

Standridge Farm, Slaidburn

Proposed Agricultural Development
Creation of an Egg Production Unit

VISUAL IMPACT APPRAISAL

18th June 2018
Revision (-)

320180668P

Produced by

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1.0 Introduction and Background

1.1 Terms of Reference

In July 2017 **Squareyard Landscape Architecture** were commissioned to carry out a Visual Impact Appraisal on behalf of Standridge Farm (C/o Avalon Town Planning). The study is required in relation to a Planning Application covering proposed development of a section of the farm to include an egg production unit and associated access road and hardstandings.

This assessment considers the baseline condition of the site and aims to assess the visual impact of the proposed scheme on adjacent visual receptors, notably the public footpaths to the north east and west of site.

The study has been carried out in accordance with best practice recommendations contained within the **'Guidelines for Landscape and Visual Impact Assessment' 3rd Edition** (GLVIA 3) prepared Jointly by the Landscape Institute and the Institute for Environmental Management and Assessment.

Further reference documents consulted in the production of this report include:

- *National Character Area Profile NCA33 Bowland Fringe – Published by the Environment Agency*
- *National Character Area Profile NCA34 Bowland Fells – Published by the Environment Agency*
- *Forest of Bowland – Area of Outstanding Natural Beauty – Landscape Character Assessment*
- *Ribble Valley Borough Council – Core Strategy 2008 – 2028 A Local Plan for Ribble Valley*
- *National Planning Policy Framework 2012 – Published by Department for Communities and Local Government*
- *Photography and Photomontage in Landscape and Visual Impact Assessment – Landscape Institute Advice Note 01/11 – Published by the Landscape Institute*

1.2 Study Methodology

The study was undertaken in accordance with recommended methodologies outlined within GLVIA 3 (Published by the Landscape Institute) and, also considered recommendations and information contained within those documents outlined within the terms of reference above.

The process followed to establish and assess the potential effects of the proposed development is summarised as follows:

- Initial site walkover and driven survey to establish broad extents and context for the study area.
- Desk top survey using GIS software to establish a Zone of Theoretical Visibility (ZTV) based on Google Earth Topography mapping. **See Appendix 2 - ZTV**
- Desk top survey of relevant planning policy to advise a baseline regarding legislative context and site designations.
- Desk top survey of National and Local Character Appraisals
- Detailed site based photographic survey to test visibility noted on the ZTV and capture key viewpoints identified as potential visual receptors. **See Appendix 3 – Surveyed Viewpoints**
- Assessment of predicted visual effects to potential receptors from key viewpoints surveyed in the site study. **See Appendix 3 - Schedule A – Predicted Visual Effects**

- Further assessment of key viewpoints noted as experiencing potential significant visual effects using 3D modelling and photomontage to illustrate the proposed effects and potential mitigation measures. **See Appendix 3 – Assessment of Significant Visual Effects**
- Summary statement forming conclusions on the Overall Significance of Visual Effects and the sites capacity to adopt the proposed changes.

2.0 Description of the Site

The site is located to the east of Standridge Farm, north of the B6478 approximately 3 Km to the north east of the village of Slaidburn. The site sits at circa 235m AOD at an elevated position in the landscape when viewed from the north east. To the south of site, the land rises steeply up towards the B6478 affording it a recessed position in the landscape from that orientation.

The land adjacent to the site to the north and east is open with long ranging views possible across the rolling landscape towards Gisburn Forest. On the south side of the site the elevated ground and adjacent liner belt of trees screen any views into or out of the site in that direction. To the west of site hedgerows and specimen trees around Standridge Farm provide intermittent screening from that orientation.

Site cover is of damp moorland rushes and rough pasture. Extensive tree cover is evident in the wider landscape although tree planting on site is limited to the linear belt of trees to the south and those around Standridge Farm. Field boundaries are evident on and adjacent to the site forming medium size enclosures. Boundaries are formed from a mix of hedgerows, agricultural post and wire fences, and tradition stone walls of varying condition. The site display qualities cohesive with those identified in relevant landscape character assessments, however displays no specific special qualities. The site has no specific protection in terms of designations aside from being within the boundaries of the Forest of Bowland AONB.

3.0 Landscape Character Context

This section provides a summary of observations from appropriate national and local landscape character assessments (produced by others) to advise a context for the study. Although this report aims to focus only on the visual effects of the proposed development, this section is included to provide a context for the considerations made in terms of landscape character.

3.1 National Landscape Character

According to the National Character Areas (NCA) Map (produced by the Countryside Commission and now managed by Natural England) the site falls within the **NCA 33. Bowland Fringe**. The site sits on the northern edge of this character area where it abuts **NCA 34 Bowland Fells**. Below is a summary extract of the Key Characteristics from each of those profiles.

NCA 33 Bowland Fringe

- This is an undulating, rolling landscape, with local variation created by numerous river valleys and by the moorland outliers of Beacon Fell, Longridge Fell and Pendle Hill.
- The Bowland Fells provide a dramatic backdrop to the north, with extensive views across the river valleys and Lancashire plain below.
- On the northern edge of the area, drumlins are characteristic, while on the south, strong mounded outcrops or 'reef knolls' of limestone form distinct landscape features in the Ribble and Hodder valleys.
- Semi-natural woodland, much of which is ancient, occurs in the main valley bottoms, side valleys and ridges, and is dominated by oak, ash and alder.
- Small- to medium-sized fields are defined by hedgerows with mature hedgerow trees. Drystone walls are also common in some areas. Metal railings around estate boundaries and highway corners and junctions are characteristic of the southern and western edges of the NCA.
- Land use is mainly permanent, improved pasture for livestock and dairy farming.
- To the west, this NCA includes part of the Bowland Fells Special Protection Area (SPA), designated for its important populations of hen harrier, merlin and lesser black-backed gull.
- There are species-rich hay meadows, including several that are nationally and internationally designated.
- Rough grazing, rushy pasture and traditionally managed meadows at higher elevations are of national importance for breeding waders such as redshank, lapwing, curlew and snipe. These are also important habitats for breeding skylark.
- There are many archaeological sites, particularly on the moorland fringes and in valleys where agriculture has been less intensive.
- A network of winding, hedge-lined lanes connect small, often linear, villages, hamlets and scattered farmsteads, mostly in local stone. Traditional stone barns are commonplace on higher ground and are of stone with slate or stone flag roofs.
- Isolated country houses set in formal parkland are typical of the area and may be enclosed by belts of woodland and estate fencing.

NCA 33 Bowland Fells

- The large-scale, sweeping landform of the Bowland Fells is incised by narrow, wooded, intimate valleys and cloughs. Steeply sloping sculptural escarpments and exposed moorland tops contrast with the surrounding lush green valleys of the Lune, Ribble, Hodder and Wyre.
- The dominant feature is the central upland core of Carboniferous Millstone Grit fells, with its large areas of moorland habitat
- Extensive coniferous plantations, such as Gisburn Forest, occur to the south-east and east

- The moorland is ringed by extensive rough grazing enclosures with mosaics of woodland, unimproved meadows, pasture, marshes and streams. These upland pastures are enclosed by drystone walls and are grazed mainly by sheep, with some cattle.
- Fields of wet flushed grassland around the moorland fringe are important for breeding wader populations, including redshank, lapwing, snipe and curlew.
- The area is also home to a number of rare or important plant species, including the nationally scarce bog rosemary and pale forget-me-not, with high-quality species-rich grasslands found in the limestone areas to the east.
- The area's many rivers and streams provide habitat for nationally and internationally important species such as salmon, trout, eels, bullheads, grayling, otters, kingfishers and dippers.
- Piecemeal, irregular-shaped fields around individual farms are found on the slopes, where there is also a complex system of narrow lanes with occasional wide historic drove roads. Systematic division of the majority of the commons resulted in more regular enclosures on higher ground.
- The area is sparsely populated, with the scattered settlements restricted to villages, hamlets and isolated farmhouses.
- Traditional farmhouses are generally of gritstone and typically shelter a barn under the same roof line (lathes houses). There is strong unity of building materials, styles and village form.
- Large areas of open access land enable access to and enjoyment of, the many natural and cultural features of the landscape, and thus improve opportunities to experience escapism and inspiration.

3.2 Local Landscape Character

The **Forest of Bowland AONB Landscape Character Assessment** (FOBLCA) Published by Chris Blandford Associates in 2009 defines the context of the development site as **Character Area L-Rolling Upland Farmland** and provides the following general description in relation to Landscape Character:

Landscape Character

Rolling Upland Farmland is a predominantly pastoral landscape with the underlying geology reflected in the materials used in field boundary walls and farm buildings. The combination of limestone and gritstone has created a gentle landscape of soft rolling hills, cloaked with moorland grasses in the higher parts, and lush green pastures and herb rich meadows on the lower slopes.

Stands of beech trees are a distinctive feature, growing on rocky slopes and outcrops, and often enclosed by circular walls. Similarly, stone circles act as sheep folds, and exist with isolated farmsteads and stone barns. An intact network of stone walls, which suggest a sense of enclosure in an exposed landscape, creates a distinctive landscape structure. Small clustered stone villages occur on south facing slopes and there are also some small linear settlements. Stunted wind blown hawthorns and gorse line the lanes and steeper hillsides; views out are towards Gisburn Forest and Pendle Hill.

The FOBLCA document provides further definition of the site context as being within specific Landscape Character Area **L1 Harrop Fold**. The key characteristics of this definition are summarised below:

- A patchwork of marginal pastures and more fertile pastoral fields, lined with a distinctive pattern of drystone walls contributes to landscape pattern within this area;
- There is a strong sense of remoteness, isolation and tranquillity throughout most of the area;
- A network of narrow, often single track roads, lined with dry stone walls, species-rich roadside verges and occasional stunted hawthorns and oaks provide access;

- *Isolated farmsteads are located at the end of farm tracks where farm buildings are generally tightly grouped around the house. There is evidence of increasing renovation and gentrification of farmsteads;*
- *Strong sense of openness throughout much of this landscape;*
- *Dramatic, open views westwards towards Harrop and Newton Fells, White Hill and Bleasdale Unenclosed Moorland Hills;*
- *To the north of the area, Gisburn Forest is landmark feature within views northwards, which encloses views of the surrounding higher Moorland Hills;*
- *To the south, panoramic, open views across the flat floodplain of the River Ribble, across Clitheroe urban area, towards the dramatic profile of Pendle Hill contribute to recognisable sense of place.*

4.0 Project Description/Specification

Summary

The proposed development includes for the provision of a new egg production unit formed as two linear buildings, including a hardstanding area for parking, silo style feed bins and an associated access road.

Form and Orientation

Although in fact two separate buildings of circa 75m long by 1.5m wide, the proposed production unit appears as one form with only 4.5m separating the two bays. On this basis the report will consider it as one building for the assessment. The separate wings each have dual pitch roofs with an eave height of circa 3m and a ridge height of circa 5.2m.

The building is orientated north east/south west with the longer edge running almost parallel to the existing belt of trees to the south side. The building sits on a hardstanding of circa 105m long by 52m wide which provides circulation space and parking. The proposal is to sink this hardstanding into the ground at the southern end by circa 1.5/2m using a cut and fill exercise to level the site and help to recess the unit into the topography.

Materiality

The lower portion of the building will be formed with a concrete block/stone plinth circa 600mm high. The remainder of the façade is proposed as agricultural steel panels coated green, likewise, the roof plane. The long edge of each building is punctuated with even spaced window openings circa 500mm high by 2m long. The northern end of each unit is punctuated with 3 sets of patio style glass doors and 2 high level window openings. See architect's elevations for more detail.

Access and Parking

The propose access road sweeps into the site from the south where it meanders down the steep slope, finally arcing into the building platform around the existing belt of trees. The road will be formed with concrete. Native tree planting is proposed along the western edge of the road to help screen the access road and build form from the west.

5.0 Visual Appraisal

This section aims to describe the visual assessment process and confirm the list of potential visual receptors to be assessed later in the report.

Visual Survey Methodology

A driven and walked survey was undertaken by Squareyard Landscape Architecture on the 24th May 2018. The survey aimed to record potential views of the proposed development from surrounding areas and test the Zone of Theoretical Visibility (ZTV)

The survey tested a range of viewpoints from various orientations and elevations at distances of up to 1.5km from site. Following the desk top survey, analysis of the ZTV and preliminary driven survey it was concluded that longer range views were either not possible or considered not relevant because of the scale of the proposals within the landscape.

The visual Appraisal (Appendix 3) encompasses all the surveyed views, including those where it was concluded that views of the site would not be possible. Those views considered significant have been tested using photomontage and are discussed further in the Assessment of Visual Effects.

Viewpoint Locations and Classification

Surveyed viewpoint locations are summarised on the Viewpoint Location Plan

The views captured are categorised as follows:

- **Specific Views** – Selected to represent views noted from a specific point and/or notable only to a specific receptor
- **Representative Views** - Views selected as being representative of a group of receptors where multiple views from the same group are expected to be similar
- **Illustrative Views** – Views selected to illustrate a scenario, for example where views are long range or fleeting or where views are not possible.

Visual Receptor Groups

The desk top study (including ZTV) concluded that the following receptor groups were relevant for consideration in the study.

Recreational Walkers specifically on the following footpaths

- Footpath 3-40-FP-17 – See Viewpoints VP1 and VP2
- Footpath 3-17-FP-19 – See Viewpoint VP3
- Footpath 3-17-FP-15 – See Viewpoint VP7 and VP8
- Footpath 3-17-FP-17 – See Viewpoint VP9

Drivers on the following Roads:

- B6478 – See Viewpoint VP4, VP5 and VP6
- Dugdale Lane – See Viewpoint VP10

6.0 Assessment of Visual Effects

Schedule A - Visual Effects Appraisal includes a description of the baseline views and provides discussion on the value of each receptor. The table then makes judgements on the sensitivity of the receptors based on designations and value, and on the frequency and duration of view. The schedule records further judgments made regarding the predicted magnitude of change based on the scale of the proposals relative to the view, the proximity of the receptor to the development and the perpetuity of change. The schedule records final judgements on the overall significance of effect and makes recommendations on potential mitigation measures.

