

Yew Tree and Gardens

Client: Joan Marsden

– Wind Arbour,
Chipping, Lancashire

Landscape and Visual Impact Assessment

Prepared by
Yew Tree+Gardens
Yew Tree House
Hale, Milnthorpe
Cumbria LA7 7BJ
015395 63527 07813 897631
info@yewtreegardens.co.uk



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1. Introduction

a. This document is intended to provide a landscape and visual impact assessment in relation to the proposed residential development at the site which is currently occupied by a group of agricultural buildings. The location of the application site is illustrated in Appendix 1 and Appendix 6. Image location map and Site Layout. The current site is comprised of a large, single storey, pitched roof agricultural shed, associated smaller outbuildings and extensive areas of concrete / hard surfaces.

The existing building has a semi derelict appearance with sections of the sheet roof material missing. The proposed development site is situated immediately to the West of the existing residential dwelling 'Windy Arbour Cottage' Fish Lane, Chipping, Preston, Lancashire PR3 2NQ

b. An appraisal of the surrounding area has been completed using Ordnance Survey data, local policy and published landscape character assessments. This information has been used alongside the on-site analysis to identify key viewpoints, analyse the landscape character and visual environment of the local area and assess the likely extent of any notable potential landscape and visual impact effects.

c. The purpose of this assessment is to evaluate the viability of the proposed development in both landscape character and visual amenity terms. This assessment has been drafted from guidance contained in GLVIA3 (Guidelines for Landscape and Visual Impact Assessment 3rd Edition) published by the Landscape Institute and the Institute of Environmental Management and Assessment in April 2013 - electronic version and utilizing the standardized descriptors detailed in SNH Handbook on Environmental Impact Assessment 2009.

07/10/2016

2. Relevant Landscape Policies

Local Planning Policy

All relevant policy extracts and references are contained within the documentation created by JWPC Ltd, we have not undertaken any review of policies in relation to this LVIA.

Previous planning history

The site has not been subject to previous planning applications for residential dwellings.

An application for the construction of an equestrian building reference Ribble Valley Borough Council 3/2004/0988. This application is listed as status 'withdrawn'.

3. Site, Setting and Landscape Context

a. The site is located immediately to the North of the existing residential dwelling 'Windy Arbour' and is comprised of a group of agricultural buildings with a single mid-20th century building of steel frame/sheet roof/brick infill walls and a collection of outbuilding associated with the operation of a small agricultural holding.

b. These buildings are not currently in active agricultural use leading the largest building having a semi derelict appearance with a number of missing/damaged roofing sheets.

c. The site occupies an elevated position below Snape and Wolf Fell with land to the North east falling away to an indentation associated with a minor watercourse from the moorland edge. The residential dwelling 'Windy Arbour Cottage' is currently painted in an off white smooth masonry finish. This give the dwelling a visually prominent appearance in the surrounding landscape

d. The site is accessed by the public highway Fish Lane with this highway approaching the existing dwelling from the direction of Chipping. A highway junction is located to the West of the site and is separated from it by a single field and drystone walls.

e. The site is accessed by a private driveway from Fish Lane.

f. A single public footpath run parallel to the Northern site boundary

g. The site is entirely within the Forest of Bowland AONB.

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Topography

- a. The site itself is located at the Northern extent of an area of rolling farmland, this farmland consists of enclosed fields of mainly improved grassland.
- b. Fields to the West of the site are divided by a network of drystone walls, fields to the South are divided by a network of traditional hedgerow boundaries.
- c. Land to the North of the site gradually increases in elevation until a distance of approximately 600 m from the site where the lower slopes of Snape Fell / Wolf Fell are encountered. Land to the North of this point rises steeply to the open moorland fells.
- d. Land to the north east of the site reduces in elevation towards the wooded indentation associated with the watercourse which flows in an Easterly direction towards Chipping
- e. Land to the East of the site descends toward Chipping village. This landscape has an undulating form associated with drumlin fields.
- f. Land to the East, South and North of the site has an agricultural / managed context whereas land to the North of the site forms a transitional zone to the moorland landscape to the North.
- g. Land of significant elevation is not encountered to the West or South of the site until Beacon Fell and the elevated areas of Longridge Fell respectively.

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Cultural Pattern

The setting of the site is characterized as being within an area of low population density / developments.

The location of the site at the northern limit of the land identified as Lowland Undulating Farmland influences its cultural context. The landscape to the South and East of the site comprises of a network of minor lanes within fields associated with dairy farming and agricultural use. This landscape contains farms at regular intervals with these farms typically being composed of a mixture of traditional vernacular buildings and later 20th century agricultural buildings.

Within the landscape to the immediate North and East of the site are scattered dwellings within the more sheltered portions of the landscape associated with wooded 'cloughs' which transect the landscape as it falls towards the village of Chipping, the nearest dwellings are at Wolfen Mill.

This landscape also includes agricultural buildings associated with the farm businesses along the network of lanes with the nearest of these being Fish House Farm.

Chipping village is located 1.5km to the East of the site with the cottages and mill buildings associated with former furniture production businesses being located 1km from the site.

A single farm 'Fell Foot' is located to the North of the site, this is a small traditional farm with vernacular outbuildings. Wolfen Hall is located to the North east of the site but due to the surrounding topography and vegetation is not visible from it.

No other habitation is located to the North of the site as this landscape is comprised of open moorland fells.

Windy Arbour is typical of traditional, small agricultural holdings within the moorland fringe/marginal farmland which is encountered with upland areas of Lancashire, these often being comprised of a relatively small dwelling with a collection of mixed age but predominantly 20th century outbuildings. These holdings are associated with a period of 20th century agriculture where small (sometimes part time) farms were interspersed with larger farm holdings. These holdings would often be comprised of a relatively small acreage of land and have agricultural buildings associated with mixed livestock rearing, in this instance, primarily pig rearing.

The existing agricultural buildings are not therefore of the traditional or vernacular appearance associated with the larger, traditional farms of the surrounding landscape but form a distinctly 20th century element within the landscape. This alien appearance is further highlighted by the absence of traditional farm buildings which within larger holdings have a tendency to partly mitigate the impact of modern steel frame agricultural buildings.

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4. Development Proposals

The development proposal is for the creation of a number of self-catering holiday units within the area currently occupied by the agricultural buildings.

This proposed development is as illustrated in Appendix 6, Site Layout and Elevations.

The layout proposal occupies a smaller area than the footprint of the existing building and the elevations indicate construction with a facing of local stone and green roofs.

The proposed site layout contains a vehicle access route from the direction of the existing dwelling and an area of bike storage with vehicle parking being contained within the proposed structure.

5. Viewpoints / Visual Impacts

Localised receptor points

As detailed in Appendix 1, 2 and 3 we have identified a number of localised receptor points within a radius of up to 1.5km.

These receptor points are predominantly located to the North and North East of the site and can be defined as either being within the lower landscape to the immediate North East of the Site or within the upland landscape and moorland fringe to the North of the site. Localised receptors to the South and West of the site are severely limited due to the topography of the surrounding landscape.

For detailed assessment of individual receptor points see Appendix 3: Visual Effects Table and Appendix 1 Locations map which details image locations.

As can be seen from the assessed impacts over the period 1 to 15 years we are of the opinion that the overall impact of the proposed development will lend towards a scale of minor to major beneficial.

This assessment is based upon a number of factors.

Firstly, the receptor points within the lower lying land experience the existing dwelling as a significant element due to its skyline location and light coloring.

Secondly, the existing semi derelict agricultural buildings are visually significant, alien elements within the landscape with the areas of missing roof sheets, visible roof spars and large section of red brick wall magnifying this effect.

