Proposed New Development
Blue Bell Farm, Higher Road
Longridge

Landscape and Visual Appraisal

Teresa Potter Garden & Landscape Design

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SECTION 1: INTRODUCTION

Blue Bell Farm – Landscape visual impact study	
1. Background information	
1.1 Location	
Reference Number	
Date completed	March 2018
Document author	Teresa Potter
Applicant	Mr A Hudd
Agent	PWA Planning
Location	Blue Bell Farm, Higher Rd, Longridge, Preston PR3 2YX, NGR: SD 630389
Nearest town or Village	Knowle Green
Total area (ha)	1.96
1.2 Description of the proposed development in the landscape	
The surrounding land within the boundary of Blue Bell Farm is located within a rural agricultural landscape. The agricultural land borders neighbouring agricultural land with Longridge Golf Course within sight to the West side. There are a number of privately owned residential properties located on the south side of Higher Road opposite to the proposed development.	
1.3 History Management	
The site has previously been used as grazing land however the land and buildings had fallen into decay and disrepair some years prior to it being purchased by the current owner. There is no indication that any previous management or care of the area has been implemented by it's previous owner. The resulting habitat was poor in its diversity and health. The building has been renovated and brought back into commercial use by the current owner.	

Figure 1. Study Area - NGR: SD 630389

SECTION 2: METHODOLOGY

2.1 The methodology used to identify and assess potential landscape and visual effects is in accordance with the Guidelines for Landscape and Visual Impact Assessment, Third Edition, published by the Landscape Institute and Institute of Environmental Management and Assessment.

2.2 The study area was largely defined by the extent of land within which the site is theoretically visible - the Zone of Theoretical Visibility (ZTV) - where landscape and visual receptors may have the potential to experience significant effects. Desktop study confirmed that there was no potential for significant effects beyond 250m from the site. Beyond this distance, any partial views of the development would be barely perceptible in the wider landscape and would not change the nature of existing views. Fieldwork established that most visual effects would occur within 250m of the site. Site photography was used to provide a more detailed analysis of key features observed in the view. The field work for this study was undertaken in February 2018. Weather conditions were bright cloud with sunny periods. Visibility was good.

2.3 This report utilises published and web-based information to inform the baseline conditions described in the LVIA. It includes data from the government website *http://publications.naturalengland.org.uk/* which combines a range of environmental information provided by partner organisations.

2.4 It should be noted that the identification of areas of high sensitivity does not necessarily mean that all development would be unacceptable. Similarly, areas of low or medium sensitivity will not necessarily be able to accommodate any or all types of development. Local conditions, site and development detailed design, mitigation and cumulative impacts must also be considered.

References

The Guidelines for Landscape and Visual Impact Assessment, (Third Edition, 2013. Landscape Institute and the Institute for Environmental Management and Assessment)

An Approach to Landscape Character Assessment (2014). Natural England

National Character Area Profile (NCA) 33 Bowland Fringe and Pendle Hill.

North West Regional Landscape Character Framework (Natural England Archive, 2009).

North West Regional Landscape Character Framework Integration of Historic Landscape Character Heritage Report (Oxford Archaeology North, 2010)

The Landscape Strategy for Lancashire (Lancashire County Council, 2000)

Lancashire Historic Landscape Character Programme (Archaeology Data Services, 2017)

Forest of Bowland Area of Outstanding Natural Beauty Landscape Character Assessment (Lancashire County Council, 2009).

Core Strategy 2008 – 2028, A Local Plan for Ribble Valley (Adopted Version, Ribble Valley Borough Council, December 2014)

SECTION 3: APPRAISAL CRITERIA

Landscape appraisal

3.1 An assessment of landscape effects deals with the effects of change and development on landscape as a resource. This includes how the proposal will affect the elements that make up the landscape, the aesthetic and perceptual aspects of the landscape and its distinctive character.

3.2 An appraisal of landscape sensitivity is made by combining professional judgements in relation to the susceptibility of the landscape to change (particular to the proposed development type) and the value of the landscape receptor.

3.3 Professional judgements are made in relation to the susceptibility of the landscape receptor to change. This is the capacity of a landscape receptor to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies (whether the landscape receptor contributes to the overall character of a particular landscape type/area, or an individual element/feature or designation within it).

3.4 Judgements in relation to the value of the landscape receptor should reflect;

- The value of the landscape character types or areas that may be affected based on a review of any designations at both national and local levels. Where there are no designations, judgements are based on criteria that can be used to establish landscape value.

- The value of individual contributors to landscape character, especially key characteristics, which may include individual elements of the landscape, particular landscape features, notable aesthetic, perceptual or experiential qualities, and combinations of these contributors.

3.5 The appraisal of value is based on professional judgement and includes consideration of factors such as;

- Landscape quality (condition): A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.

- Scenic Quality: The term used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual senses).

- Rarity: The presence of rare elements or features in the landscape or the presence of a rare Landscape Character Type.

- Representativeness: Whether the landscape contains a particular character and/or features or elements which are considered particularly important examples.

- Conservation Interests: The presence of features of wildlife, earth science or archaeological or historic and cultural interest can add to the value of the landscape as well as having value in their own right.

- Recreational Value: Evidence that the landscape is valued for recreational activity where experience of the landscape is important.

- Perceptual Aspects: A landscape may be valued for its perceptual qualities, notably wildness and / or tranquillity.

- Cultural Associations: Some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area.

3.6 The resulting landscape sensitivity is described using a four-point scale (very high, high, medium or low) based upon the criteria set out in Table 1.

Table 1. Summary of landscape sensitivity

Landscape sensitivity	Description
Very high	Typically highly valued landscape of international or national landscape or conservation importance such as National Parks, Areas of Outstanding Natural Beauty in pristine condition with no/few detracting elements. Key characteristics of landscape are very vulnerable to change and are unable to accommodate development without significant character change; thresholds for significant change are very low.
High	Typically valued landscape of national or regional landscape or conservation importance such as some Special Landscape Areas, or areas within National Parks or AONBs with minor detracting factors. Key characteristics of landscape are vulnerable to change, and development can be absorbed only in limited situations without significant character change; thresholds for significant change are low.
Medium	Typically valued landscape of regional or local landscape or conservation/amenity importance such as some Special Landscape Areas and Areas of Local Landscape Importance, areas within National Parks or AONBs with significant detracting factors or local areas with value expressed in local publications. Key characteristics of landscape are susceptible to change but with some ability to absorb development in some situations without significant character change; thresholds for significant change are intermediate.
Low	Typically undesignated landscape with some local community importance such as unmanaged/fragmented green space, highway corridors and remnant farmland. Key characteristics of landscape are resilient to change and are able to absorb development in many situations without significant character change; thresholds for significant change are high.

Table 2. Magnitude of change on landscape features

Magnitude of change on landscape features	Criteria
High	Major loss or major alteration to an existing landscape feature.
Medium	Some loss or some alteration to part of an existing landscape feature.
Low	Minor loss or alteration to part of an existing landscape feature.
Negligible	No loss or negligible alteration to existing landscape features.

Table 3. Definition of magnitude of change on landscape or visual character

Magnitude	Landscape effects	Visual effects
High	The proposed development would be extremely damaging to landscape character and would; Result in a complete change to character, or introduce features, which are dominant, intrusive or totally uncharacteristic. Be at complete variance with landform, scale and settlement pattern. Result in the total loss or alteration of characteristic features and elements, and/or reduce or remove their setting. Be incapable of mitigation.	Major permanent /long term change in the existing view, change very prominent in character and composition of view through obstruction, loss of key elements, addition of uncharacteristic elements.
Medium	The proposed development would damage landscape or visual character and would; Result in a clearly identifiable or prominent change to character, although may not necessarily considered to be substantially uncharacteristic. Be out of scale, or at odds with the landform, scale and settlement pattern. Result in partial loss or alteration of characteristic features and elements, and/or reduce or remove their setting. Be incapable of full mitigation and/or mitigation may conflict with local guidelines.	Medium permanent/long term change in the existing view, change may be prominent but not substantially different in scale and character to surroundings. View character partially changed through introduction of elements that may be uncharacteristic but not necessarily visually discordant.
Low	The proposed development would have a minor, but discernible change to landscape or visual character and would; Result in a discernible change to character, although not necessarily uncharacteristic when set within the attributes of the receiving landscape. Slight change in landform, scale and settlement pattern. Result in the minor loss or alteration of characteristic features and elements, and/or reduce their setting. Cannot be entirely mitigated, due to the nature of the proposals or character or not fulfil local guidelines.	Minor permanent /long term change in view - change will be distinguishable from the surroundings whilst composition and character of view, although altered will be broadly comparable in quality to pre-change circumstances.

Negligible	The proposed development will have no noticeable effect due to; The development being barely discernible as a change in landscape or visual character. It complements the scale, landform and settlement pattern. It incorporates measures for mitigation/enhancement that enable the proposals to blend with the surrounding area, meeting local guidelines for the area.	Very slight permanent term change in view-change barely distinguishable from surroundings. Composition and character of view substantially unaltered.