The following section provides a general summary of the conclusions drawn in the above schedule. It then goes on to discuss those effects considered **significant** in more detail and elaborate on the judgements made to those receptor groups.

6.1 General Summary of Visual Effects

The Zone of Theoretical Visibility studies (FIG 1) suggested that visibility of the site would be limited to close range views in the immediate context of the site from the east and west, mid-range views to the west of site on elevated ground, and longer-range views to the north east of site to the south side of Gisburn Forest.

The site survey and visual appraisal concluded that views from the south side of site were not possible due to the screening provided by the steeply sloping landform and mature belt of trees to the south of the proposed building.

Views from the west of site were possible however these were only from very specific points where sections of path were elevated. Even at these points views were only partial, being intermittently screened by the undulating landform and/or the trees and buildings associated with Standridge Farm. Effects experienced to views from **Footpath 3-17-FP-19 (VP3)** at the point where it follows the farm access track to the south west of site, were **considered significant**. This is discussed further in the Assessment of Effects and potential mitigation measure have been tested using photomontage.

Views to the North East of site were generally longer range and often screened by the rolling topography and mounded landscape feature north of the site (See VP7). Views from the Dugdale Lane were fleeting, taken at speed and not along the line of travel. Hedgerows and trees along the edge of the road provided intermittent screening to the development. Views from Gisburn forest were not considered possible because of the extensive tree cover.

The effects on views from the immediate site context notably on **Footpath 3-17-FP-15 (VP8)** were **considered significant**. This is discussed further in the Assessment of Effects and potential mitigation measure have been tested using photomontage.

6.2 Discussion on Significant Effects

For the purpose of this study, those effects considered Significant, are specifically any which *'demonstrated a judgement of moderate or above' in the Visual Effects Appraisal (Schedule A)*.

To ensure that the significant effects have been fully considered, viewpoints from those receptor views have been modelled in 3D and further tested with Photomontage in Appendix 3. The

photomontages aim to confirm the visual impact of the proposed scheme in its original form and suggest potential mitigation measures aimed at reducing the level of visual effect.

Schedule A – Visual Effects Appraisal concluded that those receptors likely to experience a significant effect as a result of the proposals were:

- Walkers travelling north or south on Footpaths 3-17-FP-19 on the section of access road approaching Standridge Farm – See VP3 and
- Walkers travelling south on Footpath 3-17-FP15 on the southern half of the section between House Green and Higher Stony Bank Farm – See VP8.

6.3 Walkers on Footpath 3-17-FP-19

PH1 A – B in Appendix 3 – Illustrates possible mitigation measures capable of screening and softening the proposed building into the view when seen from VP3. The photomontages have been annotated with observations relating to the value of the baseline view, descriptions of the proposed mitigation, and a narrative relating to the revised level of effect which could be achieved.

This revised assessment concluded that, with the proposed mitigation measure the effect to this receptor group could be reduced to slight within a period of 5-10 years.

It is concluded that with the proposed mitigation, effects to this receptor group can be reduced to a level which is **not significant**. Once established the proposed screen planting would read as a logical extension of the existing woodland belt and planting at Standridge Farm. The proposed buildings would be successfully screened making any possible views filtered and helping to reduce its dominance in the view.

It was considered that the proposed building is not uncharacteristic of the area. Numerous buildings of similar form, scale and materiality were noted within the adjacent landscape setting at points further along this route in either direction. On this basis it is considered that the proposed building is not inappropriate for the setting, rather that it requires appropriate screening to ensure that its appearance is not overly dominant.

6.4 Walkers on Footpath 3-17-FP-15

PH2 A – C in Appendix 3 – Illustrate a range of possible mitigation measures capable of screening and softening the proposed building into the view when seen from VP8. The photomontages have been annotated with observations relating to the value of the baseline view, descriptions of the proposed mitigation, and a narrative relating to the revised level of effect which could be achieved.

This revised assessment concluded that, with the installation of a screening bund (at circa 1.5/2m height) the level of effect could be reduced to moderate/slight at day one. With the installation of a screening bund and tree planting, the level of effect could be reduced to slight within a period of 5-10 years.

As above the conclusion was that the proposed building is not uncharacteristic of the area however from this orientation such units are less evident in the landscape. It's form, and scale need to be broken up with screening and softened with planting to ensure it sits comfortably in the landscape when viewed from this orientation.

7.0 Mitigation Suggestions

Appendix 3 includes a series of photomontages developed using viewpoints VP3 and VP8 to illustrate the potential effects of various mitigation measures to reduce the level of effect on views. The measures shown in the photomontage include:

- Setting a reduced level for the building platform using a cut and fill exercise. This will help to reduce the relative height of the roofline in the landscape.
- Use of the excess fill to create a circa 1.5/2m high bund around the northern and eastern sides of the building to screen the lower portions of the building. To be successful this bund should be feathered into the adjacent topography on the outer edge with a shallow grade to ensure it remain recessive in the landscape and does not appear over engineered.
- Planting of the proposed bund with transplanted rushes and grasses relocated from the building platform to further assist with softening the bund into the adjacent landscape and rushy pasture.
- Planting of the bund with feathered trees at circa 1.5m in height at planting. This planting should be installed on informal grid of circa 1-1.5m spacings with a naturalised edge.
- Interplanting of this grid with specimen trees of circa 2.5/3m in height on a random grid in groups of 3/5 to break the roofline.

It is suggested that as a minimum, all the above mitigation measures are required to ensure the building is recessive in the landscape at day one and will be well screened after a period of 5-10 years.

Additional mitigation over and above the minimum level described previously could include:

- Completion of an environmental colour assessment to test proposed façade and roofing materials and ensure the colour and reflectivity is appropriate and remains recessive.
- Additional screen mounding incorporated on the south western side of the building to further screen the unit from Footpath 3-17-FP-19.
- Gapping up of the existing hedge along the above footpath to restrict views into the site along this route and focus views along the line of travel.

8.0 Concluding Statement

While the purpose of this study is not to define whether the proposed development is or, is not appropriate. The following section provides a summary on the authors professional opinion regarding the appropriateness of the scheme and, the sites capacity to accept the proposed scheme into the landscape context and views.

The author concludes that in their professional opinion, the proposed development can be considered acceptable in visual terms and that the accepting landscape can comfortably accommodate this scheme. The unit is agricultural in nature and not wholly out of character with other buildings noted in the vicinity and across the AONB. Although large in form and located in an elevated position, the proposed building will always be backgrounded by vegetation and topography being nestled into the steep hill side. Adjacent belts and blocks of trees south and west of the site provide opportunity for extension, to encompass the proposed unit and screen it from wider views.

The author makes note that the statement made above is with the caveat that, in order to be appropriate, a detailed set of mitigation proposals needs to be developed and implemented in line with the recommendations made above. The proposed mitigation screening should be installed to a high standard and completed prior to the erection of the building. If this can be agreed and implemented, the potential visual effects of the scheme can be reduced to a level which is not significant.

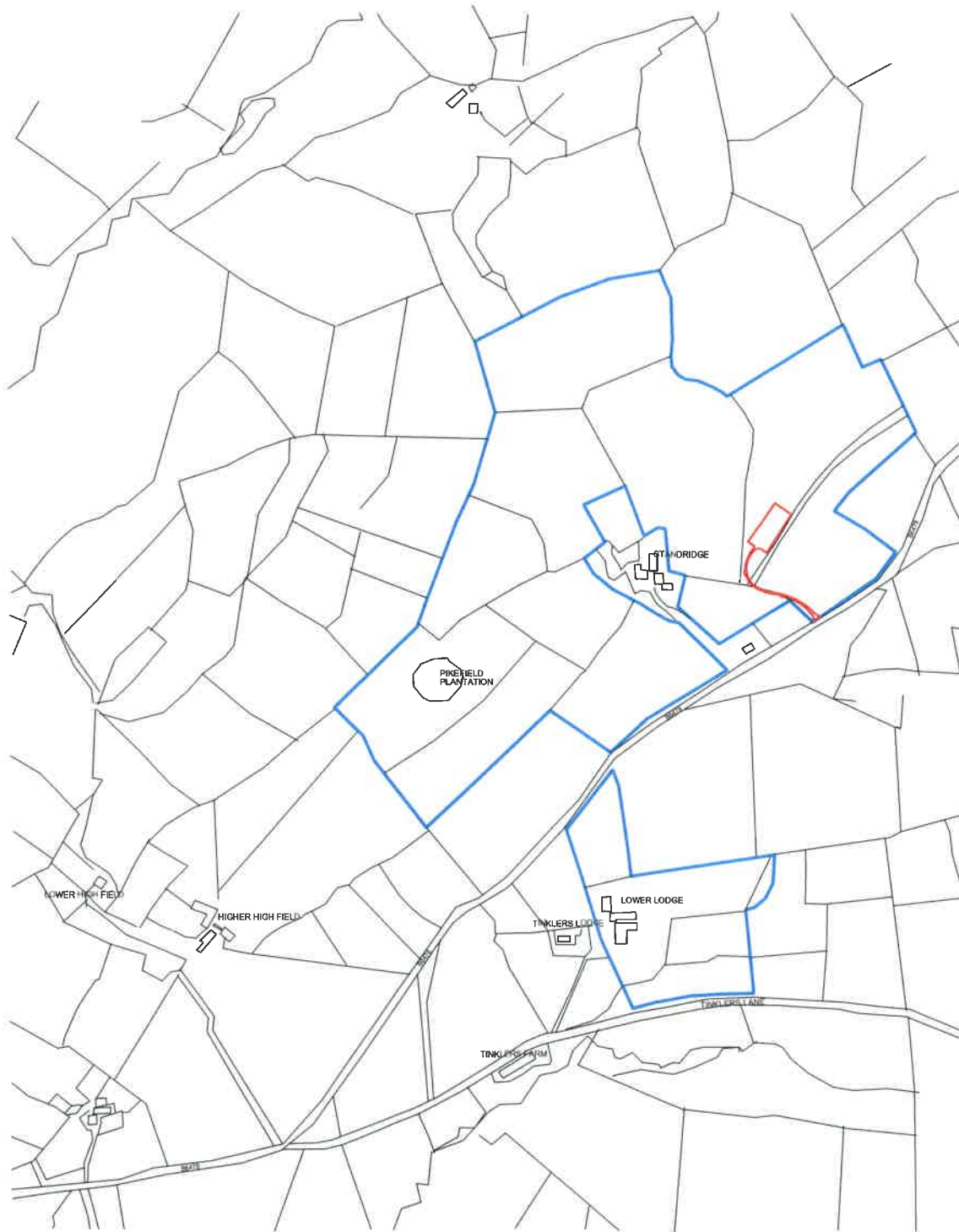
End of report

9.0 Appendices

9.1 Appendix 1 – Development Proposals



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LOCATION PLAN

Site: Standridge Farm
Sleighburn

Client: Mr R. Robinson

Drawn: BS

Date: 12.02.18

Scale: 1:10,000 @ A3

Project No: ROBINSO/02 Dwg 00a

Amendments:

Notes:

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices. All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer. All dimensions are in millimetres unless where explicitly shown otherwise. The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies. Do not scale off the drawings, if in doubt ask. Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval

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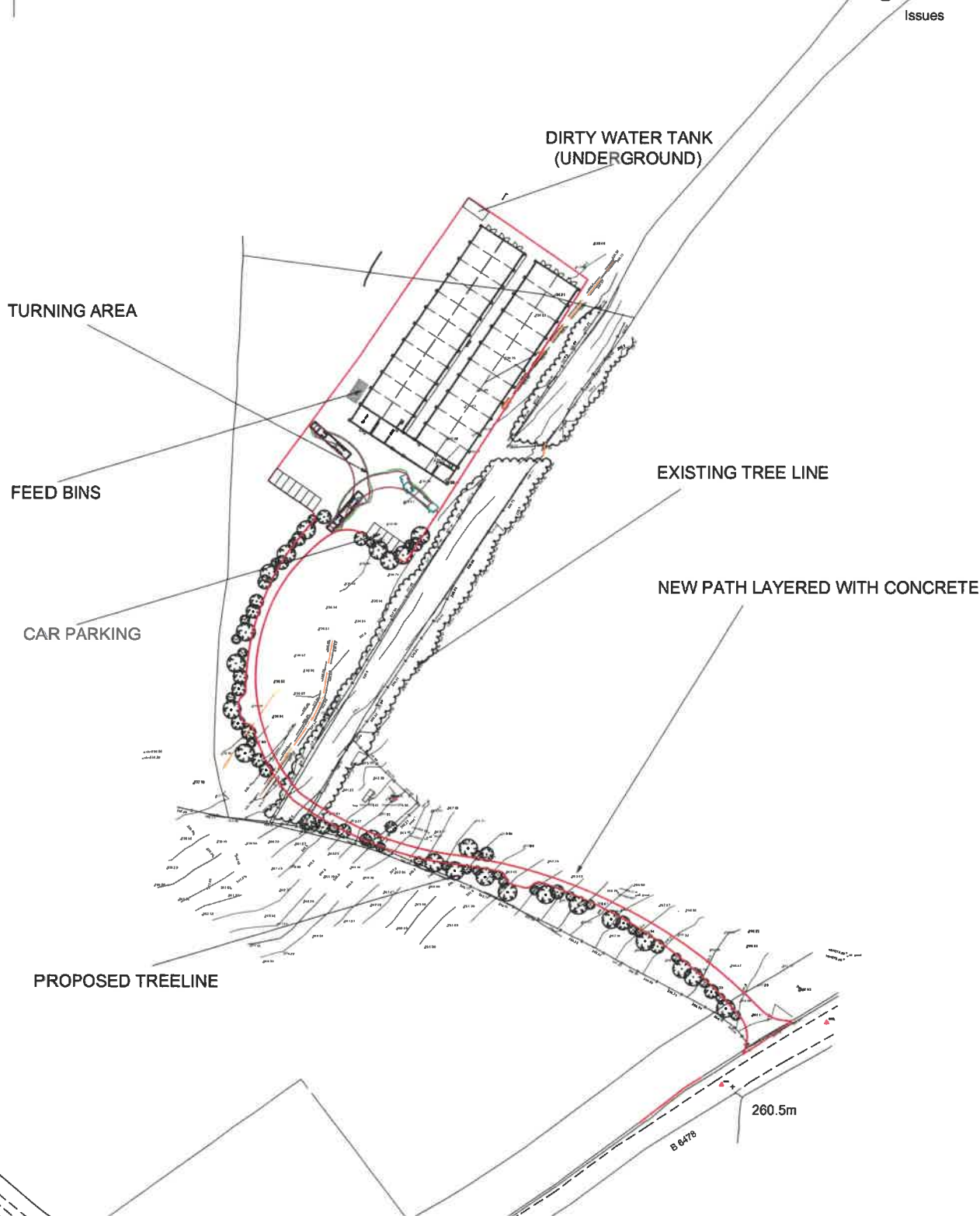
Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