Thirdly, the proposed development has a lower roof height than the agricultural buildings, it has a smaller footprint and is located 3.5m further away from the North east boundary of the site.

The proposed development uses a combination of local stone finish and has a green roof which will significantly reduce visual impact over that created by the existing site appearance.

An element of scattered, native tree planting of Alder and Hawthorn is included adjacent to the site boundary, this planting is intended to further limit the visibility of the site from receptors in these locations without creating an alien 'block' element of planting.

Receptor points in the elevated land to the North will also experience reduced impacts from the proposed development over that which is exerted by the existing site. These impacts will again be beneficial, the magnitude of effect is reduced by the non-skyline location of the site from these receptors.

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Distant receptor points

As can be seen from Appendix 1, 2 and 3, distant receptor points are largely restricted to elevated locations in excess of 1.5km from the site.

The landscape topography prevents views of the site from Beacon Fell and Longriddle fell is located in excess of 5km from the site and can therefore be discounted from the impact assessment. Elevated position to the North of the site along the slopes of Wolf Fell will be afforded views of the site, however as per the localised receptors, the proposed development will tend towards a beneficial impact over the current site appearance, the relative elevation of the receptors, specification of a green roof and the presence of the existing light painted dwelling will serve to further reduce the visual significance of the development

6. Character assessment

a. The character assessment identifies that the setting of the site is within the National Landscape Character Area (NCA) 33 Bowland Fringe and Pendle Hill with the NCA 32 Bowland Fells being located immediately to the North of the site (600m distant).

b. Due to the location of the site within the AONB boundaries we have referenced the published AONB landscape character area assessments in preference to the Lancashire County Council ones. This is in large part due to the more detailed level of assessment contained within the AONB published area definitions.

c. Similarly to the NCA we find that the site is in a transitional zone between the Undulating Lowland farmland within which it is classified and the Moorland Fringe to the North, with the relatively unmanaged nature of land to the North and North east of the site having the effect of allaying the site closely to the Moorland fringe .

d. We would therefore adjudge that the site is within a zone of transition that would confer a high sensitivity to change.

e. When assessing the impact of the proposed development upon the Landscape Character of the surrounding area we have assessed both the current site impact and the likely impact of the proposed development.

f. We are of the opinion that the current site has an overall adverse impact upon the surrounding landscape character due to the derelict nature of the buildings and the alien, 20th century appearance of them within the landscape. This impact is further heightened by the visibility of the strong, rigid forms of the exposed roof beams / spars. This structure will be likely to be extant within the landscape throughout the period covered by this assessment.

g. The proposed development will create a limited number of additional vehicle movements within the surrounding network of lanes but we note that the focus of the development is towards a cycling orientated holiday market and that the proposed layout uses internal vehicle parking, thus reducing the appearance of additional parked vehicles within the margins of the moorland fringe. An element of additional artificial light will be introduced by the proposed development, the presence of an existing dwelling, the number of openings indicated and the height of the proposed elevations will partially mitigate the impact of additional light sources. The indicated zone of scattered native tree planting will also serve to limit the visibility of light sources from landscape to the North east.

Balancing points f and g we would assess that the overall impact upon the surrounding character will be in the order of negligible (neutral) to negligible beneficial.

7. Conclusion

The development site is located on a site which is visually significant for a number of mainly transient receptors, it is located within the Forest of Bowland AONB.

The current site has an existing dwelling which is prominent for a number of localised receptors due to its location and colour.

The existing semi-derelict agricultural buildings have a notable adverse impact upon a number of localised receptors. These impacts will continue and may potentially increase with any further ongoing degradation of the existing structures.

The proposed development is lower in height than the existing buildings, occupies a smaller footprint and is situated 3.5m further from the prominent (North east) boundary of the site. The supplied elevations indicate a limited number of window openings, a facing of local stone and a roof of green roof construction as opposed to the current construction with large red brick wall and sheet roofing materials.

The site is located within the margins of an area of landscape which is highly susceptible to change.

The current site, similarly to visual impacts, has a negative impact upon the surrounding landscape character.

The proposed development will incur a limited increase in vehicle movements and a likely increase in light levels over the existing site (we note that this increase would be potentially equal to existing levels if the agricultural buildings were to be fully utilised).

We would conclude that in visual impact the proposed development would have an overall beneficial impact upon the site and localised receptors.

Would also conclude that the proposed development would have a neutral to beneficial impact upon the surrounding landscape character due to the nature of the existing site and its consequent impact.

8. Methodology

a. The Landscape Institute and the Institute of Environmental Management and Assessment have jointly published Guidelines for Landscape and Visual Assessment Third Edition (2013) that gives guidance on carrying out a Landscape and Visual Impact Assessment (LVIA), either as a standalone appraisal or part of an Environmental Impact Assessment (EIA). This methodology takes on board the above guidance.

b. When assessing character within an urban context, this methodology can be applied to Townscape Assessments and how the development will affect the elements that make up the townscape and its distinctive character.

c. The main stages of the LVIA process are outlined below. This process will identify and assess the potential effects of a development on the landscape resource and the visual environment.

1. Baseline study

Landscape

- Define the scope of the assessment.
- Outline the planning policy context, including any landscape designations.
- Establish the landscape baseline through a site visit and an assessment of published Landscape Character Assessments to identify the value of the landscape resource (receptor), at community, local, national or international levels where appropriate.

Visual

- Define the scope of the assessment.
- Identify the extent of visual receptors within the study area, with the use of Zones of Theoretical Visibility (ZTV) where appropriate, and establish the number and sensitivity of the representative viewpoint and/or groups of people (receptors) within the study area whose views may be altered as a result of the proposals.

Project description

The baseline study highlights clear opportunities and constraints for the integration of the proposals into the receiving environment. The aspects of the scheme at each phase that will potentially give rise to effects on the landscape and visual amenity will need identifying. At this time, the proposals can be modified to ensure that further mitigation measures are incorporated into the design as a response to the local landscape and visual environment.

Description of Effects

The level of effect on both landscape and visual receptors should be identified in respect of the different components of the proposed development. In order to assess the significance of the effect on the receiving environment, it is necessary to consider the magnitude, i.e. the degree of change, together with the sensitivity of the receptor.

This will identify whether the effects are:

Adverse or Beneficial - beneficial effects would typically occur where a development could positively contribute to the landscape character or view.

Neutral effects would include changes that neither add nor detract from the quality and character of an area or view. Adverse effects would typically occur where there is loss of landscape elements, or the proposal detracts from the landscape quality and character of an area or view.

Direct or Indirect – A direct effect will be one where a development will affect a view or the character of an area, either beneficially or adversely. An indirect effect will occur as a result of associated development i.e. a development may result in an increase of traffic on a particular route.

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Short, Medium or Long Term – this relates to the expected duration and magnitude of a development. Within this assessment the potential effects are assessed during the Construction Phase, then at Years 1 and 10, following completion of the development.

Reversible or Irreversible – can the resulting effect of a development be mitigated or not, and whether the result of the mitigation is beneficial or adverse.

Significance of Effects (EIA only)

A final judgment on whether the effect is likely to be significant, as required by the Regulations. The summary should draw out the key issues and outline the scope for reducing any negative/ adverse effects. Mitigation measures need to be identified that may reduce the final judgement on the significance of any residual negative effects in the long term.

Assessing the significance of effects

Landscape Sensitivity

1.4. The sensitivity of a particular landscape in relation to new development is categorised as very high, high, medium, low or negligible. This takes into account the susceptibility of the receptor to the type of development proposed and the value attributed to the existing landscape. The following table explains each threshold and the factors that make up the degree of sensitivity.

