, Restricted, Long duration and Irreversible	Negligible	SLIGHT
VP14	Footpath 107	359838.0, 435633.5	502m	Users of Footpath 107	High	Medium	Negligible, Restricted, Long duration and Irreversible	Negligible	SLIGHT

**Table 5: Other Visual Receptors – Sensitivities and Summary of Magnitude of Effects and Overall Significance of Effects**

Visual Receptor	Approximate Distance to assessment site	Rationale for judgement	Sensitivity of Receptor to Change	Value of View	Magnitude of Effect		Overall Significance of Effect
					Size / scale, Geographic extent and Duration	Overall Magnitude	
<b>National Trails</b>							
None	N/A	Not located within 2km Study Area	N/A	N/A	N/A	N/A	N/A
<b>Regional Trails</b>							

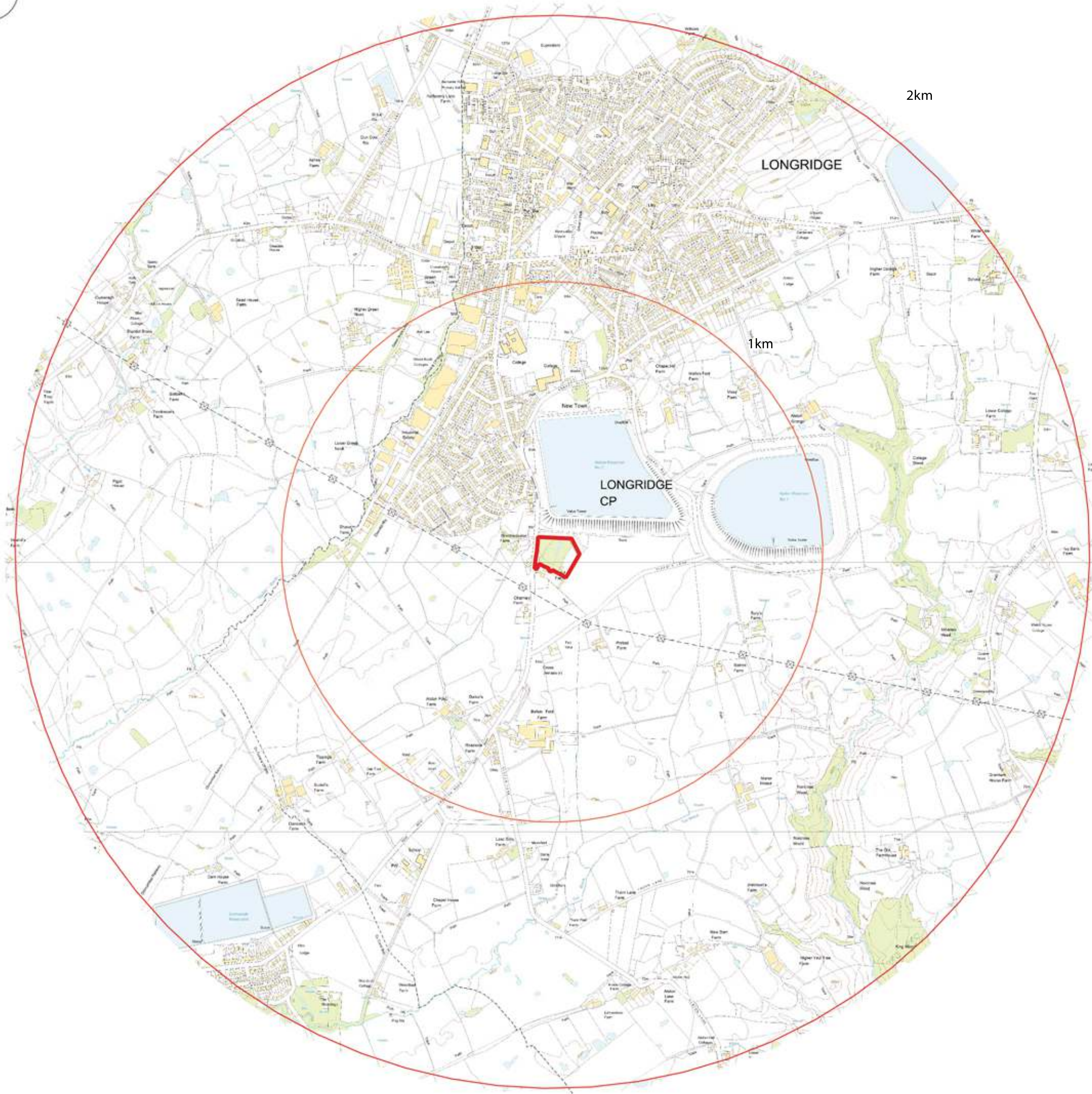
No ne	N/A	No t l o c a t e d w i t h i n 2k m S t u d y A r e a	N/A	N/A	N/A	N/A	N/A
<b>National Cycle Network</b>							
No ne	N/A	No t l o c a t e d w i t h i n 2k m S t u d y A r e a	N/A	N/A	N/A	N/A	N/A
<b>Local Cycle Network</b>							
No ne	N/A	No t l o c a t e d w i t h i n 2k m S t u d y A r e a	N/A	N/A	N/A	N/A	N/A
<b>Public Rights of Way – Footpaths (Representation taken within approximately 1km of assessment site due to proximity of built form and limited visibility/ association)</b>							
30	~725m	Lo c a l P u b l i c R i g h t o f W a y. S i t e n o t v i s i b l e f r o m F o o t p a t h d u e t o i n t e r v e n i n g v e g e t a t i o n a n d b u i l t f o r m.	H i g h	M e d i u m	N e g l i g i b l e , L o c a l i s e d , L o n g t e r m a n d I r e v e r s i b l e	N e g l i g i b l e	<b>S L I G H T</b>
31	~695m	Lo c a l P u b l i c R i g h t o f W a y. S i t e n o t v i s i b l e f r o m F o o t p a t h d u e t o i n t e r v e n i n g v e g e t a t i o n a n d b u i l t f o r m.	H i g h	M e d i u m	N e g l i g i b l e , L o c a l i s e d , L o n g t e r m a n d I r e v e r s i b l e	N e g l i g i b l e	<b>S L I G H T</b>
52	~640m	Lo c a l P u b l i c R i g h t o f W a y. S i t e n o t v i s i b l e f r o m F o o t p a t h d u e t o i n t e r v e n i n g v e g e t a t i o n a n d b u i l t f o r m.	H i g h	M e d i u m	N e g l i g i b l e , L o c a l i s e d , L o n g t e r m a n d I r e v e r s i b l e	N e g l i g i b l e	<b>S L I G H T</b>
54	~860m	Lo c a l P u b l i c R i g h t o f W a y. S i t e n o t v i s i b l e f r o m F o o t p a t h d u e t o i n t e r v e n i n g v e g e t a t i o n a n d b u i l t f o r m.	H i g h	M e d i u m	N e g l i g i b l e , L o c a l i s e d , L o n g t e r m a n d I r e v e r s i b l e	N e g l i g i b l e	<b>S L I G H T</b>
60	~570m	Lo c a l P u b l i c R i g h t o f W a y. S i t e n o t v i s i b l e f r o m F o o t p a t h d u e t o i n t e r v e n i n g v e g e t a t i o n a n d b u i l t f o r m.	H i g h	M e d i u m	N e g l i g i b l e , L o c a l i s e d , L o n g t e r m a n d I r e v e r s i b l e	N e g l i g i b l e	<b>S L I G H T</b>
66	~613m	Lo c a l P u b l i c R i g h t o f W a y. S i t e n o t v i s i b l e f r o m F o o t p a t h d u e t o i n t e r v e n i n g v e g e t a t i o n a n d b u i l t f o r m.	H i g h	M e d i u m	N e g l i g i b l e , L o c a l i s e d , L o n g t e r m a n d I r e v e r s i b l e	N e g l i g i b l e	<b>S L I G H T</b>
68	~505m	Lo c a l P u b l i c R i g h t o f W a y. S i t e n o t v i s i b l e f r o m F o o t p a t h d u e t o i n t e r v e n i n g v e g e t a t i o n a n d b u i l t f o r m.	H i g h	M e d i u m	N e g l i g i b l e , L o c a l i s e d , L o n g t e r m a n d I r e v e r s i b l e	N e g l i g i b l e	<b>S L I G H T</b>
69	~580m	Lo c a l P u b l i c R i g h t o f W a y. S i t e n o t v i s i b l e f r o m F o o t p a t h d u e t o i n t e r v e n i n g v e g e t a t i o n a n d b u i l t f o r m.	H i g h	M e d i u m	N e g l i g i b l e , L o c a l i s e d , L o n g t e r m a n d I r e v e r s i b l e	N e g l i g i b l e	<b>S L I G H T</b>
70	~590m	Lo c a l P u b l i c R i g h t o f W a y. S i t e n o t v i s i b l e f r o m F o o t p a t h d u e t o i n t e r v e n i n g v e g e t a t i o n a n d b u i l t f o r m.	H i g h	M e d i u m	N e g l i g i b l e , L o c a l i s e d , L o n g t e r m a n d I r e v e r s i b l e	N e g l i g i b l e	<b>S L I G H T</b>
100	~630m	Lo c a l P u b l i c R i g h t o f W a y. S i t e n o t v i s i b l e f r o m F o o t p a t h d u e t o i n t e r v e n i n g v e g e t a t i o n a n d b u i l t f o r m.	H i g h	M e d i u m	N e g l i g i b l e , L o c a l i s e d , L o n g t e r m a n d I r e v e r s i b l e	N e g l i g i b l e	<b>S L I G H T</b>