Phone: 01282 834834 Fax: 01282 451666

Web: www.avalontp.co.uk Email: planning@avalontp.co.uk
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Proposed Site Plan

Site: Standridge Farm
Slaiburn

Client: Mr R Robinson

Date: 14.02.18

Scale: 1:1250 @ A3

Project No: ROBINSO/02 Dwg 02a

Drawn: AxK

Amendments:

Notes:

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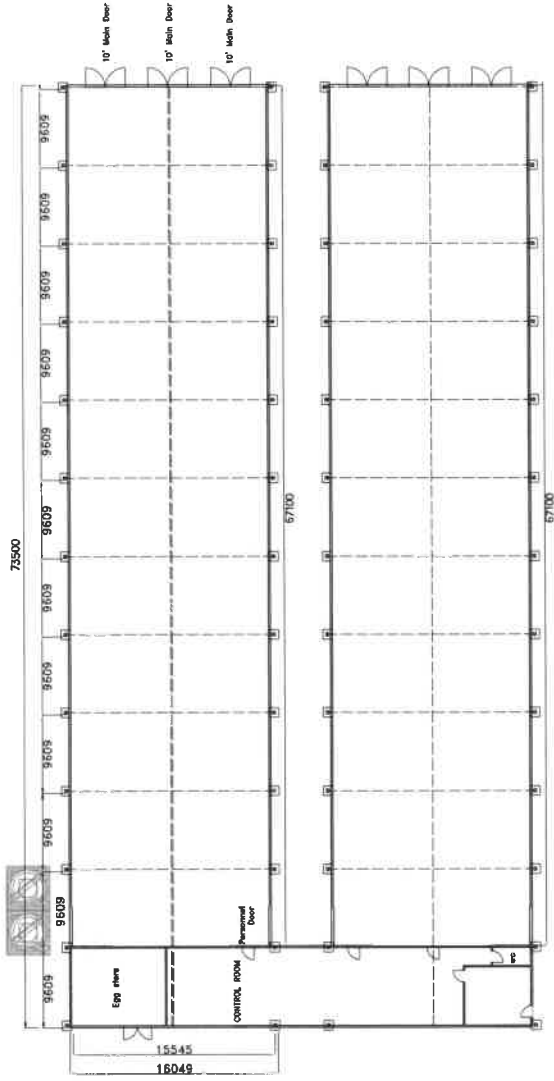


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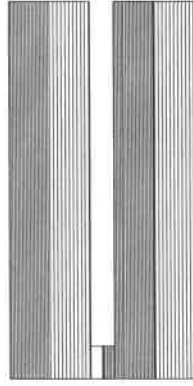
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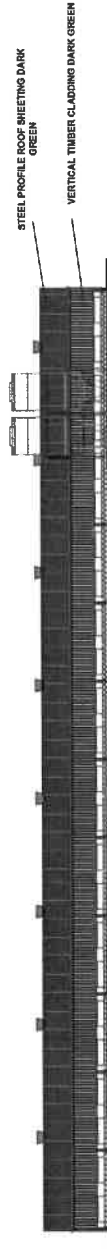
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FLOOR PLAN



ROOF PLAN 1:500



EASTERN ELEVATION



NORTHERN ELEVATION



SOUTHERN ELEVATION



WESTERN ELEVATION

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Website: www.avalontownplanning.co.uk
2 Freedom Business Centre, Redburn Road, Gillingham, Kent, ME13 2TY

PROPOSED PLANS AND ELEVATIONS			
Site: Sandridge Farm Stadium			
Client: Mr R Robinson			
Date: 08.02.18	Scale: 1:200/500 @ A1		
Project No.: ROBINS002 Dwg 01a	Drawn: Auk		
Amendments:			

9.2 Methodology – Justification Tables

9.2.1 Table 1 – Definition of Overall Significance

9.2.2 Table 2 – Definition of Sensitivity – Visual Receptors

9.2.3 Table 3 – Definition of Magnitude – Visual Receptors

Table 1
Definition of Overall Significance for Visual Effects

Significance	Justification	
	Adverse	Positive
Major	>	Proposals which cause a significant negative modification to views of the site and the wider landscape setting when experienced by large numbers of sensitive visual receptors across a broad area. Such proposals are not capable of mitigation.
	>	Proposals which include for considerable improvements to the visual qualities of the landscape when viewed by a broad audience.
Moderate	>	Proposals which cause noticeable changes in view to smaller/less sensitive audiences over a narrower area. Such proposals may be capable of mitigation over time through modifications to landform and/or proposed planting.
	>	Proposals which create improvements to existing views through the replacement of inappropriate/out of character land uses with more appropriate development to the extent that the changes create a more cohesive view of the landscape.
Slight	>	Proposals which cause minor changes in views to a smaller audience of less sensitive receptors over a narrower area. For examples changes which are only perceived at close range/from specific viewpoints and/or only at certain times of year. Such proposals would usually be capable of mitigation through planting proposals over a period of 5 to 10 years.
	>	Proposals which generate improvements to views of specific receptors for example through the screening of existing low quality elements or land uses.
Negligible	>	Proposals in which any changes to views are unperceivable to the visual receptors.
	>	Proposals where the incorporated landscape proposals are of a quality to provide amenity improvements to the site.

Table 2
Definition of Sensitivity – Visual Receptors

Sensitivity	Receptor Class	Justification/Considerations
High	Residential Tenants	> Tenants of Listed Buildings and or buildings within designated Conservation Areas > Views experienced from windows occupied during daylight hours > Views experienced from rooms on ground floors > Views experienced from more than one aspect > High length of time viewer experiences the view for example from inside key rooms as well as from the curtilage. > Age of property and its capacity to absorb change.
	Recreational site users such as walkers/cyclists	> Users of designated national trail and cycle networks > Users of Public Rights of Way subject to heavy use > Users of Public Rights of Way where the length of time focused on the landscape is considerable for example long distance trails. > Visitors to Open Access or national Trust Land
	Users of Public Road Networks/Transport Routes	> Road users on scenic routes or routes between specific leisure/tourism destinations where the focus on landscape appreciation is higher. > Passengers on scenic rail routes or routes through idyllic settings.
Medium	Residential Tenants	> Views only experienced from rooms occupied in the evening > Views experienced only from rooms on upper floors > Views partially screened by vegetation
	Recreational site users such as walkers/cyclists	> Users of Public Rights of way which are used frequently but do not constitute high use or have particular tourism interest for example dog walkers people running for exercise. > Users of Public Rights of Way and open land where the length of time focused on the landscape is not considerable for example short leisure walks/loop tracks.
	Users of Public Road Networks/Transport Routes	> Major roads and arterial routes > Transitory routes within idyllic settings for example country roads. > Routes with broad ranging views across the landscape. > Passengers on specific routes between tourism destinations or historic destinations where focus on and perception of the landscape is increased.
Low	Residential Tenants	> Views only experience from the curtilage or garden > Views experienced only at oblique angles due to the orientation of the property. > Views screened in the main by dense vegetation and/or built form.
	Recreational site users such as walkers/cyclists	> Public Rights of Way which are used infrequently by a low numbers of people. > Public right of way where the focus is not on the landscape for example footway links to town centers/urban areas and commuter cycle routes.
	Users of Public Road Networks/Transport Routes	> Roads within urban/built up areas. > Roads with speed above 50mph. > Road where the focus is on driving and negotiation of traffic for example commuter routes. > Rail or Bus Links where the focus is not on the surrounding landscape for example commuter routes.
Negligible	Places of Employment/Education	> Such establishments are only occupied during the day. > Focus of the user is upon working or learning not the landscape outside
	Recreational site users such as walkers/cyclists	> Public Rights of Way which are used rarely by few people. > Informal footpath links not designated as PROW
	Users of Public Road Networks/Transport Routes	> Motorways, Bypasses and high speed routes (Above 60mph) > Roads used by low numbers of cars for example access tracks/maintenance routes.

Table 4
Definition of Magnitude - Visual Effects

Magnitude of Change	Effect Type	Justification
High	Visual	> Proposed development generates complete alteration to views of the landscape experienced persistently over a broad area by a large number of people. > Proposed Development directly faces the viewpoint. > Proposed site is located within and open field of view with little or no screening features intervening with the view. > Development site is located at short distance from the receptor (Less than 500m). > Proposed Development covers all or a substantial portion of the existing site.
Medium	Visual	> Proposed development generates partial alteration to views of the landscape experienced frequently by large numbers of people within the surrounding area. > Proposed development site potentially forms a considerable component in views from surrounding areas. > Proposed development sits along general view line of the receptor. > Proposed development site is screened to some extent by intervening vegetation and/or built form. > Development site is located within medium distance from the receptor (500m to 1km). > Proposed Development covers 50% of the existing site.
Low	Visual	> Proposed development generates minor alterations to views of the landscape experienced from within the immediate site context/adjacent land parcels > Proposed development site forms only a small portion of a wider panorama or view. > Proposed development sits at an oblique angle to the orientation of the receptor. > Proposed development site largely screened by intervening vegetation, built form and/topography. > Development site is located a long distance from the receptor (1km to 1.5km). > Proposed Development covers a small portion of the existing site and/or is laid out to provide generous boundary offsets from adjacent areas. > Proposed development is generally sympathetic to its surroundings
No Change	Visual	> Any alteration to views brought about by the proposed development are inconsequential and would be unperceivable in the context of the surrounding elements constituting to a situation of 'No change' > Proposed development site is barely identifiable within views in the surrounding context > Proposed development site is outside of the field of view of the defined receptor > Proposed development site will be almost entirely screened by intervening dense and/or evergreen vegetation, built form and/or topography severely restricting/preventing views. > Development site is located greater than 1.5km away from the receptor and as such any visibility is considerably reduced. > Proposed development is wholly sympathetic to its surroundings

9.3 Appendix 2 – The Figures

9.3.1 FIG 1 – Zone of Theoretical Visibility

9.3.2 FIG 2 – Viewpoint Locations Plan

APPENDIX 2
THE FIGURES

FIG 1 - ZONE OF THEORETICAL VISIBILITY
FIG 2 - VIEWPOINTS LOCATION PLAN



ZONE OF THEORETICAL VISIBILITY



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PROPOSED AGRICULTURAL DEVELOPMENT
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SURVEYED VIEWPOINTS

SITE NOT VISIBLE



VIEWS POSSIBLE (SHORT RANGE)
PARTIAL/SCREENED/LIMITED



VIEWS POSSIBLE (LONG RANGE)
PARTIAL/SCREENED/LIMITED



SITE FULLY VISIBLE
LONG RANGE



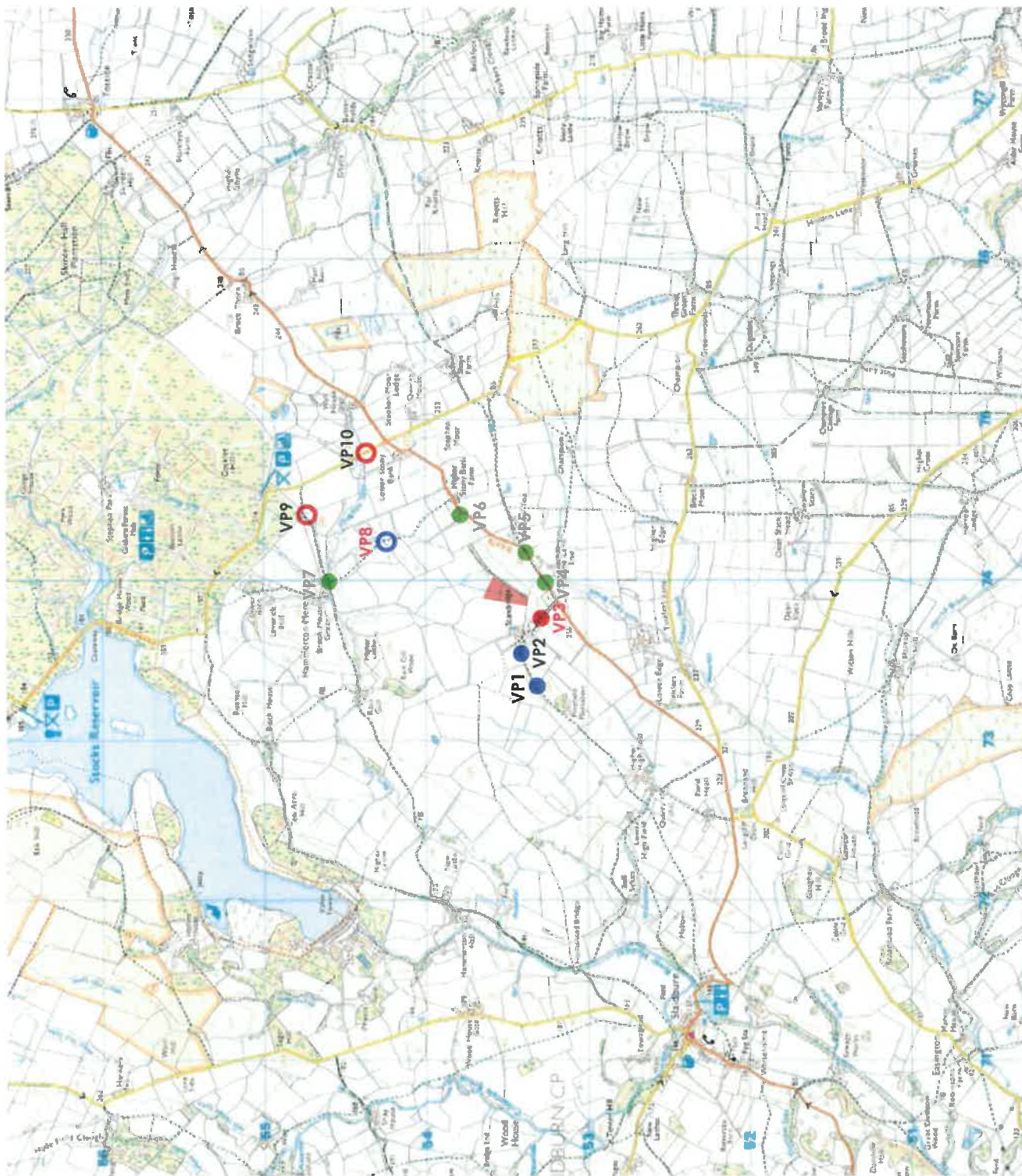
SITE FULLY VISIBLE
SHORT RANGE



VIEWPOINT SURVEYED



VIEWPOINT SURVEYED AND
ASSESSED IN LVIA
SEE PHOTOMONTAGES
IN PROPOSED VIEWS



STATUS:

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9.4 Appendix 3 – Visual Assessment

9.4.1 Surveyed Viewpoints

9.4.2 Schedule A – Predicted Visual Effects

9.4.3 Assessment of Significant Visual Effects – Photomontages showing mitigation

STANDRIDGE FARM, SLAIDBURN - VISUAL IMPACT APPRAISAL

APPENDIX 3

SECTION 9.4.1 SURVEYED VIEWPOINTS

BASELINE SURVEY OF EXISTING VIEWS

PROPOSED SITE PARTIALLY VISIBLE



VIEWPOINT CODE: VP01 VIEW DIRECTION: EAST VIEWER HEIGHT: 1.5m DATE TAKEN: MAY 25TH 2018
VIEW FROM FOOTPATH 3-40-FP-19 VIEW DISTANCE: 0.5KM CAMERA LENSE: 45mm TIME TAKEN: AM

RECEPTOR TYPE: RECREATIONAL WALKERS TRAVELLING EAST
VIEW TYPE: SPECIFIC TO THE POINT WHERE THE PATH REACHES THE CROWN OF THE HILL

STATUS: FINAL DRAFT
DATE OF ISSUE: JUN 18
SCALE: NTS

PROJECT NAME: STANDRIDGE FARM, SLAIDBURN
SHEET TITLE: LVIA_SURVEYED VIEWPOINTS
SHEET NUMBER: VP01 REVISION: (-)



VIEWPOINT CODE: VP02 VIEW DIRECTION: EAST DATE TAKEN: MAY 25TH 2018
VIEW FROM FOOTPATH 3-40-FP-19 VIEW DISTANCE: 0.3KM TIME TAKEN: AM
VIEWER HEIGHT: 1.5m
CAMERA LENSE: 45mm

RECEPTOR TYPE: RECREATIONAL WALKERS TRAVELLING EAST
VIEW TYPE: SPECIFIC TO THE APPROACH TO STANDRIDGE FARM

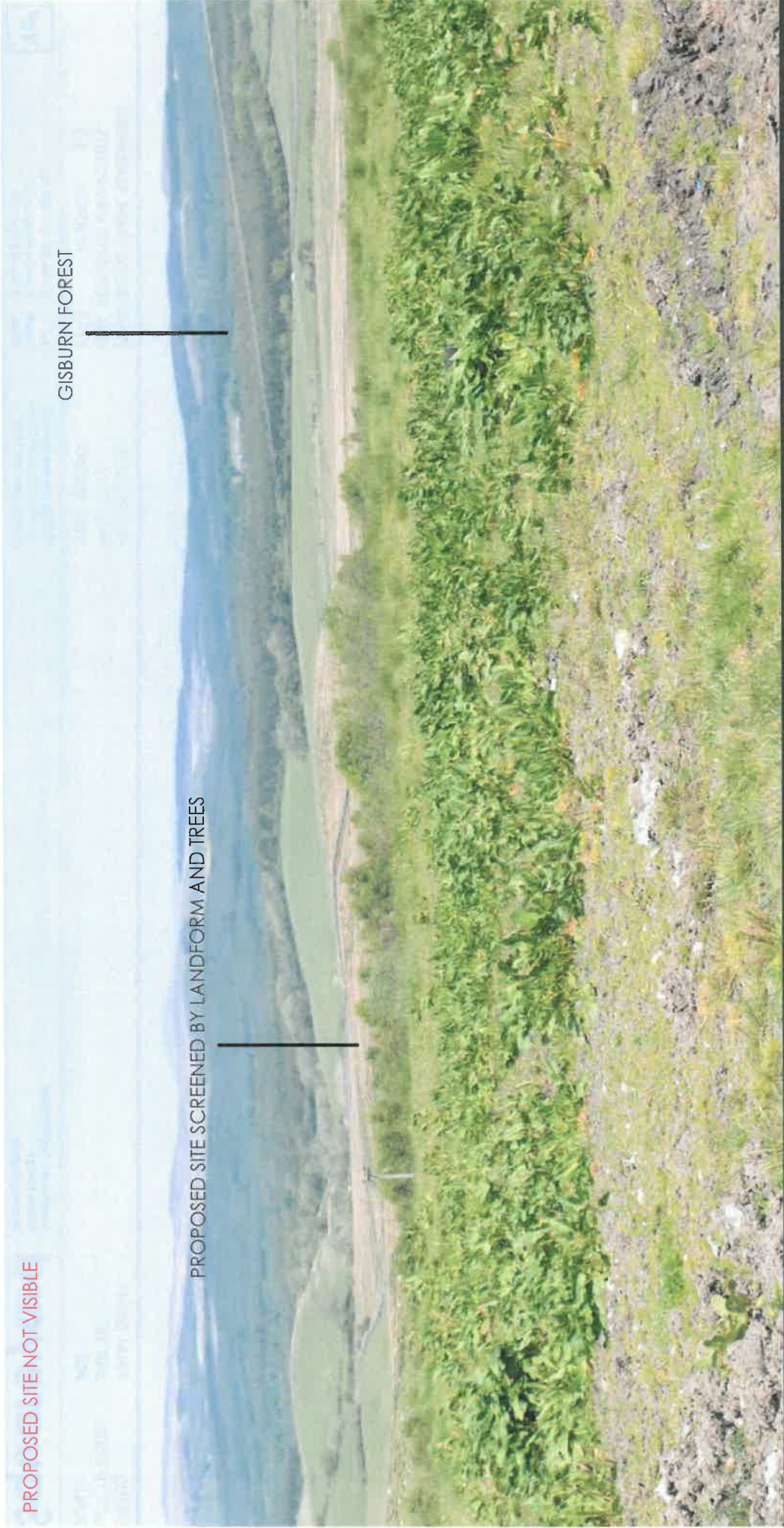
STATUS: FINAL DRAFT DATE OF ISSUE: JUN 18 SCALE: NTS	PROJECT NAME: STANDRIDGE FARM, SLAIDBURN
	SHEET TITLE: LVIA_SURVEYED VIEWPOINTS
	SHEET NUMBER: VP02 REVISION: (-)
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VIEWPOINT CODE: **VP03** VIEW DIRECTION: **EAST** VIEWER HEIGHT: **1.5m** DATE TAKEN: **MAY 25TH 2018**
VIEW FROM FOOTPATH 13-7-FP-19 VIEW DISTANCE: **0.2KM** CAMERA LENSE: **45mm** TIME TAKEN: **AM**

RECEPTOR TYPE: **RECREATIONAL - WALKERS**
VIEW TYPE: **REPRESENTATIVE OF VIEWS ALONG THE FARM ACCESS WHEN LOOKING EAST**

STATUS: FINAL DRAFT	PROJECT NAME: STANDRIDGE FARM, SLAIDBURN		
	DATE OF ISSUE: JUN 18		
	SCALE: NTS		
DATE OF ISSUE: JUN 18	SHEET TITLE: L'VIA SURVEYED VIEWPOINTS		
	SHEET NUMBER: VP03		
	REVISION: (-)		



VIEWPOINT CODE: VP04 DATE TAKEN: MAY 25TH 2018
VIEW FROM ROAD B6478 TIME TAKEN: AM

VIEWER HEIGHT: 1.5m
CAMERA LENSE: 45mm

VIEW DIRECTION: NORTH
VIEW DISTANCE: 0.25KM

RECEPTOR TYPE: DRIVERS/WALKER ON THE B6478
VIEW TYPE: ILLUSTRATIVE OF VIEWS FROM THE ROAD TO THE SOUTH OF SITE

STATUS: FINAL DRAFT
DATE OF ISSUE: JUN 18
SCALE: NTS

PROJECT NAME: STANDRIDGE FARM, SLAIDBURN
SHEET TITLE: LVIA SURVEYED VIEWPOINTS
SHEET NUMBER: VP04 REVISION: (-)

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PROPOSED SITE NOT VISIBLE

PROPOSED SITE SCREENED BY LANDFORM AND TREES



VIEWPOINT CODE: **VP05** DATE TAKEN: **MAY 25TH 2018**
VIEW FROM ROAD **B6478** TIME TAKEN: **AM**

VIEW DIRECTION: **NORTH WEST** VIEWER HEIGHT: **1.5m**
VIEW DISTANCE: **0.3KM** CAMERA LENSE: **45mm**

RECEPTOR TYPE: **DRIVERS/WALKER ON THE B6478**
VIEW TYPE: **ILLUSTRATIVE OF VIEWS FROM THE ROAD TO THE SOUTH OF SITE**

STATUS: **FINAL DRAFT**
DATE OF ISSUE: **JUN 18**
SCALE: **NTS**

PROJECT NAME: **STANDRIDGE FARM, SLAIDBURN**
SHEET TITLE: **L'VIA SURVEYED VIEWPOINTS**
SHEET NUMBER: **VP05** REVISION: **(-)**

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PROPOSED SITE NOT VISIBLE

PROPOSED SITE SCREENED BY LANDFORM AND TREES



VIEWPOINT CODE: **VP06** DATE TAKEN: **MAY 25TH 2018**
VIEW FROM ROAD **B6478** TIME TAKEN: **AM**
VIEW DIRECTION: **SOUTH WEST** VIEWER HEIGHT: **1.5m**
VIEW DISTANCE: **0.6KM** CAMERA LENSE: **45mm**

RECEPTOR TYPE: **DRIVERS/WALKER ON THE B6478**
VIEW TYPE: **ILLUSTRATIVE OF VIEWS FROM THE ROAD TO THE SOUTH OF SITE**

STATUS: **FINAL DRAFT**
DATE OF ISSUE: **JUN 18**
SCALE: **NTS**

PROJECT NAME: **STANDRIDGE FARM, SLAIDBURN**
SHEET TITLE: **LVIA_SURVEYED VIEWPOINTS**
SHEET NUMBER: **VP06** REVISION: **(-)**

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PROPOSED SITE NOT VISIBLE

HIGHER STONY
BANK FARM

PROPOSED SITE SCREENED BY LANDFORM ON
NORTHER PORTION OF THIS ROUTE



VIEWPOINT CODE: **VP07** DATE TAKEN: **MAY 25TH 2018**
VIEW FROM FOOTPATH 3-17-FP-15 TIME TAKEN: **AM**
VIEW DIRECTION: **SOUTH (SE)** VIEWER HEIGHT: **1.5m**
VIEW DISTANCE: **1KM** CAMERA LENSE: **45mm**
RECEPTOR TYPE: **RECREATIONAL - WALKERS JOINING FOOTPATH 3-17-FP-15 HEADING SOUTH FROM JUNCTION WITH FOOTPATH 3-17-FP-13**
VIEW TYPE: **ILLUSTRATIVE OF VIEWS FROM THIS SECTION OF PATH WHEN TRAVELLING SOUTH**

STATUS: **FINAL DRAFT**
DATE OF ISSUE: **JUN 18**
SCALE: **NTS**

PROJECT NAME: **STANDRIDGE FARM, SLAIDBURN**
SHEET TITLE: **L'VIA SURVEYED VIEWPOINTS**
SHEET NUMBER: **VP07** REVISION: **(-)**

EXISTING AGRICULTURAL
UNITS ON HORIZON LINE

TREE BELT

PROPOSED SITE



VIEWPOINT CODE: VP08
VIEW FROM FOOTPATH 3-17-FP-15
VIEW DIRECTION: SOUTH (SE)
VIEW DISTANCE: 0.75KM
VIEWER HEIGHT: 1.5m
CAMERA LENSE: 45mm
DATE TAKEN: MAY 25TH 2018
TIME TAKEN: AM

RECEPTOR TYPE:
VIEW TYPE: RECREATIONAL - WALKERS ON 3-17-FP-15 HEADING SOUTH
SPECIFIC TO THIS OPEN SECTION OF PATH

STATUS: FINAL DRAFT
DATE OF ISSUE: JUN 18
SCALE: NTS

PROJECT NAME: STANDRIDGE FARM, SLAIDBURN
SHEET TITLE: LVIA_SURVEYED VIEWPOINTS
SHEET NUMBER: VP08
REVISION: (-)

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EXISTING AGRICULTURAL
UNITS ON HORIZON LINE

INTERMITTENT
SCREENING

PROPOSED SITE



VIEWPOINT CODE: **VP09** VIEW DIRECTION: **SOUTH SW** VIEWER HEIGHT: **1.5m** DATE TAKEN: **MAY 25TH 2018**
VIEW FROM FOOTPATH 3-17-FP-17 VIEW DISTANCE: **1.2KM** CAMERA LENSE: **45mm** TIME TAKEN: **AM**

RECEPTOR TYPE: **RECREATIONAL WALKERS AND FARM ACCESS ON THE ROUTE TRAVELLING WEST**
VIEW TYPE: **SPECIFIC TO THE ELEVATED SECTION OF ROUTE**

