



Gladman Developments Ltd

Henthorn Road, Clitheroe

LANDSCAPE AND VISUAL APPRAISAL

1 August 2018

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1.0 INTRODUCTION

- 1.1 This Landscape and Visual Appraisal (LVA) has been carried out for land at Henthorn Road, Clitheroe by FPCR Environment and Design Ltd (FPCR). The purpose of this LVA study is to provide an assessment of the likely landscape and visual effects of the proposed development. The landscape and visual effects have been considered in relation to the proposals detailed in the planning application (Development Framework) and Design and Access Statement (DAS).
- 1.2 FPCR is a multi-disciplinary environmental and design consultancy with over 60 years' experience of architecture, landscape, ecology, urban design, masterplanning and environmental impact assessment. The practice is a member of the Landscape Institute and Institute of Environmental Management and Assessment and is frequently called upon to provide expert evidence on landscape and visual issues at Public and Local Plan Inquiries.

Site Location

- 1.3 The site is situated adjacent to the south-western edge of the settlement of Clitheroe, within the borough of Ribble Valley.
- 1.4 Figure 1 shows the location and context of the site.

Proposed Development

- 1.5 The proposed development is for up to 110 dwellings, with associated access and within a green infrastructure framework comprising attenuation, habitat enhancements, footpaths and public open space provision.

2.0 METHODOLOGY

2.1 This LVA has been prepared based upon the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013.

2.2 In summary, the GLVIA3 states:

“Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the effects of change resulting from development on both landscape as an environmental resource in its own right and on people’s views and visual amenity.” (GLVIA3 paragraph 1.1.)

2.3 There are two components of LVIA:

- *“Assessment of landscape effects; assessing effects on the landscape as a resource in its own right;*
- *Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.”* (GLVIA3 paragraph 2.21.)

2.4 The components of this report include: baseline studies; description and details of the landscape proposals and mitigation measures to be adopted as part of the scheme; and identification and description of likely effects arising from the proposed development.

2.5 In terms of baseline studies, the assessment provides an understanding of the landscape in the area to be affected, its constituent elements, character, condition and value. For the visual baseline, this includes an understanding of the area in which the development may be visible, the people who may experience views, and the nature of views.

Assessment of Landscape Effects

2.6 GLVIA3 states that *“An assessment of landscape effects deals with the effects of change and development on landscape as a resource”* (GLVIA3 paragraph 5.1).

2.7 The baseline landscape is described by reference to existing published Landscape Character Assessments and by a description of the site and its context.

2.8 A range of landscape effects can arise through development. These can include:

- Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;
- Addition of new elements that influence character and distinctiveness of the landscape;
- Combined effects of these changes.

2.9 The characteristics of the existing landscape resource are considered in respect of the susceptibility of the landscape resource to the change arising from this development. The value of the existing landscape is also considered.

2.10 Each effect on landscape receptors is assessed in terms of size or scale, the geographical extent of the area influenced and its duration and reversibility. In terms of size or scale of change, the judgement takes account of the extent of the existing landscape elements that will be lost or changed, and the degree to which the aesthetic or perceptual aspects or key characteristics of the landscape will be altered by removal or addition of new elements.

- 2.11 The level of effect is determined by considering the sensitivity of the landscape receptors and the magnitude of effect on the landscape. Final conclusions on the overall landscape effects are drawn from the assessment components described. This appraisal describes the nature of the landscape effects, and whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1) and longer term (year 15).
- 2.12 The criteria used in the appraisal are set out in Appendix A.

Assessment of Visual Effects

- 2.13 An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity. This appraisal describes the nature of the visual effects and, whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1) and longer term (year 15).
- 2.14 The first stage in the assessment is to identify approximate visibility/ visibility mapping. This is done by either a computerised Zone of Theoretical Visibility (ZTV)¹, or by manual methods using map study and field evaluation. A series of viewpoints are included within the assessment that are representative of views towards the site from surrounding visual receptors. Other views of the site are included where it supports the description and understanding of the site's landscape and visual characteristics.
- 2.15 The views also typically represent what can be seen from a variety of distances from the development and different viewing experiences.
- 2.16 It is important to remember that visual receptors are all people. For each affected viewpoint, the assessment considers both susceptibility to change in views and the value attached to views.

"The visual receptors most susceptible to change are generally likely to include:

- *Residents at home;*
 - *People engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape or particular views;*
 - *Visitors to heritage assets or other attractions, where views of surroundings are an important contributor to the experience;*
 - *Communities where views contribute to the landscape setting enjoyed by residents in the area;*
- Travellers on road, rail or other transport routes tend to fall into an intermediate category of susceptibility to change. Where travel involves recognised scenic routes awareness of views is likely to be particularly high." (GLVIA3 paragraph 6.33.)*

"Visual receptors likely to be less sensitive to change include:

- *People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape;*
- *People at their place of work whose attention may be focused on their work or activity, not on their surroundings." (GLVIA3 paragraph 6.34.)*

¹ Zone of Theoretical Visibility (ZTV): A map usually digitally produced, showing areas of land within which a development is theoretically visible. [GLVIA3]

- 2.17 Each of the visual effects is evaluated in terms of its size or scale, the geographical extent of the area influenced and its duration or reversibility.
- 2.18 In terms of size or scale, the magnitude of visual effects takes account of:
- The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including proportion of the view occupied by the proposed development;
 - The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line height, colour and texture;
 - The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses.
- 2.19 The geographical extent of the visual effect in each viewpoint is likely to reflect:
- The angle of view in relation to the main activity of the receptor;
 - The distance of the viewpoint from the proposed development;
 - The extent of the area over which the changes would be visible.
- 2.20 As with landscape effects, the duration of the effect could be short to long term or permanent and the same definitions apply. The criteria used in this appraisal are set out in Appendix A.

Overall Landscape and Visual Effects

- 2.21 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.
- 2.22 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following descriptive thresholds have been used for this appraisal:
- **Major:** A Major landscape or visual effect based on an evaluation of the susceptibility and value of the receptor, combined with the magnitude of change;
 - **Moderate:** A Moderate landscape or visual effect based on an evaluation of the susceptibility and value of the receptor, combined with the magnitude of change;
 - **Minor:** A Minor landscape or visual effect based on an evaluation of the susceptibility and value of the receptor, combined with the magnitude of change;
 - **Negligible:** A Negligible landscape or visual effect based on an evaluation of the susceptibility and value of the receptor, combined with the magnitude of change.
- 2.23 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

3.0 PLANNING POLICY

National Planning Policy

National Planning Policy Framework (NPPF, 24 July 2018)

- 3.1 The NPPF sets out the Government's economic, environmental and social planning policy and in combination these policies give the Government's vision of sustainable development. The NPPF emphasises the need for well-designed places, promoting healthy and safe communities and conserving and enhancing the natural environment.
- 3.2 Regarding landscape and green infrastructure, the Natural Environment section of the NPPF provides a policy context for the countryside and green infrastructure. The key objectives include to protect and enhance valued landscapes and, minimising impacts on and providing net gains in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 3.3 Paragraph 170 states at part a) that planning policies and decisions should protect and enhance valued landscapes and goes on to clarify that this should be in a manner commensurate with their statutory status or identified quality in the development plan. Part b) states that planning policies and decisions should recognise the intrinsic character and beauty of the countryside.
- 3.4 Paragraph 171 advises that: -
"Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries".
- 3.5 Paragraph 172 goes on to add: -
"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. "
- 3.6 The site is within an undesignated landscape with no special protected status. This LVA considers how the intrinsic character and beauty of the countryside has been recognised. The potential to enhance green infrastructure networks is also considered.

Planning Practice Guidance (PPG, 2014)

- 3.7 The PPG came into force on the 6th March 2014 and is an online planning resource which provides guidance on the NPPF and the planning system. The NPPF continues to be the primary document for decision making.

Local Planning Policy

Core Strategy 2008-2028 A Local Plan for Ribble Valley Adoption Version

- 3.8 The Core Strategy was adopted by Ribble Valley Borough Council (RVBC) in December 2014.

- 3.9 The following policies are of relevance to landscape and visual matters and the proposed development:

Key Statement EN2: Landscape

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

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

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

Key Statement DME2: Landscape and Townscape Protection

Development proposals will be refused which significantly harm important landscape or landscape features ... in applying this policy reference will be made to a variety of guidance including the Lancashire County Council Landscape Character Assessment, the AONB Landscape Character Assessment 2010 and the AONB Management Plan.

Other Relevant Strategies, Guidelines or Documents

A Landscape Strategy for Lancashire – Landscape Character Assessment & Strategy, Dec 2000

- 3.10 This document was prepared in 2000 by Lancashire County Council and more recently formed part of the LDF Core Strategy Evidence base. It is considered further in the following section of this report.

Forest of Bowland Area of Outstanding Natural Beauty, Landscape Character Assessment, Sept 2009

- 3.11 This document, prepared for Lancashire County Council, is not included within the RVBC evidence base list. It covers the Forest of Bowland AONB and the study area extends across much of the Ribble Valley Borough. It is considered further in the following section of this report.

4.0 BASELINE CONDITIONS

Landscape Character

National Character

4.1 National Character Area (NCA) profiles have prepared by Natural England for the 159 NCAs defined across England. These NCA profiles include a description of the natural and cultural features that shape the landscape, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics. Figure 3 illustrates the NCAs and other defined character areas within the context of the site.

4.2 At this very broad landscape scale, the site lies within Natural England's National Character Area (NCA) 33 'Bowland Fringe and Pendle Hill'. This NCA covers an extensive landscape tract and is described as:

"...a transitional landscape that wraps around the dramatic upland core of the Bowland Fells, underpinned by Carboniferous geology. Over half of this NCA, along with the Bowland Fells, makes up the Forest of Bowland Area of Outstanding Natural Beauty...In contrast to the predominantly rural feel of the area, this NCA includes several relatively urban areas including Clitheroe, Bentham and Longridge".

4.3 The Key Characteristics for the NCA are:

- *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 numerous rivers of importance for many protected species, including bullheads, salmon, trout, eels, otters, kingfishers and dippers. There are also many brooks and small reservoirs.*
- *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.*
- *The relatively urban areas of Clitheroe, Bentham and Longridge provide a contrast to the rural feel of the area.*

4.4 With specific reference to Clitheroe, the description also states:

... Settlement expansion dating from the 19th and 20th centuries is generally restricted to the south and south-east (Clitheroe and Longridge)...

... The lowest areas of tranquillity lie along the major road corridors such as the M6, A65 and A59, as well as around the towns of Clitheroe and Longridge.

4.5 Four Statements of Environmental Opportunity (SEOs):

SEO 1: Protect and enhance the distinctive landscape character of the Bowland Fringe and Pendle Hill NCA for its sense of place, historical and cultural heritage, tranquillity, accessibility and recreational opportunities.

For example, by:

- *Managing development (especially around the fringes of the NCA), in order to maintain the rural character of the landscape, tranquillity and sense of remoteness. Protecting the area from development on ridgelines and hilltops, to maintain the predominantly open character of the landscape.*

4.6 Further 'Landscape Opportunities' include:

- *Protect views to and from the area from large-scale developments that may erode the open and undeveloped character of the area.*
- *Control built development to maintain vernacular styles and materials and the character of the build environment locally.*

4.7 With reference to 'development' it is recommended that:

"To protect the rural quality of the open countryside, it is essential to control and manage the development of the urban fringe and farmsteads to ensure the use of appropriate materials and styles".

Forest of Bowland Area of Outstanding Natural Beauty, Landscape Character Assessment, Sept 2009

4.8 This Landscape Character Assessment has been undertaken for the Forest of Bowland AONB. However, it also covers land outside of the AONB including the Ribble Valley and Clitheroe. It

subdivides the landscape into 14 landscape character types and 82 Landscape Character Areas (LCAs). Clitheroe and the site are located within 'Undulating Lowland Farmland with Settlement & Industry: H1 Clitheroe and Chatburn' LCA. This area is described as:

- *Landscape pattern within this Landscape Character Area is dominated by the large town of Clitheroe, which is situated at the convergence of major road and railway corridors;*
- *These corridors introduce a source of noise and visual intrusion and disturb the overall sense of tranquillity;*
- *Clitheroe contains an assortment of housing (much of which is terraced and built from local stone) and commercial buildings;*
- *The tower of Clitheroe Castle (situated on a limestone outcrop above the town) is a landmark within views towards this area;*
- *At the eastern edge of the area, the small village of Chatburn, with its rows of terraced cottages, further contributes to settlement pattern;*
- *Large-scale quarries and associated works (including tall vertical chimneys) to the east of Clitheroe and west of Chatburn are a dominant human influence within views to this landscape from surrounding Landscape Character Types and Areas;*
- *Views northwards, across the corridor of the River Ribble are dominated by the rising mass of the central Moorland Hills and Plateau, whilst Pendle Hill contributes to recognisable sense of place within views southwards;*
- *At the edges of the urban development, patchworks of predominantly pastoral fields are delineated by, in places remnant, hedgerows, with frequent hedgerow trees.*

4.9 The current landscape condition' of this LCA is described at paragraph 4.9.10 as:

"The overall condition of the Undulating Lowland Farmland with Settlement and Industry Landscape Character Type is considered to be moderate. Most landscape features are generally well managed".

4.10 The document recognises the *"pressure for expansion of the main towns of Clitheroe and Whalley, as the demand for housing increases"*.

4.11 Paragraph 4.9.13 sets out the 'Sensitivities and Capacity for Change' as:

"The ecological sensitivity of this Landscape Character Type is represented by the combination of hedges, hedgerow trees and diverse narrow stream corridors. There is also a rich built heritage within the main towns and villages. In addition, the landscape displays a mature structure of hedgerows and hedgerow trees. Overall, landscape character and visual sensitivity is considered to be moderate. In places, hedgerows limit views, whilst there is strong intervisibility with the Unenclosed and Enclosed Moorland Hills, which provide a backdrop to most views from this lower landscape. Industrial chimneys and other industrial buildings at the edges of Clitheroe are also visible within most views to this Landscape Character Type from adjacent Landscape Character Types and Areas within the AONB".