101	~630m	Local Public Right of Way. Site not visible from Footpath due to intervening vegetation and built form.	High	Medium	Negligible, Localised, Long term and Irreversible	Negligible	SLIGHT
103	~580m	Local Public Right of Way. Potential for glimpsed views of rooftops of proposed development.	High	Medium	Negligible, Localised, Long term and Irreversible	Negligible	SLIGHT
104	~500m	Local Public Right of Way. Potential for glimpsed views of rooftops of proposed development.	High	Medium	Negligible, Localised, Long term and Irreversible	Negligible	SLIGHT
106	~500m	Local Public Right of Way. Site not visible from Footpath due to intervening vegetation and built form.	High	Medium	Negligible, Localised, Long term and Irreversible	Negligible	SLIGHT
107	~495m	Local Public Right of Way. Potential for glimpsed views of rooftops of proposed development.	High	Medium	Negligible, Localised, Long term and Irreversible	Negligible	SLIGHT
108	~595m	Local Public Right of Way. Site not visible from Footpath due to intervening vegetation and built form.	High	Medium	Negligible, Localised, Long term and Irreversible	Negligible	SLIGHT
109	~625m	Local Public Right of Way. Site not visible from Footpath due to intervening vegetation and built form.	High	Medium	Negligible, Localised, Long term and Irreversible	Negligible	SLIGHT
110	~615m	Local Public Right of Way. Site not visible from Footpath due to intervening built form.	High	Medium	Negligible, Localised, Long term and Irreversible	Negligible	SLIGHT
111	~615m	Local Public Right of Way. Site not visible from Footpath due to intervening built form.	High	Medium	Negligible, Localised, Long term and Irreversible	Negligible	SLIGHT
112	~615m	Local Public Right of Way. Site not visible from Footpath due to intervening built form.	High	Medium	Negligible, Localised, Long term and Irreversible	Negligible	SLIGHT
116	~705m	Local Public Right of Way. Site not visible from Footpath due to intervening built form.	High	Medium	Negligible, Localised, Long term and Irreversible	Negligible	SLIGHT
117	~510m	Local Public Right of Way. Site not visible from Footpath due to intervening built form.	High	Medium	Negligible, Localised, Long term and Irreversible	Negligible	SLIGHT
118	~0m	Local Public Right of Way. Potential for glimpsed views of proposed development.	High	Medium	Small, Localised, Long term and Irreversible	Small	MODERATE
<b>Public Rights of Way – Bridleways (Representation taken within approximately 1km of assessment site due to proximity of built form and limited visibility/association)</b>							
51	~630m	Local Public Right of Way. Site not visible from Bridleway due to intervening topography and vegetation.	High	Medium	Negligible, Localised, Long term and Irreversible	Negligible	SLIGHT