STATUS: **FINAL DRAFT**
DATE OF ISSUE: **JUN 18**
SCALE: **NTS**

PROJECT NAME: **STANDRIDGE FARM, SLAIDBURN**
SHEET TITLE: **L'VIA SURVEYED VIEWPOINTS**
SHEET NUMBER: **VP09** REVISION: **(-)**

EXISTING AGRICULTURAL
UNIT ON HORIZONE LINE

PROPOSED SITE

EXISTING SIMILAR AGRICULTURAL
UNITS ON HORIZON LINE

INTERMITTENT
SCREENING



VIEWPOINT CODE: VP10
VIEW FROM HOLE HOUSE LANE

VIEW DIRECTION: SOUTH WEST
VIEW DISTANCE: 1.1KM

VIEWER HEIGHT: 1.5m
CAMERA LENSE: 45mm

DATE TAKEN: MAY 25TH 2018
TIME TAKEN: AM

RECEPTOR TYPE:
VIEW TYPE: RECREATIONAL - WALKERS ON THE PENDLE WAY AND ADJACENT PROW
REPRESENTATIVE OF DRIVERS ON THIS ROUTE

STATUS: FINAL DRAFT
DATE OF ISSUE: JUN 18
SCALE: NTS

PROJECT NAME: STANDRIDGE FARM, SLAIDBURN
SHEET TITLE: LVIA_SURVEYED VIEWPOINTS
SHEET NUMBER: VP10 REVISION: (-)

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APPENDIX 3 - SECTION 9.4.2
SCHEDULE A - PREDICTED VISUAL EFFECTS

ASSESSMENT TABLES

Potential Visual Receptors	Effect Assessment Narrative	View Duration	Number of Viewers	Sensitivity	View Distance	Development Visibility	Change Duration	Change Magnitude	Significance of Effect	Effect Type
		Temporary Permanent	High Medium Low	High Medium Low Negligible	Short Medium Long	Full Partial Minimal Not Visible	Temporary Permanent	High Medium Low No Change	Major Moderate Slight Negligible	Adverse Positive Neutral
Public Right of Way Users Footpath 3-40-FP-17	See Viewpoints VP1 and VP2	Temporary Short or Specific	Medium	High	Medium	Partial	Permanent	Low	Slight	Adverse
	View points VP1 and VP2 are included to show specific points along this section of the footpath at which views of the site become possible. VP1 is taken from the crown of the hill where the footpath cuts into the open field from the northern side of the hedge. Prior to this point any views towards site are screened by vegetation. This vantage point is experienced at a specific point and as such the duration of view is short and temporary. The existing view taken in the rounded landform around Standridge Farm and includes views of similar agricultural units to those proposed on the periphery. Views of the site are partial with much of the proposed building platform screened by the mature trees and built form at Standridge Farm. VP2 is again taken at a specific point where the elevated vantage point allows views over the rooftop of Standridge Farm towards site. Much of the building platform is again screened by the mature trees in the view allowing only partial views.			Path is within AONB						
	The significance of effect to these views has been judged as Slight. The footpath is well used however does not form part of a high usage or nationally significant trail. View numbers are considered medium. The duration of view is short occurring at only specific points. Similar agricultural units are evident in the baseline view. Much of the proposed unit will be screened by existing vegetation and built form.									
	Mitigation in the form of tree planting to the access road and west/south west side of the unit will screen much of the built form from view within a period of 5-10 years.									

Potential Visual Receptors	Effects Assessment Narrative	View		Number of Viewers	Sensitivity	View Distance	Development Visibility	Change Duration	Change Magnitude	Significance of Effect	Effect Type
		Temporary	Permanent			Short	Medium	Long			
Footpath 3-17-EP-19	See Viewpoint VP3	Temporary	Permanent	High Medium Low	High Medium Low Negligible	Short	Medium	Long	High Medium Low No Change	Major Moderate Slight Negligible	Adverse Positive Neutral
	Viewpoint VP3 shows the views experienced by walkers on this section of route which follows the farm access track to the west of site. The view is taken perpendicular to the line of travel at a point where the hedgerow along the side of the track breaks to form a gate access. The baseline view offers a glimpse of the wider landscape through the vegetation. Currently the site forms the open element to this view framed by the belt of trees on either side. The view corridor is open across the lush pasture with little evidence of built form.	Temporary	Short or Specific	Medium	High	Short	Full	Permanent	High	Moderate	Adverse
	The proposed unit will introduce a large block of built form into an otherwise uninterrupted view. Although built form is not present within this view any receptor using this path will have passed similar agricultural units to that proposed in either direction. As such the proposals are not out of character with other development experienced along this route. Regardless the magnitude of change to the view at this specific point is considered moderate. This viewpoint has been further assessed using photomontage in the Assessment of Significant Views (Appendix 3)									MITIGATION PROPOSALS FURTHER ASSESSED WITH PHOTOMONTAGE IN APPENDIX 3	
	Mitigation in the form of tree planting to the access road and south western side of the unit is possible of reducing the level of effect within a period of 5-10 years. Likewise gapping up of the existing hedge line along the side of the route would ensure that this view only occurs at this specific point where the field access occurs.										

Potential Visual Receptors	Effect Assessment Narrative	View Duration	Number of Viewers	Sensitivity	View Distance	Development Visibility	Change Duration	Change Magnitude	Significance of Effect	Effect Type
		Temporary Permanent	High Medium Low	High Medium Low Negligible	Short Medium Long	Full Partial Minimal Not Visible	Temporary Permanent	High Medium Low No Change	Major Moderate Slight Negligible	Adverse Positive Neutral
Footpath 3-17-FP-15	See Viewpoint VP7 and VP8	Temporary Short or Specific	Low	High	Medium	Full	Permanent	Medium	Moderate	Adverse
	This section of footpath from Brook House Farm to Higher Stony Bank Farm appears to be of low use. The line of the path beyond the stile access in the north is not clear or well trodden. As such the number of receptor experiencing these views is considered low. The northern section of the route VP7 sits behind a large undulation in the ground plane (see VP7). This landform screens any views of the site from the northern section of the path. VP8 indicates the view from the southern section of the route where views of the proposed site open up across the rolling landscape of rushy pasture. The pasture is divided further south by stone wall field boundaries. The view of the proposed site is backgrounded by the existing belt of trees and steep landform which rises behind the site up to the 86478.								MITIGATION PROPOSALS FURTHER ASSESSED WITH PHOTOMONTAGE IN APPENDIX 3	
	The proposed unit will introduce built form into the view of closer range than any that exists in the baseline view. That said the proposed unit is agricultural in nature and not uncharacteristic of other building in the vicinity. The proposed unit although large, will occupy only a small portion of the view relative to the scale. The unit will always be backgrounded by trees or topography helping to nestle the built form into the scene to some extent. Despite this, the magnitude of change to this view has been considered moderate and requires mitigation to ensure the farm is softened in the frame when viewed from this orientation. This view is assessed further using photomontage in the Assessment of Significant Views (Appendix 3)									
	Mitigation suggested for this view includes the following suggestions Reduce the level of the building platform with a cut and fill exercise. This will recess the unit into the topography and lower the level of the ridge line. Install a gentle landform bund to the northern side of the unit to screen the lower portions of the unit. Plant feathered trees along the bund to screen the upper portions of the unit and break the outline. If all suggested mitigation measures are followed the effects on this view are capable of mitigation to a level which is considered not significant.								Slight with Mitigation	

Potential Visual Receptors	Effects Assessment Narrative	View Duration	Number of Viewers	Sensitivity	View Distance	Development Visibility	Change Duration	Change Magnitude	Significance of Effect	Effect Type
		Temporary Permanent	High Medium Low	High Medium Low Negligible	Short Medium Long	Full Partial Minimal Not Visible	Temporary Permanent	High Medium Low No Change	Major Moderate Slight Negligible	Adverse Positive Neutral
Footpath 3-17-FP-17	See Viewpoint VP9	Temporary Short or Specific	Medium	High	Long	Partial	Permanent	Low	Slight	Adverse
	Views along this route when travelling west are drawn to the north along the line of travel and/or out across the rolling open landscape to the north. As such the receptor focus is not towards the proposed unit. The view towards site along this route is generally screened by landform as such VP9 represents and specific section where this view occurs. The view takes in rolling rusty pasture, undulating topography, tree groups and isolated farm buildings.								Negligible with suggested mitigation	
	The proposed development although large, will occupy only a small portion of the view when seen at this range. The unit will be backgrounded by trees and landform helping to nestle the form into the view. In terms of the level of effect, the view is not dissimilar to that described in VP8, however the increased distance of view dictates a lower level of effect.									
	Mitigation measure suggested in VP7 and VP8 above will be capable of reducing this level of effect to Negligible within a period of 5-10 years									

Potential Visual Receptors	Effect Assessment Narrative	View Duration	Number of Viewers	Sensitivity	View Distance	Development Visibility	Change Duration	Change Magnitude	Significance of Effect	Effect Type
		Temporary Permanent	High Medium Low	High Medium Low Negligible	Short Medium Long	Full Partial Minimal Not Visible	Temporary Permanent	High Medium Low No Change	Major Moderate Slight Negligible	Adverse Positive Neutral
Transport Corridors User of B6478	See Viewpoint VP4, VP5 and VP6 The site survey concluded that no views towards the site will be possible from the B6478 or any of the routes south of the site. VP1/2/3 are included to illustrate this point.	Temporary Fleeting	High	High	Medium	Not Visible	Permanent	No Change	No Change	Neutral
Users of Dugdale Lane	See Viewpoint VP10	Temporary Fleeting	High	High	Long	Full	Permanent	Medium	Slight	Neutral

STANDRIDGE FARM, SLAIDBURN - VISUAL IMPACT APPRAISAL

APPENDIX 3

SECTION 9.4.3 ASSESSMENT OF SIGNIFICANT EFFECTS

PHOTOMONTAGES AND MITIGATION PROPOSALS



VIEWPOINT_VP03
SITE AS EXISTING

View is specific to the point where a gap in the existing vegetation occurs at the gated access point
View is open across the wider landscape
Trees and vegetation frame the view across the rushy pasture

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		STANDRIDGE FARM, SLAIDBURN PHOTOMONTAGE 1 - SITE AS EXISTING PH1		REVISION: (-)
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VIEWPOINT_VP03

SITE WITH PROPOSED BUILDING IN PLACE

Proposed built form dominates the existing view due to close range of receptor
Built form is out of context with the existing view although similar development is evident along other sections of this route

Level of effect with no mitigation - Moderate

Not considered major on account other building of similar size, form and types are evident on other portions of this route. Also this view is specific to point where hedge line along the access road breaks to form field access.

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PROJECT NAME: STANDRIDGE FARM, SLAIDBURN
SHEET TITLE: PHOTOMONTAGE 1 - SITE AS PROPOSED
SHEET NUMBER: PH1A REVISION: (-)

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VIEWPOINT_VP03

SITE AS PROPOSED WITH MITIGATION SCREEN PLANTING

Proposed screen planting as feathered trees will help to soften the view of the building on day one. The building ridge line is circa 5m tall
Recessed building platform by 1.5m using a cut and fill exercise will mean that the trees (Circa 1.5m tall at planting) will screen much of the building height at planting.
After a period of 5-10 years the trees will screen the full height of the building and will read as a continuation of the existing tree belt.
Further mitigation could be provided in the form of a screening bund on this side of the unit to give more instant effect to the tree planting on day one and reduce visibility of the lower portion of the unit.

Level of effect with screen planting at day one - Moderate/Slight

Level of effect after a period of 5-10 years - Slight

STATUS: DATE OF ISSUE: SCALE:	FINAL DRAFT JUN 18 NTS	PROJECT NAME: SHEET TITLE: SHEET NUMBER:		STANDRIDGE FARM, SLAIDBURN PHOTOMONTAGE 1 - WITH MITIGATION PH1B REVISION: (-)	
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VIEWPOINT_VP08
SITE AS EXISTING

Upward angle of view towards site across an open landscape of rushy pasture.
Field boundaries evident as dry stone walls
Existing tree belt and steeply rising landform backgrounds the view.
Existing farm unit evident on the horizon line.

STATUS: DATE OF ISSUE: SCALE:	FINAL DRAFT JUN 18 NTS	PROJECT NAME: SHEET TITLE: SHEET NUMBER:		STANDRIDGE FARM, SLAIDBURN PHOTOMONTAGE 2 - WITH SCREEN PLANTING PH2 REVISION: (-)	
		YD2 Ltd T/A Squareyard The Shed, Chester Street Manchester, M1 5GD		Tel. > +44 (0) 7514 281 452 Email. > studio@yd2.co.uk Web. > www.yd2.co.uk	
		Landscape Architecture Urban Design Masterplanning		Squareyard	



VIEWPOINT_VP08

SITE WITH PROPOSED BUILDING IN PLACE

Proposed building is large in form and will create a focal point to the view. Although other built form is evident this is at closer range and larger in size. Unit is backgrounded by trees and landform which to some extents helps to nestle the large form into the scene. Materiality of facade should be considered to ensure the colour remains recessive in the scene when viewed adjacent to other colours evident. Environmental Colour Assessment recommended to test proposed facade treatments

Level of effect with reduce building platform level but no mitigation - Moderate

STATUS: FINAL DRAFT
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SCALE: NTS

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PROJECT NAME: STANDRIDGE FARM, SLAIDBURN
SHEET TITLE: PHOTOMONTAGE 2 - SITE AS EXISTING
SHEET NUMBER: PH2A REVISION: (-)

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VIEWPOINT_VP08

SITE AS PROPOSED WITH MITIGATION SCREENING MOUND

By reducing the proposed building platform level with a cut and fill exercise the overall height of the ridge lines can be reduced.
Use of the excess cut to create a circa 2m high bund in front of the unit will screen the lower portions of the building on day one.
The bund should be planted with rushes/grasses transplanted from the building footprint area and seeded with a pasture mix to help soften the form of the bund into the landscape.
The bund should be feathered into the contours of the adjacent landform to ensure this does not appear engineered and nestles into the topography.