The Forest of Bowland AONB Landscape Character Assessment recommends the following relevant 'Guidelines for Managing Landscape Change':

- *Conserve and enhance hedges and hedgerow trees;*

- *Ensure that any potential new urban development includes a robust planting of native tree and shrub planting at the edges;*
- *Encourage the use of local building materials, in particular gritstone and limestone;*
- *Ensure new development does not extend onto prominent hillsides;*
- *Maintain consistency of building materials, details and design;*
- *Conserve the pattern and distinctive settings to settlements;*
- *Conserve open views towards the surrounding higher Moorland Plateaux and Unenclosed and Enclosed Moorland Hills Landscape Character Types; and*
- *Conserve open and framed views across and into the corridor of the River Ribble.*

A Landscape Strategy for Lancashire – Landscape Character Assessment & Strategy, Dec 2000

- 4.12 This Landscape Character Assessment has been undertaken at a County level. It subdivides the landscape into 21 landscape types and 81 landscape character areas (LCAs). Clitheroe and the site lie within the 'Undulating Lowland Farmland: 5e Lower Ribblesdale (Clitheroe to Gisburn)' LCA.
- 4.13 The landscape character of the site and its' wider context is described as:
- "This area forms the southern valley side of the Ribble, between Copster Green and Gisburn, on the lowland fringes of Pendle Hill. It is a particularly well settled area and provides a corridor for communication routes along the Ribble Valley. The A59(T) runs the length of the area, linking the settlements of Copster Green, Whalley, Clitheroe, Chatburn and Gisburn. The railway links the valley to Blackburn and Yorkshire. This communication structure has encouraged built development and industry; the large cement works at Clitheroe is a prominent visual landmark for miles around. This character area is underlain by limestone and has some good examples of limestone reef knolls, particularly around Clitheroe; Clitheroe Castle is located on top of one of these knolls".*
- 4.14 The accompanying 'A Landscape Strategy for Lancashire' document lists 'Key Environmental Features' as:
- *Wooded river corridors and gorges*
 - *Hedgerows and hedgerow trees*
 - *Small mixed woodlands*
 - *Historic villages, stone bridges and stone walls*
 - *Limestone outcrops and knolls*
 - *Roman remains and roads*
 - *Historic drove roads*
 - *Country houses, and estates*
- 4.15 Under the heading 'Local Forces for Change and their Landscape Implications' include:
- "Increasing pressures for residential development on the edges of settlements, such as Ribchester, influences the landscape setting and approach to these small rural settlements. Many new*

developments use imported inappropriate materials such as red brick, which can be intrusive in this rural setting”.

- 4.16 The ‘Landscape Strategy’ includes: “Conserve the distinctive settings to rural settlements” and the following is recommended:
- *ensure new development on the edges of villages reflects the characteristic clustered form; development should be sited to retain views to landscape features and landmarks, such as church towers on the approaches to villages...*
 - *encourage tree planting as an integral part of new development, creating links with existing farm woodlands and the network of hedgerows*

Designations

- 4.17 Designations are identified on Figure 4.
- 4.18 The site, nor its local context are covered by any statutory or non-statutory landscape designations at either a National or Local level, such as National Parks, AONB’s, Special Landscape Areas, or AGLV’s.
- 4.19 A small number of listed buildings are present within the wider context including Henthorn Farm house within the residential area further to the north on Henthorn Road, Siddows Farm House to the south, both have no inter-visibility with the site, and a cluster of buildings around and including Edisford Bridge to the north. Edisford Bridge is also a designated Scheduled Monument.
- 4.20 At increasing distance, Clitheroe Castle on an outcrop of land, within the heart of the town is a Scheduled Monument and its grounds are identified as a Grade II Registered Park and Garden. The Castle and grounds are surrounded by the Clitheroe Conservation Area.
- 4.21 The distant hills of the Forest of Bowland Area of Outstanding Natural Beauty (AONB) surround the Ribble Valley and Clitheroe. The lower reaches of Pendle Hill at Pendleton are approximately 3km from the site. RVBC, in the Core Strategy observe that over 70% of the Borough falls within the AONB designation.

Topography

- 4.22 The following should be read in conjunction with Figure 5.

Context – Landform

- 4.23 The site and Clitheroe are within the base of the Ribble Valley close to the River Ribble at around 60-100 metres above ordnance datum. The river flows from north-east to south-west through a broad valley and is contained by the hills of the Forest of Bowland AONB, which rise to over 400 metres at Pendle Hill, east of Clitheroe.
- 4.24 A series of limestone reef knoll outcrops are dotted around the area, the most distinctive being the site of the castle within the core of Clitheroe. Clitheroe Castle is a prominent local landmark within and around the settlement.

Site - Landform

- 4.25 The site slopes gently from 64.5 metres at the north-western boundary to 54 metres in the southern corner. The north-eastern corner is bisected by a small steep-sided watercourse. The landform continues to rise to a highpoint of 65.5 metres within the Community Park north of the site before descending steeply down to the River Ribble, which is at around 50 metres close to the site.

Site and Immediate Context

- 4.26 An assessment of landscape character of the site and its immediate context has been carried out, providing a finer level of assessment than the published studies.
- 4.27 The site comprises a single grassed field crossed in the eastern corner by a small watercourse. It is bounded by substantial hedgerows with occasional trees. Two small power lines cross the site. Access to the site is via a field gate on Henthorn Road. There is no public access to or across the site.
- 4.28 The immediate context of the site comprises the south-western settlement edge of Clitheroe and several small fields. The north-eastern boundary adjoins the Clitheroe settlement edge and the south-eastern boundary adjoins Henthorn Road. To the south of the road the adjacent field is the subject of planning approval for residential development which is currently under construction. The site adjoins a new Community Park to the north-west and to the south-east a small field and woodland around a single property (Siddows Hall).
- 4.29 The Community Park drops steeply down to the River Ribble north of the site, due to the changes in topography towards the river, this area falls outside of the immediate context of the site.
- 4.30 The settlement edge context to the site is modern 21st century housing, set within a robust and attractive green infrastructure framework that retains existing landscape features; such as the watercourse that passes through the site, and provides substantial new areas of accessible semi-natural greenspace at the settlement edge. Clitheroe Castle, on a rocky outcrop within the centre of Clitheroe, and the surrounding hills of the Forest of Bowland AONB, including Pendle Hill, form a distant backdrop to the site and to Clitheroe as a whole.

Site Features

- 4.31 Site features are generally limited to the site peripheries and comprise boundary hedgerows and the watercourse that crosses through the eastern corner of the site.

Landscape Value

- 4.32 In terms of "landscape value" it is appropriate to examine the role of the site and its immediate context in terms of the range of local factors set out in the GLVIA3 (Box 5.1, page 84), and summarised in the methodology. This considers the landscape in terms of a range of factors as set out below.
- 4.33 Landscape Quality (Condition): The site comprises a grassed field and is defined by hedgerows in generally good condition, with occasional hedgerow trees.
- 4.34 Scenic Quality: The site and its immediate landscape is considered to be reasonably attractive greenfield on the edge of the settlement and is locally typical. It is not judged to be of unusual scenic quality in comparison with the general landscape character of the wider Ribble Valley

Borough. It is influenced by the adjacent settlement edge and by the power lines that cross the site. The site is unremarkable in the context of Clitheroe and its setting.

- 4.35 Rarity: Neither the site, nor the immediately peripheral landscape contain any rare or unusual landscape features.
- 4.36 Representativeness: Nothing within the site is of especial importance, its components are commonplace.
- 4.37 Conservation Interest: The site itself is not of any designated ecological value. The boundary hedgerows, watercourse and its adjacent grassed banks provide some cover and foraging for protected species. There are no significant heritage interactions within the immediate context. At some distance Clitheroe Castle, on a rocky outcrop within the centre of the town, provides a backdrop to the town, as does the Pendle Hill outlier to the Forest of Bowland AONB to the east of the town.
- 4.38 Recreational Value: There is no public access to or across the site. To the south of the site, the Ribble Way long distance public footpath passes alongside the adjacent field and behind Siddows Hall, before descending into the Ribble Valley to follow the River Ribble to the north of the site. New footpaths through the adjacent Community Park provide links to the Ribble Way from the adjacent settlement edge and there is also a connection to Edisford Bridge. A second public footpath links to the Ribble Way at Henthorn Road, it heads south-east through the fields south of the site.
- 4.39 Perceptual Aspects: The site is not “wild” nor particularly tranquil due to its settlement edge location.
- 4.40 Associations: As far as it is known the site and the immediate landscape are not subject to any specific cultural associations in terms of artists or writers, nor known events in history.
- 4.41 In conclusion and having appraised the above factors it is judged that the site and the immediate landscape is of medium landscape value.

Visual Baseline

- 4.42 A visual appraisal has been undertaken for the site. This has explored the nature of the existing visual amenity of the area and sought to establish the approximate visibility of the site from surrounding locations and receptors. A series of photo viewpoints have been selected which support this analysis.
- 4.43 Photographs have been taken to illustrate a view from a specific vantage point, or to demonstrate a representative view for those receptors that are moving through the landscape, e.g. rights of way users. The photographs may demonstrate varying degrees of visibility and include both short and long range views. The photographs were taken on the 8th June 2018 and seasonal differences have been taken into account when determining the visual effects on these receptors.

Photo Viewpoints

- 4.44 An assessment of the likely visual effects of the proposed development upon surrounding receptors is detailed in the subsequent section. Figures 6 and 7 detail the location of the Photo Viewpoints and Figure 8 illustrates the photo viewpoints. They are briefly described below.

Viewpoint 1

- 4.45 This photograph is taken from Henthorn Road adjacent to the field gate access into the site and shows the view across the site. To the west dense tree cover around Siddows Hall screens the house from view, to the north-west the boundary hedgerow is visible on the near skyline and properties at the settlement edge sit on the skyline to the north.

Viewpoints 2-4

- 4.46 Viewpoints 2-4 are taken from within the site and are therefore not from publicly accessible viewpoints. They are provided for information to assist in determining the visibility of the site.
- 4.47 Viewpoint 2 is taken from close to the eastern corner of the site, the view across the site is to the north-western field boundary on the near skyline. The edge of Longridge Fell is visible distantly to the west. Properties at the adjacent settlement edge are visible over the north-eastern boundary hedgerow.
- 4.48 Viewpoint 3 is taken from the northern corner of the site, looking south and east across the site. The adjacent settlement edge and residential development under construction can be seen bordering the site to the north-east, with Pendle Hill forming the distant backdrop. To the south trees around Siddows Hall screen the building from view.
- 4.49 Viewpoint 4 shows the view east from the western corner of the site. The north-western boundary hedgerow again forms the near skyline with properties at the settlement edge on the skyline to the north. More distantly Clitheroe Castle is visible above the town to the north-east and the Pendle Hill outlier to the Forest of Bowland AONB to the east.

Viewpoints 5-7

- 4.50 Viewpoints 5-7 are taken from the adjacent settlement edge. Each of the views show the settlement edge in the foreground with the site just beyond the boundary hedgerow. In viewpoint 7 new woodland planting within the Community Park alongside the north-western site boundary is yet to establish.

Viewpoint 8

- 4.51 This viewpoint shows the view south-east towards the site from within the adjacent Community Park. The hedgerow on the skyline defines the north-western site boundary. The site falls away from the viewpoint and the nature of the topography screens much of the tall boundary hedgerow and the site itself from view. New woodland planting within the Community Park, adjacent to this boundary is yet to mature. From this point the footpath within the park descends into the Ribble Valley and the north-western site boundary quickly disappears from view as the path descends.

Viewpoints 9 and 10

- 4.52 These photographs are taken from the public rights of way just to the south of the site.
- 4.53 Viewpoint 9 is taken from the Ribble Way long-distance trail as it passes alongside the field adjacent to the site. The site is just visible beyond the boundary hedgerow of the adjoining field, with the settlement edge forming the backdrop beyond. Trees around Siddows Hall screen the north-western part of the site from view. To the north-east and east Clitheroe Castle and Pendle Hill are distantly visible. A similar view is possible from viewpoint 10, taken from footpath 3-I-FP-

17 to the south of the site. Several of the fields within the foreground, in the direction of Clitheroe Castle and the Story Homes development site, beyond the nearest hedgerow have approval for residential development.

Viewpoints 11-13

- 4.54 These photographs are taken from public rights of way further to the south-east within proximity of Whalley Road (A671) and Lower Standen.
- 4.55 Viewpoint 11 shows the view north-west towards the site from public footpath 3-32-FP4. The railway line is visible beyond fields in the foreground. In the direction of the site there are glimpses of the settlement edge adjacent to the site and glimpses of some of the site, heavily filtered by the intervening tree cover. The settlement edge and site form a small part of the wider panoramic view.
- 4.56 Viewpoint 12 from public footpath 3-31-FP3 is similar, but from a slightly more elevated and restricted viewpoint, there is a glimpse view towards the site from a field gate gap in the hedgerow. The site is seen in the context of the adjacent settlement edge.
- 4.57 Viewpoint 13 is from further east on more elevated ground again, there is a glimpse view of the site along the footpath, with properties at Lower Standen and to the north at the Clitheroe settlement edge closer to the viewpoint. The site forms a minor imperceptible element within the wider panoramic view.

Viewpoint 14

- 4.58 This is taken from Edisford Bridge and shows the view south towards the site. The view is dominated by the River Ribble and its banks with trees in the foreground. In the direction of the site there is a brief glimpse of the nearer residential development closer to the viewpoint, with the Community Park beyond. The northernmost part of the north-western field boundary is seen beyond on the skyline, the site itself is hidden from view as the topography of the site slopes towards the south-east away from the viewpoint.

Viewpoint 15

- 4.59 This view is taken from Back Lane, Bashall Town. A similar view is possible from Clitheroe Road south of Back Lane, however there was no safe location on the road to stop for a photograph. No view was identified from within Bashall Town, however there is a view towards the site from the top of the lane on elevated ground just to the south. Clitheroe is visible distantly within the valley with Pendle Hill forming a distant backdrop. Whilst the southern settlement edge is visible, the site itself is not discernible due to the distance and tree cover around the site and settlement.

Viewpoint 16

- 4.60 This view is taken from the walls of Clitheroe Castle within the centre of the town. The site is distantly visible in views south-west from the castle, beyond the settlement in the foreground. The site and settlement are well integrated within the landscape by substantial tree cover, with the hills of the Forest of Bowland AONB forming the distant backdrop.

Viewpoints 17 & 18

- 4.61 These viewpoints are long distance views towards the site and Clitheroe from the Forest of Bowland AONB. Viewpoint 17 is taken from the dry ski slope on Pendle Hill, just past the Nick of Pendle on Clitheroe Road. Clitheroe is distantly visible and at this distance, the site being positioned adjacent to the south-western edge of the settlement furthest from the viewpoint, is not readily discernible. From viewpoint 18 on Birdy Brow at the eastern edge of Longridge Fell, Clitheroe is again distantly visible within the base of the valley, however the site is not readily discernible, hidden by the substantial tree cover within the valley and around the settlement.

Summary of Visual Baseline

- 4.62 The site is well-contained visually within its local landscape context by a combination of factors; landform, tree and hedgerow cover and the adjoining settlement edge. The number of potential receptors identified is limited to the following:
- A. Users of Henthorn Road as they pass the site;
 - B. Residents of the adjacent settlement edge on Blakewater Road, Yarrow Crescent and Ludlow Road;
 - C. Residents of Siddows Hall;
 - D. Users of the Community Park;
 - E. Residents of Langdales – a single property on Henthorn Road south of the site;
 - F. Users of a short stretch of Ribble Way to the south of the site;
 - G. Users of public footpath 3-I-FP-17 to the south of the site;
 - H. Users of public footpaths 3-32-FP4, 3-32-FP3 to the south east of the site;
 - I. Residents of Lower Standen and users of public footpath 3-32-FP12 to the east of the site;
 - J. Users of Edisford Road (B6243) as it crosses Edisford Bridge;
 - K. Users of Clitheroe Road and Back Lane, Bashall;
 - L. Visitors to Clitheroe Castle;
 - M. Users of Clitheroe Road and ski slope / restaurant, Pendle Hill; and
 - N. Users of Longridge Fell at Birdy Brow.