53	~575m	Local Public Right of Way. Site not visible from Bridleway due to intervening topography and vegetation.	High	Medium	Negligible, Localised, Long term and Irreversible	Negligible	<b>SLIGHT</b>
56	~575m	Local Public Right of Way. Site not visible from Bridleway due to intervening topography and vegetation.	High	Medium	Negligible, Localised, Long term and Irreversible	Negligible	<b>SLIGHT</b>
57	~425m	Local Public Right of Way. Site not visible from Bridleway due to intervening topography and vegetation.	High	Medium	Negligible, Localised, Long term and Irreversible	Negligible	<b>SLIGHT</b>
58	~425m	Local Public Right of Way. Site not visible from Bridleway due to intervening topography and vegetation.	High	Medium	Negligible, Localised, Long term and Irreversible	Negligible	<b>SLIGHT</b>
59	~470m	Local Public Right of Way. Site not visible from Bridleway due to intervening topography and vegetation.	High	Medium	Negligible, Localised, Long term and Irreversible	Negligible	<b>SLIGHT</b>
66	~570m	Local Public Right of Way. Site not visible from Bridleway due to intervening vegetation.	High	Medium	Negligible, Localised, Long term and Irreversible	Negligible	<b>SLIGHT</b>
119	~160m	Local Public Right of Way. Potential for filtered views of proposed development from this Bridleway.	High	Medium	Small, Localised, Long term and Irreversible	Small	<b>MODERATE</b>
121	~160m	Local Public Right of Way. Potential for filtered views of proposed development from this Bridleway.	High	Medium	Small, Localised, Long term and Irreversible	Small	<b>MODERATE</b>