Level of effect with recessed building platform level and 2m high bund - Moderate/Slight

STATUS: FINAL DRAFT
DATE OF ISSUE: JUN 18
SCALE: NTS

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PROJECT NAME: STANDRIDGE FARM, SLAIDBURN
SHEET TITLE: PHOTOMONTAGE 2 - SITE AS PROPOSED
SHEET NUMBER: PH2B REVISION: (-)

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VIEWPOINT_VP08

SITE AS PROPOSED WITH MITIGATION SCREENING MOUND AND TREE PLANTING

Planting of the bund with feathered trees and shrubs of circa 1.5m in height at planting will give an overall vegetation height of circa 3.5m on day one (accounting for the 2m high bund)
 Planting to include some specimen trees of circa 2m-3m height at planting to help break the roof line.
 This combined mitigation screening will be capable of screening the full height of the unit within a period of 5-10 years.
 Once established the screen planting will read as an extension of the existing tree belt and reduce the significance of effect.

Level of effect with bund and tree planting - Slight to negligible over a period of 5-10 years

STATUS:		FINAL DRAFT	PROJECT NAME: SHEET TITLE: SHEET NUMBER:	STANDRIDGE FARM, SLAIDBURN PHOTOMONTAGE 2 - WITH SCREEN MOUND PH2C REVISION: (-)
DATE OF ISSUE:		JUN 18		
SCALE:		NTS		
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APPENDIX 2
THE FIGURES 320180668P

FIG 1 - ZONE OF THEORETICAL VISIBILITY
FIG 2 - VIEWPOINTS LOCATION PLAN



STATUS: **FINAL DRAFT**
 DATE OF ISSUE: **JUN 18**
 SCALE: **1:25,000 @ A3**

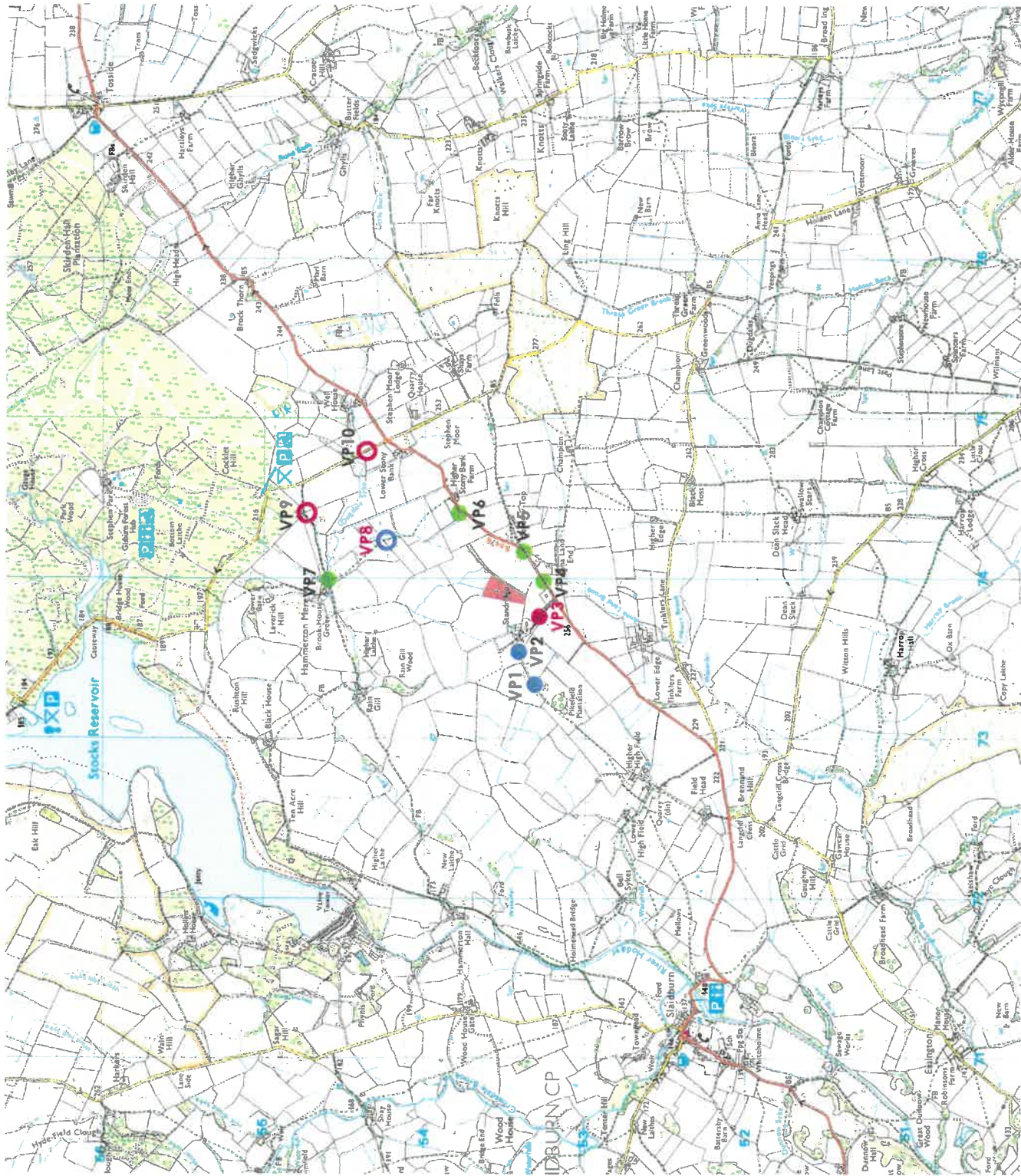
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PROPOSED AGRICULTURAL DEVELOPMENT
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SURVEYED VIEWPOINTS

SITE NOT VISIBLE



VIEWS POSSIBLE (SHORT RANGE)
PARTIAL/SCREENED/LIMITED



VIEWS POSSIBLE (LONG RANGE)
PARTIAL/SCREENED/LIMITED



SITE FULLY VISIBLE
LONG RANGE



SITE FULLY VISIBLE
SHORT RANGE



VIEWPOINT SURVEYED



VIEWPOINT SURVEYED AND
ASSESSED IN LVIA
SEE PHOTOMONTAGES
IN PROPOSED VIEWS



STATUS:

FINAL DRAFT

DATE OF ISSUE:

JUN 18

SCALE:

1:25,000 @ A3

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PROPOSED AGRICULTURAL DEVELOPMENT

STANDRIDGE FARM, SLAIDBURN

VIEWPOINT LOCATION PLAN

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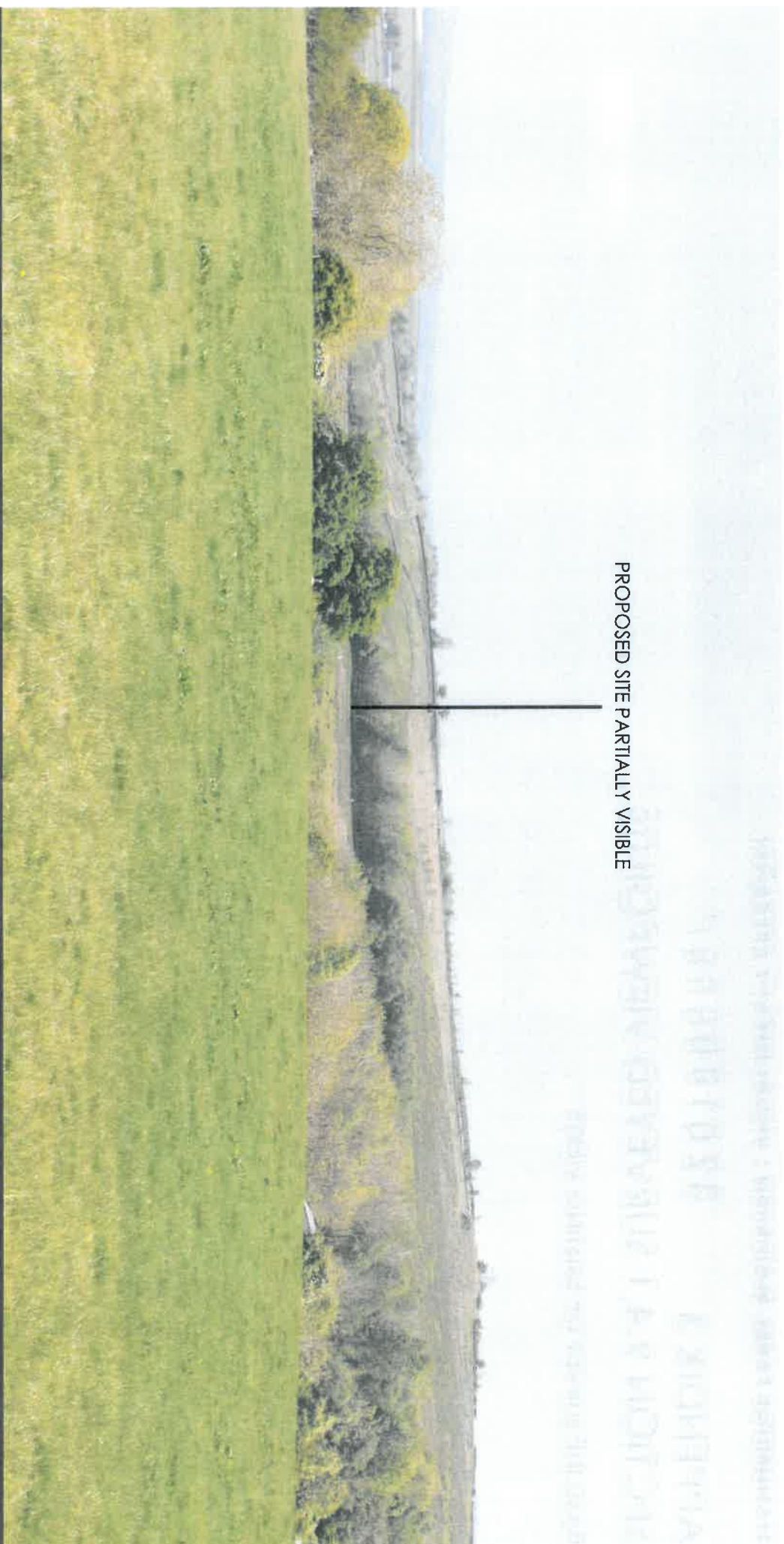
STANDRIDGE FARM, SLAIDBURN - VISUAL IMPACT APPRAISAL

APPENDIX 3 320180668 P

SECTION 9.4.1 SURVEYED VIEWPOINTS

BASELINE SURVEY OF EXISTING VIEWS

PROPOSED SITE PARTIALLY VISIBLE



VIEWPOINT CODE: VP01
VIEW FROM FOOTPATH 3-40-FP-19
VIEW DIRECTION: EAST
VIEW DISTANCE: 0.5KM
VIEWER HEIGHT: 1.5m
CAMERA LENSE: 45mm
DATE TAKEN: MAY 25TH 2018
TIME TAKEN: AM

RECEPTOR TYPE: RECREATIONAL WALKERS TRAVELLING EAST
VIEW TYPE: SPECIFIC TO THE POINT WHERE THE PATH REACHES THE CROWN OF THE HILL

STATUS: FINAL DRAFT
DATE OF ISSUE: JUN 18
SCALE: NTS

PROJECT NAME: STANDRIDGE FARM, SLAIDBURN
SHEET TITLE: LVIA, SURVEYED VIEWPOINTS
SHEET NUMBER: VP01
REVISION: (-)

TREES SCREEN VIEW

PROPOSED SITE PARTIALLY VISIBLE

TREES SCREEN VIEW



VIEWPOINT CODE: VP02
VIEW FROM FOOTPATH 3-40-FP-19
VIEWER HEIGHT: 1.5m
DATE TAKEN: MAY 25TH 2018
CAMERA LENSE: 45mm
TIME TAKEN: AM

RECEPTOR TYPE:
VIEW TYPE: RECREATIONAL WALKERS TRAVELLING EAST
SPECIFIC TO THE APPROACH TO STANDRIDGE FARM

STATUS: FINAL DRAFT
DATE OF ISSUE: JUN 18
SCALE: NTS

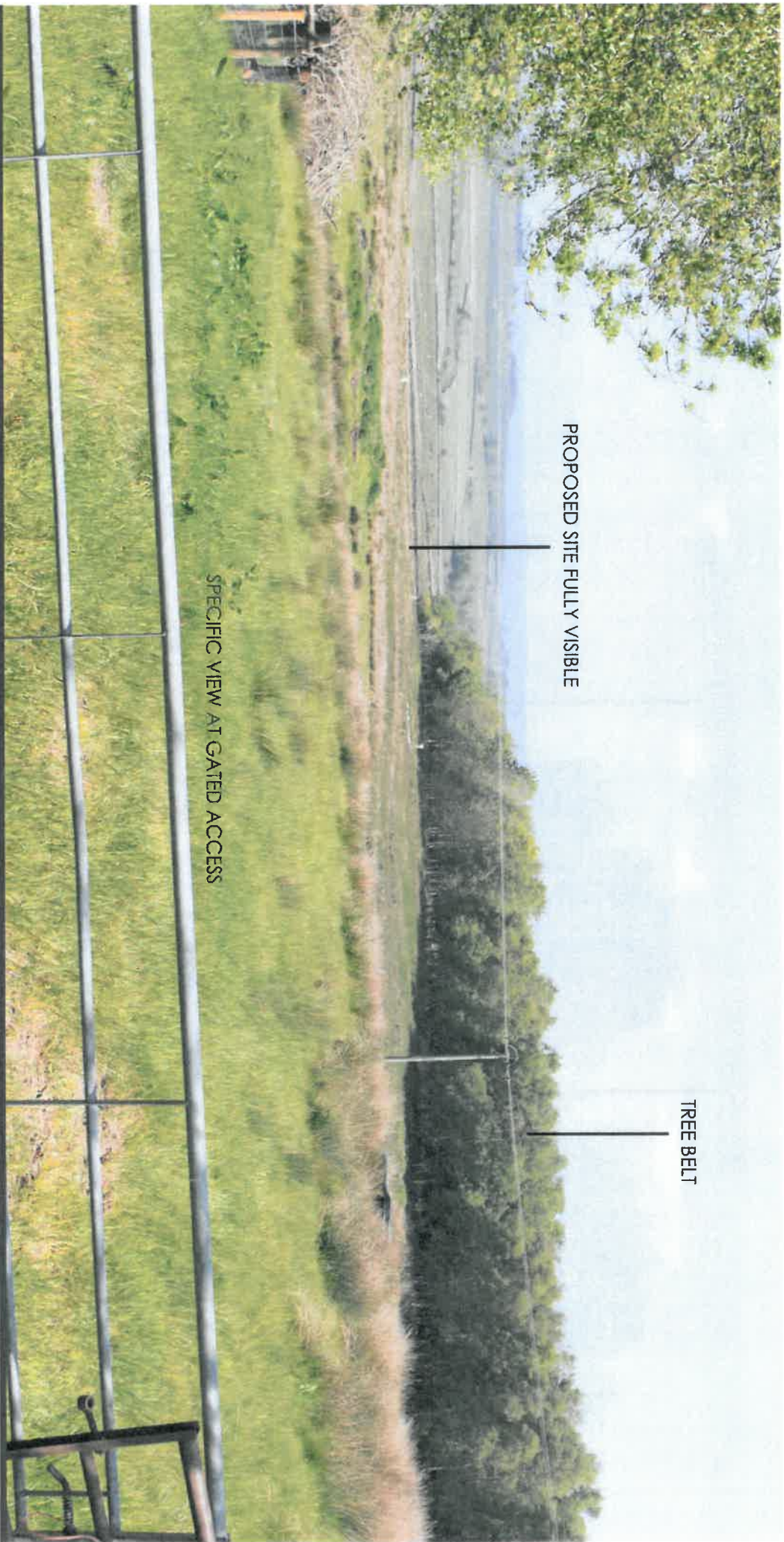
PROJECT NAME: STANDRIDGE FARM, SLAIDBURN
SHEET TITLE: LVIA SURVEYED VIEWPOINTS
SHEET NUMBER: VP02
REVISION: (-)