Visual appraisal

3.7 An appraisal of visual effects deals with the effects of change on the views available to people and their visual amenity. This includes how the surroundings of individuals or groups of people may specifically be affected by changes in the content and character of views as a result of the change or loss of existing elements of the landscape and/or the introduction of new elements.

3.8 A visual receptor is a special interest or viewer group that will experience an effect. This includes residents, recreational users, visitors and groups of viewers present at or passing through the viewpoint.

3.9 An appraisal of visual sensitivity is made by combining professional judgements in relation to the susceptibility of the visual receptor to change (particular to the proposed development type) and the value of the visual receptor. In visual appraisal some visual receptors are considered more sensitive than others. Greater weight is given to the visual effects upon public viewpoints than upon private properties. Views from rooms that are used during daylight hours, such as sitting rooms, are also deemed to be more important than views from secondary rooms such as bedrooms.

3.10 Professional judgements are made in relation to the susceptibility of the visual receptor to change. This is mainly a function of;

- The occupation or activity of people experiencing the view at particular locations.
- The extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations.
- The contents/context of the existing view in relation to the type of development proposed. E.g. a view overlooking a moorland or other natural area devoid of any man-made features or intrusions has a higher susceptibility to change.

3.11 Judgements in relation to the value of the visual receptor should reflect;

- Recognition of the value attached to particular views i.e. in relation to heritage assets or planning designations.
- Indicators of the value attached to views by visitors, i.e. the appearance of them in tourist maps, provision of facilities for the enjoyment of views or references to specific views in literature or art.

Table 4. Sensitivity of visual receptors

Sensitivity of visual receptor	Criteria
Very High	People at tourist attractions with a specific focus on the view, visitors to historic features/estates (where the setting is important to the appreciation and understanding of the property and history).
High	Residents with direct open views of the site. Users of long distance trails (e.g. Pennine Way) and public rights of way, caravan parks and campsites, tourist attractions with opportunities for views of the landscape (but not specifically requiring an appreciation of the landscape), slow paced recreational activities which derive part of their pleasure from an appreciation of setting (e.g. golf).
Medium	Residents with partial/oblique views of the site. Users of public rights of way within urban /urban fringe or degraded landscapes Users of minor road users and commercial railways travelling through or past the affected landscape, recreational activities not specifically focused on the landscape (e.g. football), hotel users.
Low	People at their place of work (e.g. offices), shoppers, users of trunk/major roads. Industrial and commercial activities, military facilities.

Appraisal of effects

3.12 The magnitude of change (or nature of effect) arising from the proposed development at any particular viewpoint is described as high, medium, low or negligible based on the interpretation of a combination of largely quantifiable parameters, as follows;

- Degree of physical change in landscape features and landscape character.
- Duration of effect.
- Distance of the viewpoint from the development.
- Extent of the development in the view.
- Angle of view in relation to main receptor activity.
- Proportion of the field of view occupied by the development.
- Background to the development.
- Extent of other built development visible, particularly vertical elements.

3.13 The impact on the landscape and visual amenity is determined by combining the landscape sensitivity with the magnitude of change for each viewpoint, in accordance with the matrix and descriptions shown in Table 5.

3.14 Where an effect falls within a split category, professional judgement is used to evaluate which of the two categories most closely fits. While the matrices are helpful to moderate opinion, professional judgement may overrule a matrix in specific cases where this can clearly be justified.

3.15 The resulting significance values for appraisal of the effects upon both landscape and visual amenity are defined in Table 6.

3.16 This is combined with an appraisal of whether or not each effect is positive or negative or neutral. This is somewhat subjective and relies largely upon professional judgement, but can be broadly defined as follows:

- Beneficial - the effect would result in an improvement in the baseline situation
- Neutral - the effect would result in there being little or no change in the baseline situation, or a change that is neither negative nor positive
- Adverse - the effect would result in a deterioration of the baseline situation

Table 5. Criteria for assessing landscape and visual impact.

Magnitude of effect Sensitivity	Negligible	Low	Medium	High
Low	Neutral	Minor/Neutral	Minor	Moderate/Minor
Medium	Minor/Neutral	Minor	Moderate/Minor	Moderate
High	Minor/Neutral	Moderate/Minor	Moderate	Major/ Moderate
Very high	Minor/Neutral	Moderate	Major/ Moderate	Major

Table 6. Significance of criteria for landscape and visual impact.

Level of significance	Definition
Neutral	The proposed scheme would affect no landscape or visual receptors.
Minor/Neutral	The proposed scheme is largely appropriate in its context and would have very little effect on its surroundings and affect very few receptors.
Minor	The proposed scheme would cause a minimal change in the landscape and would affect very few receptors.
Moderate/Minor	The proposed scheme would have a slight change on the landscape and would affect few receptors
Moderate	The proposed scheme would have a noticeable effect on the landscape and would affect several receptors, therefore changing the landscape character or the character of a view.
Major/Moderate	The proposed scheme would have a very noticeable effect on the landscape and would affect several or many receptors, therefore changing the character of a view.
Major	The proposed scheme would change the character and appearance of the landscape, either for a long period or permanently. It would affect many receptors and would therefore greatly alter the character of a view.

	Not significant
	Potentially significant
	Significant

SECTION 4: BASELINE CONDITIONS

The study area

4.1 The study area is generally within 1.5km of the proposed site. The study area was determined by desk top and field study to establish the extent of potential visibility of the development on the Application Site. Fieldwork indicated that while there is unlikely to be any visibility beyond 250m and this is unlikely to generate significant visual effects. Most visual effects are likely to occur within 250m of the site.

4.2 The study area is focused on land around the North-Eastern fringe of Longridge. It includes part of the Longridge Golf Club located to the North and West, properties off Higher Road located to the South and Forty Acre Farm located to the North-East of the site. The proposed development site falls within the administrative area of Ribble Valley Borough Council.

Planning context

4.3 The Local Development Framework (LDF) currently comprises the National Planning Policy Framework, Core Strategy 2008-2028; A Local Plan for Ribble Valley adopted by Ribble Valley Borough Council in December 2014 and The Minerals and Waste Development Plan for Lancashire. The Core Strategy sets out the strategic planning policy framework for Ribble Valley up to 2028.

4.4 The following planning policies contained in the Core Strategy may be relevant to this Application site and the scope of this assessment. Additional policies may be identified by the planning authority.

Policy DMG1 General Considerations
Policy DMG2 Strategic Considerations
Policy DME1 Protecting Trees and Woodlands
Policy DME2 Landscape and Townscape Protection
Policy DMB5 Footpaths and Bridleways

Landscape designations

4.5 The proposed development site forms part of the Bowland AONB designated landscape area. The boundary of the Forest of Bowland AONB lies approximately 900m to the south of the Application Site at its closest point.

4.6 There are two Grade II listed buildings close to the proposed site. The Hills Farmhouse on Higher Lane. (725m) and Dilworth Brows Farmhouse on Higher Lane, (1.06km). Both lie to the West of Blue Bell Farm.