### **3. Appendix 3 – Plans**

**Plan 1: Location Plan**



### Legend

- RedLine
- 1km Buffer
- 2km Buffer

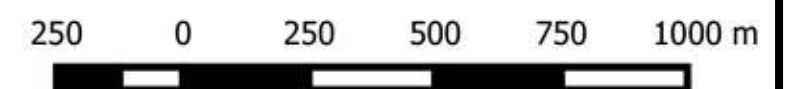


SPOUT FARM

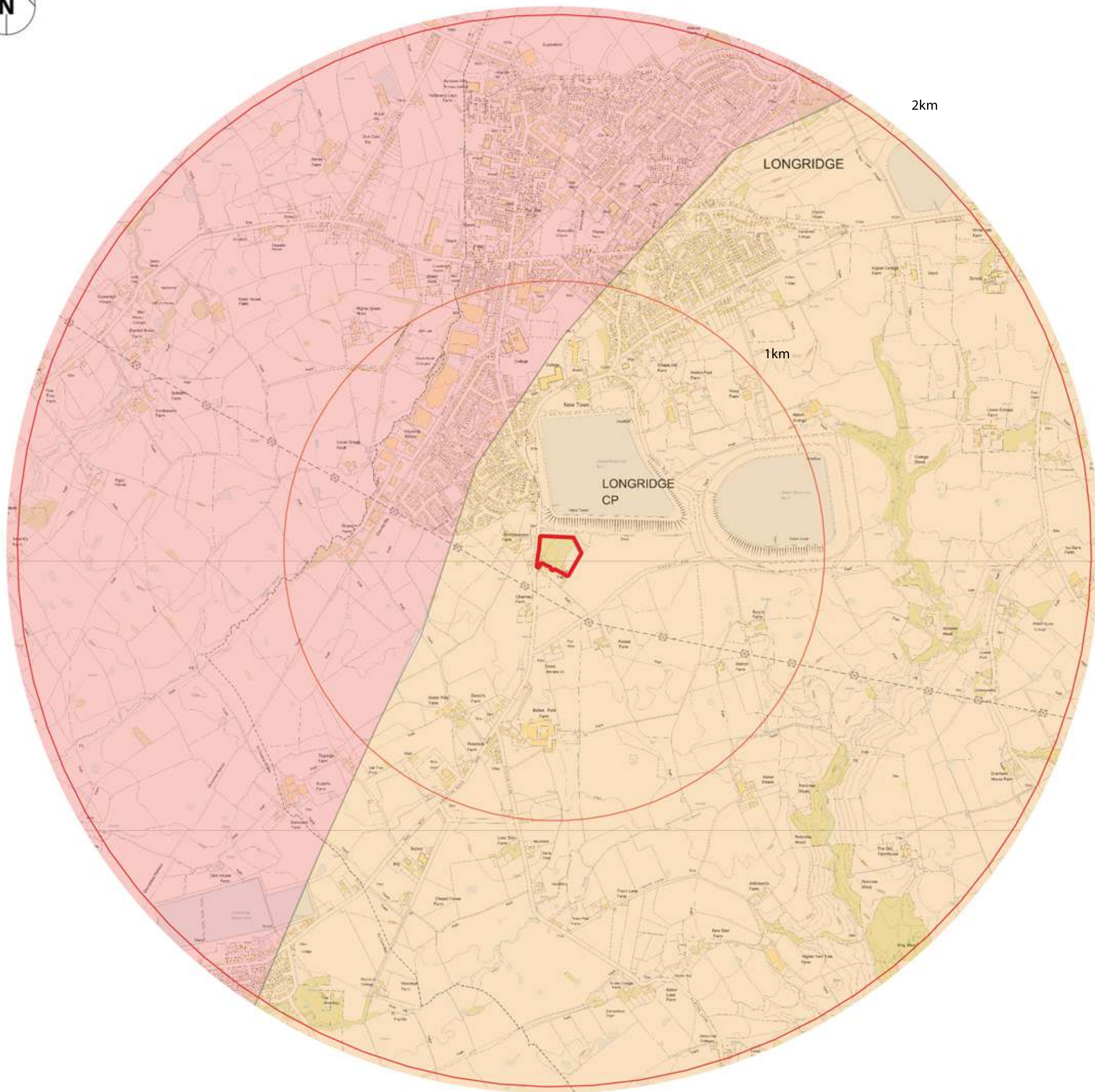
FIGURE 1

LOCATION PLAN

1:15000



**Plan 2: National Character Areas**



### Legend

- RedLine
- 1km Buffer
- 2km Buffer
- NCA 35 Lancashire Valleys
- NCA 33 Bowland Fringe & Pendle Hill

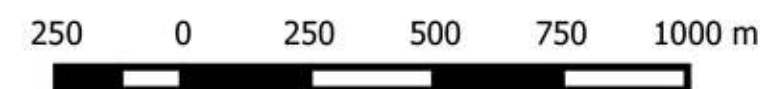


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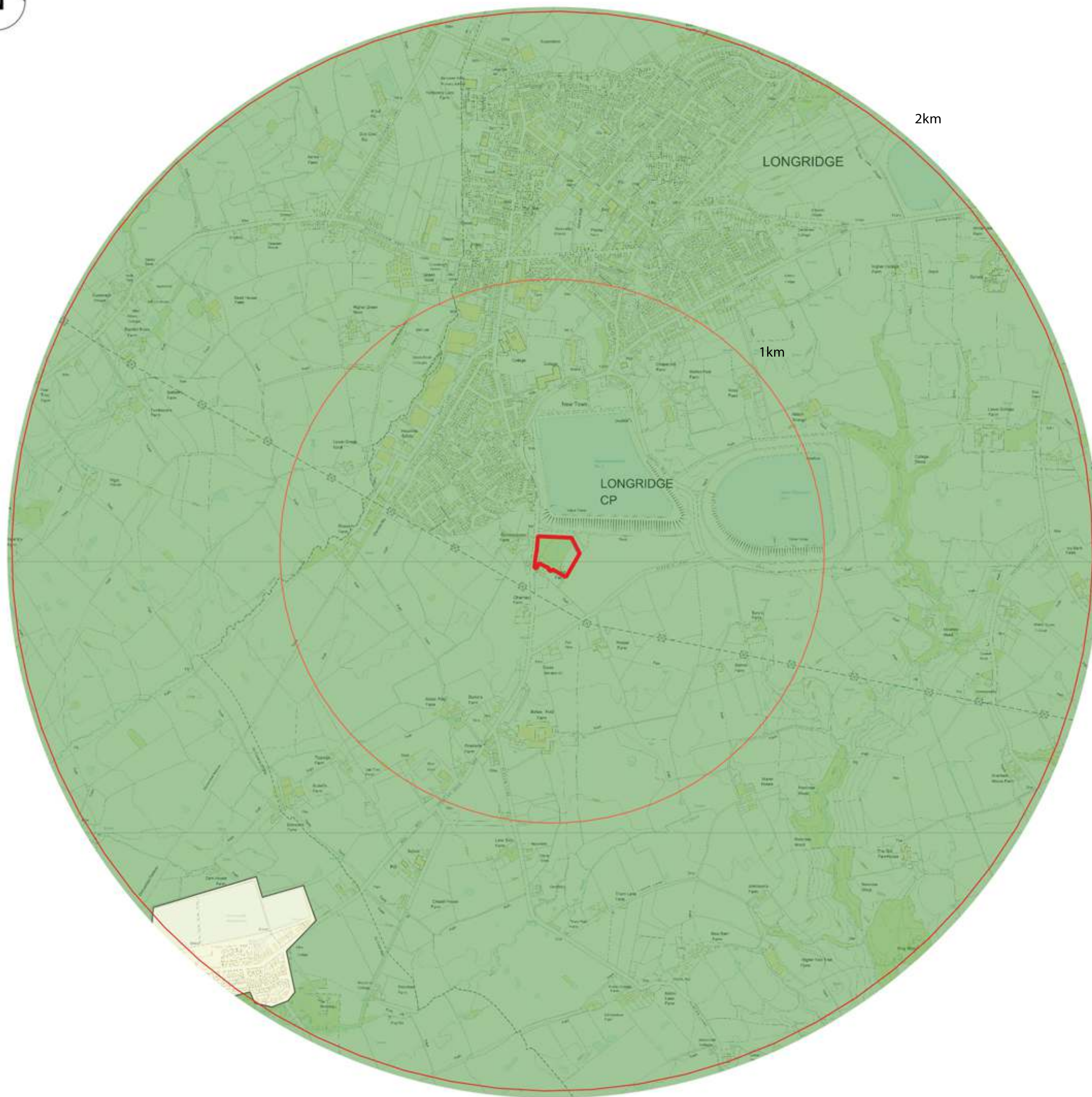
FIGURE 2