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SPECIFIC VIEW AT GATED ACCESS

PROPOSED SITE FULLY VISIBLE

TREE BELT

VIEWPOINT CODE: **VP03**
 VIEW FROM FOOTPATH 13-7-FP-19
 VIEW DIRECTION: **EAST**
 VIEW DISTANCE: **0.2KM**
 VIEWER HEIGHT: **1.5m**
 CAMERA LENSE: **45mm**
 DATE TAKEN: **MAY 25TH 2018**
 TIME TAKEN: **AM**
 RECEPTOR TYPE: **RECREATIONAL - WALKERS**
 VIEW TYPE: **REPRESENTATIVE OF VIEWS ALONG THE FARM ACCESS WHEN LOOKING EAST**

STATUS: **FINAL DRAFT**
 DATE OF ISSUE: **JUN 18**
 SCALE: **NTS**

PROJECT NAME: **STANDRIDGE FARM, SLAIDBURN**
 SHEET TITLE: **LVA SURVEYED VIEWPOINTS**
 SHEET NUMBER: **VP03**
 REVISION: **(-)**

PROPOSED SITE NOT VISIBLE

GISBURN FOREST

PROPOSED SITE SCREENED BY LANDFORM AND TREES

VIEWPOINT CODE: VP04
VIEW FROM ROAD B6478
VIEW DIRECTION: NORTH
VIEW DISTANCE: 0.25KM
VIEWER HEIGHT: 1.5m
CAMERA LENSE: 45mm
DATE TAKEN: MAY 25TH 2018
TIME TAKEN: AM

RECEPTOR TYPE: DRIVERS/WALKER ON THE B6478
VIEW TYPE: ILLUSTRATIVE OF VIEWS FROM THE ROAD TO THE SOUTH OF SITE

STATUS: FINAL DRAFT
DATE OF ISSUE: JUN 18
SCALE: NTS

PROJECT NAME: STANDRIDGE FARM, SLAIDBURN
SHEET TITLE: LVIA_SURVEYED VIEWPOINTS
SHEET NUMBER: VP04
REVISION: (-)

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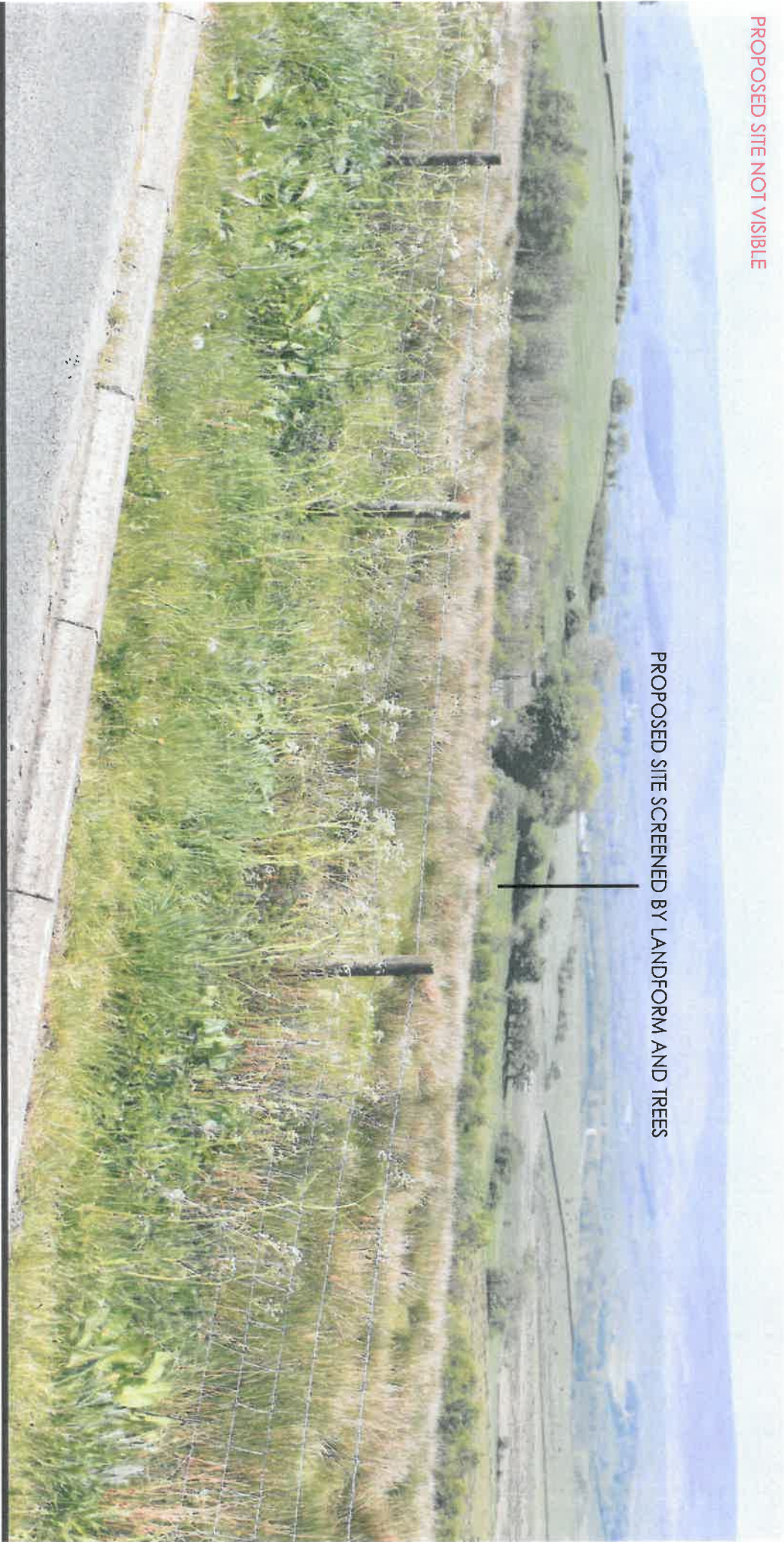
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PROPOSED SITE NOT VISIBLE

PROPOSED SITE SCREENED BY LANDFORM AND TREES



VIEWPOINT CODE: VP05
VIEW FROM ROAD B6478

VIEW DIRECTION: NORTH WEST
VIEW DISTANCE: 0.3KM
VIEWER HEIGHT: 1.5m
CAMERA LENSE: 45mm

DATE TAKEN: MAY 25TH 2018
TIME TAKEN: AM

RECEPTOR TYPE: DRIVERS/WALKER ON THE B6478
VIEW TYPE: ILLUSTRATIVE OF VIEWS FROM THE ROAD TO THE SOUTH OF SITE

STATUS: FINAL DRAFT
DATE OF ISSUE: JUN 18
SCALE: NTS

PROJECT NAME:
SHEET TITLE:
SHEET NUMBER:

STANDRIDGE FARM, SLAIDBURN
LVIA_SURVEYED VIEWPOINTS
VP05 REVISION: (-)

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PROPOSED SITE NOT VISIBLE

PROPOSED SITE SCREENED BY LANDFORM AND TREES



VIEWPOINT CODE: VP06 DATE TAKEN: MAY 25TH 2018
VIEW FROM ROAD B6478 TIME TAKEN: AM

VIEW DIRECTION: SOUTH WEST VIEWER HEIGHT: 1.5m
VIEW DISTANCE: 0.6KM CAMERA LENSE: 45mm

RECEPTOR TYPE: DRIVERS/WALKER ON THE B6478
VIEW TYPE: ILLUSTRATIVE OF VIEWS FROM THE ROAD TO THE SOUTH OF SITE

STATUS: FINAL DRAFT
DATE OF ISSUE: JUN 18
SCALE: NTS

PROJECT NAME: STANDRIDGE FARM, SLAIDBURN
SHEET TITLE: LVIA SURVEYED VIEWPOINTS
SHEET NUMBER: VP06 REVISION: (-)

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PROPOSED SITE NOT VISIBLE

HIGHER STONY
BANK FARM

PROPOSED SITE SCREENED BY LANDFORM ON
NORTHER PORTION OF THIS ROUTE



VIEWPOINT CODE: VP07
VIEW FROM FOOTPATH 3-17-FP-15

VIEW DIRECTION: SOUTH (SE)
VIEW DISTANCE: 1KM
VIEWER HEIGHT: 1.5m
CAMERA LENSE: 45mm
DATE TAKEN: MAY 25TH 2018
TIME TAKEN: AM

RECEPTOR TYPE: RECREATIONAL - WALKERS JOINING FOOTPATH 3-17-FP-15 HEADING SOUTH FROM JUNCTION WITH FOOTPATH 3-17-FP-13
VIEW TYPE: ILLUSTRATIVE OF VIEWS FROM THIS SECTION OF PATH WHEN TRAVELLING SOUTH

STATUS: FINAL DRAFT
DATE OF ISSUE: JUN 18
SCALE: NTS

PROJECT NAME: STANDRIDGE FARM, SLAIDBURN
SHEET TITLE: LVIA SURVEYED VIEWPOINTS
SHEET NUMBER: VP07
REVISION: (-)

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EXISTING AGRICULTURAL
UNITS ON HORIZON LINE

TREE BELT

PROPOSED SITE



VIEWPOINT CODE: **VP08** DATE TAKEN: **MAY 25TH 2018**
VIEW FROM FOOTPATH 3-17-FP-15 TIME TAKEN: **AM**

VIEWER HEIGHT: **1.5m**
CAMERA LENSE: **45mm**

VIEW DIRECTION: **SOUTH (SE)**
VIEW DISTANCE: **0.75KM**

RECEPTOR TYPE: **RECREATIONAL - WALKERS ON 3-17-FP-15 HEADING SOUTH**
VIEW TYPE: **SPECIFIC TO THIS OPEN SECTION OF PATH**

STATUS: **FINAL DRAFT**
DATE OF ISSUE: **JUN 18**
SCALE: **NTS**

PROJECT NAME: **STANDRIDGE FARM, SLAIDBURN**
SHEET TITLE: **LVIA SURVEYED VIEWPOINTS**
SHEET NUMBER: **VP08** REVISION: **(-)**

EXISTING AGRICULTURAL UNITS ON HORIZON LINE

INTERMITTENT
SCREENING

PROPOSED SITE



VIEWPOINT CODE: VP09
VIEW FROM FOOTPATH 3-17-FP-17

VIEW DIRECTION: SOUTH SW
VIEW DISTANCE: 1.2KM

VIEWER HEIGHT: 1.5m
CAMERA LENSE: 45mm

DATE TAKEN: MAY 25TH 2018
TIME TAKEN: AM

RECEPTOR TYPE: RECREATIONAL WALKERS AND FARM ACCESS ON THE ROUTE TRAVELLING WEST
VIEW TYPE: SPECIFIC TO THE ELEVATED SECTION OF ROUTE

STATUS: FINAL DRAFT
DATE OF ISSUE: JUN 18
SCALE: NTS

PROJECT NAME:
SHEET TITLE:
SHEET NUMBER:

STANDRIDGE FARM, SLAIDBURN
LVIA SURVEYED VIEWPOINTS
VP09 REVISION: (-)

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EXISTING AGRICULTURAL
UNIT ON HORIZONE LINE

INTERMITTENT
SCREENING

EXISTING SIMILAR AGRICULTURAL
UNITS ON HORIZON LINE

PROPOSED SITE



VIEWPOINT CODE: VP10
VIEW FROM HOLE HOUSE LANE

VIEW DIRECTION: SOUTH WEST
VIEW DISTANCE: 1.1KM
VIEWER HEIGHT: 1.5m
CAMERA LENSE: 45mm

DATE TAKEN: MAY 25TH 2018
TIME TAKEN: AM

RECEPTOR TYPE:
VIEW TYPE: RECREATIONAL - WALKERS ON THE PENDLE WAY AND ADJACENT PROW
REPRESENTATIVE OF DRIVERS ON THIS ROUTE

STATUS: FINAL DRAFT
DATE OF ISSUE: JUN 18
SCALE: NTS

PROJECT NAME: STANDRIDGE FARM, SLAIDBURN
SHEET TITLE: LVIA_SURVEYED VIEWPOINTS
SHEET NUMBER: VP10
REVISION: (-)

STANDRIDGE FARM, SLAIDBURN - VISUAL IMPACT APPRAISAL

APPENDIX 3 - SECTION 9.4.2
SCHEDULE A - PREDICTED VISUAL EFFECTS

ASSESSMENT TABLES

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Potential Visual Receptors	Effects Assessment Narrative	View	Number of Viewers	Sensitivity	View Distance	Development Visibility	Change Duration	Change Magnitude	Significance of Effect	Effect Type
		Temporary Permanent	High Medium Low	High Medium Low Negligible	Short Medium Long	Full Partial Minimal Not Visible	Temporary Permanent	High Medium Low No Change	Major Moderate Slight Negligible	Adverse Positive Neutral
Public Right of Way Users										
Footpath 3-40-PP-17	See Viewpoints VP1 and VP2									
	View points VP1 and VP2 are included to show specific points along this section of the footpath at which views of the site become possible. VP1 is taken from the crown of the hill where the footpath cuts into the open field from the northern side of the hedge. Prior to this point any views towards site are screened by vegetation. The vantage point is experienced at a specific point and as such the duration of view is short and temporary. The existing view takes in the mounded landform around Stordridge Farm and includes views of similar agricultural units to those proposed on the palisade. Views of the site are partial with much of the proposed building platform screened by the mature trees and built form of Stordridge Farm. VP2 is again taken at a specific point where the elevated vantage point allows views over the rooftop of Stordridge Farm towards site. Much of the building platform is again screened by the mature trees in the view allowing only partial views.	Temporary Short or Specific	Medium	High Path is within AONB	Medium	Partial	Permanent	Low	Slight	Adverse
	The significance of effect to those views has been judged as Slight. The footpath is well used however does not form part of a high usage or nationally significant trail. View numbers are considered medium. The duration of view is short occurring at only specific points. Similar agricultural units are evident in the baseline view. Much of the proposed unit will be screened by existing vegetation and built form.									
	Mitigation in the form of trees planting to the access road and west/south west side of the unit will screen much of the built form from view within a period of 5-10 years.									