Table 1: Landscape Sensitivity Thresholds

Sensitivity	Definition
Very High	Landscape resource where there is a very high susceptibility to change. Landscapes would be considered of high value, have a high degree of intimacy, strong landscape structure, a high sense of intactness and contain features worthy of protection. Townscapes may include a high proportion of historic assets. Typical examples may be Nationally designated e.g. World Heritage Sites, National Parks, Heritage Coasts, AONB's etc.
High Landscape	Resource where there is a high susceptibility to change. Landscapes would be considered of high value, have a high degree of intimacy, strong landscape structure, relatively intact and contain features worthy of protection. Townscapes may include a high proportion of historic assets. Typical examples may be of Regional or County importance e.g. within the setting of National Parks, AONB's, Conservation Areas etc
Medium	Landscape resource where there is a medium susceptibility to change. Landscapes would be medium scale, good landscape structure, with some detracting features or evidence of recent change. Townscapes may include a proportion of historic assets or of cultural value locally. Typical examples may be designated for their value at District level.
Low	Landscape resource where there is a low susceptibility to change. Typical landscapes would be of local landscape interest, and contain evidence of previous landscape change.
Negligible	Landscape resource where there is little or no susceptibility to change. Typical landscapes are likely to be degraded, of weak landscape structure, intensive land uses, and require landscape restoration.

Visual Sensitivity

1.5. The sensitivity of the visual receptor will be assessed against the magnitude of visual change, and is categorised as very high, high, medium, low or negligible. Factors affecting the visual sensitivity will be assessed on whether there will be a loss of views of visual amenity.

Table 2: Visual Sensitivity Thresholds

Sensitivity	Definition
Very High	Viewers on public rights of way whose prime focus is on the quality of the landscape around, and are often very aware of its value. Examples include viewers within nationally designated landscapes such as National Parks or AONB's.
High	Viewers on public rights of way whose attention may be focused on the landscape, or occupiers of residential properties with primary views affected by the development. Examples include viewers within regional/local landscape designations, users of National Trails, Long Distance Routes or Sustrans cycle routes, or the setting of a listed building.
Medium	Viewers engaged in outdoor recreation other than appreciation of the landscape, often within moderate quality landscapes. Examples include outdoor sport activities, outdoor tourist attractions, and occupiers of properties with oblique views affected by the development.
Low	Viewers passing through or past the area and not necessarily visiting for the appreciation of the landscape. Examples include rail passengers and road users.
Negligible	Viewers whose attention is focused on their work or activity, and not susceptible to changes in the surrounding landscape.

Effect Magnitude

1.6. The magnitude of change relates to the degree in which proposed development alters the fabric of the landscape character or view. This change is categorised as very high, high, medium, low, or negligible.

Table 3: Magnitude of Change

Magnitude	Effect Definition
Very High	Change resulting in a significant degree of deterioration or improvement, or introduction of dominant new elements that are considered to make a major alteration to a landscape or view.
High	Change resulting in a high degree of deterioration or improvement, or introduction of recognisable new components that may be prominent within a landscape or view.
Medium	Change resulting in a moderate degree of deterioration or improvement, or constitutes a noticeable change within a landscape or view.
Low	Change resulting in a low degree of deterioration or improvement to a landscape or view, or constitutes only a minor component within a landscape or view.
Negligible	Change resulting in a barely perceptible degree of deterioration or improvement to a landscape or view.
No Change	It is also possible for a landscape or view to experience no change due to being totally compatible with the local character or not visible due to intervening structures or vegetation.

Significance Threshold

1.7. The magnitude of change is then considered against the sensitivity of the landscape resource as a receptor or the existing character of the panorama / view. In formulating the significance of effect, reasoned professional judgement is required which is explained within the assessment. This is carried out both in terms of the predicted effects on landscape character or on visual amenities. The significance thresholds are predicted as Substantial, Major, Moderate, Minor, Negligible and None, and can be either beneficial or adverse. Unless otherwise stated, all effects are predicted in the winter months. The extent of mitigation measures should be clearly stated, and in the case of planting proposals, the contribution to reducing adverse effects should be demonstrated at different stages (construction stage, operational stage year 0, and year 10).

Table 4: Significance of Effect

Significance	Threshold Definition
Substantial	A very high magnitude of change that materially affects a landscape or view of national / international importance that has little or no susceptibility to change.
Major	A high magnitude of change that materially affects a landscape or view that has limited susceptibility to change. Positive effects will typically occur in a damaged landscape or view.
Moderate	A medium magnitude of change that materially affects a landscape or view that may have the ability to accommodate change. Positive effects will typically occur in a lower quality landscape or view.
Minor	A low magnitude of change that materially affects a landscape or view that has the ability to accommodate change. Positive effects will typically occur in a lower quality landscape or view.
Negligible	A negligible magnitude of change that has little effect on a landscape or view that has the ability to accommodate change.
None	It is also possible for a magnitude of change to occur that results in a neutral effect significance due to the change being compatible with local character or not visible.

1.8. The significance of the effect is measured on the ability of a landscape or view to accommodate the change. In assessing the significance of effects, the following matrix will be used to determine the significance thresholds, through determining the sensitivity of the receptor and the magnitude of change.

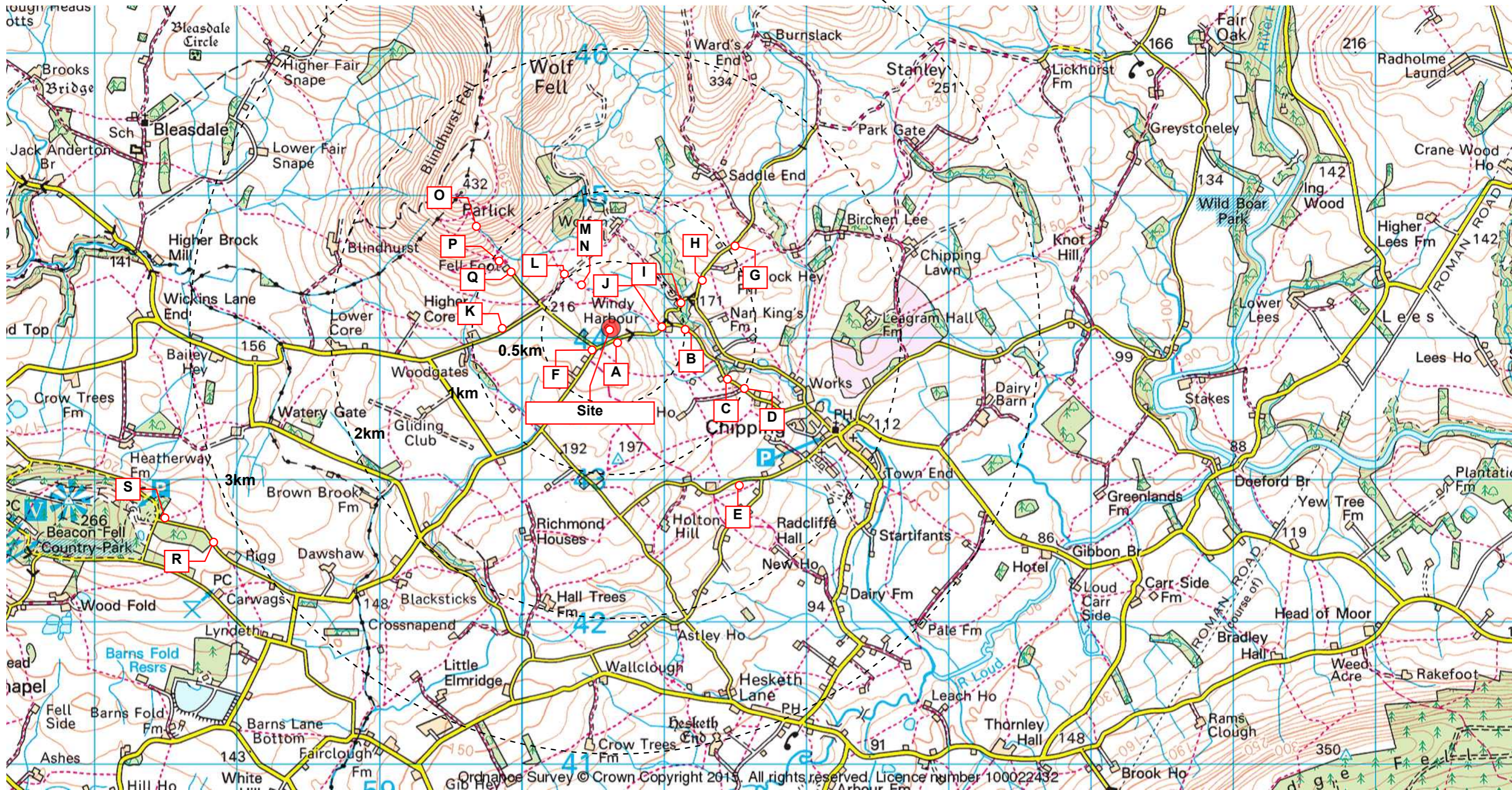
Table 5: Measuring Significance of Effect