NATIONAL CHARACTER AREAS

1:15000



**Plan 3: Landscape Character Types**



### Legend

- RedLine
- 1km Buffer
- 2km Buffer
- 5 - Undulating Lowland Farmland
- Suburban

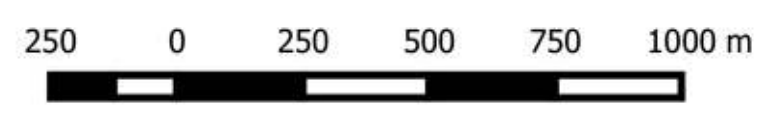


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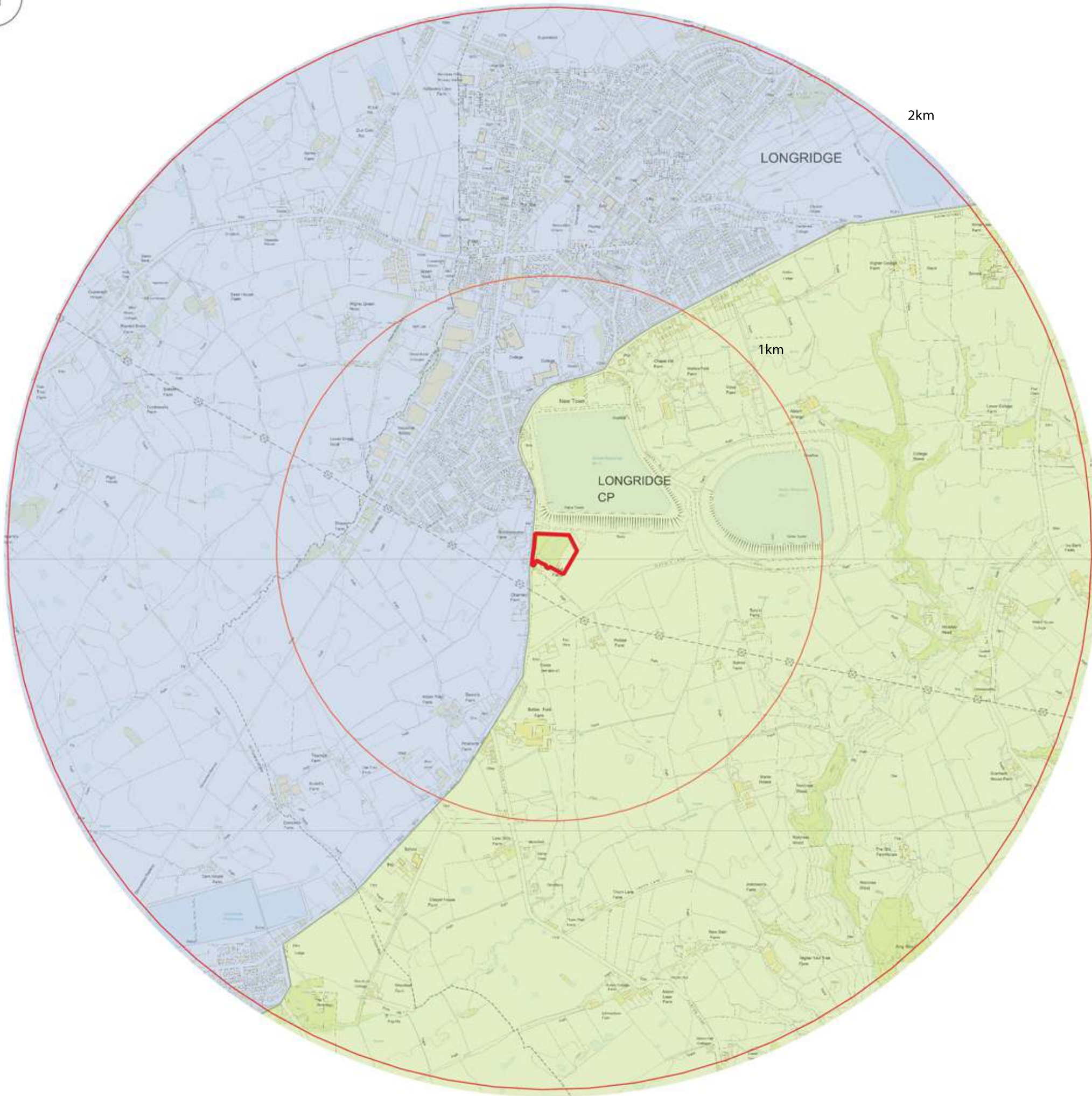
FIGURE 3

LANDSCAPE CHARACTER TYPES

1:15000



**Plan 4: Landscape Character Areas**



### Legend

- RedLine
- 1km Buffer
- 2km Buffer
- 5c Lower Ribble
- 5h Goosnargh - Whittingham