Potential Visual Receptors	Effects Assessment Narrative	View Duration	Number of Viewers	Sensitivity	View Distance	Development Visibility	Change Duration	Change Magnitude	Significance of Effect	Effect Type
		Temporary Permanent	High Medium Low	High Medium Low Negligible	Short Medium Long	Full Partial Minimal Not Visible	Temporary Permanent	High Medium Low No Change	Major Moderate Slight Negligible	Adverse Positive Neutral
Footpath 3-17-FP-19	See Viewpoint VP3	Temporary Short or Specific	Medium	High	Short	Full	Permanent	High	Moderate	Adverse
	Viewpoint VP3 shows the views experienced by walkers on this section of route which follows the farm access track to the west of site. The view is taken perpendicular to the line of travel at a point where the hedgerow along the side of the track breaks to form a gate access. The baseline view offers a glimpse of the wider landscape through the vegetation. Currently the site forms the open element to this view framed by the belt of trees on either side. The view corridor is open across the rusty pasture with little evidence of built form.								MITIGATION PROPOSALS FURTHER ASSESSED WITH PHOTOMONATGE IN APPENDIX 3	
	The proposed unit will introduce a large block of built form into an otherwise uninterrupted view. Although built form is not present within this view any receptor using this path will have passed similar agricultural units to that proposed in either direction. As such the proposals are not out of character with other development experienced along this route. Regardless the magnitude of change to the view of this specific point is considered moderate. This viewpoint has been further assessed using photomontage in the Assessment of Significant Views (Appendix 3)									
	Mitigation in the form of tree planting to the access road and south western side of the unit is possible of reducing the level of effect within a period of 5-10 years. Likewise gapping up of the existing hedge line along the side of the route would ensure that this view only occurs at this specific point where the field access occurs.									

Potential Visual Receptors	Effect Assessment Narrative	View Duration	Number of Viewers	Sensitivity	View Distance	Development Visibility	Change Duration	Change Magnitude	Significance of Effect	Effect Type
		Temporary Permanent	High Medium Low	High Medium Low Negligible	Short Medium Long	Full Partial Minimal Not Visible	Temporary Permanent	High Medium Low No Change Medium	Major Moderate Slight Negligible	Adverse Positive Neutral
Footpath 3-17-FP-15	See Viewpoint VP7 and VP8	Temporary Short or Specific	Low	High	Medium	Full	Permanent	Medium	Moderate	Adverse
	This section of footpath from Brook House Farm to Higher Stony Bank Farm appears to be of low use. The line of the path beyond the 17½ access in the north is not clear or well trodden. As such the number of receptor experiencing these views is considered low. The northern section of the route VP7 sits behind a large undulating in the ground plane (See VP7). This landform screens any views of the site from the northern section of the path. VP8 indicates the view from the southern section of the route where views of the proposed site open up across the rolling landscape of early pasture. The pasture is divided further south by stone wall field boundaries. The view of the proposed site is backgrounded by the existing belt of trees and steep landform which rises behind the site up to the B6478								MITIGATION PROPOSALS FURTHER ASSESSED WITH PHOTOMONITORING IN APPENDIX 3	
	The proposed unit will introduce built form into the view of closer range than any that exists in the baseline view. That said the proposed unit is agricultural in nature and not urban/industrial or other building in the vicinity. The proposed unit although large, will occupy only a small portion of the view relative to the scale. The unit will always be backgrounded by trees or topography helping to nestle the block into the scene to some extent. Despite this, the magnitude of change to this view has been considered moderate and requires mitigation to ensure the form is screened in the frame when view from this orientation. This view is assessed further using photomonitoring in the Assessment of Significant Views (Appendix 3)									
	Mitigation suggested for this view includes the following suggestions: Reduce the level of the building platform with a cut and fill exercise. This will recess the unit into the topography and lower the level of the ridge line. Plant a gentle landform bund to the northern side of the unit to screen the lower portions of the unit. Plant treed/landed trees along the bund to screen the upper portions of the unit and break the roofline. If all suggested mitigation measures are followed the effects on this view are capable of mitigation to a level which is considered not significant.								Slight with Mitigation	

Potential Visual Receptors	Effects Assessment Narrative	View Duration	Number of Viewers	Sensitivity	View Distance	Development Visibility	Change Duration	Change Magnitude	Significance of Effect	Effect Type
		Temporary Permanent	High Medium Low	High Medium Low Negligible	Short Medium Long	Full Partial Minimal Not Visible	Temporary Permanent	High Medium Low No Change	Major Moderate Slight Negligible	Adverse Positive Neutral
Footpath 3-17-PP-17	See Viewpoint VP9	Temporary Short or Specific	Medium	High	Long	Partial	Permanent	Low	Slight	Adverse
	Views along this route when travelling west are drawn to the north along the line of travel and/or out across the rolling open landscape to the north. As such the receptor focus is not towards the proposed unit. The view towards site along this route is generally screened by landform as such VP9 represents and specific section where this view occurs. The view takes in rolling rusty pasture, undulating topography, tree groups and isolated farm buildings.									
	The proposed development although large, will occupy only a small portion of the view when seen at this range. The unit will be backgrounded by trees and landform helping to nestle the form into the view. In terms of the level of effect, the view is not dissimilar to that described in VP8, however the increased distance of view dictates a lower level of effect.								Negligible with suggested mitigation	
	Mitigation measure suggested in VP7 and VP8 above will be capable of reducing this level of effect to Negligible within a period of 5-10 years									

Potential Visual Receptors	Effects Assessment Narrative	View Duration	Number of Viewers	Sensitivity	View Distance	Development Visibility	Change Duration	Change Magnitude	Significance of Effect	Effect Type
		Temporary Permanent	High Medium Low	High Medium Low Negligible	Short Medium Long	Full Partial Minimal Not Visible	Temporary Permanent	High Medium Low No Change	Major Moderate Slight Negligible	Adverse Positive Neutral
Transport Corridors										
User of B6478	See Viewpoint VP4, VP5 and VP6	Temporary Feeling	High	High	Medium	Not Visible	Permanent	No Change	No Change	Neutral
	This site survey concluded that no views towards the site will be possible from the B6478 or any of the routes south of the site. VP1/2/3 are included to illustrate this point.									
Users of Dugdale Lane	See Viewpoint VP10	Temporary Feeling	High	High	Long	Full	Permanent	Medium	Slight	Neutral

STANDRIDGE FARM, SLAIDBURN - VISUAL IMPACT APPRAISAL

APPENDIX 3 320180668P

SECTION 9.4.3 ASSESSMENT OF SIGNIFICANT EFFECTS

PHOTOMONTAGES AND MITIGATION PROPOSALS



VIEWPOINT_VP03
SITE AS EXISTING

View is specific to the point where a gap in the existing vegetation occurs at the gated access point
View is open across the wider landscape
Trees and vegetation frame the view across the rushy pasture

STATUS: FINAL DRAFT
DATE OF ISSUE: JUN 18
SCALE: NTS

PROJECT NAME: STANDRIDGE FARM, SLAIDBURN
SHEET TITLE: PHOTOMONTAGE 1 - SITE AS EXISTING
SHEET NUMBER: PH1
REVISION: (-)



VIEWPOINT_VP03
SITE WITH PROPOSED BUILDING IN PLACE

Proposed built form dominates the existing view due to close range of receptor
Built form is out of context with the existing view although similar development is evident along other sections of this route

Level of effect with no mitigation - Moderate
Not considered major on account other building of similar size, form and types are evident on other portions of this route. Also this view is specific to point where hedge line along the access road breaks to form field access.

STATUS: FINAL DRAFT
DATE OF ISSUE: JUN 18
SCALE: NTS

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PROJECT NAME: STANDRIDGE FARM, SLAIDBURN
SHEET TITLE: PHOTOMONTAGE 1 - SITE AS PROPOSED
SHEET NUMBER: PH1A REVISION: (-)

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VIEWPOINT_VP03

SITE AS PROPOSED WITH MITIGATION SCREEN PLANTING

Proposed screen planting as feathered trees will help to soften the view of the building on day one.
The building ridge line is circa 5m tall
Recessed building platform by 1.5m using a cut and fill exercise will mean that the trees (Circa 1.5m tall at planting) will screen much of the building height at planting.
After a period of 5-10 years the trees will screen the full height of the building and will read as a continuation of the existing tree belt.
Further mitigation could be provided in the form of a screening bund on this side of the unit to give more instant effect to the tree planting on day one and reduce visibility of the lower portion of the unit.

Level of effect with screen planting at day one - Moderate/Slight

Level of effect after a period of 5-10 years - Slight

STATUS: FINAL DRAFT
DATE OF ISSUE: JUN 18
SCALE: NTS

PROJECT NAME: STANDRIDGE FARM, SLAIDBURN
SHEET TITLE: PHOTOMONTAGE 1 - WITH MITIGATION
SHEET NUMBER: PH1B
REVISION: (-)

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VIEWPOINT_VP08
SITE AS EXISTING

Upward angle of view towards site across an open landscape of rushy pasture.
 Field boundaries evident as dry stone walls
 Existing tree belt and steeply rising landform backgrounds the view.
 Existing farm unit evident on the horizon line.

STATUS:	FINAL DRAFT	PROJECT NAME:	STANDRIDGE FARM, SLAIDBURN
DATE OF ISSUE:	JUN 18	SHEET TITLE:	PHOTOMONTAGE 2 - WITH SCREEN PLANTING
SCALE:	NTS	SHEET NUMBER:	PH2
		REVISION:	(-)
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VIEWPOINT_VP08
SITE WITH PROPOSED BUILDING IN PLACE

Proposed building is large in form and will create a focal point to the view.
Although other built form is evident this is at closer range and larger in size.
Unit is backgrounded by trees and landform which to some extents helps to nestle the large form into the scene.
Materiality of facade should be considered to ensure the colour remains recessive in the scene when viewed adjacent to other colours evident.
Environmental Colour Assessment recommended to test proposed facade treatments

Level of effect with reduce building platform level but no mitigation - Moderate

STATUS: FINAL DRAFT
DATE OF ISSUE: JUN 18
SCALE: NTS

PROJECT NAME: STANDRIDGE FARM, SLAIDBURN
SHEET TITLE: PHOTOMONTAGE 2 - SITE AS EXISTING
SHEET NUMBER: PH2A
REVISION: (-)



VIEWPOINT_VP08

SITE AS PROPOSED WITH MITIGATION SCREENING MOUND

By reducing the proposed building platform level with a cut and fill exercise the overall height of the ridge lines can be reduced.
 Use of the excess cut to create a circa 2m high bund in front of the unit will screen the lower portions of the building on day one.
 The bund should be planted with rushes/grasses transplanted from the building footprint area and seeded with a pasture mix to help soften the form of the bund into the landscape.
 The bund should be feathered into the contours of the adjacent landform to ensure this does not appear engineered and nestles into the topography.

Level of effect with recessed building platform level and 2m high bund - Moderate/Slight

STATUS: FINAL DRAFT	PROJECT NAME: STANDRIDGE FARM, SLAIDBURN	
DATE OF ISSUE: JUN 18	SHEET TITLE: PHOTOMONTAGE 2 - SITE AS PROPOSED	
SCALE: NTS	SHEET NUMBER: PH2B	REVISION: (-)
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VIEWPOINT_VP08

SITE AS PROPOSED WITH MITIGATION SCREENING MOUND AND TREE PLANTING

Planting of the bund with feathered trees and shrubs of circa 1.5m in height at planting will give an overall vegetation height of circa 3.5m on day one (accounting for the 2m high bund)
Planting to include some specimen trees of circa 2m-3m height at planting to help break the roof line.

This combined mitigation screening will be capable of screening the full height of the unit within a period of 5-10 years.
Once established the screen planting will read as an extension of the existing tree belt and reduce the significance of effect.

Level of effect with bund and tree planting - Slight to negligible over a period of 5-10 years

STATUS: FINAL DRAFT
DATE OF ISSUE: JUN 18
SCALE: NTS

PROJECT NAME:
SHEET TITLE:
SHEET NUMBER:

STANDRIDGE FARM, SLAIDBURN
PHOTOMONTAGE 2 - WITH SCREEN MOUND
PH2C REVISION: (-)

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