5.0 LANDSCAPE PROPOSALS

Introduction

- 5.1 The development proposals are fully described in the Design and Access Statement and other information accompanying the planning application. The existing landscape resource and the visual receptors and amenity of the site have been considered by the planning and design process and have informed the resultant scheme. This approach has entailed collaboration between landscape, urban design, ecological and other professionals. The landscape components of the scheme are an important integral part of the proposals.

Landscape Design and GI Objectives

- 5.2 The key objectives of the landscape and GI proposals for the scheme are to:
- Provide multi-functional green infrastructure that will deliver a range of landscape, biodiversity, recreational and SuDS benefits;
 - Provide a high quality, attractive landscape setting for the proposed development that is in keeping with local landscape character, seeking opportunities for landscape gain;
 - Address any recommendations appropriate to the site made by Natural England and Lancashire County Council in their Landscape Character guidance;
 - Maintain and enhance the landscape and biodiversity features of the site;
 - Maintain and enhance the recreational experience across the site for users of the internal and peripheral public footpaths; and
 - Minimise landscape and visual effects of the built development on peripheral residential receptors.

Landscape and Green Infrastructure (GI) Proposals

- 5.3 The landscape and GI proposals for the scheme are detailed in the Design and Access Statement accompanying the planning application. In summary these proposals include:
- The provision of 1.79 hectares of land dedicated to landscape, GI, public open space, play area, SuDS and habitat related proposals – representing approximately 35% of the main site area;
 - Retention of the watercourse through the site within the surrounding area of grassland. This will be managed as a wildflower meadow for ecological benefit;
 - Retention of peripheral hedgerows within the green infrastructure within greenways. These greenways will be strengthened through supplementary native tree planting;
 - Two short sections of the frontage hedgerow alongside Henthorn Road will be removed in order to widen the existing site access to accommodate a new vehicle access (refer to drawing 8439-T-03 Detailed Access Arrangement);
 - Provision of a circular informal recreational footpath route through the open spaces of the site, this will connect in to the development and to the public rights of way network via Henthorn Road;

- Opportunities to connect the recreational route to the adjacent Community Park and settlement edge will be explored with the adjacent landowner;
- SuDS are proposed within the lower part of the site – a landscaped linear drainage pond is proposed to the site frontage alongside Henthorn Road;
- The SuDS proposals in combination with the retained hedgerow to the Henthorn Road frontage, native tree planting, the existing watercourse and meadow grassland will provide an attractive gateway landscape to the development; and
- The Pendle Hill outlier of the Forest of Bowland AONB forms the backdrop to the settlement of Clitheroe. The public open spaces and alignment of streets will be arranged to provide views out from the development out towards the surrounding landscape.

5.4 The development Framework Plan and the green infrastructure proposals have been devised to accord with the recommendations set out by Natural England, the Lancashire Landscape Character Assessment and Strategy guidelines, and the Forest of Bowland AONB Landscape Character Assessment. The most salient of which are:

- For National Character Area Profile 33 (Bowland Fringe and Pendle Hill) Natural England recommends: *“Managing development (especially around the fringes of the NCA), in order to maintain the rural character of the landscape, tranquillity and sense of remoteness” and “To protect the rural quality of the open countryside, it is essential to control and manage the development of the urban fringe and farmsteads to ensure the use of appropriate materials and styles”.*
- The Forest of Bowland AONB Landscape Character Assessment guidelines recommend the following for the ‘Undulating Lowland Farmland with Settlement & Industry: H1 Clitheroe and Chatburn’ Landscape Character Area:
 - o *“Conserve and enhance hedges and hedgerow trees.*
 - o *Ensure that any potential new urban development includes a robust planting of native tree and shrub planting at the edges;*
 - o *Encourage the use of local building materials, in particular gritstone and limestone;*
 - o *Ensure new development does not extend onto prominent hillsides;*
 - o *Maintain consistency of building materials, details and design;*
 - o *Conserve the pattern and distinctive settings to settlements;*
 - o *Conserve open views towards the surrounding higher Moorland Plateaux and Unenclosed and Enclosed Moorland Hills Landscape Character Types; and*
 - o *Conserve open and framed views across and into the corridor of the River Ribble”*
- The Landscape Strategy for Lancashire recommends the following for the ‘Undulating Lowland Farmland: 5e Lower Ribblesdale (Clitheroe to Gisburn)’ LCA:
 - o *“Ensure new development on the edges of villages reflects the characteristic clustered form; development should be sited to retain views to landscape features and landmarks, such as church towers on the approaches to villages...; and*

- o *Encourage tree planting as an integral part of new development, creating links with existing farm woodlands and the network of hedgerows”.*

Landscape Management

- 5.5 All of the landscape areas and public open space features will be managed and maintained. This would be achieved through the implementation of a comprehensive Landscape Management Plan (LMP), to ensure the successful establishment and continued thriving of the landscape proposals.

6.0 LANDSCAPE AND VISUAL EFFECTS

- 6.1 The following section outlines the likely landscape and visual effects that would arise from proposed development on the site. Schedules detailing these likely landscape and visual effects for the receptors are included in Appendices B and C respectively. Please refer to these in conjunction with the following descriptions.

Landscape Effects

- 6.2 The following provides a summary of the landscape effects assessment included at Appendix B.

Construction

- 6.3 The location and design of temporary site compounds, lighting, signage and perimeter screen fencing, combined with effective project management will seek to ensure that the potential landscape effects are minimised during the construction phase. It is anticipated that the construction working methods will adopt best practices and be agreed with the Local Planning Authorities and Statutory Bodies where necessary.
- 6.4 Other than two short sections of hedgerow along the site frontage, no vegetation will need to be removed as part of the works to facilitate the development, any vegetation that is to be removed is only proposed for removal in the interests of good management and will be described in the Arboricultural Method Statement or ecologist method statements. Retained trees and hedgerows will be protected in measures in accordance with BS 5837 (Trees in relation to construction). These will be implemented prior to the commencement of construction work within the vicinity of the specific areas of planting. The removal of any vegetation will be undertaken outside the bird nesting season (or if unavoidable, will be inspected prior to removal by a suitably qualified ecologist and only removed following confirmation that there are no nesting birds present).
- 6.5 In landscape terms, the effects arising during the construction phase will not lead to any long-term harm as the construction phase is transitory in nature and over the short term. It will generally reflect the overall change to the landscape character of the site and loss of landscape features (loss of arable fields and sections of hedgerow as outlined in the subsequent Operational Effects section).
- 6.6 Overall and relative to the local landscape character and resources, it is judged there will be a temporary **Moderate/Major Adverse** landscape effect on the site and immediate context during the peak of the construction phase.

Operation (following Completion)

- 6.7 The masterplanning process has sought to minimise the impact of the development upon the landscape and this includes conservation of the landscape features of the site; the hedgerow field boundaries and trees, and the watercourse with associated vegetation and grassland. The retained features can be managed as part of the green infrastructure proposals for the site. The proposals also include planting and management of new trees and hedgerows and creation of new SuDS drainage features.
- 6.8 The site and immediate context is considered to be of medium susceptibility to change and of medium landscape value.

- 6.9 For the site to accommodate development there will be an inevitable disruption and change in the site's landscape. Given the adjacent settlement edge with ongoing residential development context to the site and the containment that this provides, it is judged that there will be a medium magnitude of landscape change on the site and its immediate context as a result of the change from a single grassed field to built development with green infrastructure. The assessed effects on completion are **Moderate Adverse**. As the proposed green infrastructure planting matures it will complement the soft green edge design approach to this edge of Clitheroe and also deliver some local landscape benefits, partially offsetting the adverse effects resulting from the development, reducing the assessed effects to **Minor / Moderate Adverse**.
- 6.10 The landscape features of the site are assessed as being of medium susceptibility to change and of medium value. With the exception of two short sections of the hedgerow on Henthorn Road removed to widen the existing access point to accommodate the new road access, these will be retained as part of the green infrastructure for the development and strengthened with further native tree planting, SuDS creation and grassland management. The green infrastructure proposals seek to respond to local landscape character and the recommendations of the various published landscape character and green infrastructure strategy documents. At the outset the loss of just a few metres of the frontage hedgerow will result in a low / negligible magnitude of change to the landscape features (vegetation) and a **Minor / Negligible Adverse** effect. No changes are proposed to the watercourse with effects assessed as **None**. As landscape planting and new water features establish and mature this will deliver some beneficial changes enhancing the landscape features of the site, resulting in **Minor Beneficial** effects.
- 6.11 The wider landscape character areas comprise the national character area *NCA33: Bowland Fringe and Pendle Hill*, the county LCA '*Undulating Lowland Farmland: 5e Lower Ribblesdale (Clitheroe to Gisburn)*' and the AONB LCA '*Undulating Lowland Farmland with Settlement & Industry: H1 Clitheroe and Chatburn*'. The site is well related and contained adjacent to the settlement edge bordered by substantial boundary hedgerows and adjoining the existing settlement edge, a Community Park, permitted residential development under construction and by the tree cover around Siddows Hall. Given the large-scale of the published character areas the assessed magnitude of change is negligible and the resultant assessed effects on completion are also negligible. The green infrastructure proposals have been designed in response to the various recommendations provided within the publications, whilst the green infrastructure planting will deliver landscape benefits as it matures these will be local to the site and adjacent settlement edge and the overall effect on the published landscape character areas will remain negligible.

Visual Effects

- 6.12 The following provides a summary of the visual effects assessment included at Appendix C.

Construction

- 6.13 All construction works will be carried out in accordance with best practice procedures to minimise, as far as practicable, adverse effects on visual amenity.
- 6.14 Construction activities and plant movements within the site will be visible from a relatively limited number of receptors. The clearest views towards the activities and plant movements etc. will be experienced by local receptors particularly users of Henthorn Road as they pass the site (receptor A). For residents at the adjacent settlement edge (receptor B), due to the substantial site boundary

hedgerows, open views would generally be restricted to upstairs windows, with intervening existing landscaping and construction activities set back within the site. For these receptors construction effects are assessed as **Moderate / Major Adverse** and **Moderate Adverse** respectively.

- 6.15 From the Community Park (receptor D), two residential properties (receptors C and E) and public footpaths (receptors F and G) within close proximity of the site the boundary hedgerows and trees variably filter views to the site and construction activities would generally be seen in the context of the settlement edge and other ongoing residential development. Assessed construction effects range from **Minor – Moderate Adverse**.
- 6.16 At greater distances from the site (receptors H-K) any construction activities would be glimpsed as a minor, distant component of wider panoramic views and effects would be primarily **Negligible** and at worst **Minor Adverse**.
- 6.17 Two long distance viewpoints from the Forest of Bowland AONB (receptors M and N) have been included in order to consider the views from this sensitive landscape receptor. The construction activities will form a very minor component and imperceptible change to the wider panoramic view. The assessed construction effects are therefore **Negligible**.

Operation (following Completion)

Residential Properties and Settlement

- 6.18 Residents at home with primary views from ground floor / garden and upper floors are considered to have a high visual susceptibility to change and residents with secondary views (primarily from first floor level) are considered to be of medium susceptibility.
- 6.19 Very few residential receptors have been identified with potential views of the site. These comprise the settlement edge and two properties to the south of the site.
- 6.20 Residents of the adjacent settlement edge on Blakewater Road, Yarrow Crescent and Ludlow Road (receptor B) will primarily have views from front upstairs windows across the site. Views from ground floor windows are likely to be obscured by the intervening tall site boundary hedgerow that is to be retained. The substantial boundary hedgerow will likely screen all but the upper floors / roofs of northernmost properties from ground floor views. From upstairs windows should there be a view across the site, this would be replaced by built development set back from the site boundary beyond a landscaped buffer that will incorporate some tree planting. The planting as it matures will soften and filter views of the development. The assessed effects are **Minor/ Moderate Adverse** at year 1 reducing to **Minor Adverse** by year 15
- 6.21 Siddows Hall (receptor C) and its garden are located adjacent to the south-western site boundary. The assessment was undertaken within the summer months, when the trees that enclosed the garden of this property prevented views from the garden and property into the site. During the summer months, views from the property / garden to the development will at most be glimpses through the dense vegetation cover. Nevertheless, as mitigation, it is proposed to set the development back within the site, away from the property boundary, beyond landscaped open space. Additional tree planting will be implemented within the site to further filter or screen any potential views of the development during summer and winter months. The assessed effect in summer months at worst is **Minor Adverse**, reducing to **Negligible** as proposed tree planting

matures. In winter months the view may become more open, however with the proposed mitigation in place it is anticipated that the effects may increase marginally.

- 6.22 It is expected that residents of Langdales (receptor E); a single property on Henthorn Road south of the site will be an oblique view across the site to the settlement edge from side windows of this property. Residential development is also under construction south of Henthorn Road within the view. The development will be visible, effectively bringing the settlement edge closer to the receptor, however it will be set back within the site beyond the proposed SuDS ponds and landscaping. As the landscape planting matures it will filter and soften the view. The assessed effect at year 1 is **Minor/Moderate Adverse**, reducing to **Minor Adverse** by year 15.

Public Rights of Way (PROW) and Other Footpaths etc

- 6.23 Public rights of way / footways where attention is primarily focused on the landscape and on particular views are considered to have a high susceptibility to change.
- 6.24 A small number of recreational paths and rights of way within close proximity to the site and within the wider landscape to the south-east have been identified from which the development would be visible to varying extents.
- 6.25 From the concessionary paths through the Community Park (receptor D) north west of the site, the site slopes away from the viewpoint. The development will be set back within the site beyond a landscape buffer. Much of the development won't be visible, only upper parts of buildings closest to the north western boundary will be visible beyond the hedgerow initially and the assessed effect is **Minor / Moderate Adverse**. With time as existing woodland planting within the Community Park matures it will screen the development from view reducing the effects to **Negligible**.
- 6.26 From a short stretch of the Ribble Way (receptor F) and public footpath 3-I-FP-17 (receptor G) to the south of the site, parts or all of the development would be visible beyond intervening fields and hedgerows, seen in the context of the existing settlement edge and ongoing residential development. The assessed effects are **Moderate Adverse** at year 1 and would reduce to **Minor / Moderate Adverse** with the maturing of the proposed landscaping to the development frontage and peripheries.
- 6.27 More distantly there are glimpse views from parts of public footpath (receptors H and I) routes located on rising land to the site and adjoining settlement edge, viewed distantly as a minor component of a wider panoramic view. Views of the site and settlement edge are heavily filtered by intervening tree cover. There will be glimpses of the development, however at this distance and within the surrounding context the assessed effect at year 1 and 15 would range from **Negligible** to at most **Minor Adverse**, depending on the varying extent of visibility along the routes.