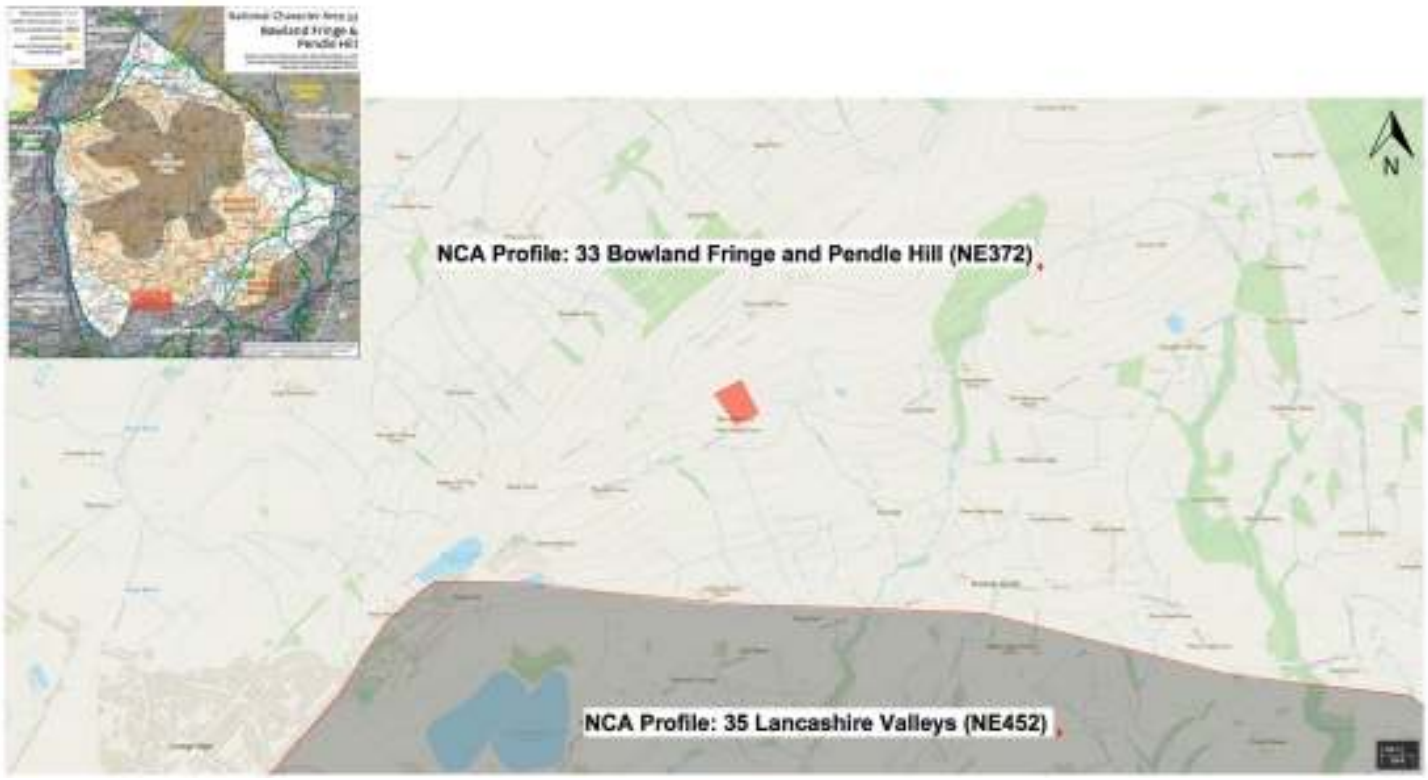
Landscape Character

National level

4.7 The Application Site and study area falls within National Character Area Profile (NCA) 33 Bowland Fringe and Pendle Hill. This character area covers 74,090 ha. The following description has been extracted from the National Character Area Profile published by Natural England;

> Over half of this NCA, along with the Bowland Fells, makes up the Forest of Bowland Area of Outstanding Natural Beauty. The numerous river valleys and associated woodlands are a major component of the area. The influence of human habitation and activity, and the area's long farming history, contribute significantly to its character. In contrast to the predominantly rural feel of the area, this NCA include several relatively urban areas including Clitheroe, Bentham and Longridge.

Figure 5. National landscape character areas.



Regional level

4.8 At regional level, the Application site falls within land described under Ribble Valley Lowlands Landscape Character Area in the North West Regional Landscape Character Framework (Natural England, 2009), described as follows;

This is an area of pastoral slopes and valleys associated with the River Ribble and its wide floodplain and often deeply incised wooded tributaries. It comprises undulating lush lowland pastures and is well wooded. Historic limestone built nucleated villages and parkland landscapes add to the area's local distinctiveness.

4.9 At regional level, the site falls within land described under Valley Farmlands Landscape Type in the North West Regional Landscape Character Framework (Natural England, 2009), described as follows;

Undulating, settled, pastoral landscape with small ancient woodlands in field corners. Trees are scattered along small streams & rivers. This type often forms intermediate land between upland fringes & lowland valleys or plains in Cumbria, Lancashire, and southern fringes of Cheshire.

4.10 At regional level, the Application site falls within Post Medieval Enclosure and Modern Settlement in the North West Regional Landscape Character Framework, Integration of Historic Landscape Character - Heritage Report, August 2010; Natural England.

County level

4.11 The Landscape Strategy for Lancashire (Lancashire County Council, 2000) classifies the site under County Character Area – Moorland Fringe, described under Area 4f Longridge Fell Fringes as follows;

The undulating edges of Longridge Fell, are above the 150m contour line, Fringes and are influenced by its proximity to urban settlement. This area has been particularly affected by built development such as caravan parks, reservoirs, suburban development and golf courses, which offer alternative uses to agriculture but diminish its rural character. The settlement of Longridge, which overlooks the Ribble Valley, influences the character of the moorland fringe at its western end where the suburban edges of the settlement encroach into the rural upland landscape of the Moorland Fringes. Stone walls and Victorian reservoirs are particularly distinctive features of this landscape, although lack of management has led to barbed wire fences acting as stock proofing where walls are degraded and gaps have appeared. Well used roads, which travel through the area, afford excellent views to the surrounding lowlands.

Figure 6. County character areas.

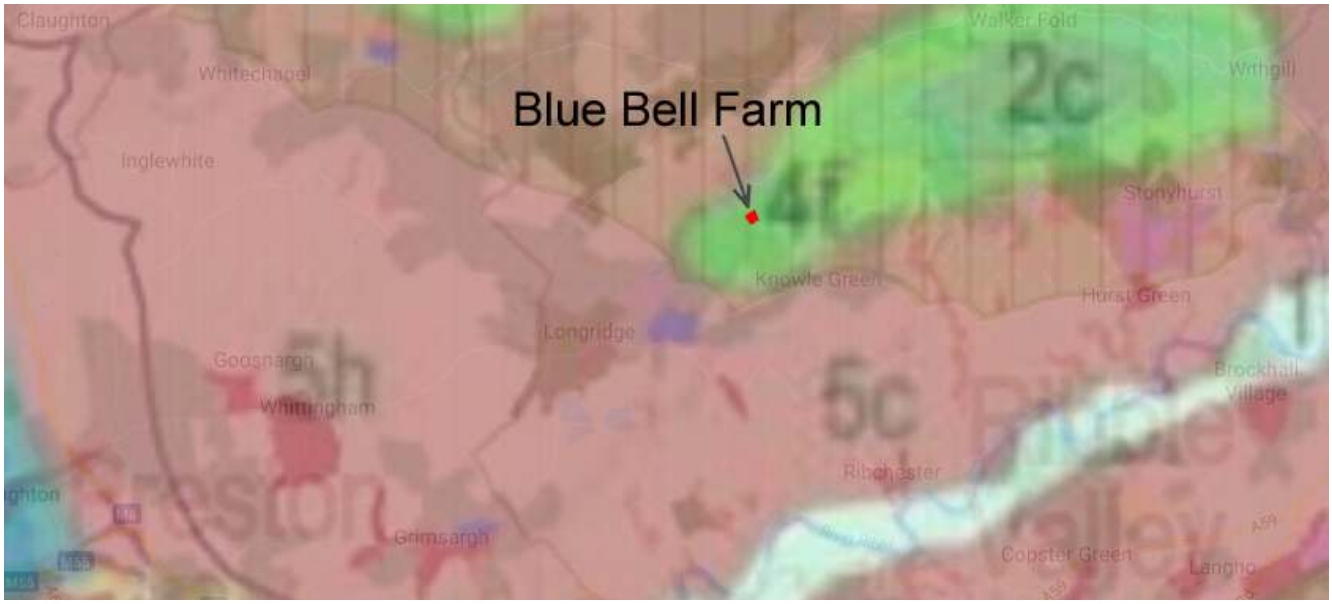
4.12 The Forest of Bowland Area of Outstanding Natural Beauty Landscape Character Assessment classifies the Application Site under landscape character area D11 Longridge. The key characteristics of this landscape area are described as follows;

This area provides the northern setting for Longridge Fell and is therefore the foreground within many views southwards from character areas to the north.

The small, linear hamlet of Walker Fold at the southern boundary of this area encompasses a row of gritstone cottages, several of which have grey-painted window and door frames;

Views northwards to Longridge Fell are dominated by the dense cover of coniferous woodland

Figure 7. Forest of Bowland landscape character areas.



Site and immediate area

4.13 The following description covers the Application Site and adjoining land. The wider landscape context is described in the Landscape Strategy for Lancashire under Character Area 4f Longridge Fell Fringes.

4.14 The Application Site comprises 1 agricultural building and adjoining paddock. The site covers approximately 1.96 ha. It is bordered by agricultural grazing land. There are no mature tree groups or individual trees within the site. The site is open in character and more closely associated with the open farmland of the area. The paddock displays characteristics typical of small local enclosures found in undulating lowland farmland. The paddock has minor topographical features. There is a stone wall along the boundary with Higher Road and to the boundary with adjoining agricultural land.

4.15 The Application Site and adjoining land comprises land use which is typically found in the fell fringes around the edge of settlement, including recreation land such as a golf course and holiday parks. Historically the local landscape has been subject to industrial use, mainly quarrying. New agricultural buildings have changed the original landform and landscape features around Forty Acre Farm meaning that original landforms have been lost.

Summary description of the site and adjoining land

- Key Characteristics; Agricultural and recreational facilities within the fell fringe on the edge of settlement.
- Local Distinctiveness; Adjoining land has been substantially altered by agricultural development. Fell fringe land use includes recreation, leisure use and agricultural land. Tree cover on Eastern, Southern and Western sides of the site contribute to green infrastructure and established tree belts. Northern part of the site is open in character- typical of enclosed fields found in undulating lowland farmland. Site is enclosed by stone walls.
- Views; Views of the site generally limited to within 250m. Landform and topography prohibit views from wider area. Partial views of the site in close proximity from small number of properties on Higher Road opposite the entrance to the site.
- Functionalities; Private land. Commercial/Agricultural building use. Paddock for grazing. Public right of way to the Eastern and Western sides of the site.

Topography

4.16 Ref fig 1, fig 2 & Plan 17-195-02 Existing site – Views from roads and footpaths. The site generally slopes north to south. The northern side is the steepest part of the site. The southern part of site is generally on an even gradient.