	Sensitivity of Receptors					
		Very High	High	Medium	Low	Negligible
Magnitude of Change	Very High	Substantial	Major	Major/ Moderate	Moderate	Moderate/ Minor
	High	Major	Major/ Moderate	Moderate	Moderate/ Minor	Minor
	Medium	Major/ Moderate	Moderate	Moderate/ Minor	Minor	Minor/ Negligible
	Low	Moderate	Moderate/ Minor	Minor	Minor/ Negligible	Negligible
	Negligible	Moderate/ Minor	Minor	Minor/ Negligible	Negligible	Negligible

1.9. It should be noted that where there is no perceptible change in terms of the effect magnitude regardless of the sensitivity of the receptor, the significance of the effect on a landscape or view will be none.

1.10. Landscape and visual effects that are Substantial, Major or Major/Moderate are considered to be significant.

1.11. A final written statement summarising the significant effects is provided, supported by the tables and matrices. This conclusion relies on professional judgement that is reasonable, based on clear and transparent methods, suitable training and experience, and a detached and dispassionate view of the development in the final assessment.



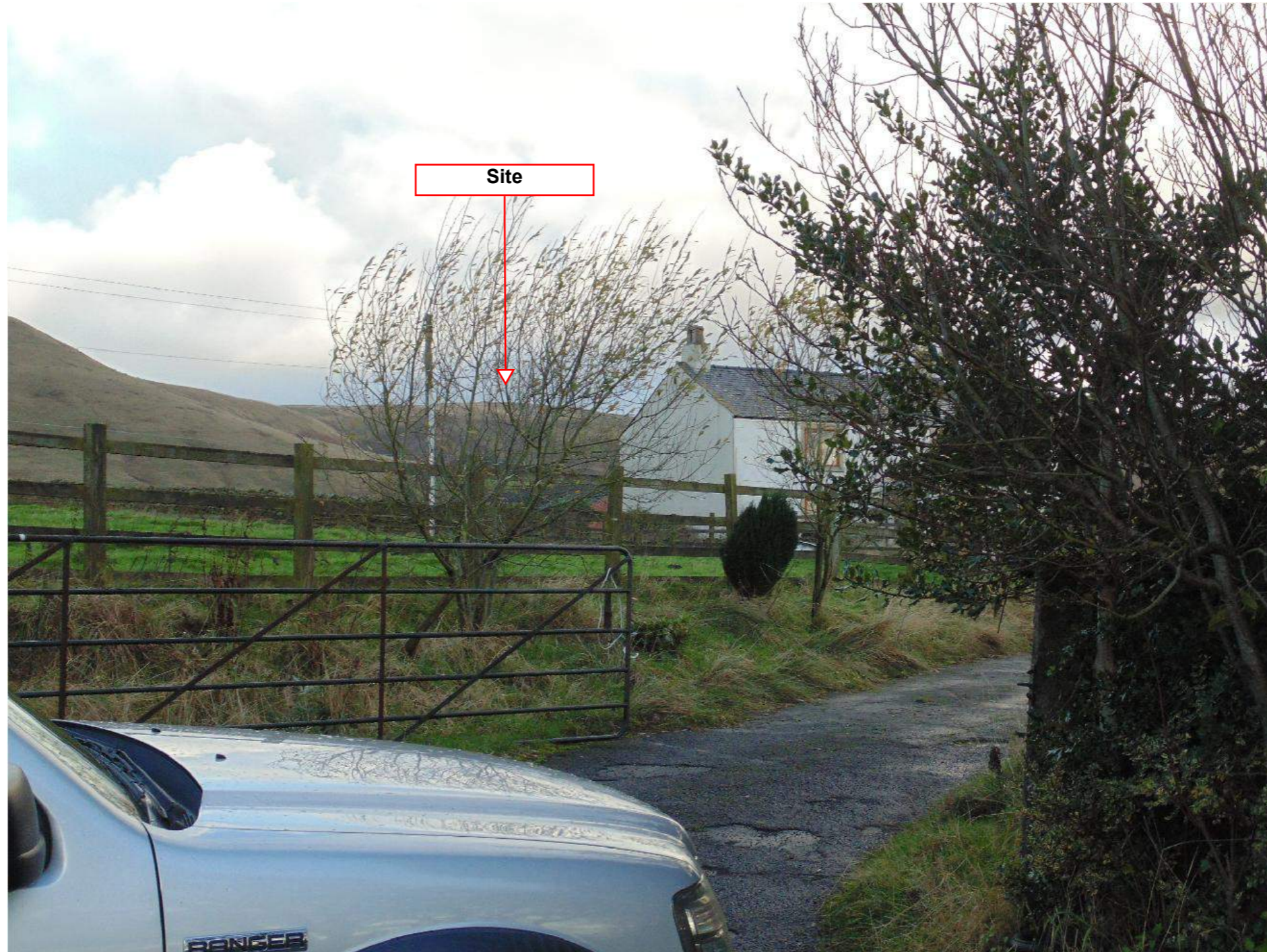


Image location A : Highway GR SD515441
Image date 20/11/15 - 50mm lens 35mm format equivalent view @ 1.5m



Image location B : Highway GR SD522441
Image date 20/11/15 - 50mm lens 35mm format equivalent view @ 1.5m



Image location C: Highway GR SD525436
Image date 20/11/15 - 50mm lens 35mm format equivalent view @ 1.5m