Roads

- 6.28 Travellers on road, rail or other transport routes are generally considered to have a medium susceptibility to change and a low susceptibility where views are primarily focused on the transport route.
- 6.29 Identified views from roads are limited to Henthorn Road as it passes the site and glimpse views from Edisford Road and Clitheroe Road to the north and north-west of the site.
- 6.30 Users of Henthorn Road (receptor A) are considered to have a medium - high susceptibility due to the use of the road by walkers to connect to the network of public footpaths south of the site. The

development proposals will result in creation of a new access road, with the development set back within the site beyond new landscaping with SuDS features, grassland and tree planting. This will be seen in the context of the adjacent settlement edge and the new housing that is currently under construction to the south of the road and not be incongruous. As the new planting matures the development will further assimilate within its local context. The assessed effect at year 1 is **Moderate Adverse** reducing to **Minor / Moderate Adverse** by year 15.

- 6.31 General users of Edisford Road (B6243) as it crosses Edisford Bridge Scheduled Monument (receptor J) would have a medium susceptibility to change, for users specifically appreciating the historic designation of the bridge the susceptibility could be high. Travelling east on the bridge it may be possible to see glimpses of upper parts of the development initially within the northern corner of the site, however this will form a very distant and minor element within the wider panoramic view that is focused on the river foreground. The recent woodland planting within the Community Park along the boundary with the site will screen any glimpses of the development as it matures. The assessed effect is **Minor Adverse** at year 1, reducing to **Negligible** by year 15.
- 6.32 Further to the north west for users of Clitheroe Road and Back Lane, Bashall (receptor K) there are glimpse views across fields towards the site and settlement edge. Views are heavily filtered by intervening tree cover. Should the development be glimpsed it will be seen in this context and as a distant minor component of a wider panoramic view. The assessed effects are **Negligible** at year 1 and 15.

Other Visual Receptors

- 6.33 Three longer distance views have been identified from sensitive heritage and landscape receptors within the wider context of Clitheroe. These are from Clitheroe Castle (1.4km to the north-east) and from the Forest of Bowland AONB (4.5km to the east and 3.9km to the south-west respectively). These sensitive receptors have been identified as having a high susceptibility to change and views of medium/high value.
- 6.34 For visitors to Clitheroe Castle (receptor L), within the centre of Clitheroe, there are long panoramic views in all directions from the elevated castle walls. The site is distantly glimpsed, beyond existing settlement as part of this wider panoramic view. Trees and woodland help to absorb the site and existing settlement within the landscape. The development will form a minor and barely perceptible change to the wider panoramic view. The assessed effect at year 1 and 15 is **Negligible**.
- 6.35 For visitors to the Forest of Bowland AONB (receptors M and N) the development will form a very minor component and imperceptible change to the wider panoramic view. The assessed effects at year 1 and 15 are therefore **Negligible**.

Night-time Visual Effects

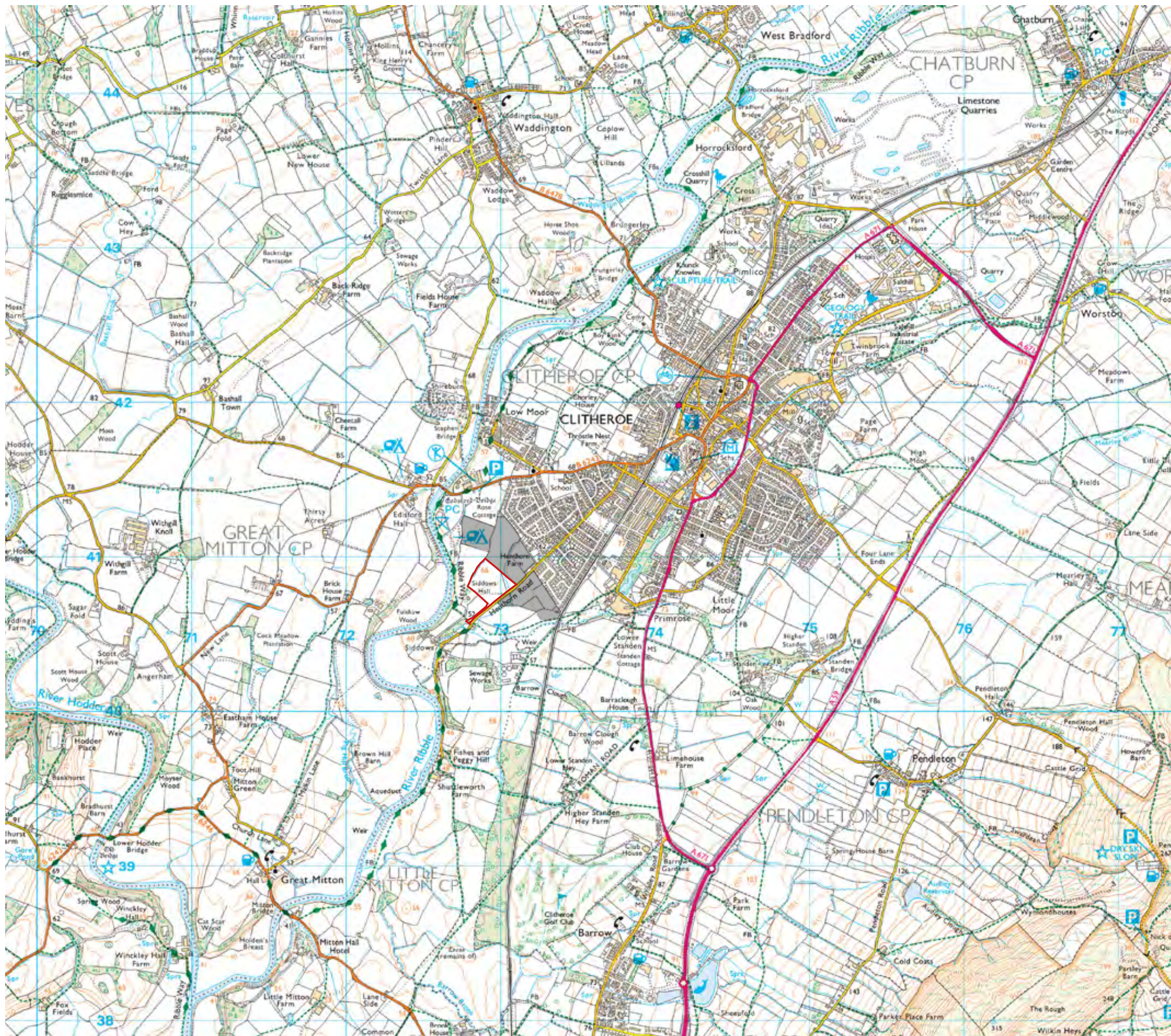
- 6.36 The project will follow the latest best practice guidance on lighting installations to minimise lighting emissions and pollution on the surrounding landscape and on the night time skies.
- 6.37 Given an appropriate mitigating lighting strategy, the extensive peripheral tree and hedgerow cover, the presence of woodland planting within the Community Park along the north-western boundary and the introduction of new green infrastructure planting that will all absorb some of the lighting effect, in combination with the position of the site adjacent to the settlement edge light sources, the lighting effects on the night-time skies are considered to result in a **Moderate Adverse**

effect on completion and a **Minor Adverse** effect by year 15 with a slight increase and extension to the south-west of lighting levels from that already provided by the settlement.

7.0 SUMMARY AND CONCLUSIONS

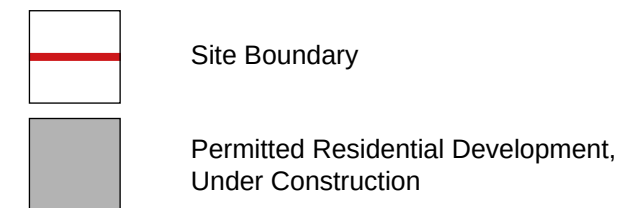
- 7.1 The LVA has assessed landscape character and visual amenity and the resulting landscape and visual effects of the proposed development on the receiving landscape and visual resource. The landscape and visual effects have been considered in relation to the proposals detailed in the planning application (Development Framework) and Design and Access Statement (DAS).
- 7.2 The site is well related to the settlement edge and generally contained within the local landscape context, which comprises a Community Park to the north-west, settlement edge to the north-east, construction site / land with approval for residential development to the east and fields, hedgerows and trees to the south. The wider landscape comprises undulating fields with good hedgerow boundaries, trees and woodland, which provides further containment. Whilst there will inevitably be some adverse landscape and visual effects at the outset (Year 1 of completion), it is judged that the effects of the proposed development and the consequential effects will, however, be localised and limited in their extent.
- 7.3 The design and environment team have worked closely to prepare a scheme which has evolved in response to the constraints and opportunities presented by the site. The design parameters have been led by the existing site constraints; including the watercourse and its vegetation, and peripheral hedgerows and trees. Existing landscape features are retained (with the exception of two short sections of the frontage hedgerow that will be removed to widen the existing access and accommodate a new vehicle access) as part of the Green Infrastructure proposed for the site. The green infrastructure proposals form an inherent part of the scheme design and will provide excellent opportunities for recreation and biodiversity enhancement as well as assisting to further integrate the scheme within the landscape, complementing the existing soft green settlement edge to this part of Clitheroe. This approach reflects the recommendations of the various landscape character assessment publications as described within this report and the requirements of current planning policies relating to landscape matters.
- 7.4 The initial landscape effects for the site and its immediate context are assessed as **Moderate Adverse** at year 1 but will diminish over time as the green infrastructure framework associated with the development delivers local benefits. In the longer term, by Year 15, it is considered that given the creation of multi-functional green infrastructure on 35% of the site the benefits of the maturing green infrastructure will further integrate the built development within the site and its immediate context, reducing the assessed effect to **Minor / Moderate Adverse**.
- 7.5 The effects on the landscape features of the site will be **Minor/Negligible Adverse** for site vegetation at year 1 due to the removal of two short sections of the frontage hedgerow to widen the existing field access to accommodate the new vehicle access. The proposed green infrastructure planting will more than compensate for this loss as it matures. No changes are proposed to the watercourse with effects assessed as **None** at year 1. As landscape planting and new water features establish and mature this will deliver some beneficial changes enhancing the landscape features of the site, resulting in **Minor Beneficial** effects.
- 7.6 Given the nature of the site and its context and the proposed retention of its' landscape features within the green infrastructure proposals, the assessed effects at year 1 and by year 15 on the wider landscape encompassing the national landscape character area NCA33: Bowland Fringe and Pendle Hill, the county LCA 'Undulating Lowland Farmland: 5e Lower Ribblesdale (Clitheroe to Gisburn)' and the AONB LCA 'Undulating Lowland Farmland with Settlement & Industry: H1 Clitheroe and Chatburn' is **Negligible** at years 1 and 15.

- 7.7 The site is visually well contained within its local landscape context by a combination of hedgerow and tree cover, topography and adjoining settlement. Only a limited number of receptors will have direct views across the development. These comprise users of Henthorn Road as they pass the site (receptor A) and residents at the adjacent settlement edge (receptor B). For these receptors assessed effects are **Moderate to Minor / Moderate Adverse** at the outset, reducing to **Minor / Moderate to Minor Adverse** with the maturing of the peripheral landscape planting.
- 7.8 To a lesser extent a small number of receptors within the local context of the site have views to varying degrees, where the development will be seen in the context of surrounding fields, settlement and residential development under construction. These receptors are; users of concessionary footpaths within the adjacent Community Park (receptor C), residents of two properties: Siddows Hall (receptor C) and Langdales (receptor E), and users of a stretch of the Ribble Way (receptor F) and a second public footpath (receptor G) south of the site. The assessed effects on completion range from **Minor Adverse to Moderate Adverse** for these receptors and will reduce by year 15 through the maturing of the green infrastructure planting proposals to **Negligible to Minor / Moderate Adverse**.
- 7.9 At increasing distance from the site (receptors H-K), there are glimpse views to the site and adjoining settlement edge, viewed distantly as a minor component of a wider panoramic view. Views of the site and settlement edge are heavily filtered by intervening tree cover. There will be glimpses of the development, however at this distance and within the surrounding context the assessed effects at year 1 and 15 would range from **Negligible** to at most **Minor Adverse**, depending on the varying extent of visibility.
- 7.10 Three longer distance views have been identified from sensitive heritage and landscape receptors within the wider context of Clitheroe. These are from Clitheroe Castle (1.4km to the north-east) and from the Forest of Bowland AONB (4.5km to the east and 3.9km to the south-west respectively). From all of these viewpoints trees and woodland help to absorb the site and existing settlement within the landscape. The development will form a minor and barely perceptible (castle view) or imperceptible (AONB view) change to the wider panoramic view. The assessed effect at year 1 and 15 is **Negligible**.
- 7.11 In conclusion, it is assessed that the site's landscape character has the ability in which to absorb change through the introduction of the proposed development and associated green infrastructure. The proposals will be appropriate within this landscape context and it is judged that the effects, as a result of the proposed development, will not give rise to any unacceptable landscape and visual harm.



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client
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project
Henthorn Road,
Clitheroe
drawing title
SITE LOCATION

scale
NTS @ A3
drawing / figure number

drawn
HGK

issue date
01 August 2018
rev

Figure 1



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-  Site Boundary
-  Permitted Residential Development, Under Construction



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project
Henthorn Road,
Clitheroe

drawing title
AERIAL PHOTOGRAPH

scale
NTS @ A3

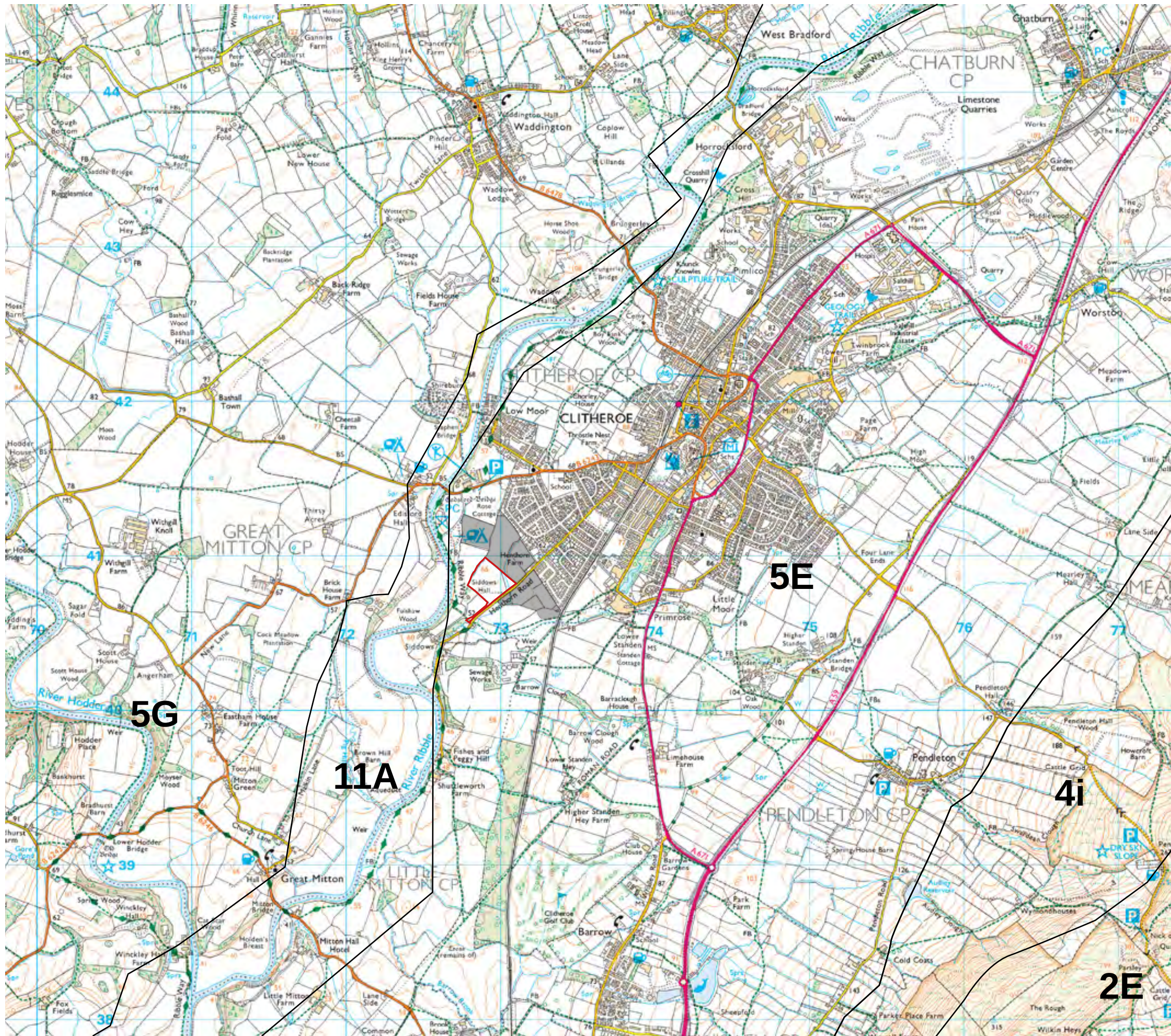
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HGK