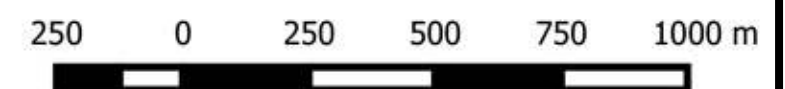


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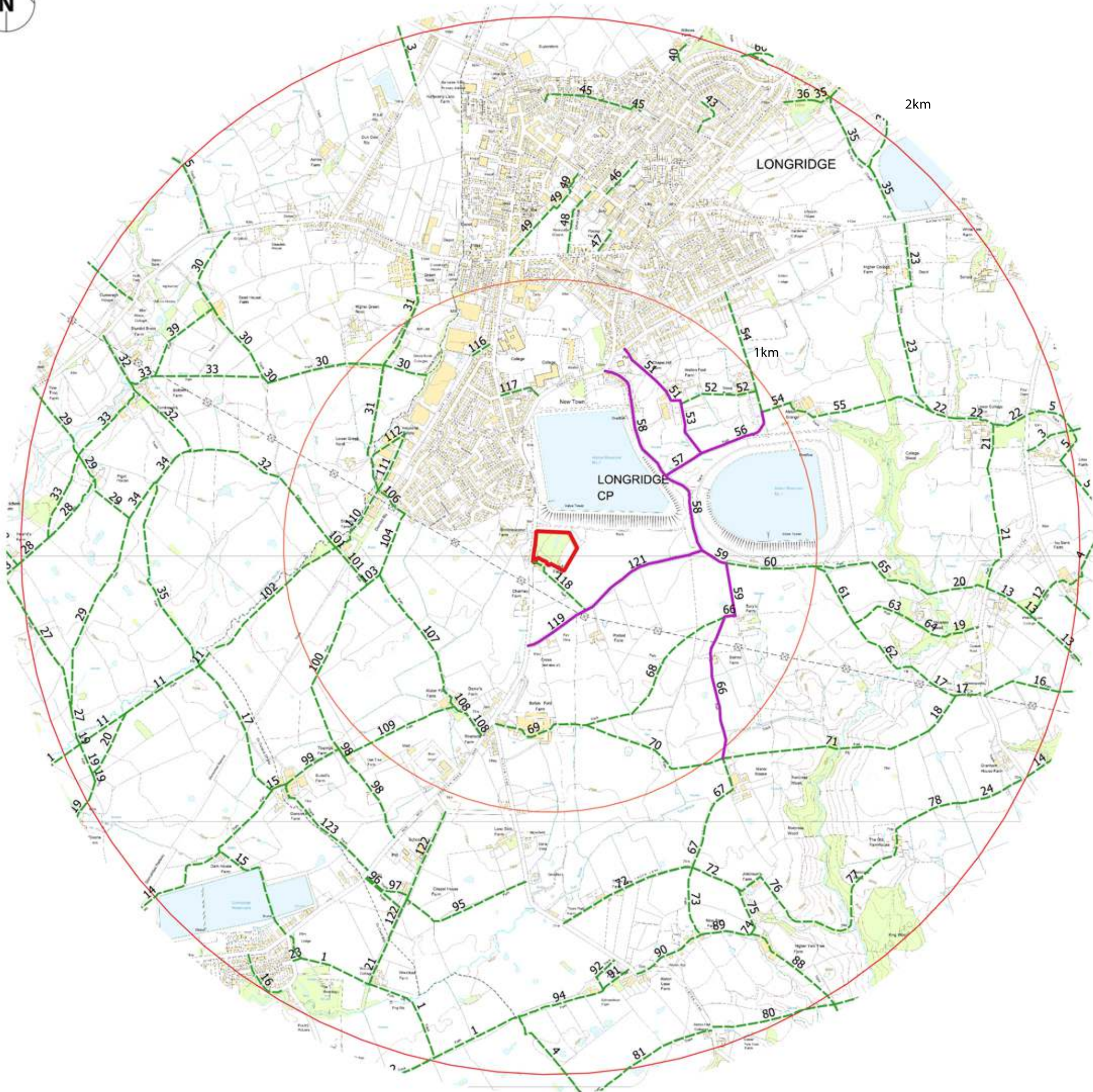
FIGURE 4