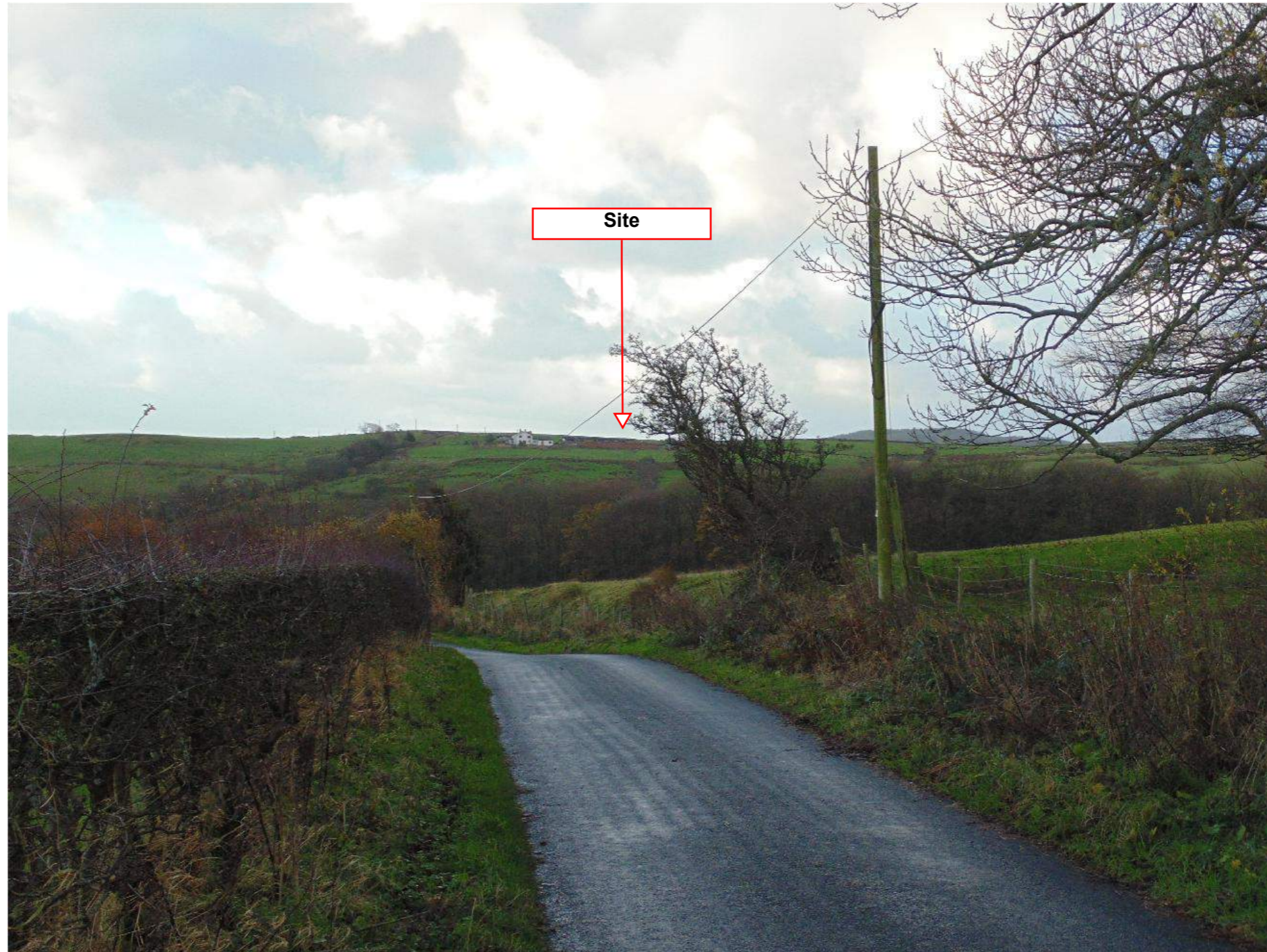
Image location D :Highway GR SD526435
Image date 20/11/15 - 50mm lens 35mm format equivalent view @ 1.5m



Image location E : Highway GR SD525430
Image date 20/11/15 - 50mm lens 35mm format equivalent view @ 1.5m



Image location F : Highway GR SD514439
Image date 20/11/15 - 50mm lens 35mm format equivalent view @ 1.5m



**Image location G : Highway GR SD525446
Image date 20/11/15 - 50mm lens 35mm format equivalent view @ 1.5m**



Image location H : Highway GR SD523444
Image date 20/11/15 - 50mm lens 35mm format equivalent view @ 1.5m



Image location I : Highway GR SD521442
Image date 20/11/15 - 50mm lens 35mm format equivalent view @ 1.5m



Image location J : Highway GR SD520440
Image date 20/11/15 - 50mm lens 35mm format equivalent view @ 1.5m



**Image location K : Highway GR SD508441
Image date 20/11/15 - 50mm lens 35mm format equivalent view @ 1.5m**



Image location L : Footpath GR SD513445
Image date 20/11/15 - 50mm lens 35mm format equivalent view @ 1.5m



**Image location M : Footpath GR SD514444
Image date 20/11/15 - 50mm lens 35mm format equivalent view @ 1.5m**



**Image location N : Footpath GR SD515446
Image date 20/11/15 - 50mm lens 35mm format equivalent view @ 1.5m**



Image location O : Footpath GR SD506448
Image date 20/11/15 - 50mm lens 35mm format equivalent view @ 1.5m