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rev
B



Figure 2



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-  Site Boundary
-  Permitted Residential Development, Under Construction

Forest of Bowland Area of Outstanding Natural Beauty Landscape Character Assessment - September 2009

Lancashire Landscape Character Types

- 2 - Moorland Hills (LCT)
 - 2E - Pendle Hill (LCA)
- 4 - Moorland Fringe (LCT)
 - 4i - North Pendle Fringe (LCA)
- 5 - Undulating Lowland Farmland (LCT)
 - 5E - Lower Ribblesdale (Clitheroe to Gisburn) (LCA)
 - 5G - South Bowland Fringes (LCA)
- 11 - Valley Floodplains (LCT)
 - 11A - Lower Ribble Valley (LCA)

Note: National Character Area (NCA) 33: Bowland Fringe and Pendle Hill covers all mapping extents shown.



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LANCASHIRE LANDSCAPE
CHARACTER

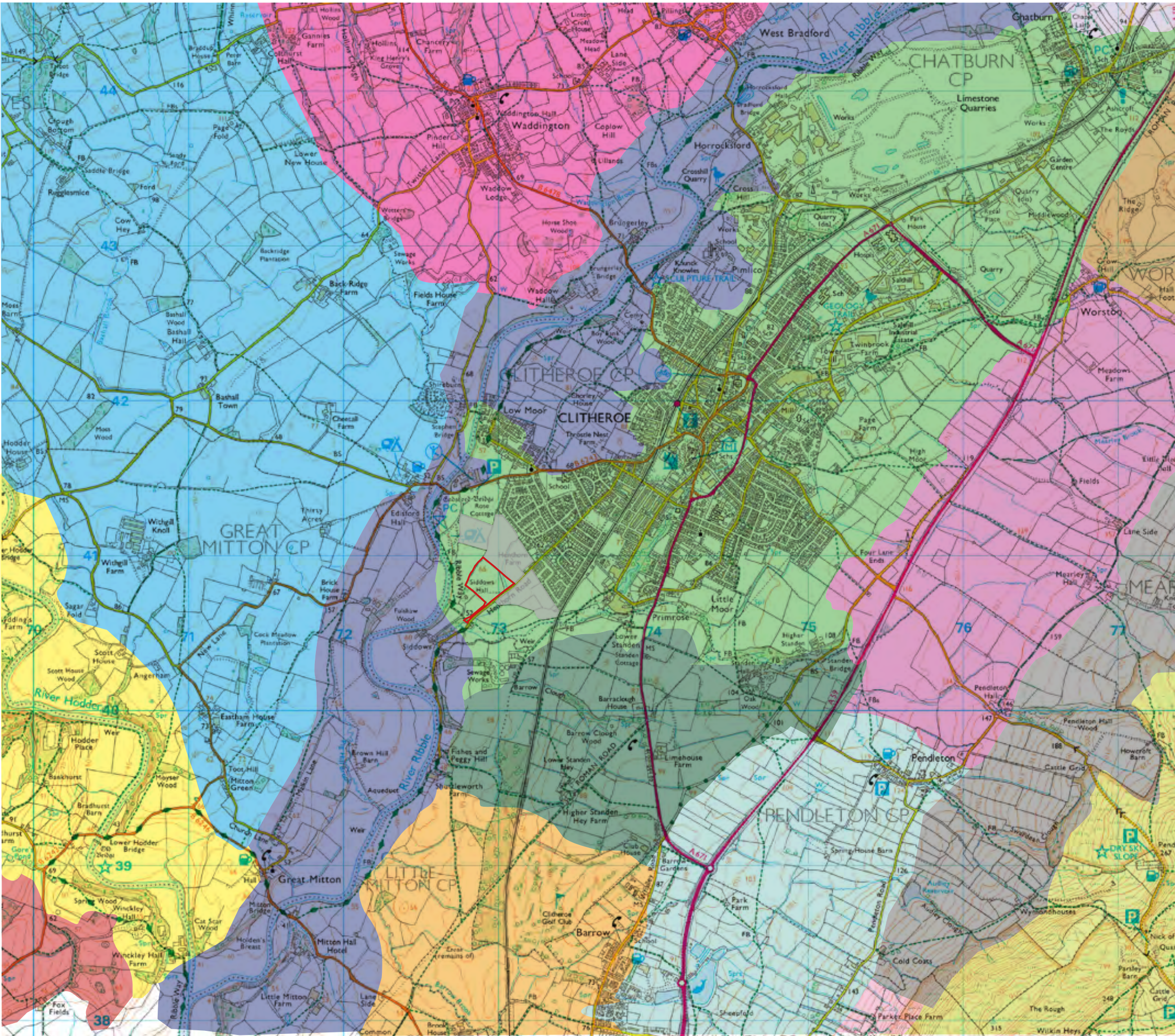
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Figure 3



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- Site Boundary
- Permitted Residential Development, Under Construction

Forest of Bowland Area of Outstanding Natural Beauty Landscape Character Assessment - September 2009

Bowland Landscape Character Types

- B - Unenclosed Moorland Hills (LCT)
 - B4 - Pendle Hill (LCA)
- D - Moorland Fringe (LCT)
 - D8 - Pendleton (LCA)
 - D12 - Upper Sabden Valley (LCA)
- E - Undulating Lowland Farmland (LCT)
 - E6 - Pendleton (LCA)
 - E7 - Worston (LCA)
 - E8 - Dudland & Gisburn (LCA)
- F - Undulating Lowland Farmland with Wooded Brooks (LCT)
 - F2 - Bolton by Bowland to Waddington (LCA)
- G - Undulating Lowland Farmland with Parkland (LCT)
 - G4 - Hurst Green (LCA)
 - G5 - Downham (LCA)
 - G7 - Browsholme (LCA)
- H - Undulating Lowland Farmland with Settlement & Industry (LCT)
 - H1 - Clitheroe & Chatburn (LCA)
 - H2 - Higher & Lower Standen (LCA)
 - H3 - Barrow & Whalley (LCA)
- I - Wooded Rural Valleys (LCT)
 - I7 - Lower Hodder (LCA)
- J - Valley Floodplain (LCT)
 - J2 - Ribble (LCA)

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project
Henthorn Road,
Clitheroe

drawing title
BOWLAND LANDSCAPE
CHARACTER

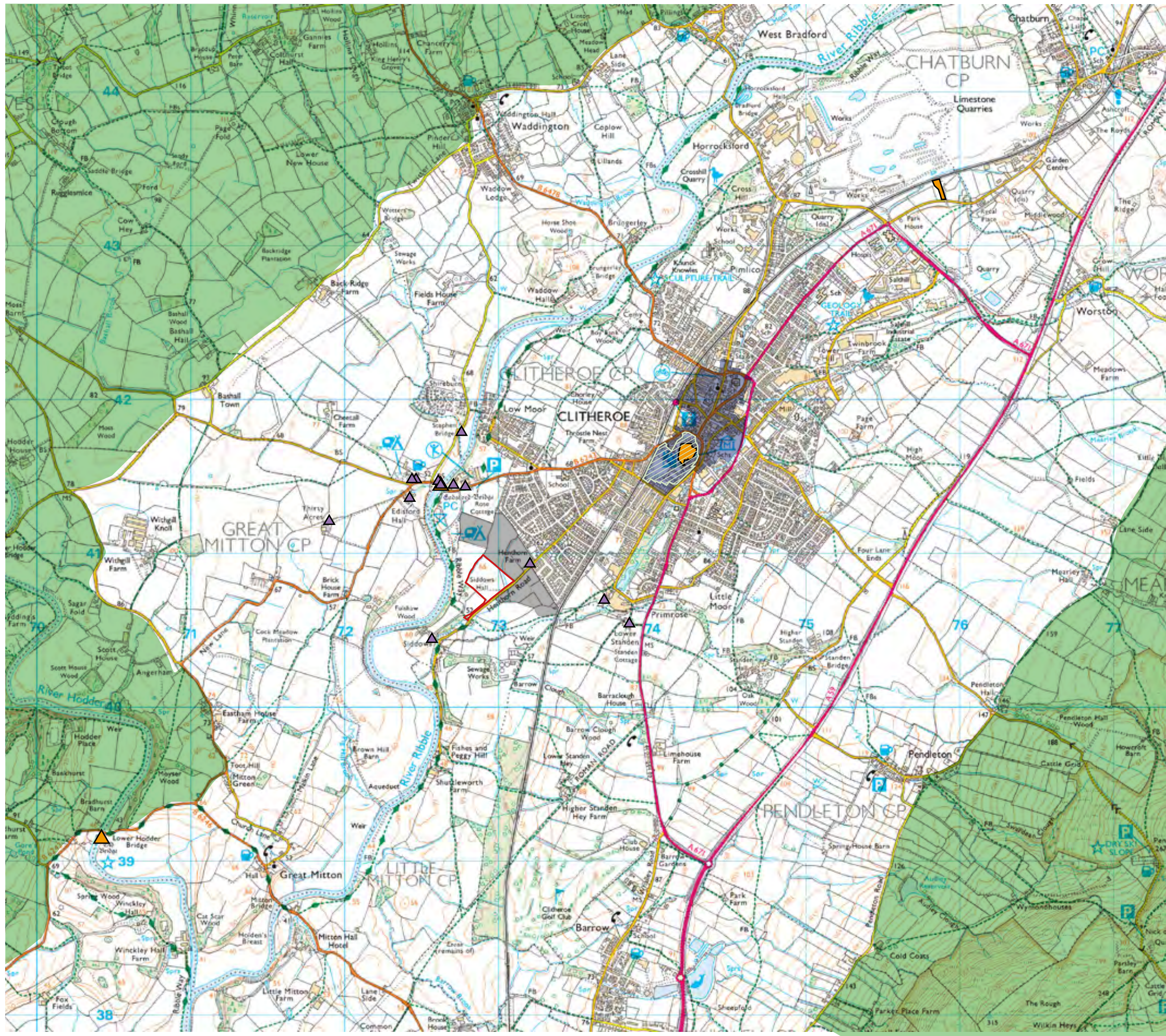
scale
NTS @ A3

drawing / figure number
Figure 3A

drawn
HGK

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-  Site Boundary
-  Permitted Residential Development, Under Construction
-  Forest of Bowland Area of Outstanding Natural Beauty (AONB)
-  Scheduled Monument
-  Listed Buildings within 1km from the Site Boundary
-  Grade II Registered Park & Garden

Ribble Valley Borough Council

-  Clitheroe Conservation Area



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project
Henthorn Road,
Clitheroe