4.17 The site follows natural contours. The adjoining land (to the north of the Application Site) continues to rise away from the site to a local ridge extending north from Longridge. This dominant ridge acts as a natural screen to the site.

4.18 The southern part of the site appears to follow the natural ground level as does Higher Road. Land to the east and west of the Application Site is all open views and agricultural grazing land. Longridge Golf Club and agricultural land to the north contained former Quarry sites.

Vegetation

4.19 The paddock is improved pasture grazed by a horse.

4.20 Reference should be made to the Phase 1 Extended Habitat Survey & Baseline Ecological Impact assessment. prepared by Cameron S Crook & Associates in February 2018

Access and movement

4.21 Existing vehicular access to the Application Site is available off Higher Road.

Historical

4.22 Maps from the mid C19th show that land around the Application Site has been quarried, with land adjoining the site directly to the north noted as containing a sandstone quarry.
The 1847 OS. map shows Higher Road as Higher way and that High house directly opposite the site was a public house. The route of the existing public footpath to the eastern side is clearly marked on C19 as a lane to Forty Acre Farm. During this period, Longridge was a small settlement centred on the junction of High Street and Dilworth Lane. The Application Site is shown as farmland. The 1893 OS. Map shows a field pattern on the Application Site similar to the present day with the lane to Forty Acre farm as a footpath with a second footpath now shown on the Western side of the site. High house is no longer referred to as a Public house at this time. By 1893 there is an old quarry shown in the site forming Longridge Golf course located to the North West of the site.

4.23 By 1932 the golf course has appeared. The Application Site is clearly visible along with High House and the public footpaths. By 1956 a building appears on the site.

Zone of Theoretical Visibility (ZTV)

4.24 The ZTV was established using a desktop study and confirmed by field work and photographic analysis. Site survey work indicated that development on the Application Site would be substantially screened by existing landform. The natural topography is being altered in a natural way to screen the house from view. Tree planting is being utilised in screening the site from adjoining land to all aspects. Reference Plan 17-195-03 Overview of new development – Landscaping. The principal views of the site would occur from the public footpaths which cross the fields adjoining the site to the eastern and western elevations and from Higher Road in close proximity.

SECTION 5: POTENTIAL EFFECTS

5.1 The nature and magnitude of landscape and visual impacts will change during the phases of the development, through construction, at completion and after establishment of any landscape proposals i.e. the long-term residual impacts. Some types of development may generate impacts which are severe but short term, i.e. during construction, whereas others may have minor impacts with residual effects which may be of a permanent nature. In addition, some impacts could be significantly mitigated by landscape and other measures which will be of benefit in the longer term. This appraisal will focus on potential long-term residual impacts.

5.2 The following aspects of the proposed development are of relevance in the consideration of potential landscape and visual effects;

- ground formation works.
- changes in existing landscape character and visual amenity.

5.3 During the construction phase of the development, construction operations involving earth works and erection of the dwelling construction of works and infrastructure are likely to alter the landscape and visual character of the site and also to alter the nature of any views towards the site. These operations are likely to occur over a relatively short period and any effects will be temporary. The effects on local landscape character will be similar to the effects assessed at completion. A detailed assessment of construction affects has not been provided in this report as there is currently insufficient detail available on the construction period or construction method. It is unlikely that construction effects would be greater than those predicted at completion of the development. Construction effects generally do not form part of a local authority's planning decision (for this type of development) except where, for instance, significant off-site works may be required. It is usual for this scale and nature of development that construction effects would be considered through planning conditions. GLVIA clearly states that LVIA should focus on those matters which are relevant to the local authority's planning decision. Further study may be required if requested by the planning authority.

SECTION 6: LANDSCAPE AND VISUAL APPRAISAL

6.1 This section considers the potential landscape and visual effects and impacts associated with the change in land use from agricultural to residential. The assessment is made on the basis that the proposed development will comprise an extension to the existing agricultural/commercial building and 1 residential unit. The extension to be built in materials and in an architectural style which is in keeping with the local modern/traditional vernacular for agricultural/commercial buildings. The residential unit to be built largely beneath the ground using the topography of the site to screen the building from view. The development would be accessed from Higher Road. Ref fig. 3

6.2 This section identifies the key landscape and visual receptors. It then provides an appraisal of the potential landscape and visual effects arising from the development.

Landscape Appraisal

6.3 The proposed development is likely to bring about changes in the landscape due to alterations in land use, land form and landscape pattern, land cover and the potential loss of existing landscape features. These changes could potentially affect landscape character and local visual amenity.

Landscape features

6.4 The development would result in the loss of approximately 1.0 ha of grazing land. There would be some loss of minor landform features to accommodate the development. The site would be remodelled to accommodate the proposed residential building. Landscape design has been provided to mitigate the effects of these changes. Ref fig. 4

Landscape receptors

6.5 The following landscape receptors have the potential to be affected by the development proposals. For the purpose of this study, landscape character, the site, local settlement, landscape designations and other potential landscape/urban receptors have been assessed under landscape receptors.

Landscape receptor 1
The site and immediate surroundings.

Landscape receptor 2
Landscape character areas

6.6 Key considerations;

- The current agricultural use of the site.
- The loss of pasture.
- The change in urban/landscape/settlement pattern.
- The change in urban/landscape character.
- The loss of landscape features.

Landscape sensitivity

6.7 The Application Site and the immediate surroundings are Longridge fell fringe. The site lies approximately 900m North of the Forest of Bowland AONB boundary. The site lies within Agricultural grazing land. The site lies opposite an existing small settlement. Land to the north of the Application Site has been substantially redeveloped for recreation and leisure use. Land to the South of the Application Site contains mature trees and tree groups, this type of planting to be replicated within the site to blend in with the area. The sensitivity of the site to this scale of residential development is considered to be Low.

Landscape receptor 1: The site and immediate surroundings

6.8 The proposed development would bring about changes in the local landscape/urban pattern and land use by introducing 1 residential development on to land currently used as agricultural grazing. The development would result in the loss of no landscape features and not change the character of the site. The site would become more enclosed in character by the introduction of new tree planting and hedging as part of the development proposals.

6.9 The development would extend the existing agricultural building. The potential magnitude of change in the site and the immediate surroundings for this part of the development is considered to be Low

6.10 The sensitivity of the site and immediate surroundings to this scale of development in this location using this method of design and construction is considered to be Low. The potential magnitude of change in the site and the immediate surroundings is considered to be medium. The resultant landscape impact would be Low.

Landscape receptor 2: Landscape character areas

6.11 The site is located in National Character Area Profile (NCA) 33 Bowland Fringe and Pendle Hill. At Regional level the site falls within character area Ribble Valley Lowlands and landscape type Valley Farmlands. At County level the landscape character of the site and its surroundings are classified under Undulating Lowland Farmland and Area 4f Longridge Fell Fringes. The Forest of Bowland AONB landscape assessment describes the site and adjoining land under character area D11 Longridge and landscape type Moorland Fringe.

6.12 The sensitivity of this part of National Character Area 33 to this scale of residential development in this location is considered to be low. The potential magnitude of change in national landscape character due to the development is considered to be negligible. The resultant landscape impact would be neutral.

6.13 The sensitivity of this part of the Ribble Valley Lowlands and Valley Farmlands to this scale of development in this location is considered to be low. The potential magnitude of change in regional landscape character due to the development is considered to be negligible. The resultant landscape impact would be neutral.

6.14 The sensitivity of this part of Undulating Lowland Farmland and Area 4f Longridge Fell Fringes to this scale of development in this location is considered to be low. The potential magnitude of change in county landscape character due to the development is considered to be negligible. The resultant landscape impact would be neutral.

6.15 The sensitivity of this part of character area D11 Longridge and Moorland Fringe to this scale of residential development in this location is considered to be low. The potential magnitude of change in the AONB landscape character areas due to the development is considered to be negligible. The resultant landscape impact would be neutral.

VISUAL APPRAISAL

6.16 The appraisal of visual effects was undertaken based on field work and supplemented by viewpoint analysis recommended in best practice guidance. A number of viewpoints were identified to represent a range of effects likely to be experienced by local receptors due to the development proposals and to illustrate specific visual effects or features in the landscape. Photography and survey work was undertaken from publicly accessible roads and footpaths except when additional on-site photographs were considered helpful to illustrate specific views, landscape features or visual effects.

6.17 In parallel with the viewpoint analysis, the ZTV was used to identify visual receptors (e.g. residents, users of public rights of way, visitors to tourist attractions etc.) who may be potentially affected by the proposed development. These were further assessed on site to identify which of the visual receptors had the potential to experience significant visual effects. The significance of effects on visual receptors is determined by cross referencing the sensitivity of the receptor with the magnitude of impact.

6.18 The photographic viewpoints were selected to represent a range of views and viewer types. Where applicable, these cover a variety of different character types, are in different directions from the site and are at varying elevations. The viewpoints are located at a range of distances from the development to illustrate the varying magnitude of visual impacts.