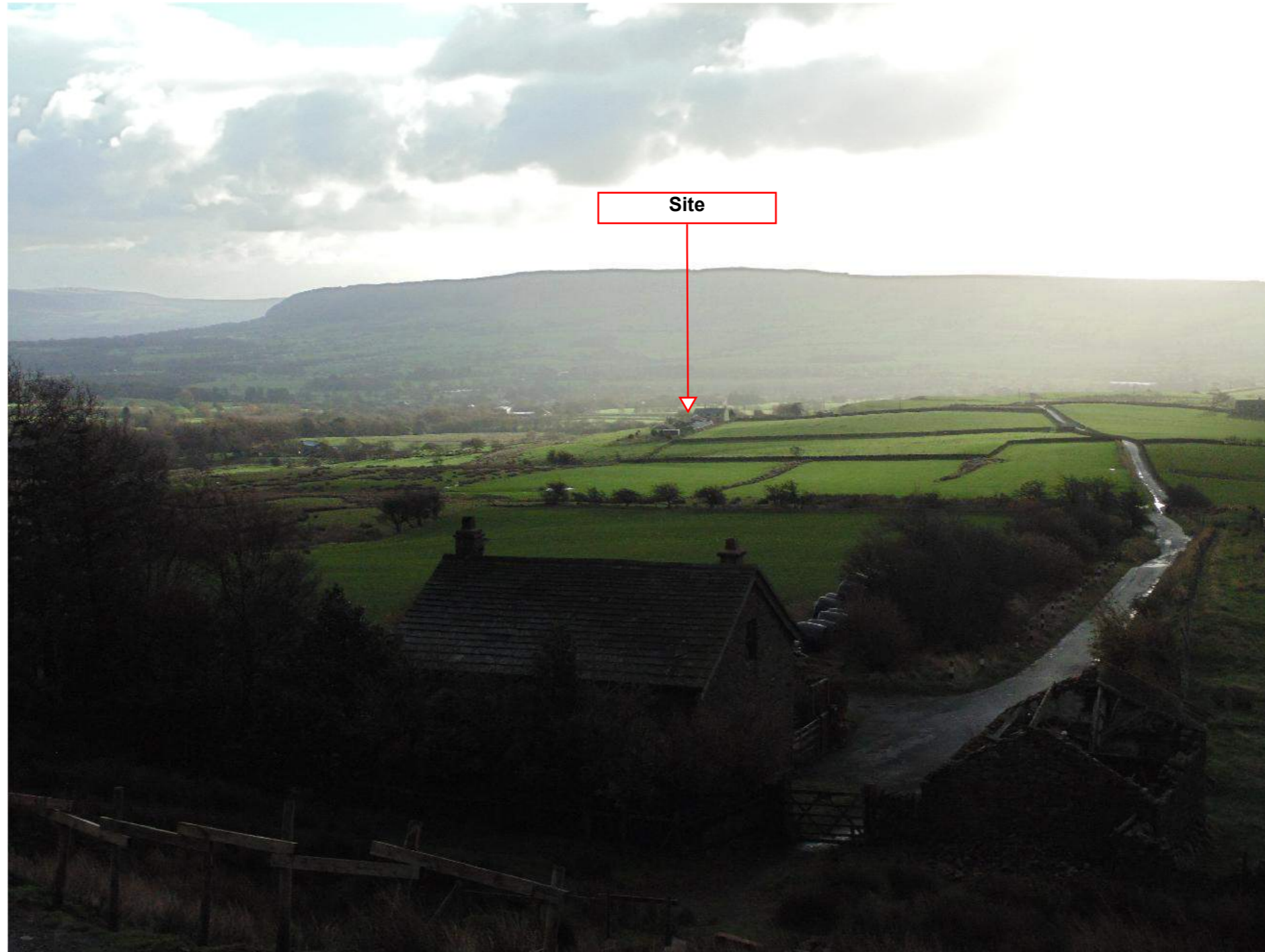


Image location P :Footpath GR SD508445
Image date 20/11/15 - 50mm lens 35mm format equivalent view @ 1.5m

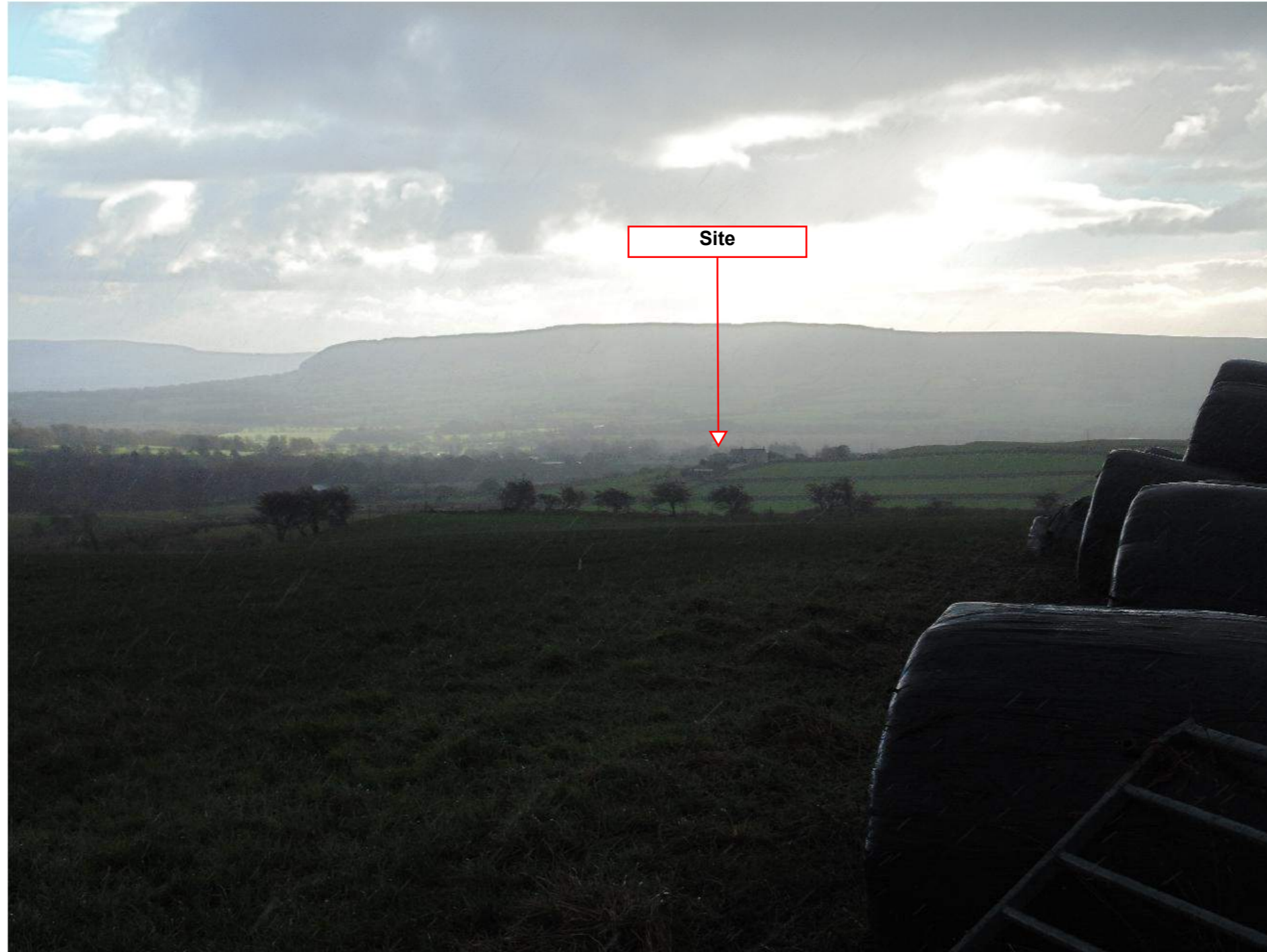


Image location Q : Field entrance GR SD509444
Image date 20/11/15 - 50mm lens 35mm format equivalent view @ 1.5m



Image location R : Highway GR SD488424
Image date 20/11/15 - 50mm lens 35mm format equivalent view @ 1.5m



**Image location S : Highway GR SD485427
Image date 20/11/15 - 50mm lens 35mm format equivalent view @ 1.5m**



**Internal site view - existing entrance looking W
Image date 20/11/15 - 50mm lens 35mm format equivalent view @ 1.5m**



**Internal site view - existing entrance looking N
Image date 20/11/15 - 50mm lens 35mm format equivalent view @ 1.5m**

Windy Arbour Cottage, Chipping – Appendix 3, Visual Effects table

Visual Effects											
Location	Receptor	Sensitivity of Receptor		Magnitude of Visual Effects				Comments	Combined Significance at Development stage	Combined Significance at Year 1	Combined Significance at Year 15
		Susceptibility to Change	Value	Distance from site boundary approx.	Type of View	Permanence of View	Scale of Visual effect during life of development				
		High Medium Low	National Regional Local		Full Partial Glimpse None		High Medium Low		Major Moderate Minor Negligible None Adverse Beneficial	Major Moderate Minor Negligible None Adverse Beneficial	Major Moderate Minor Negligible None Adverse Beneficial
A	Highway GR SD515441	High	National	50m	Glimpse	Transient	Low	Development site largely obscured by existing dwelling and internal boundary walls. Possible visibility of construction process i.e. scaffolding	Negligible adverse	None	None
B	Highway GR SD522441	High	National	0.5km	Full	Permanent and transient	High	The development site is visible from this receptor point from the highway and adjacent dwellings. The current derelict building is visually significant on the skyline. The position of the development and indicated materials / planting layout will result in a beneficial impact.	Negligible adverse	Minor beneficial	Major beneficial
C	Highway GR SD525436	High	National	0.9km	Partial	Permanent and transient	Low	This location is representative of both transient receptors using Fish House Lane and permanent receptors in dwellings as indicated in Appendix 2. The site is largely screened by existing intervening vegetation	None	Minor beneficial	Minor beneficial
D	Highway GR SD526435	High	National	1.1km	Glimpse	Transient	Low	The site is largely screened by existing intervening vegetation and topography	Negligible adverse	Minor beneficial	Minor beneficial
E	Highway GR SD525430	High	National	1.5km	None	Transient	Low	The site is screened by existing intervening vegetation and topography. The existing dwelling further obscures site views	None	None	None