LANDSCAPE CHARACTER AREAS

1:15000



**Plan 5: PRoW**



### Legend

- RedLine
- 1km Buffer
- 2km Buffer
- Bridleways
- Footpaths

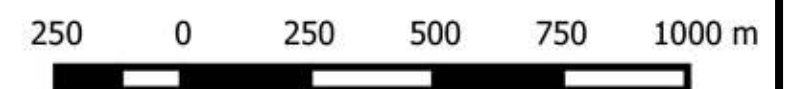


SPOUT FARM

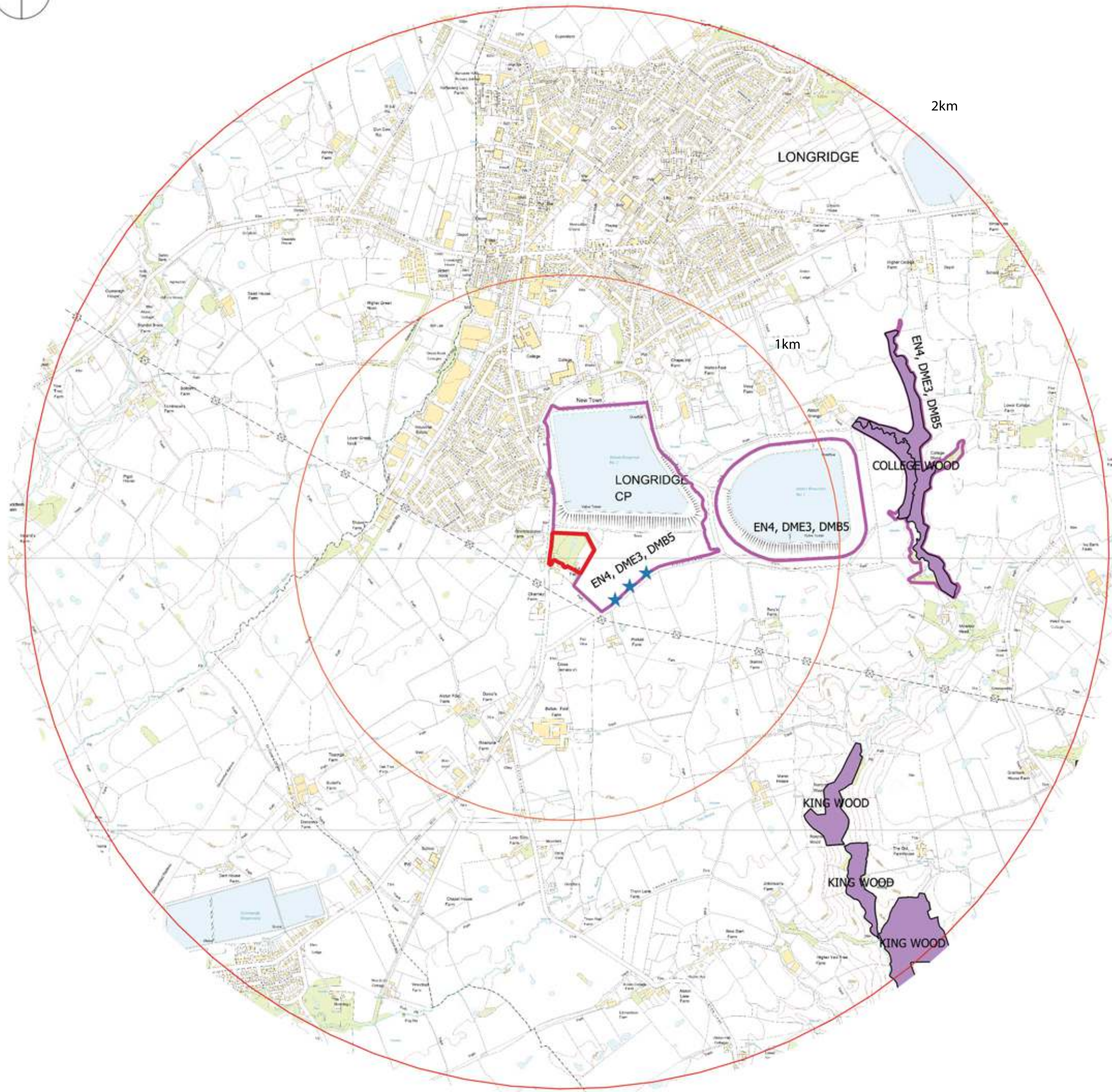
FIGURE 5

PUBLIC RIGHTS OF WAY

1:15000



**Plan 6: Designations**



### Legend

- RedLine
- 1km Buffer
- 2km Buffer
- EN4, DME3 and DMB5
- RSPB Bird Hides

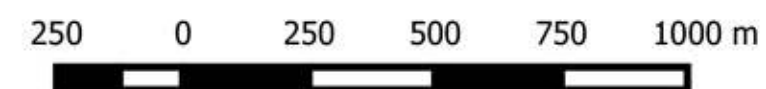


SPOUT FARM

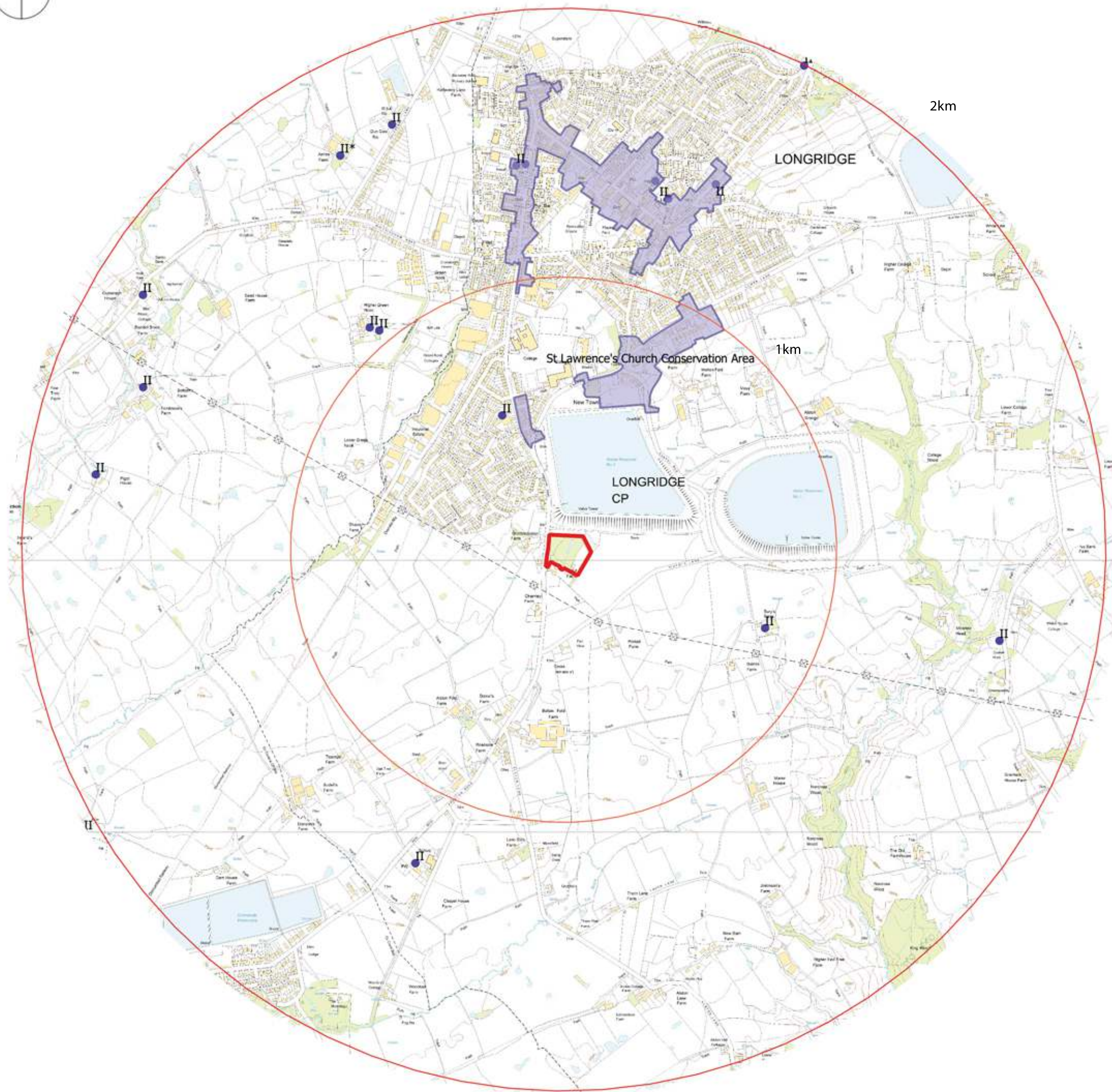
FIGURE 6

DESIGNATIONS

1:15000



**Plan 7: Heritage**



### Legend

- RedLine
- 1km Buffer
- 2km Buffer