6.19 The photographs are used to help assess potential effects on visual receptors within the ZTV identified in the study area, however, as noted above, the visual assessment is primarily based on observations made in the field. The absence of photographic evidence does not imply that a receptor has not been assessed but may indicate issues with accessibility on private land or that the assessment is based on analysis of other photographs taken in the locality or general observations on site.

6.20 The photographic viewpoints are used as a tool to evaluate potential landscape and visual impacts on local receptors and to illustrate specific landscape features and visual characteristics. They do not represent every potential view or landscape feature in the study area. See also Section 3. Some viewpoints illustrate potential effects on one or more local visual receptors. Others provide a general illustration of local views which are then used to inform the assessment on local receptors.

6.21 Viewpoints normally fall broadly into three groups;

a. **Representative Viewpoints**; those viewpoints within the general area of the site.

b. **Specific viewpoints;** key viewpoints that are specific visitor attractions or destinations which are noteworthy as a result of their visual and/or recreational amenity such as those within designated areas or viewpoints with particular cultural associations.

c. **Illustrative viewpoints;** chosen to demonstrate a particular effect or specific issues, for example, restricted visibility at certain locations.

Photographic viewpoints

6.22 The location of each viewpoint is shown on Figure 7. All the photographs in this assessment are either representative, illustrative or a combination of both.

6.23 Where required, an independent assessment of this report should be based on an independent site survey. The viewpoints contained in this report can be assessed using the location data provided in this report.

6.24 Photographs were taken using a high quality smart phone. In some instances a panorama was used where this was useful in illustrating detailed features or the wider landscape context. Where possible, the photographs have been cropped to illustrate specific views, landscape features and landscape/visual context. During the cropping process none of the photographs were distorted in terms of scaling.

6.25 A 3D model of the proposed development has been used within the photographs to illustrate the view of the site following completion of construction and landscaping. The 3D model does not include the full screening effect of the soft-landscaping in order for the proposed development to be understood. Following planting the views shown will be further obscured. This has been reflected in the Summary of visual effect table at 5 and 15 years.

Viewpoint analysis

6.26 The following section describes predicted visual effects for each receptor with reference to the photographic views. The photographs were taken during the late winter months when vegetation was not in leaf. The magnitude of change in views from these receptors and the predicted impacts are based on an assessment of likely effects of the known development proposals.

6.27 The following mitigating features have been taken into consideration in the visual analysis;

- Proposed built form which is intended to use the topography of the site to screen the fabric of the building, an architectural style which is in keeping with the proposed building method.
- Screening provided by existing landform, re-modelled landform and landscape development.

Temporal effects

6.28 The description for each visual receptor considers the effects of the development at completion. An assessment is also made of the predicted residual effects after 15 years, taking account of the mitigating effects of proposed planting. The effects during construction are not considered in detail in this report as there is insufficient detail available to make an accurate assessment of local effects. Any such effects would be short term and unlikely to generate effects more significant than the predicted effects at completion for this development.

6.29 Visual effects will tend to reduce as materials weather and designed elements gradually blend with the surroundings. Over time, mitigation can be provided by planting and vegetation. Maximum screening will only be achieved when the planting has reached maximum height, but substantial screening normally occurs when vegetation attains the height of 5 plus metres. This can normally be achieved between 5-15 years depending on the nature of planting and the development. The 5-15 year timescale does not necessarily represent the maximum potential screening of the development.

6.30 Visual effects may change throughout the year due to the loss of leaf cover, however, in some situations these changes can be less noticeable, where for instance established hedges provide all year around screening and a high degree of enclosure.

Visual receptors

6.31 The following residents, local people and visitors are potential receptors of significant visual effects.

Visual receptor group 1
Residents living in properties on Higher Road

Visual receptor group 2
Residents living in properties on Forty Acre Farm

Visual receptor group 3
Users of public footpath Nos 3-2-FP7
Image 2, 3, & 4

Visual receptor group 4
Users of public footpath Nos 3-41-FP21
Image 5 & 6

Visual receptor group 5
Users of public footpath Nos 3-41-FP19
Image 7 & 8

Visual receptor group 6
Users of public footpath Nos 3-2-FP6
Image 8a & 8b

Visual receptor group 7
Travellers using Higher Road.
Image 9

Visual receptor group 8
Users of Longridge Golf Course

6.32 Visual receptor group1
Residents living in properties on Higher Road
Refer to photograph viewpoints 1 & 9

6.32.1 Residents living in properties opposite the Application Site will have partial filtered views of the development in winter when vegetation is not in leaf. Predominantly, these views would be from upper side windows. There would be no views of the development when vegetation is in full leaf due to screening by the belt of trees around the site boundary.

6.32.2 The sensitivity of this receptor group is considered to be medium. The potential magnitude of change in visual amenity due to the development is considered to be low. The resultant effect is likely to be minor.

6.33 Visual receptor group 2
Residents living in property on Forty Acre Farm
Refer to photograph viewpoints 7

6.33.1 The property on Forty Acre Farm does not have views of the proposed new development. The view is obscured by the farm buildings and topography of the land.

6.33.2 The sensitivity of this receptor group is considered to be Low. The potential magnitude of change in visual amenity due to the development is considered to be low. The resultant effect is likely to be neutral.

6.34 Visual receptor group 3

Users of public footpath Nos 3-2-FP7
Refer to photograph viewpoints 2, 3, & 4

6.34.1 Footpath FP7 connects Higher road to footpath 3-41-FP21. Analysis of photographic viewpoints and observations made in the field and in 3d model studies suggest that the roofline of the residential property will be visible from this section of footpath along with the higher section of the retaining wall to the south of the property. Site vegetation may be glimpsed but any such views would be barely discernible in the wider landscape and would be unavailable in summer views when vegetation is in leaf.

6.34.2 The sensitivity of this receptor group is considered to be high. The potential magnitude of change in visual amenity due to the development is considered to be medium/low. The resultant effect is likely to be moderate/minor.

6.35 Visual receptor group 4

Users of public footpath Nos 3-41-FP21
Refer to photograph viewpoints 5 & 6

6.35.1 Footpath FP21 connects footpath 3-2-FP7 to Forty Acre Lane. Analysis of photographic viewpoints and observations made in the field and in 3D model studies suggest effects of this view are similar to Visual receptor group 3 with the roofline of the residential property visible from this section of footpath along with the higher section of the retaining wall to the south of the property but that at the increased distance any such views would be barely discernible in the wider landscape and would be unavailable in summer views when vegetation is in leaf.

6.35.2 The sensitivity of this receptor group is considered to be high/medium. The potential magnitude of change in visual amenity due to the development is considered to be low. The resultant effect is likely to be minor.

6.35 Visual receptor group 5

Users of public footpath Nos 3-41-FP19
Refer to photograph viewpoints 7 & 8

6.35.1 Footpath FP19 connects 3-2-FP6 to Forty Acre Lane. Analysis of photographic viewpoints and observations made in the field and in 3D model studies suggest that the retaining wall to the North East side of the residential property will be visible from this section of footpath. Site vegetation may be glimpsed but any such views would be barely discernible in the wider landscape and would be unavailable in summer views when vegetation is in leaf.

6.35.2 The sensitivity of this receptor group is considered to be high/medium. The potential magnitude of change in visual amenity due to the development is considered to be low. The resultant effect is likely to be minor.

6.36 Visual receptor group 6

Users of public footpath Nos 3-2-FP6
Refer to photograph viewpoints 8a & 8b

6.36.1 Footpath FP6 connects Higher Road to Footpath 3-2-FP6 on the north side of the Application site. Users of this footpath will have views of the development in closer proximity. These views will become substantially screened by new tree planting.

6.36.2 The sensitivity of this receptor group is considered to be high. The potential magnitude of change in visual amenity due to the development is considered to be ranging from moderate/minor. The resultant effect is considered to be moderate/ minor.

6.36 Visual receptor group 7

Travellers using Higher Road.
Refer to photograph viewpoints 9

6.36.1 Travellers on Higher Road will glimpse an open view of the development from a distance of 780m on the approach from the Western side and glimpse an open view from the Eastern side from a distance of 712m. In close proximity views are likely to be screened by the boundary wall and further obscured by new planting. Intermittent views of the site are available from a 50m section of the road.

6.36.2 The sensitivity of this receptor group is considered to be medium on this section of the highway. The potential magnitude of change in visual amenity on this section of the highway due to the development is considered to be medium. The resultant effect is likely to be moderate/minor.

6.37 Visual receptor group 8

Users of Longridge golf course

6.37.1 Users of Longridge golf course have partial views of the site and full view of the existing building from the fairway and Club House terrace. These views are set within the wider landscape, details of the site will not be discernible from this distance. The natural topography of the land obscures the view of the new development.

6.37.2 The sensitivity of this receptor group is considered to be High. The potential magnitude of change in visual amenity is considered to be low. The resultant effect is likely to be Neutral.

Figure 8. Footpath Reference Numbers around the Prosed Site.