drawing title
DESIGNATIONS

scale
NTS @ A3

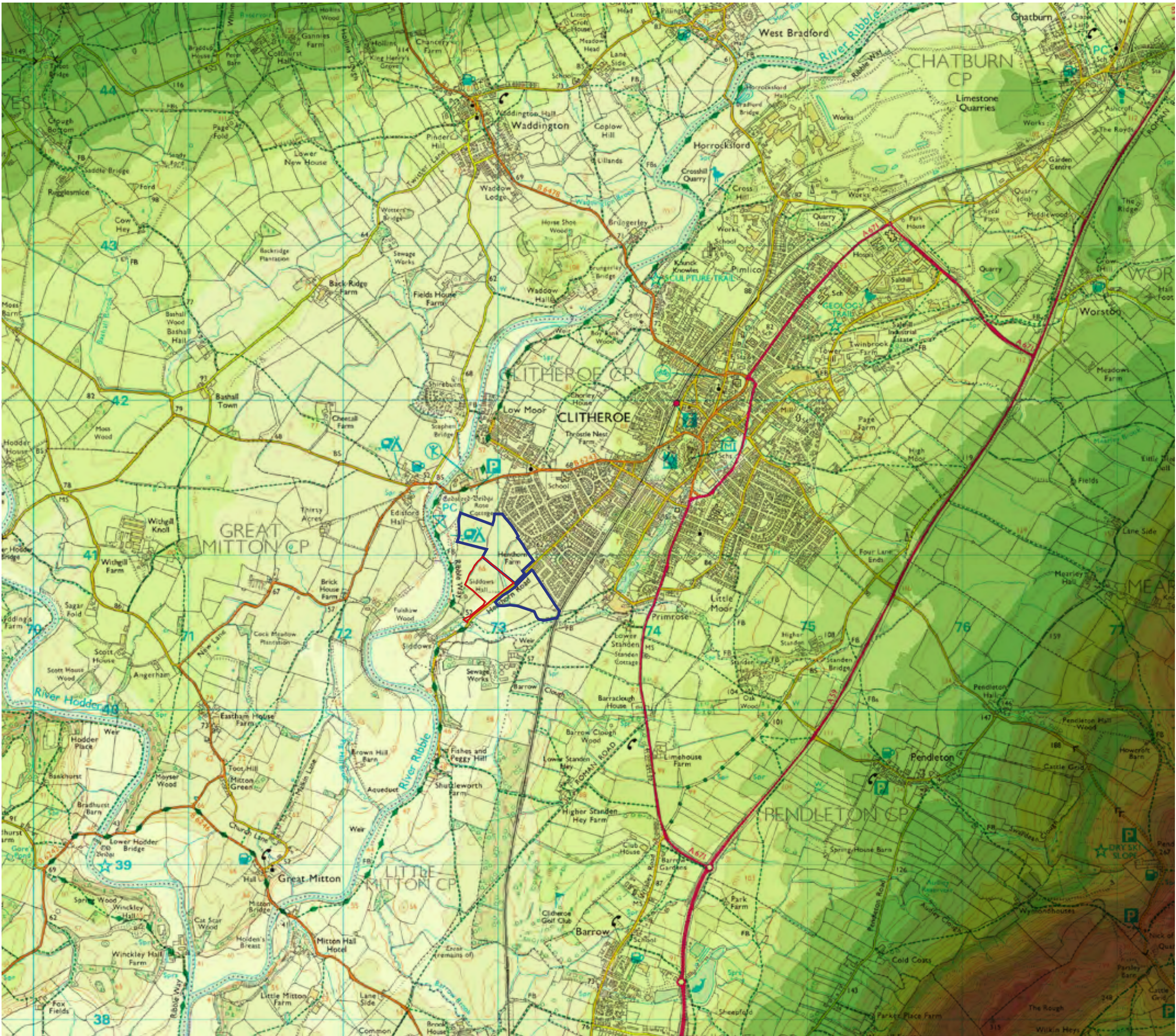
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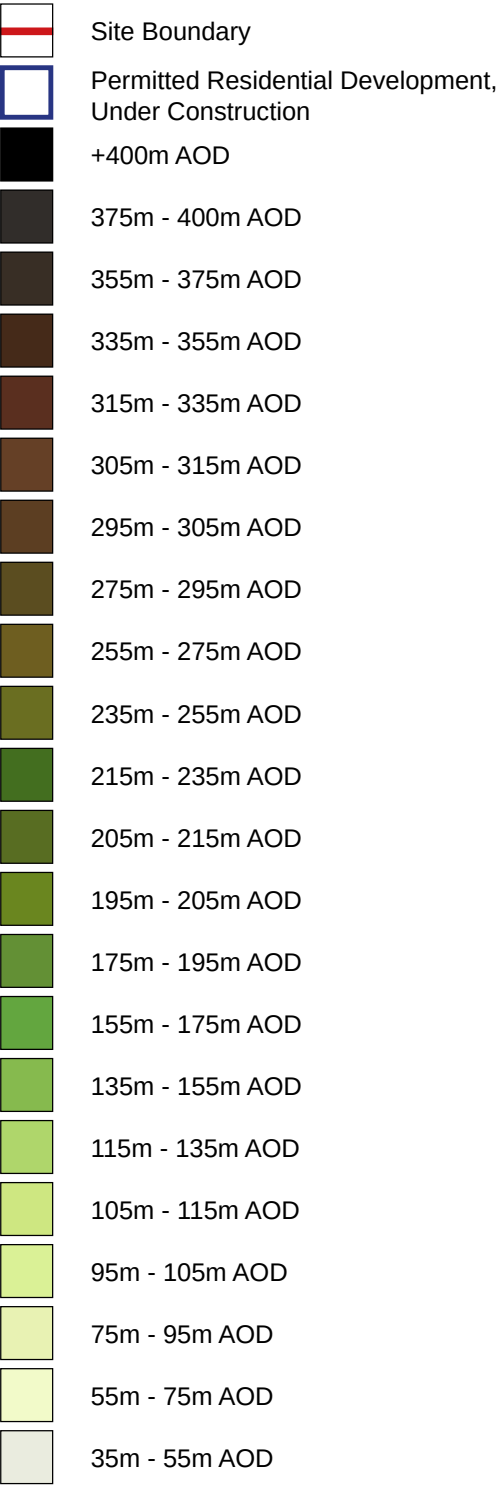


Figure 4



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project
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Clitheroe

drawing title
TOPOGRAPHY

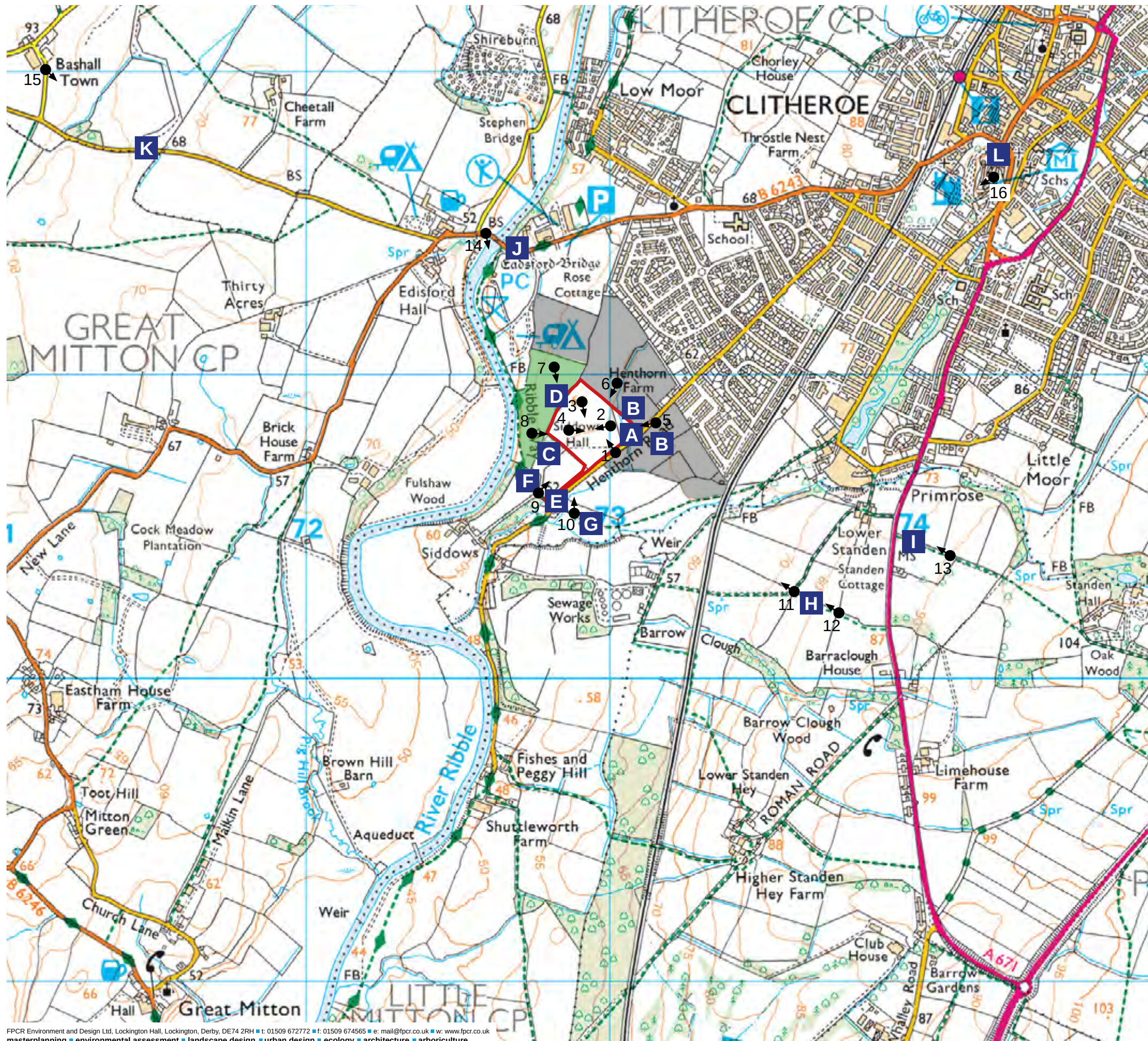
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NTS @ A3

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HGK

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Figure 5



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-  Site Boundary
-  Permitted Residential Development, Under Construction
-  New Community Park
-  Photo Viewpoints
-  Receptors

client
Gladman Developments Ltd

project
Henthorn Road,
Clitheroe

drawing title
VISUAL APPRAISAL

scale
1:12,500 @ A3

drawn
MDP

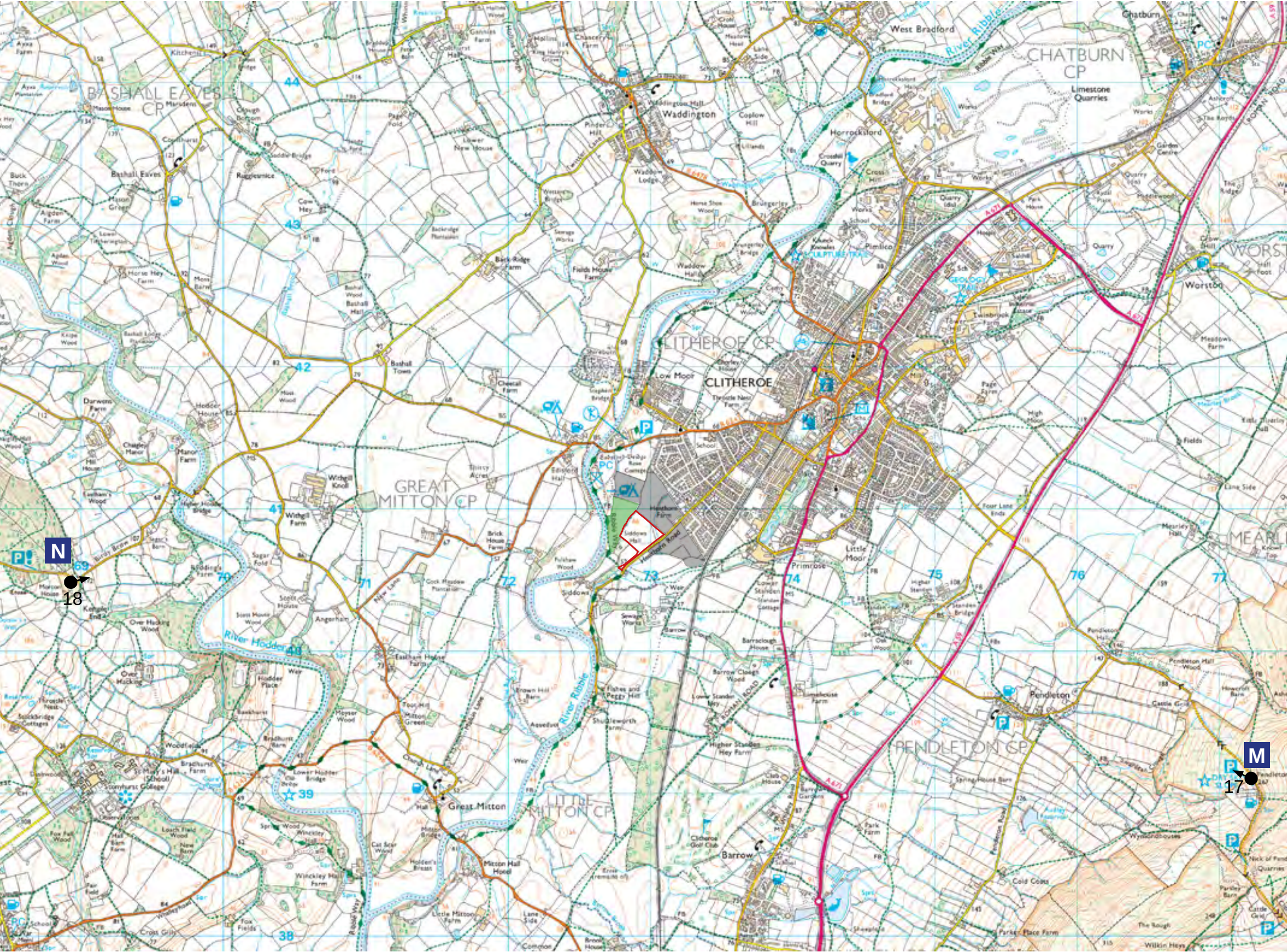
Figure 6

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Site Boundary

Permitted Residential Development,
Under Construction

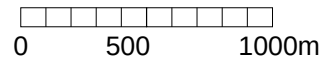
New Community Park

1

Photo Viewpoints

M

Receptors



fpcr

N

client
Gladman Developments Ltd

project
Henthorn Road,
Clitheroe

drawing title
LONG DISTANCE VIEWPOINTS

scale
NTS @ A3

drawn
MDP

issue date
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Figure 7

B



PHOTO VIEWPOINT 1: View from Henthorn Road, adjacent to the Site



PHOTO VIEWPOINT 1 Continued:

Note: Based on a viewing distance of 175mm and focal length of 50mm

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client
Gladman Developments Ltd
project
Henthorn Road,
Clitheroe
drawing title
PHOTO VIEWPOINT 1

scale
NTS @ A3
drawing / figure number

drawn
MDP

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rev
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Figure 8



PHOTO VIEWPOINT 2: View west from within the site



PHOTO VIEWPOINT 2 Continued:

Note: Based on a viewing distance of 175mm and focal length of 50mm

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project

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PHOTO VIEWPOINT 2

scale

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Properties on Yarrow
Crescent

Pendleton Moor

Properties on
Blakewater Road

Story Homes
development



PHOTO VIEWPOINT 3: View south from within the site

The Site

Trees along the boundary
with Siddows Hall



PHOTO VIEWPOINT 3 Continued:

Note: Based on a viewing distance of 175mm and focal length of 50mm

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Clitheroe
drawing title
PHOTO VIEWPOINT 3

scale
NTS @ A3

drawing / figure number

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MDP

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rev
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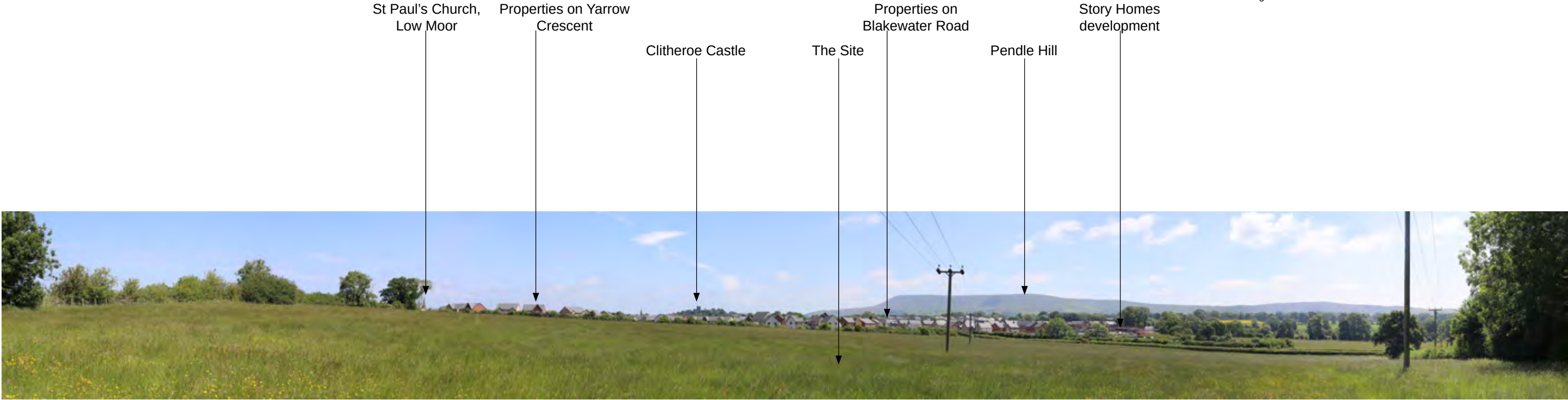