- Listed Buildings
- Conservation Areas

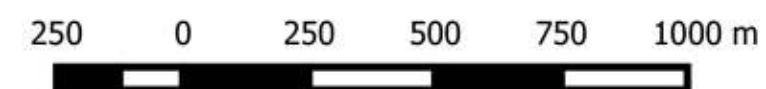


SPOUT FARM

FIGURE 7

HERITAGE

1:15000



**Plan 8: Viewpoint Locations**



### Legend

- RedLine
- 1km Buffer
- 2km Buffer
- Viewpoints

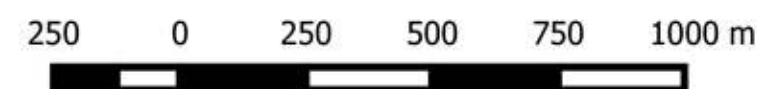


SPOUT FARM

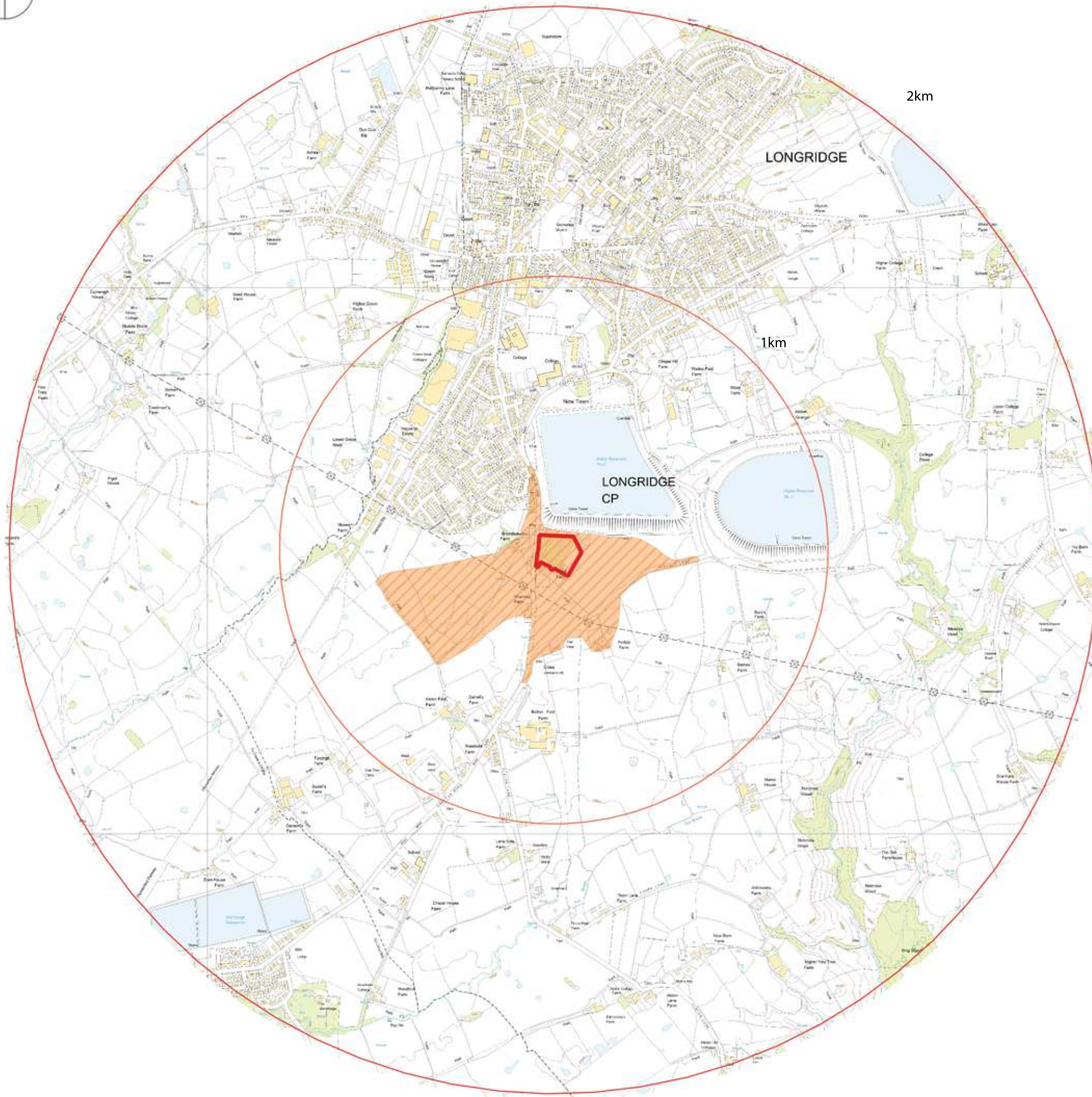
FIGURE 8

VIEWPOINTS

1:15000



**Plan 9: Theoretical Visual Envelope**



### Legend

-  RedLine
-  1km Buffer
-  2km Buffer
-  ZTV

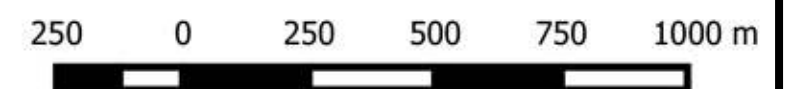


SPOUT FARM

FIGURE 9

THEORETICAL VISUAL ENVELOPE

1:15000



**Plan 10: Site Masterplan**