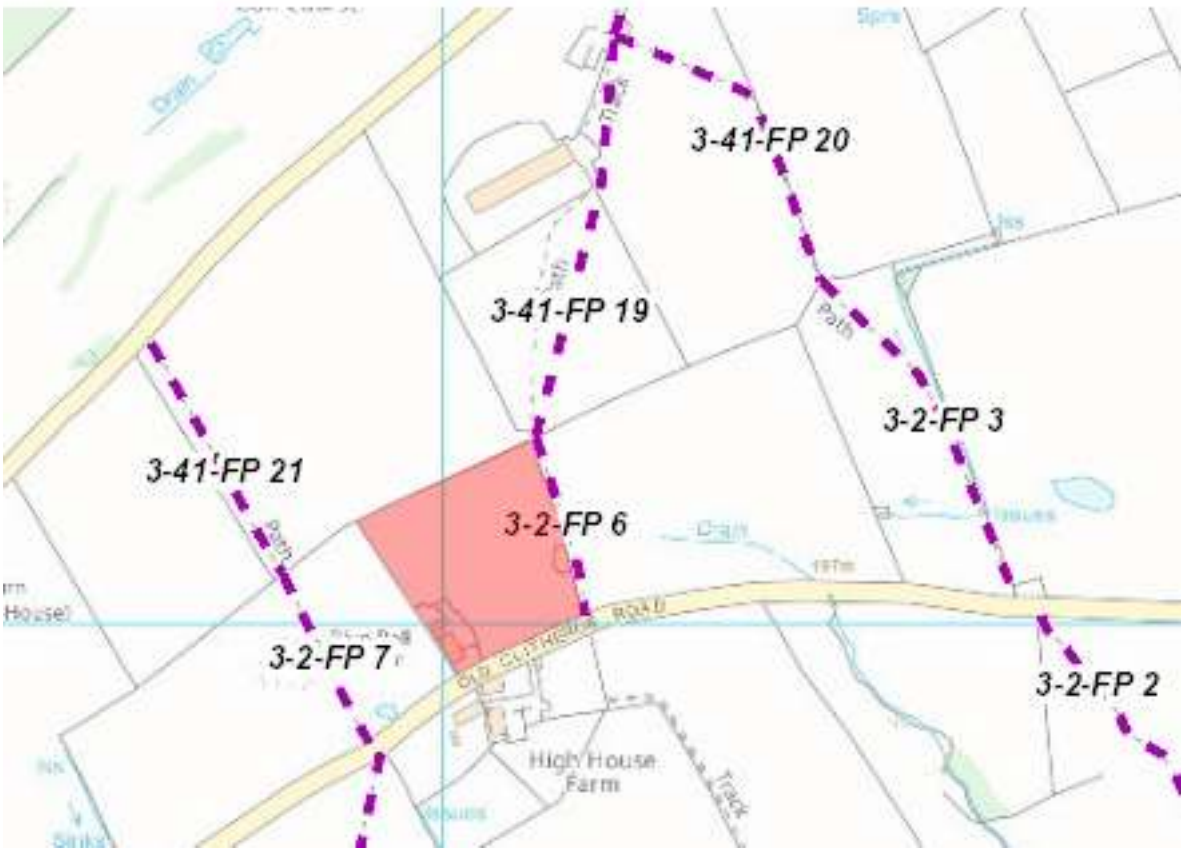


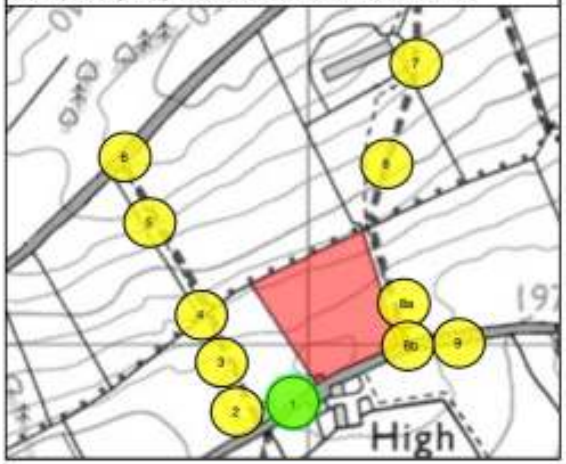
Figure 9. Photographic locations.

Viewpoint 1: View North towards the Application Site from Higher Road.

Existing View

Predicted View

Type of View	Representitive
Grid Reference	SD 63002 38945
Receptors	Travellers on Higher Road
Distance to Site	18m
Sensitivity of Receptors	Low
AOD	208m
Existing View and Key Components	View North across adjoining farmers field along side of existing building to Top (North West) side of proposed site. The current building screens the majority of the proposed site from this viewpoint.
Predicted Views	View North across adjoining farmers field along side of existing building to Top (North West) side of proposed site. The additional trees will blend the landscape into that which already exists around the site.
Conclusion	The magnitude of change on this view would be minimal, when correlated with the sensitivity of the receptor it would result in minor impact
Corresponding Image Reference Internal to this Document	

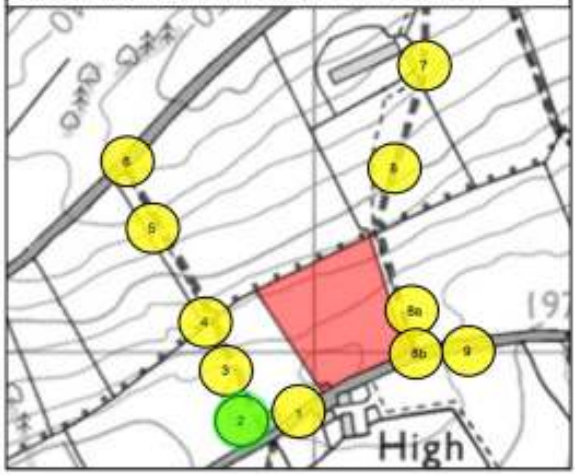


Viewpoint 2: View North East towards the Application Site from the Footpath to the West of the site with its termination with Higher Road.

Existing View

Predicted View

Type of View	Representitive
Grid Reference	SD 62940 38910
Receptors	Walkers on Public Footpath 3-2-FP7
Distance to Site	88m
Sensitivity of Receptors	Low
AOD	205m
Existing View and Key Components	View North East across adjoining farmers field from public footpath 3-2-FP7 located to the west side of the proposed site.
Predicted Views	The proposed new development would not be visible from this viewpoint, the inclusion of soft landscaping and the planting of trees would blend the proposed site into the surrounding landscape.
Conclusion	The magnitude of change on this view would be minimal, when correlated with the sensitivity of the receptor it would result in minor impact
Corresponding Image Reference Internal to this Document	

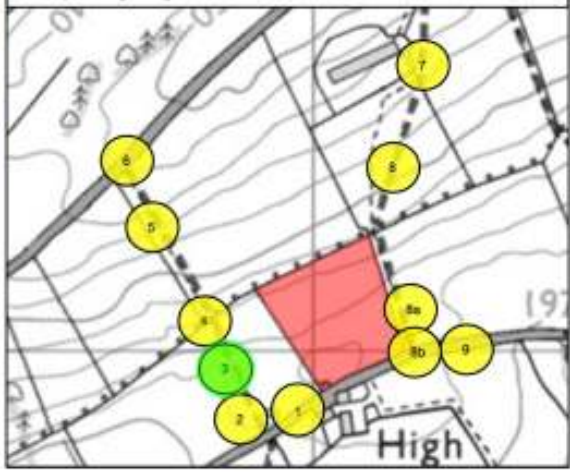


Viewpoint 3: View North East towards the Application Site from the Footpath to the West of the site.

Existing View

Predicted View

Type of View	Representitive
Grid Reference	SD 62900 38989
Receptors	Walkers on Public Footpath 3-2-FP7
Distance to Site	79m
Sensitivity of Receptors	Low
AOD	209m
Existing View and Key Components	View North East across adjoining farmers field from public footpath 3-2-FP7 located to the west side of the proposed site.
Predicted Views	The proposed new development would be partially visible from this viewpoint. The use of identical building materials and the planting of trees would blend the proposed site into the surrounding landscape.
Conclusion	The magnitude of change on this view would be minimal, when correlated with the sensitivity of the receptor it would result in minor impact
Corresponding Image Reference Internal to this Document	

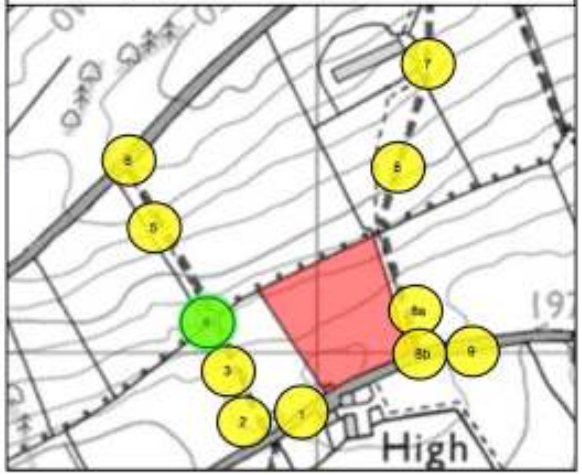


Viewpoint 4: View East across adjoining farmers field from stile over North Wall along public footpath located to the west side of the proposed site.