PHOTO VIEWPOINT 4: View east from within the site



PHOTO VIEWPOINT 5: View south-west from the junction of Henthorn Road and Ludlow Road

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Gladman Developments Ltd

project
Henthorn Road,
Clitheroe

drawing title
PHOTO VIEWPOINTS 4 & 5

scale
NTS @ A3

drawn
MDP

issue date
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PHOTO VIEWPOINT 6: View south-west from Blakewater Road



PHOTO VIEWPOINT 6 Continued:

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project
Henthorn Road,
Clitheroe

drawing title
PHOTO VIEWPOINT 6

scale
NTS @ A3

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Figure 8

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PHOTO VIEWPOINT 7: View south from the adjacent Community Park



PHOTO VIEWPOINT 7 Continued:

Note: Based on a viewing distance of 175mm and focal length of 50mm

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project
Henthorn Road,
Clitheroe
drawing title
PHOTO VIEWPOINT 7

scale
NTS @ A3
drawing / figure number

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The Site, beyond
hedgerow



PHOTO VIEWPOINT 8: View south-east from the adjacent Community Park

The Site, beyond
hedgerow



PHOTO VIEWPOINT 8 Continued:



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project
Henthorn Road,
Clitheroe
drawing title
PHOTO VIEWPOINT 8

scale
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PHOTO VIEWPOINT 9: View north-east from the Ribble Valley Way



PHOTO VIEWPOINT 9 Continued:

Note: Based on a viewing distance of 175mm and focal length of 50mm

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client
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project
Henthorn Road,
Clitheroe
drawing title
PHOTO VIEWPOINT 9

scale
NTS @ A3
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-

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PHOTO VIEWPOINT 10: View north from public footpath 3-I-FP-17



PHOTO VIEWPOINT 10 Continued:

Note: Based on a viewing distance of 175mm and focal length of 50mm

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project
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Clitheroe

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PHOTO VIEWPOINT 10

scale
NTS @ A3

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rev

Figure 8

-



PHOTO VIEWPOINT 11: View north-west from public footpath 3-32-FP4



PHOTO VIEWPOINT 12: View north-west from public footpath 3-32-FP3

Note: Based on a viewing distance of 175mm and focal length of 50mm

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project

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Clitheroe

drawing title

PHOTO VIEWPOINTS 11 & 12

scale

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Figure 8

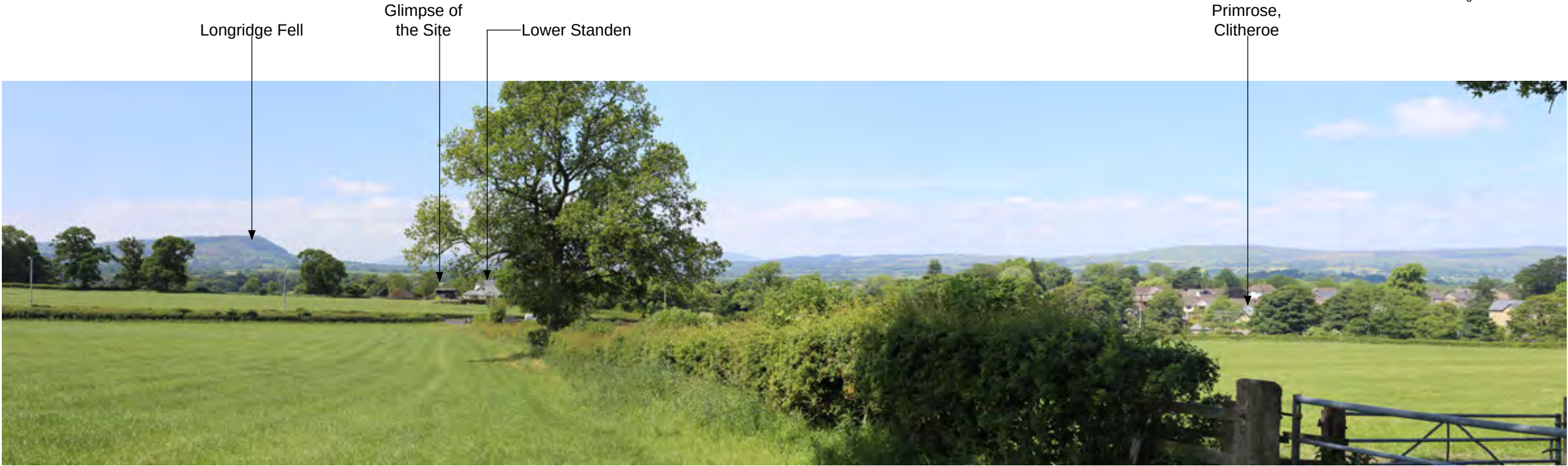


PHOTO VIEWPOINT 13: View north-west from public footpath 3-32-FP12



PHOTO VIEWPOINT 14: View south from Edisford Bridge

Note: Based on a viewing distance of 175mm and focal length of 50mm

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client
Gladman Developments Ltd

project
Henthorn Road,
Clitheroe

drawing title
PHOTO VIEWPOINT 13 & 14

scale
NTS @ A3

drawn
MDP

issue date
30 July 2018

rev
-

drawing / figure number

Figure 8

Approximate direction
of the Site



PHOTO VIEWPOINT 15: View south-east from Back Lane, Bashall Town

Approximate direction
of the Site



PHOTO VIEWPOINT 16: View south-west from Clitheroe Castle

Note: Based on a viewing distance of 175mm and focal length of 50mm

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client
Gladman Developments Ltd
project
Henthorn Road,
Clitheroe

drawing title
PHOTO VIEWPOINT 15 & 16

scale
NTS @ A3

drawing / figure number

Figure 8

drawn
MDP

issue date
30 July 2018
rev

-

Approximate direction
of the Site



PHOTO VIEWPOINT 17: View north-west from the dry ski slope on Pendle Hill

Approximate direction
of the Site



PHOTO VIEWPOINT 18: View north-east from the eastern edge of Longridge Fell (Birdy Brow)

Note: Based on a viewing distance of 175mm and focal length of 50mm

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client
Gladman Developments Ltd

project
Henthorn Road,
Clitheroe

drawing title
PHOTO VIEWPOINTS 17 & 18

scale
NTS @ A3

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issue date
30 July 2018

drawing / figure number

Figure 8

-

APPENDIX A

Appendix A

Landscape and Visual Appraisal – Methodology and Assessment Criteria

Introduction

The methodology for the Landscape and Visual Appraisal (LVA) undertaken for the proposed development is detailed in the LVA report. The following information should be read in conjunction with this methodology.

As advised in the Guidelines for Landscape and Visual Impact Assessment (3rd Edition) (GLVIA3), the judgements made in respect of both landscape and visual effects are a combination of an assessment of the sensitivity of the receptor and the magnitude of the landscape or visual effect. The following details the definitions and criteria used in assessing sensitivity and magnitude for landscape and visual receptors.

Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as High/ Medium or Moderate/ Minor etc. This indicates that the assessment lies between the respective definitions or encompasses aspects of both.

Landscape

Landscape Sensitivity

Landscape receptors are assessed in terms of their 'Landscape Sensitivity'. This combines judgements on the value to be attached to the landscape and the susceptibility to change of the landscape from the type of change or development proposed. The definition and criteria adopted for these contributory factors is detailed below.

There can be complex relationships between the value attached to landscape receptors and their susceptibility to change which can be especially important when considering change within or close to designated landscapes. For example, an internationally, nationally or locally valued landscape does not automatically or by definition have a high susceptibility to all types of change. The type of change or development proposed may not compromise the specific basis for the value attached to the landscape.

Landscape Value

Value can apply to a landscape area as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. The following criteria have been used to categorise landscape value. Where there is no clear existing evidence on landscape value, an assessment is made based on the criteria/ factors identified below (based on the guidance in GLVIA3 paragraph 5.28, Box 5.1).

- Landscape quality (condition)
- Scenic quality
- Rarity
- Representativeness
- Conservation interest
- Recreation value
- Perceptual aspects
- Associations

Landscape Value	Definition
High	Landscape receptors of high importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.
Medium	Landscape receptors of medium importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.
Low	Landscape receptors of low importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.

Landscape Susceptibility to Change

This means the ability of the landscape receptor (overall character type/ area or individual element/ feature) to accommodate the proposed development without undue consequences for the maintenance of the baseline position and/ or the achievement of landscape planning policies and strategies. The definition and criteria for the assessment of Landscape Susceptibility to Change is as follows:

Landscape Susceptibility to Change	Definition
High	A highly distinctive and cohesive landscape receptor, with positive characteristics and features and no or very few detracting or intrusive elements. Landscape features intact and in very good condition and/ or rare. Limited capacity to accept the type of change/ development proposed.
Medium	Distinctive and more commonplace landscape receptor, with some positive characteristics/ features and some detracting or intrusive elements. Landscape features in moderate condition. Capacity to accept well planned and designed change/ development of the type proposed.
Low	Landscape receptor of mixed character with a lack of coherence and including detracting or intrusive elements. Landscape features that may be in poor or improving condition and few that could not be replaced. Greater capacity to accept the type of change/ development proposed.

Magnitude of Landscape Effects

The magnitude of landscape effects is the degree of change to the landscape receptor in terms of its size or scale of change, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the separate considerations of Scale or Size of the Degree of Change and Reversibility. The geographical extent and duration of change are described where relevant in the appraisal.

Scale or Size of the Degree of Landscape Change

Scale or Size of the Degree of Landscape Change	Definition
High	Total loss of or substantial alteration to key characteristics / features and the introduction of new elements totally uncharacteristic to the receiving landscape. Overall landscape receptor will be fundamentally changed.
Medium	Partial loss of or alteration to one or more key characteristics / features and the introduction of new elements that would be evident but not necessarily uncharacteristic to the receiving landscape. Overall landscape receptor will be obviously changed.
Low	Limited loss of, or alteration to one or more key characteristics/ features and the introduction of new elements evident and/ or characteristic to the receiving landscape. Overall landscape receptor will be perceptibly changed.
Negligible	Very minor alteration to one or more key characteristics/ features and the introduction of new elements characteristic to the receiving landscape. Overall landscape receptor will be minimally changed.
None	No loss or alteration to the key characteristics/ features, representing 'no change'.

Reversibility

Reversibility	Definition
Irreversible	The development would be permanent and the assessment site could not be returned to its current/ former use.
Reversible	The development could be deconstructed/ demolished and the assessment site could be returned to broadly its current/ historic use (although that may be subject to qualification depending on the nature of the development).

Visual

Sensitivity of Visual Receptors

Visual sensitivity assesses each visual receptor in terms of their susceptibility to change in views and visual amenity and also the value attached to particular views. The definition and criteria adopted for these contributory factors is detailed below.

Visual Susceptibility to Change

The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of; firstly, the occupation or activity of people experiencing the view at particular locations; and secondly, the extent to which their attention or interest may therefore be focussed on the views and visual amenity they experience.

Visual Susceptibility to Change	Definition
High	Residents at home with primary views from ground floor/garden and upper floors. Public rights of way/ footways where attention is primarily focussed on the landscape and on particular views. Visitors to heritage assets or other attractions whose attention or interest is likely to be focussed on the landscape and/ or on particular views. Communities where views make an important contribution to the landscape setting enjoyed by residents. Travellers on recognised scenic routes.
Medium	Residents at home with secondary views (primarily from first floor level). Public rights of way/ footways where attention is not primarily focussed on the landscape and/ or particular views. Travellers on road, rail or other transport routes.
Low	Users of outdoor recreational facilities where the view is less important to the activities (e.g. sports pitches). Travellers on road, rail or other transport where views are primarily focussed on the transport route. People at their place of work where views of the landscape are not important to the quality of the working life.

Value of Views

The value attached to a view takes account of any recognition attached to a particular view and/ or any indicators of the value attached to views, for example through guidebooks or defined viewpoints or references in literature or art.

Value of Views	Definition
High	A unique or identified view (eg. shown as such on Ordnance Survey map, guidebook or tourist map) or one noted in literature or art. A view where a heritage asset makes an important contribution to the view.
Medium	A typical and/ or representative view from a particular receptor.
Low	An undistinguished or unremarkable view from a particular receptor.

Magnitude of Visual Effects

Magnitude of Visual Effects evaluates each of the visual effects in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the Scale or Size (including the degree of contrast) of Visual Change. The distance and nature of the view and whether the view will be permanent or transient are also detailed in the Visual Effects Table.

Scale or Size of the Degree of Visual Change	Definition
High	The proposal will result in a large and immediately apparent change in the view, being a dominant and new and/ or incongruous feature in the landscape.
Medium	The proposal will result in an obvious and recognisable change in the view and will be readily noticed by the viewer.
Low	The proposal will constitute a minor component of the wider view or a more recognisable component that reflects those apparent in the existing view. Awareness of the proposals will not have a marked effect on the overall nature of the view.
Negligible/ None	Only a very small part of the proposal will be discernible and it will have very little or no effect on the nature of the view.

Level of Effect

The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.

GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following descriptive thresholds have been used for this appraisal:

- **Major:** A Major landscape or visual effect based on an evaluation of the susceptibility and value of the receptor, combined with the magnitude of change;
- **Moderate:** A Moderate landscape or visual effect based on an evaluation of the susceptibility and value of the receptor, combined with the magnitude of change;
- **Minor:** A Minor landscape or visual effect based on an evaluation of the susceptibility and value of the receptor, combined with the magnitude of change;
- **Negligible:** A Negligible landscape or visual effect based on an evaluation of the susceptibility and value of the receptor, combined with the magnitude of change.

Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

APPENDIX B

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape		Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion	
	Susceptibility to Change	Landscape Value	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	
	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial	
National Landscape Character									
Natural England, National Character Area Profile (NCA) 33: <i>Bowland Fringe and Pendle Hill</i>	Varies from Low – High	Varies from Low – High	Construction: Negligible Completion: Negligible Year 15: Negligible	N/A	This NCA covers an extensive landscape tract from Pendle Hill in the south to the M6 in the west, to the boundary of the Yorkshire Dales in the north-east and almost as far as Morecambe Bay in the north west. The character area description is broad but includes specific reference to Clitheroe stating that “The relatively urban areas of Clitheroe, Bentham and Longridge provide a contrast to the rural feel of the area”. Natural England recommends: “<i>Managing development (especially around the fringes of the NCA), in order to maintain the rural character of the landscape, tranquillity and sense of remoteness</i>” and “<i>To protect the rural quality of the open countryside, it is essential to control and manage the development of the urban fringe and farmsteads to ensure the use of appropriate materials and styles</i>”. Development of the site, adjacent to the Clitheroe settlement edge would result in a negligible magnitude of change on the NCA as a whole during construction, following development and at year 15. Whilst the development proposals will incorporate the recommended measures above and will retain and enhance the landscape features of the site, the resultant magnitude of change would remain negligible in the context of the NCA as a whole.	Negligible	Negligible	Negligible	
Landscape Character Assessment: AONB									
Forest of Bowland Area of Outstanding Natural Beauty, Landscape Character Assessment, Sept 2009: <i>Undulating Lowland Farmland with Settlement & Industry: H1 Clitheroe and Chatburn’ LCA.</i>	Medium	Medium	Construction: Negligible Completion: Negligible Year 15: Negligible	N/A	The LCA description applies to Clitheroe and the landscape around its southern, eastern and northern peripheries and encompasses Chatburn to the north. At this scale the landscape character description remains general to Clitheroe and its fringes. The assessment considers that the overall condition of this landscape character type is ‘moderate’ with “<i>most landscape features generally well managed</i>”. The guidelines recommend: “<i>Conserve and enhance hedges and hedgerow trees; Ensure that any potential new urban development includes a robust planting of native tree and shrub planting at the edges; Encourage the use of local building materials, in particular gritstone and limestone; Ensure new development does not extend onto prominent hillsides; Maintain consistency of building materials, details and design; Conserve the pattern and distinctive settings to settlements; Conserve open views towards the surrounding higher Moorland Plateaux and Unenclosed and Enclosed Moorland Hills Landscape Character Types; and Conserve open and framed views across and into the corridor of the River Ribble</i>”. The proposals use a combination of the recommended approaches within the Development Framework and green infrastructure design to complement the existing attractive green settlement edge. This will deliver some local benefits to the landscape features of the site by year 15 as the proposed landscaping and management practices take effect. The development proposals form a minor settlement extension that would result in a negligible magnitude of the change on the character area overall.	Negligible	Negligible	Negligible	
	“Overall, landscape character and visual sensitivity is considered to be moderate” (paragraph 4.9.13).								

Appendix B: Landscape Effects Table (LET)								
Landscape Receptor and Reference	Judged Sensitivity of Landscape		Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
Landscape Character Assessment: County								
A Landscape Strategy for Lancashire – Landscape Character Assessment & Strategy, December 2000: <i>Undulating Lowland Farmland: 5e Lower Ribblesdale (Clitheroe to Gisburn) LCA</i>	Varies from Low-High	Varies from Low- High	Construction: Negligible Completion: Negligible Year 15: Negligible	N/A	The LCA covers a broader area than that defined within the AONB assessment. Area 5E includes Clitheroe and Chatburn but also extends some distance to the south and east of the settlement to include Pendleton at the foot of Pendle Hill and as far north-east as Gisburn. As such the character description is also less specific to the context of the site. It describes the area as “a particularly well settled area”. The accompanying Landscape Strategy identifies “hedgerows and hedgerow trees” as one of the ‘Key Environmental Features’ of this area. The Strategy recommends; “ensure new development on the edges of villages reflects the characteristic clustered form; development should be sited to retain views to landscape features and landmarks, such as church towers on the approaches to villages...” and “encourage tree planting as an integral part of new development, creating links with existing farm woodlands and the network of hedgerows”. The proposals use these recommended approaches within the Development Framework and green infrastructure design to complement the existing attractive green settlement edge. This will deliver some local benefits to the landscape features of the site by year 15 as the proposed landscaping and management practices take effect. The development proposals form a minor settlement extension, in keeping with the described existing characteristics of this LCA that would result in a negligible magnitude of the change on this extensive character area overall.	Negligible	Negligible	Negligible
Landscape Character: Site and Immediate Context								

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)								
Landscape Receptor and Reference	Judged Sensitivity of Landscape		Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
Site and Immediate Context	Medium	Medium	Construction: Medium/High Completion: Medium Year 15: Medium/Low	N/A	The site comprises a single grassed field crossed in the eastern corner by a small watercourse. It is bounded by substantial hedgerows with occasional trees. Two small power lines cross the site. The immediate context of the site comprises the south-western settlement edge of Clitheroe and several small fields. A detailed description of this area is included within the report. The site is bordered on its northern edge by the adjacent settlement edge and land opposite the site, south of Henthorn Road has permission for residential development which is under construction, a new Community Park with woodland planting borders the north-western site boundary. Within this residential context, construction activities will result in a temporary medium/high magnitude of change to this area and on completion development will result in the loss of much of a single grassed field but will retain the existing peripheral landscape features of the site with the proposed green infrastructure, resulting in a medium magnitude of change to the site and immediate context. As the green infrastructure planting matures it will further integrate the development within its settlement edge context and deliver benefits to the local landscape, partially offsetting the adverse effects resulting from the extension of the settlement.	Moderate / Major Adverse	Moderate Adverse	Minor / Moderate Adverse
Site Landscape Features/ Characteristics								
Site Landscape Features <i>Woodland, Trees, Hedgerows and Vegetation</i>	Medium	Medium	Construction: Low / Medium Completion: Low / Medium Year 15: Low	N/A	Landscape features on the site comprise the field boundary hedgerows with associated trees. These will be retained within greenways as part of the green infrastructure for the development and reinforced with further native tree planting. The green infrastructure proposals seek to respond to local landscape character and the recommendations of the various published landscape character and green infrastructure strategy documents. At the outset the removal of two short sections of hedgerow to widen the existing field access into the site for construction of a new vehicle access will result in a low/negligible adverse magnitude of change to the landscape features overall. As landscape planting matures the magnitude of change to the landscape features of the site will be low and beneficial.	Minor / Negligible Adverse	Minor / Negligible Adverse	Minor Beneficial

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)								
Landscape Receptor and Reference	Judged Sensitivity of Landscape		Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
Site Landscape Features <i>Water Features and Watercourses</i>	Medium	Medium	Construction: None Completion: None Year 15: Low	N/A	A watercourse with associated vegetation passes through a triangle of land within the north-eastern corner of the site. It is proposed to retain this in-situ within the triangle of grassland, bringing the grassland under a meadow management regime for wildlife benefits. In addition, a linear SUDS facility will be provided within the lowest part of the site alongside the Henthorn Road frontage, this will be designed as an attractive landscape feature and for wildlife benefits. There will be no change to the watercourse at construction or completion, with the development set back beyond the retained grassland buffer. The new SUDS proposals will as the landscaping matures complement and extend the characteristics of the watercourse.	None	None	Minor Beneficial

APPENDIX C

APPENDIX C: VISUAL EFFECTS TABLE (VET)											
Ref	Receptor Type and Location (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor		Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
		Susceptibility to Change	Value	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
									High Medium Low	High Medium Low	Adverse or Beneficial
A	Users of Henthorn Road as they pass the site (photo 1)	Medium - High	Medium	Adjacent to the site boundary	Full	Transient	Construction: High Completion: Medium Year 15: Low / Medium	The development proposals will result in creation of a new access road and construction activities occurring behind the retained frontage hedgerow within the site. This will result in a temporary, high magnitude of change. On completion the hedgerow will have begun to re-establish and new housing will be set back within the site beyond new landscaping with SuDS features, grassland and tree planting. This will be seen in the context of the adjacent settlement edge and not be incongruous. As the new planting matures the development will further assimilate within its local context.	Moderate / Major Adverse	Moderate Adverse	Minor / Moderate Adverse
B	Residents of the adjacent settlement edge on Blakewater Road, Yarrow Crescent and Ludlow Road (photos 1-6)	Medium	Medium	20-90 metres	Partial	Permanent	Construction: Medium Completion: Low / Medium Year 15: Low	Residents will primarily have views from front upstairs windows across the site. Views from ground floor windows are likely to be obscured by the intervening tall site boundary hedgerow that is to be retained. The substantial boundary hedgerow will likely screen all but the upper floors / roofs of northernmost properties from ground floor views. From upstairs windows should there be a view across the site, this will be replaced by construction activities, followed by built development set back from the site boundary beyond a landscaped buffer that will incorporate some tree planting. The planting as it matures will soften and filter views of the development.	Moderate Adverse	Minor / Moderate Adverse	Minor Adverse
C	Residents of Siddows Hall (photos 1 & 3)	Medium or High	Medium	Adjacent to the site boundary (garden) / 50 metres (house)	Glimpse	Permanent	Construction: Low Completion: Low Year 15: Negligible	The assessment was undertaken within the summer months, when the trees that enclosed the garden of this property prevented views from the garden and property into the site. During the summer months, views from the property / garden to the construction / development will at most be glimpses through the dense vegetation cover. Nevertheless, as mitigation, it is proposed to set the development back within the site, away from the property boundary, beyond landscaped open space. Additional tree planting will be implemented within the site to further filter or screen any potential views of the development during summer and winter months. The magnitude of change to the view in summer months at worst is assessed as low. In winter months the view may become more open, however with the proposed mitigation in place the effects may increase marginally.	Minor Adverse	Minor Adverse	Negligible
D	Users of the Community Park (photos 7 & 8)	High	Medium	Adjacent – 125 metres	Partial	Transient / Permanent depending on use	Construction: Low / Medium Completion: Low Year 15: Negligible	The site slopes away from the Community Park, therefore existing views to towards the site from the park are screened by the north-western site boundary hedgerow and trees. Recent woodland planting within the park in front of this hedgerow boundary will screen the site from view completely when it matures. The development will be set back in the site beyond a landscape buffer. Much of the development and construction activities won't be visible from this viewpoint, as the buildings closest to the north western boundary are constructed they will become visible beyond the hedgerow, lower level construction activities will remain screened from view. With time as the woodland planting within the Community Park matures it will screen the development from view.	Moderate Adverse	Minor / Moderate Adverse	Negligible

E	Residents of Langdales – a single property on Henthorn Road south of the site (photos 9 & 10)	Medium	Medium	170 metres	Full	Permanent	Construction: Low / Medium Completion: Low / Medium Year 15: Low	There will be an oblique view across the site to the settlement edge from side windows of this property. Residential development is also under construction south of Henthorn Road within the view. Construction operations will be visible within the site beyond an intervening field. The development will also be visible, set back within the site beyond the proposed SuDS ponds and landscaping. As the landscape planting matures it will filter and soften the view.	Minor / Moderate Adverse	Minor / Moderate Adverse	Minor Adverse
F	Users of a short stretch of Ribble Way to the south of the site (photo 9)	High	Medium	170 metres	Partial	Transient	Construction: Low / Medium Completion: Low / Medium Year 15: Low	The part of the site adjacent to Henthorn Road is visible across an intervening field, partially obscured by the site boundary hedgerow. The settlement edge is visible across the site. The north-west part of the site is screened from view by the trees around Siddows Hall and by the site boundary hedgerow. Construction activities will be seen in the visible parts of the site and the development when completed will bring the settlement edge closer to the viewpoint. Associated landscaping will as it matures further soften views of the development and settlement edge.	Moderate Adverse	Moderate Adverse	Minor / Moderate Adverse
G	Users of public footpath 3-I-FP-17 to the south of the site (photo 10)	High	Medium	165-225 metres	Full	Transient	Construction: Low / Medium Completion: Low / Medium Year 15: Low	There is an open view across fields south of Henthorn Road towards the site with the settlement edge beyond. Residential development is also under construction south of Henthorn Road within the view. Construction operations will be visible within the site beyond an intervening field. The development will also be visible, set back within the site beyond the proposed SuDS ponds and landscaping. As the landscape planting matures it will filter and soften the view.	Moderate Adverse	Moderate Adverse	Minor / Moderate Adverse
H	Users of public footpaths 3-32-FP4, 3-32-FP3 to the south east of the site (photos 11 & 12)	High	Medium	750-900 metres	Glimpse	Transient	Construction: Negligible - Low Completion: Negligible - Low Year 15: Negligible - Low	There are glimpse views from parts of the footpaths to the site and adjoining settlement edge, viewed distantly as a minor component of a wider panoramic view. Views of the site and settlement edge are heavily filtered by intervening tree cover. There will be glimpses of construction activities and the development, however at this distance and within the surrounding context the magnitude of change to the view will be negligible – low at most, depending on the varying extent of visibility along the routes.	Negligible – Minor Adverse	Negligible – Minor Adverse	Negligible – Minor Adverse
I	Residents of Lower Standen and users of public footpath 3-32-FP12 to the east of the site (photo 13)	High	Medium	780 metres – 1.12km	Glimpse / None	Permanent / Transient	Construction: Negligible Completion: Negligible Year 15: Negligible	There is a channelled view along the footpath towards the site, however the site is screened from view by intervening trees. It is possible there may be a distant glimpse view of construction activities and the development seen in the context of Standen, however this will form a minor, barely perceptible component of the wider panoramic view that includes settlement nearby at Primrose. Residential development south of Henthorn Lane is under construction between this receptor and the site, once this is built out it is expected that it will screen any glimpse views of the site / development.	Negligible	Negligible	Negligible
J	Users of Edisford Road (B6243) as it crosses Edisford Bridge Scheduled Monument (photo 14)	Medium - High	Medium	540 metres	Glimpse	Transient	Construction: Negligible / Low Completion: Negligible / Low Year 15: Negligible	For road users travelling east on the bridge there is a brief glimpse through the tree cover adjacent to the River Ribble to recent development at the south-western settlement edge and the adjoining Community Park. The site is screened from view beyond the distant hedgerow that borders the Community Park. It may be possible to see glimpses of upper parts of construction activities and development initially within the northern corner of the site, however this will form a very distant and minor element within the wider panoramic view that is focused on the river foreground. The recent woodland planting within the Community Park along the boundary with the site will screen any glimpses of the development as it matures.	Minor Adverse	Minor Adverse	Negligible
K	Users of Clitheroe Road and Back Lane, Bashall (photo 15)	Medium	Medium	1.7km - 2km	Glimpse	Transient	Construction: Negligible Completion: Negligible Year 15: Negligible	For road users there are glimpse views across fields towards the site and settlement edge. Views are heavily filtered by intervening tree cover. Should the construction and development be glimpsed they will be seen in this context and as a distant minor component of a wider panoramic view.	Negligible	Negligible	Negligible

L	Visitors to Clitheroe Castle (photo 16)	High	Medium / High	1.4km	Full	Permanent	Construction: Negligible Completion: Negligible Year 15: Negligible	There are long panoramic views in all directions from the elevated castle walls within the centre of Clitheroe. The site is distantly glimpsed, beyond existing settlement as part of this wider panoramic view. Trees and woodland help to absorb the site and existing settlement within the landscape. The construction activities and development will form a minor and barely perceptible change to the wider panoramic view.	Negligible	Negligible	Negligible
M	Users of Clitheroe Road and ski slope / restaurant, Pendle Hill (photo 17)	High	Medium / High	4.5km	Full	Transient / Permanent depending on use	Construction: Negligible Completion: Negligible Year 15: Negligible	Clitheroe is distantly visible and at this distance, the site being positioned adjacent to the south-western edge of the settlement furthest from the viewpoint, is not readily discernible. The construction activities and development will form a very minor component and imperceptible change to the wider panoramic view.	Negligible	Negligible	Negligible
N	Users of Longridge Fell at Birdy Brow (photo 18)	High	Medium / High	3.9km	Glimpse	Transient / Permanent depending on use	Construction: Negligible Completion: Negligible Year 15: Negligible	Clitheroe is distantly visible within the base of the valley. However, the site is not readily discernible, hidden by the substantial tree cover within the valley and around the settlement. The construction activities and development will form a very minor component and imperceptible change to the wider panoramic view.	Negligible	Negligible	Negligible