Windy Arbour Cottage, Chipping – Appendix 3, Visual Effects table

Visual Effects											
Location	Receptor	Sensitivity of Receptor		Magnitude of Visual Effects				Comments	Combined Significance at Development stage	Combined Significance at Year 1	Combined Significance at Year 15
		Susceptibility to Change	Value	Distance from site boundary approx.	Type of View	Permanence of View	Scale of Visual effect during life of development		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	National Regional Local		Full Partial Glimpse None		High Medium Low		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
J	Highway GR SD520440	High	National	350m	Partial	Transient	High	This location is representative of the view of transient receptors. The current derelict building is visually significant on the skyline. The position of the development and indicated materials / planting layout will result in a significant beneficial impact.	Minor adverse	Moderate beneficial	Major beneficial
K	Highway GR SD508441	High	National	800m	Partial	Transient	Low	This location is representative of the view of road users. The development site is partially screened by the intervening topography. The Proposed scale and construction materials will serve to improve the visual impact	Negligible adverse	Negligible beneficial	Minor beneficial
L	Footpath GR SD513445	High	National	500m	Full	Transient	Low	This location is representative of the view of footpath users. The existing structure is less visually prominent from these locations due to the limited elevation of the receptor, there will be an improvement in impacts due to the replacement of the existing sheet roof materials with a green roof	Negligible adverse	Negligible beneficial	Negligible beneficial
M	Footpath GR SD514444	High	National	500m	Full	Transient	Low	As location L	Negligible adverse	Negligible beneficial	Negligible beneficial
N	Footpath GR SD515446	High	National	400m	Full	Transient	Low	As location L	Negligible adverse	Negligible beneficial	Negligible beneficial

Windy Arbour Cottage, Chipping – Appendix 3, Visual Effects table

Visual Effects											
Location	Receptor	Sensitivity of Receptor		Magnitude of Visual Effects				Comments	Combined Significance at Development stage	Combined Significance at Year 1	Combined Significance at Year 15
		Susceptibility to Change	Value	Distance from site boundary approx.	Type of View	Permanence of View	Scale of Visual effect during life of development		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	National Regional Local		Full Partial Glimpse None		High Medium Low		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
O	Footpath GR SD506448	High	National	1.3km	Full	Transient	Low	This location is representative of the view of footpath users ascending or descending Parlick Fell. The areas of semi derelict sheet roof materials within the existing structures are visually prominent within the foreground of this receptor. The proposed materials will represent a reduction in adverse visual impact from this receptor point	Negligible adverse	Negligible beneficial	Minor beneficial
P	Footpath GR SD508445	High	National	1km	Full	Transient	Medium	This location is similar in nature to receptor O, the magnitude of beneficial impact is increased by the greater visibility / prominence of the existing semi derelict areas of roofing	Negligible adverse	Minor beneficial	Moderate beneficial
Q	Field entrance GR SD509444	High	National	500m	Full	Transient and permanent	Low	The development site is visible from this receptor point from the highway and adjacent dwelling. The areas of semi derelict sheet roof materials within the existing structures are visible within the middle ground of this receptor. The proposed materials will represent a reduction in adverse visual impact from this receptor point	Negligible adverse	Negligible beneficial	Minor beneficial

Windy Arbour Cottage, Chipping – Appendix 3, Visual Effects table

Visual Effects											
Location	Receptor	Sensitivity of Receptor		Magnitude of Visual Effects				Comments	Combined Significance at Development stage	Combined Significance at Year 1	Combined Significance at Year 15
		Susceptibility to Change	Value	Distance from site boundary approx.	Type of View	Permanence of View	Scale of Visual effect during life of development				
		High Medium Low	National Regional Local		Full Partial Glimpse None		High Medium Low		Major Moderate Minor Negligible None Adverse Beneficial	Major Moderate Minor Negligible None Adverse Beneficial	Major Moderate Minor Negligible None Adverse Beneficial
R	Highway GR SD488424	High	National	3.4km	None	Transient	Low	This location is representative of the view of transient receptors on the Eastern side of Beacon Fell. The site is screened by existing intervening vegetation and topography	None	None	None
S	Highway GR SD485427	High	National	3.65km	None	Transient	Low	This location is representative of the view of transient receptors on the Eastern side of Beacon Fell. The site is screened by existing intervening vegetation and topography	None	None	None

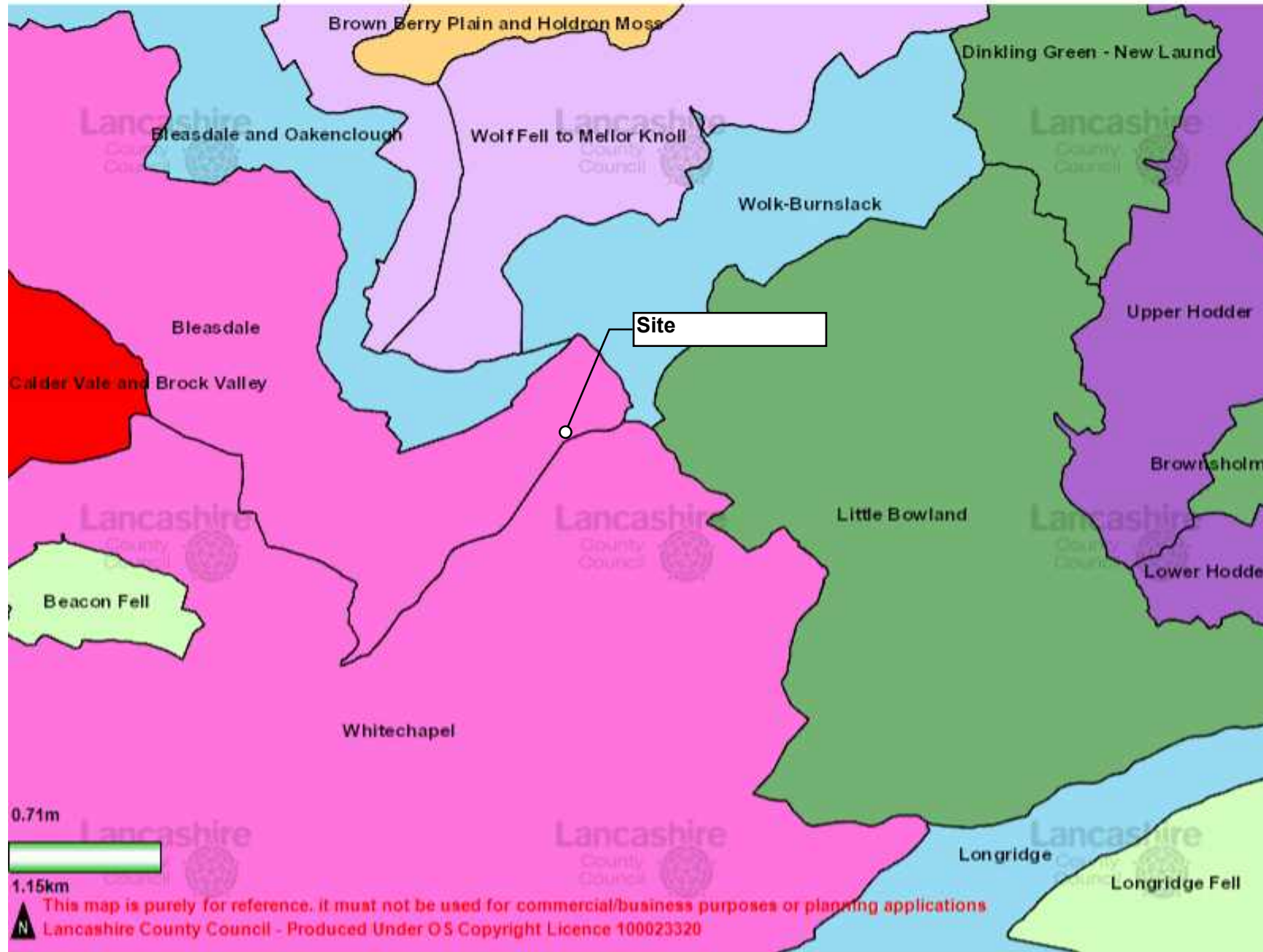
Windy Arbour, Chipping – Appendix 4, Landscape Baseline Effects table