Existing View

Predicted View

Type of View	Representitive
Grid Reference	SD 62874 39039
Receptors	Walkers on Public Footpath 3-2-FP7
Distance to Site	84m
Sensitivity of Receptors	Low
AOD	215m
Existing View and Key Components	View East across adjoining farmers field from stile over North Wall along public footpath 3-2-FP7 located to the west side of the proposed site.
Predicted Views	The proposed new development would be partially visible from this viewpoint. The use of identical building materials and the planting of trees would blend the proposed site into the surrounding landscape.
Conclusion	The magnitude of change on this view would be minimal, when correlated with the sensitivity of the receptor it would result in minor impact
Corresponding Image Reference Internal to this Document	



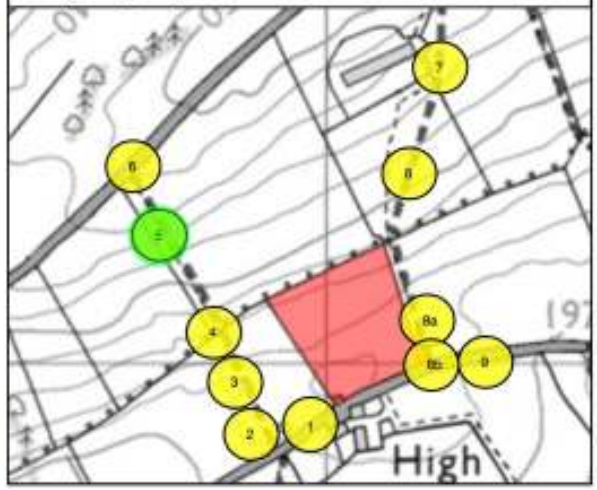
Viewpoint 5: View South East across adjoining farmers field to the North West of the Proposed Site.

Existing View

Predicted View

Predicted View (Close Up)

Type of View	Representitive
Grid Reference	SD 62823 39128
Receptors	Walkers on Public Footpath 3-41-FP21
Distance to Site	163m
Sensitivity of Receptors	Low
AOD	234m
Existing View and Key Components	View South East across adjoining farmers field from footpath 3-41-FP21 to the North West of the Proposed Site.
Predicted Views	The proposed new development would be partially visible from this viewpoint. The use of identical building materials and the planting of trees would blend the proposed site into the surrounding landscape.The proposed pond would also become visible from this viewpoint.
Conclusion	The magnitude of change on this view would be minimal, when correlated with the sensitivity of the receptor it would result in minor impact
Corresponding Image Reference Internal to this Document	



Viewpoint 6: View South East from the top of the adjoining farmers field to the North West of the Proposed Site.

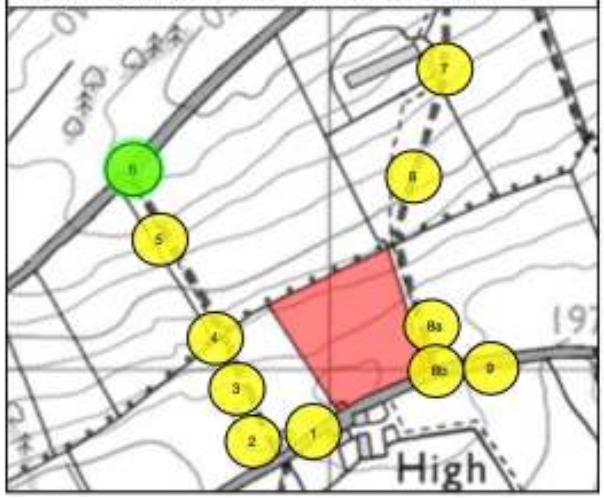
Existing View

Predicted View

The proposed site is not visible from this viewpoint

Type of View	Representitive
Grid Reference	SD 62767 39231
Receptors	Walkers on Public Footpath 3-41-FP21
Distance to Site	225m
Sensitivity of Receptors	Low
AOD	246m
Existing View and Key Components	View South East from footpath 3-41-FP21 at the top of the adjoining farmers field to the North West of the Proposed Site.
Predicted Views	The site is not visible from this viewpoint.
Conclusion	There is no magnitude of change on this view, when correlated with the sensitivity of the receptor it would result in no impact

Corresponding Image Reference Internal to this Document

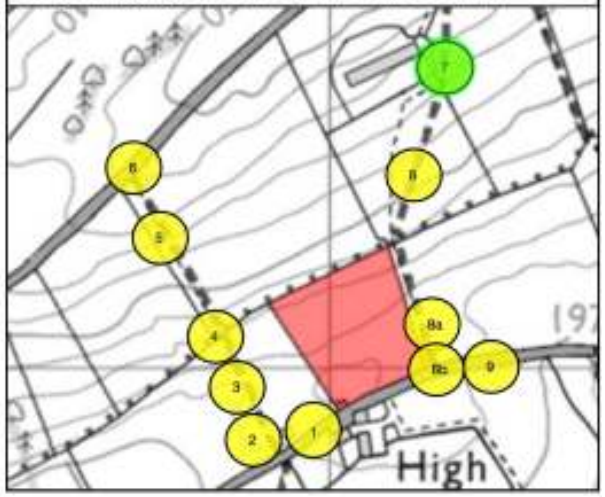


Viewpoint 7: View South West across adjoining farmers field from gate located to the North East of the Proposed Site

Existing View

Predicted View

Type of View	Representitive
Grid Reference	SD 63002 38945
Receptors	Walkers on Public Footpath 3-41-FP19 / Farm Workers in Forty Acre Farm
Distance to Site	223m
Sensitivity of Receptors	Low
AOD	236m
Existing View and Key Components	View South West across adjoining farmers field from gate located to the North East of the Proposed Site along footpath 3-41-FP19
Predicted Views	The proposed new development would not be visible from this viewpoint, the planting of trees blend the proposed site into the surrounding landscape. The proposed pond would become partially visible from this viewpoint.
Conclusion	The magnitude of change on this view would be minimal, when correlated with the sensitivity of the receptor it would result in minor impact.
Corresponding Image Reference Internal to this Document	



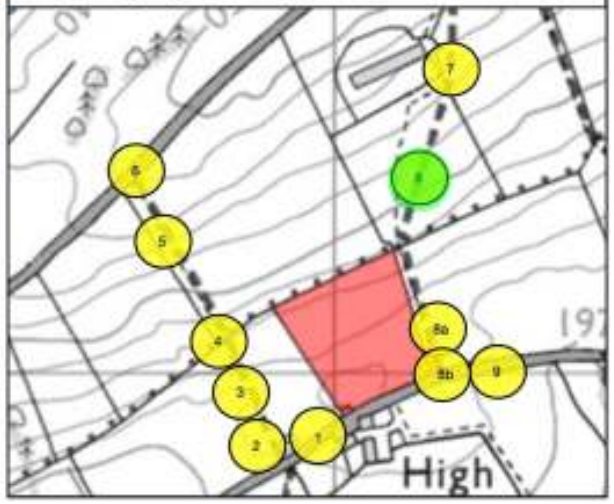
Viewpoint 8: View South West from the centre of the adjoining farmers field located to the North East of the Proposed Site

Existing View

Predicted View

Predicted View (Close Up)

Type of View	Representitive
Grid Reference	SD 63073 39252
Receptors	Walkers on Public Footpath 3-41-FP19
Distance to Site	108m
Sensitivity of Receptors	Low
AOD	228m
Existing View and Key Components	View South West from the centre of the adjoining farmers field located to the North East of the Proposed Site along footpath 3-41-FP19.
Predicted Views	The proposed new development would not be visible from this viewpoint, the planting of trees would blend the proposed site into the surrounding landscape. The proposed pond would become partially visible from this viewpoint.
Conclusion	The magnitude of change on this view would be minimal, when correlated with the sensitivity of the receptor it would result in minor impact
Corresponding Image Reference Internal to this Document	

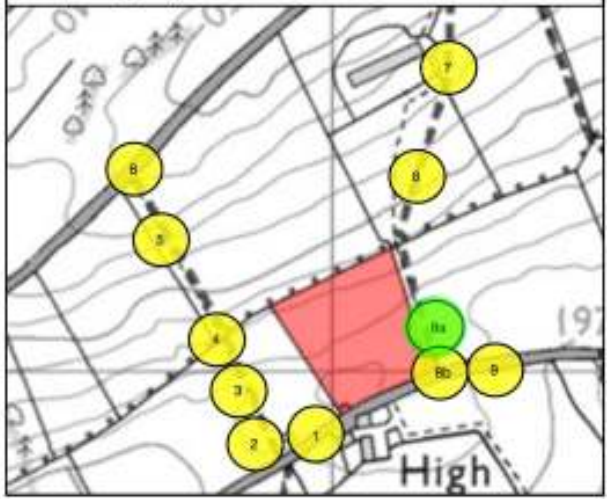


Viewpoint 8a: View West from the Enclosed area located to the East of the Proposed Site

