

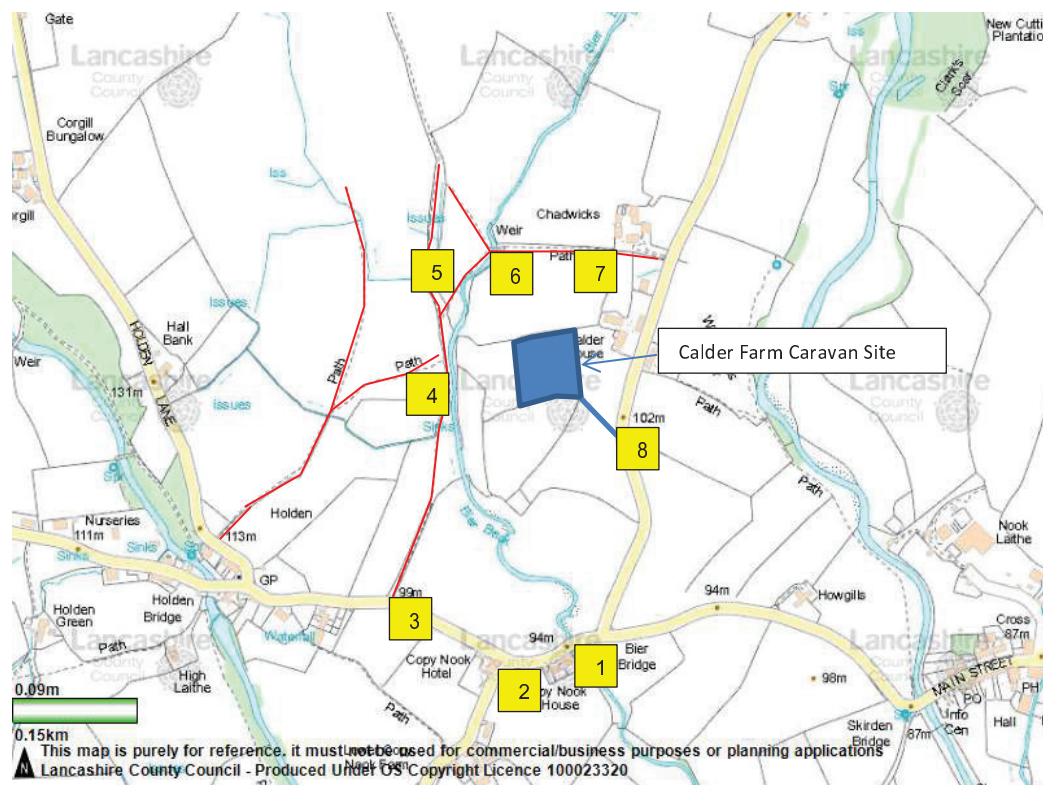
Visual Impact Assessment – Calder Farm Caravan Site

This assessment examines the potential visual impact of the existing caravan site at Calder Farm, Settle Road, Bolton-By-Bowland and the proposed additional pitches. The study identifies the views from various points in the area to determine the level of visibility. In addition the study also takes account of the proposed landscaping associated with the application and how this will mitigate any impacts.

Calder Farm is situated west of Settle Road approximately 350m north of Copy Nook and 500m northwest of Holden village. The views of the site from the east of Settle Road are not considered as the topography and high hedgerows restrict views from this direction. One image is shown of the site entrance.

The surrounding landscape is characterised by enclosed grassland parcels with hedgerow and wire fence boundaries. Many boundaries have mature boundary trees or former hedgerow trees which have grown to form single lines of trees. The topography is undulating at approximately 110m asl.

Map showing Public Rights of Way and points of images shown in the report



Viewpoint 1 Settle Road End



Viewpoint 2 Brier Bridge



Viewpoint 3 Hungrill Lane /Holden Road



Viewpoint 4 Hungrill Lane



Viewpoint 5 Hungrill Lane



Viewpoint 6 Weir Bridge



Viewpoint 7 Chadwicks Field



Viewpoint 8 Settle Road



Images 1 – 8 show that the views of the site are limited to the south and west. From the east the land form and high hedges restrict all views of the site. From the north the mature trees and hedgerow off Chadwicks Field form an effective barrier.

Views off Hungrill Lane are restricted to western long views. Travelling north along the lane the higher land form, mature trees and hedges effectively screen the site.

To the south the site is most visible from Brier Bridge. Gaps in the hedges and lack of sufficient mature trees allow sight of the green plastic porta-loo and roofs of some caravans.

Proposed Landscaping Scheme

As part of the application a supplementary planting scheme has been proposed which will include the planting of 366m of new hedgerow alongside the access track and an existing boundary to the south of the site. Supplementary planting of hedgerow plants on the north, south and western boundaries of the site will also completely screen views of the site as the hedges mature and gaps in the tree and shrub lines are filled. (See Ecological Appraisal and Landscaping Scheme report showing details of planting scheme).

Conclusion

The visual impact of the site is minimal. Existing hedge and tree cover on the north, south and west boundaries largely screen views of the site. The planning application involves a comprehensive planting scheme which will ensure the site is completely screened as this planting matures.

The new planting will not only mitigate the impact of the site but will enhance the visual amenity of the area and improve wildlife opportunities.