Landscape Baseline Effects								
Landscape Type and reference	Sensitivity of Landscape		Magnitude of Landscape Effects		Comments	Combined significance of Effects at Development Stage	Combined significance of Effects at Year 1	Combined significance of Effects at Year 15
	Susceptibility to change	Value	Scale or size of degree of change at stages of development	Are effects reversible		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low Negligible	NA Yes No		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
National Landscape Character								
NCA 31 Bowland Fringe and Pendle Hill	High	High	Negligible	Yes	Area of national landscape character forming the outer areas of the AONB. This landscape is not is not one cohesive character but a number of disparate landscapes including river valleys and low drumlin fields which surround the upland 'core' of the AONB. NCA 31 extract: <i>"The Bowland Fringe and Pendle Hill National Character Area (NCA) forms a transitional landscape between the dramatic upland core of the Bowland Fells and the flat Lancashire and Amounderness Plain NCA to the west, the Yorkshire Dales NCA to the east and the Lancashire Valleys NCA to the south-east. It lies mainly in Lancashire, but has its eastern edge in the Craven District in North Yorkshire. Over half of this NCA lies within the Forest of Bowland Area of Outstanding Natural Beauty (AONB), which also encompasses the Bowland Fells NCA.</i> The site is located at the inner fringe of this NCA with the adjoining NCA 32 Bowland fell with the transition from a landscape of enclosed agricultural grazing land demarked by hedgerows and drystone walls transitioning through rough grazing to the North of the site leading to open fell land at 600 m to the Norwest of the site	Negligible to negligible beneficial	Negligible to negligible beneficial	Negligible to negligible beneficial
NCA 32 Bowland Fells	High	High	Negligible	Yes	NCA area covering the central upland area of the Forest of Bowland, located to the North of the site	Negligible to negligible beneficial	Negligible to negligible beneficial	Negligible to negligible beneficial
Local Landscape Character AONB / Lancashire County Council								
Undulating Lowland farmland E1/E5 Whitechapel /Bleasdale	Medium	Medium	Negligible	Yes	The site is situated within landscape at the North Eastern edge of this character type. Whitechapel extract <i>"A patchwork of gently undulating pastoral fields which are delineated with a network of stone walls and hedgerows"</i> . The context of the site is within the transition to moorland fringe to The West and the lower, wooded drumlin hills to the North and East of the site. The relative elevation of the site is similar to that within the Moorland fringe but historical agricultural enclosure has produced a network of fields of improved grazing land to the South and East of the site. Land immediately to the North of the site is less intensively managed with scattered small trees (Alder / Hawthorn) and patched of rough rush grasses.	Negligible to negligible beneficial	Negligible to negligible beneficial	Negligible to negligible beneficial
Moorland Fringe D15/Wolf Burnslack	High	High	Negligible	Yes	Extract <i>"From the south of this area, open views across Leagram Hall, with its associated parkland landscape contributes to recognisable sense of place; The landscape is crossed by several north-south running brook (or stream) corridors, which run from the higher Moorland Hills to the north into the lower Undulating Farmland to the south"</i> . It should be considered that the site location is highly influenced by this adjacent landscape character. Whilst the landscape is highly sensitive to change, the non-traditional and derelict state of the 20 th century buildings within the site currently have a negative impact upon the E1/E5 landscape but more significantly upon the D15 Moorland Fringe landscape.	Negligible to negligible beneficial	Negligible to negligible beneficial	Negligible to negligible beneficial

Windy Arbour, Chipping – Appendix 4, Landscape Baseline Effects table

Landscape Designations									
Forest of Bowland AONB	High	High	Negligible	Yes	The site is located within the central area of the Forest of Bowland AONB, it is visible from elevated locations within the AONB. Impacts upon the AONB must be considered in the context of the current site impact. The potential for limited additional vehicle movements and potentially increases in artificial light levels must therefore be considered against an overall reduction in the impact of the proposed built structures over the current semi derelict buildings. We estimate that the overall impact upon the AONB landscape would be in the range of negligible to negligible beneficial.	Negligible to negligible beneficial	Negligible to negligible beneficial	Negligible to negligible beneficial	
Other designations – SSSI, Conservation Area, RAMSAR, Scheduled Ancient Monument etc.									
Bowland Fells SSSI	High	High	Negligible	Yes	Site not within other designation – closest SSSI is Bowland Fells approximately 600m North of the site	Negligible to negligible beneficial	Negligible to negligible beneficial	Negligible to negligible beneficial	

Appendix 5: AONB Landscape Character Map

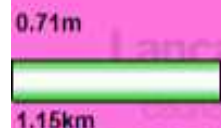


Local Government Offices

- County Council
- Borough or City Council

Forest of Bowland Landscape Char

- Drumlin Field
- Enclosed Moorland Hills
- Fanned Ridges
- Forestry and Reservoir
- Moorland Fringe
- Moorland Plateaux
- Rolling Upland Farmland
- Undulating Lowland Farmland
- Undulating Lowland Farmland Se
- Undulating Lowland Farmland wi
- Undulating Lowland Farmland wi
- Unenclosed Moorland Hills
- Valley Floodplain
- Wooded Rural Valleys



This map is purely for reference. It must not be used for commercial/business purposes or planning applications

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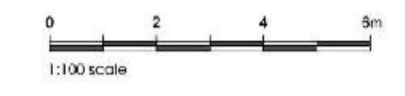


ABBREVIATIONS

- ch: Ceiling Level
- CL: Cover Level
- EH: Eaves Height
- GU: Gully
- IC: Inspection Cover
- MH: Man Hole
- RH: Ridge/Roof Height
- RWP: Rain Water Pipe
- TL: Threshold Level
- TW: Top of Wall
- usr: Under Side of Ridge
- ust: Under Side of Truss

NOTE

All levels and coordinates relate to OD2000, unless otherwise stated.
Levels defining edge of carriageway are observed at channel bottom of all.



Rev.	By	Reason	Date
Client			
Ms J Marsden			
Job Title			
Windy Arbour Fish House Lane Chipping PR3 2NQ			
Drawing Title			
Proposed Holiday Lets Proposed Ground Floor Plan			
Scale	Date	Drawn	
1:100 @ A1	Nov 16	R3M	

spa
SUNDERLAND PEACOCK ARCHITECTS
SUNDERLAND PEACOCK & ASSOCIATES LTD
MARINE ROAD, WINDY ARBOUR, CHIPPING, DURHAM, DL17 9JG
LONDON: 020 7265 4272
TEL: 01904 421119 FAX: 01904 421725
E: info@windyarc.co.uk
WWW.SUNDERLANDPEACOCK.COM