Existing View

Predicted View

Type of View	Representitive
Grid Reference	SD 63095 39073
Receptors	Walkers on Public Footpath 3-2-FP6
Distance to Site	108m
Sensitivity of Receptors	Low
AOD	209m
Existing View and Key Components	View West from the footpath 3-2-FP6 running through the small enclosed area field located to the East of the Proposed Site.
Predicted Views	The proposed extension to the Agricultural/commercial building would not be visible from this viewpoint, the Eastern side of the new building will be obscured by the planting of trees that would blend the proposed development into the surrounding landscape. The proposed pond would become partially visible from this viewpoint.
Conclusion	The magnitude of change on this view would be minimal, when correlated with the sensitivity of the receptor it would result in minor impact
Corresponding Image Reference Internal to this Document	

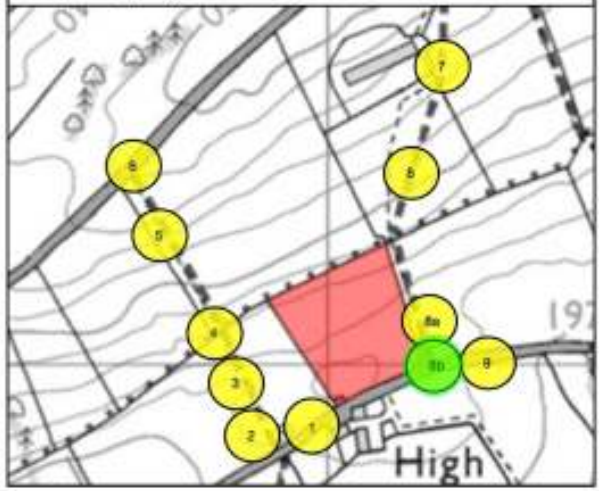


Viewpoint 8b: View West from the Enclosed area located to the East of the Proposed Site

Existing View

Predicted View

Type of View	Representitive
Grid Reference	SD 63102 39058
Receptors	Walkers on Public Footpath 3-2-FP6
Distance to Site	108m
Sensitivity of Receptors	Low
AOD	207m
Existing View and Key Components	View West from the footpath 3-2-FP6 running through the small enclosed area field located to the East of the Proposed Site.
Predicted Views	The proposed extension to the Agricultural/commercial building would be partially visible from this viewpoint, the Eastern side of the new building will be obscured by the planting of trees that would blend the proposed development into the surrounding landscape. The proposed pond would become partially visible from this viewpoint.
Conclusion	The magnitude of change on this view would be minimal, when correlated with the sensitivity of the receptor it would result in minor impact
Corresponding Image Reference Internal to this Document	



Viewpoint 9: View West across the proposed site from the centre of Higher Road

Existing View

Predicted View

Type of View	Representitive
Grid Reference	SD 63131 39009
Receptors	Travellers on Higher Road
Distance to Site	25m
Sensitivity of Receptors	Low
AOD	208m
Existing View and Key Components	View West across the proposed site from the centre of Higher Road
Predicted Views	The proposed new development is not visible from the road due to the height of the dry stone wall to the North side of Higher Road. The proposed tree planting would be partially visible however this planting will blend the site into the existing landscape.
Conclusion	The magnitude of change on this view would be minimal, when correlated with the sensitivity of the receptor it would result in minor impact.
Corresponding Image Reference Internal to this Document	

SECTION 7: SUMMARY OF LANDSCAPE AND VISUAL EFFECTS.

7.1 Tables 7 and Table 8 summarise the likely landscape and visual effects/impacts arising from the development at completion, after 5 years and 15 years (residual effects).

Table 7. Summary of predicted landscape effects

		Assessment of effects at completion			Assessment of effects after 5 years			Assessment of residual effects after 15 years		
Landscape receptor	Sensitivity	Magnitude	Significance	Effect	Magnitude	Significance	Effect	Magnitude	Significance	Effect
1. The site and immediate surroundings.	Medium	High	Moderate	Adverse	Medium	Moderate	Adverse	Medium	Moderate	Adverse
3. Landscape character areas										
Profile (NCA) 33; Bowland Fringe and Pendle Hill	Low	Negligible	Neutral		Negligible	Neutral		Negligible	Neutral	
Regional Character Area; Ribble Valley Farmlands	Low	Negligible	Neutral		Negligible	Neutral		Negligible	Neutral	
Regional Landscape Valley farmlands	Low	Negligible	Neutral		Negligible	Neutral		Negligible	Neutral	
County Character Area; Undulating lowland farmland	Low	Negligible	Neutral		Negligible	Neutral		Negligible	Neutral	
County Character Area; Area 4f Longridge Fell Fringes	Low	Negligible	Neutral		Negligible	Neutral		Negligible	Neutral	
Forest of Bowland Character Area D11 Longridge	Low	Negligible	Neutral		Negligible	Neutral		Negligible	Neutral	
Forest of Bowland Character Area D11 Longridge	Low	Negligible	Neutral		Negligible	Neutral		Negligible	Neutral	

Table 8. Summary of predicted visual effects

		Assessment of effects at completion			Assessment of effects after 5 years			Assessment of residual effects after 15 years		
Visual receptor	Sensitivity	Magnitude	Significance	Effect	Magnitude	Significance	Effect	Magnitude	Significance	Effect
1.Residents living in properties on Higher Road	Medium	Low	Minor	Adverse	Low	Minor	Neutral	Low	Minor	Neutral
2. Residents living at Forty Acre Farm House	Low	Low	Neutral	Neutral	Low	Neutral	Neutral	Low	Neutral	Neutral
3. Users of public footpath no 3-2-FP7	High	Medium/ Low	Moderate/ Minor	Adverse	Low	Minor	Neutral	Low	Minor	Neutral
4. Users of public footpath no 3-41-FP21	High/Med	Low	Minor	Adverse	Low	Minor	Neutral	Negligible	Minor	Neutral
5. Users of public footpath no 3-41-FP19	High/Med	Low	Minor	Adverse	Low	Minor	Neutral	Negligible	Minor	Neutral
6. Users of public footpath no 3-2-FP6	High	Medium/ Low	Moderate/ Minor	Adverse	Low	Minor	Neutral	Low	Minor	Neutral
7. Travellers using Higher Road	Medium	Medium	Moderate/ Minor	Adverse	Low	Minor	Neutral	Low	Minor	Neutral
8. Users of Longridge Golf course	High	Low	Neutral	Neutral	Low	Neutral	Neutral	Low	Neutral	Neutral

SECTION 8: CONCLUSION

8.1 The Application Site and the immediate surroundings are Bowland fringe. The proposed development site forms part of the Bowland AONB designated landscape area. The boundary of the Forest of Bowland AONB lies approximately 900m to the south of the Application Site at its closest point. All of the land within the predicted zone of theoretical visibility (ZTV) is designated AONB. The site is separated from existing housing by a road. The site lies along a road that has urban development along its length including a holiday park, a significant development of housing, reservoirs, and agricultural developments. Along with a small number of large individual properties which border Higher Road. Forty Acre Farm and Longridge Golf Club are within view and have changed the nature of the natural landscape significantly. The urban fringe around this part of Longridge is extensive. It comprises two large leisure parks which extend for approximately 1.0km north of the existing settlement and partly within the AONB. Land to the east and west of the Application Site has been substantially quarried and redeveloped for recreation and leisure use. The sensitivity of the site to this scale of residential development is considered to be moderate/minor.

8.2 The proposed development would result in the improvement in tree canopy in both numbers and variety. The proposed landscape masterplan shows new planting proposals on the Application Site for all aspects of habitat from ground cover through to and including high canopy species. These proposals would mitigate for the change in land form and provide screening.

8.3 The proposed development would bring about changes in the local landscape/urban pattern and land use by introducing new planting. The development would result in a change of some landscape features but will not change the character of the site. The southern part of the site would become more enclosed in character by the planting of trees considered too mitigate the development proposals.

8.4 There will be no loss of habitat on the Application site. The extensive landscaping proposals look to improve the value of the current site by extending habitat and the overall ecological value of the site.

8.5 The development would have little effect on the wider settlement pattern which is made up of traditional properties. The application site has an existing building in commercial use, the proposals look to extend this building in a sympathetic style resulting in a neutral overall visual impact. The residential property has been designed to be integrated into the landscape mitigating the overall impact of the development.

8.6 The landscape sensitivity of the site and immediate surroundings to this scale of development in this location is considered to be moderate/minor. The potential magnitude of change in the site and the immediate surroundings is considered to be low. The resultant landscape impact would be minor. This is within the range that would be expected for an extension to an existing building and a new house that has been designed specifically to integrate into the landscape.

8.7 There are no predicted landscape effects on published National, Regional, County landscape character areas or character areas within the Forest of Bowland AONB.

8.8 The assessment has identified 8 visual receptors which potentially may experience visual effects due to the development. Of these receptors only 1 group are considered likely to experience impacts of moderate significance. These receptors are the travellers that use Higher Road. 2 groups are considered likely to experience moderate/minor significance. These are users of the public footpaths which border the site. These paths do not show any signs of regular use, there are no worn tracks across the fields that indicate anything other than occasional use. The number of travellers on these routes is therefore predicted to be very low. There are no predicted visual effects beyond 250m of the Application Site.