



SHAWHOUSE, WHALLEY

Prepared by Pegasus Group | September 2018 | P17-2766

Landscape Assessment

On behalf of Suncredit Energy



PLANNING APPLICATION FOR PROPOSED STANDBY GAS GENERATION FACILITY

LANDSCAPE APPRAISAL

**SHAWHOUSE FARM, CLITHEREOE ROAD, WHALLEY,
LANCASHIRE**

ON BEHALF OF SUNCREDIT ENERGY

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**

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APPENDIX 1: DETAILED METHODOLOGY

1. INTRODUCTION

- 1.1 This Landscape Appraisal (LA) has been prepared by Pegasus Group on behalf of Suncredit Energy for a proposed gas peaking plant on land at Shaw House Farm, Clitheroe Road, Whalley, Lancashire - **Figure 1: Site Location Plan.**
- 1.2 This LA considers potential effects on:
- Landscape elements;
 - Landscape character; and
 - Visual amenity.
- 1.3 This LA has been undertaken with regard to best practice guidelines within the Guidelines for Landscape and Visual Impact Assessment, 3rd Edition¹ (GLVIA3) that states in paragraph 1.1 that **“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 the landscape as an environmental resource in its own right and on people’s views and visual amenity.”**
- 1.4 GLVIA3 also states in paragraph 1.17 that when identifying landscape and visual effects there is a **“need for an approach that is in proportion to the scale of the project that is being assessed and the nature of the likely effects. Judgement needs to be exercised at all stages in terms of the scale of investigation that is appropriate and proportional.”**
- 1.5 GLVIA3 also recognises in paragraph 2.23 that **“professional judgement is a very important part of LVIA. While there is some scope for quantitative measurement of some relatively objective matters much of the assessment must rely on qualitative judgements”** undertaken by a landscape consultant or a Chartered Member of the Landscape Institute (CMLI).
- 1.6 This LA should be read in conjunction with the following Figures:
- Figure 1: Site Location Plan (SLP)
 - Figure 2: Landscape Features Plan (LFP)

¹ Guidelines for Landscape and Visual Impact Assessment, 3rd Edition, Landscape Institute and Institute of Environmental Management & Assessment (2013)

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- Figure 3: Site Photos
 - Figure 4: Site Plan
 - Figure 5: Landscape Designations Plan (LDP)
 - Figure 6: Topography Plan
 - Figure 7: Site Layout
 - Figure 8: Landscape Character Areas Plan (LCA)
 - Figure 9: Screened Zone of Theoretical Visibility and Viewpoint Locations (SZTV)
 - Figure 10: Representative Photoviews and Detailed Visual Analysis

1.7 This LA should also be read in conjunction with the following Appendices:

- Appendix A: Detailed Methodology

2. METHODOLOGY

- 2.1 This LA has been undertaken with regard to the latest published guidelines and the detailed methodology provided in **Appendix 1**.
- 2.2 The field survey was undertaken in September 2018, when deciduous vegetation was generally in full leaf. Where relevant, consideration has therefore been given to the potential for increased visibility of the Proposed Development during the winter months when deciduous vegetation is not in leaf.

3. LANDSCAPE PLANNING POLICY

- 3.1 The relevant landscape planning policies to this LA are detailed within the National Planning Policy Framework (NPPF) and the Ribble Valley Borough Council Core Strategy 2008-2028.

National Planning Policy

National Planning Policy Framework

- 3.2 The NPPF sets out 12 core planning principles, the most relevant of which to these proposals is 'Conserving and enhancing the natural environment'. These core aims are designed to guide and influence local authorities developing their local plans demonstrating Government commitment to ensure the planning system does everything it can to support sustainable economic growth.

- 3.3 The environmental role of the NPPF states that sustainable development should be achieved by:

"Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland..."

- 3.4 The use of criteria-based policies based upon landscape character assessment is considered as suitable to ensure the protection of locally valued landscapes outside of nationally designated landscapes.

National Planning Policy Guidance

- 3.5 The Government's Planning Practice Guidance website contains a comprehensive range of guidance of the planning system. The guidance should be read alongside the NPPF and is a material consideration in the determination of planning applications. Further details are contained within the Planning Statement that accompanies the Planning Application.

Local Planning Policy

Ribble Valley Borough Council Core Strategy 2008-2028

3.6 Key Statement EN2: Landscape states:

“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.”

3.7 Policy DME1: Protecting of Trees and Woodlands states:

“There will be a presumption against the clearance of broad-leaved woodland for development proposes. The Council will seek to ensure that woodland management safe guards the structural integrity and visual amenity value of woodland, enhances biodiversity and provides environmental health benefits for the residents of the borough. The Council encourages successional tree planting to ensure tree cover is maintained into the future.

Where applications are likely to have a substantial effect on tree cover, the Borough Council will require detailed arboricultural survey information and tree constraint plans including appropriate plans and particulars. These will include the position of every tree on site that could be influenced by the proposed development and any tree on neighbouring land that is also likely to be with in influencing distance and could also include other relevant information such as stem diameter and crown spread.

The Borough Council will ensure that:

1. The visual, botanical and historical value, together with the useful and safe life expectancy of tree cover, are important factors in determining planning applications. This will include an assessment of the impact of the density of development, lay out of roads, access points and services on any affected trees.

2. That a detailed tree protection plan is submitted with appropriate levels of detail.

3. Site-specific tree protection planning conditions are attached to planning permissions.

...

Ancient woodlands

Development proposals that would result in loss or damage to ancient woodlands will be refused unless the need for, and the benefits of, the development in that location outweigh the loss of

the woodland habitat. In addition, in circumstances where a development would affect an ancient woodland, the Borough Council will seek to include appropriate woodland planting and management regimes through planning conditions and agreements.

Veteran and Ancient Trees

The Borough Council will take measures through appropriate planning conditions, legislation and management regimes to ensure that any tree classified identified as veteran/ancient tree is afforded sufficient level of protection and appropriate management in order to ensure its long term survivability.

Hedgerows

The Borough Council will use the hedgerow regulations to protect hedgerows considered to be under threat and use planning conditions to protect and enhance hedgerows through the use of traditional management regimes and planting with appropriate hedgerow species mix."

3.8 Policy DME2: Landscape and Townscape Protection states:

"Development proposals will be refused which significantly harm important landscape or landscape features including:

- 1. Traditional stone walls.**
- 2. Ponds.**
- 3. Characteristic herb rich meadows and pastures.**
- 4. Woodlands.**
- 5. Copses.**
- 6. Hedgerows and individual trees (other than in exceptional circumstances where satisfactory works of mitigation or enhancement would be achieved, including rebuilding, replanting and landscape management).**
- 7. Townscape elements such as the scale, form, and materials that contribute to the characteristic townscapes of the area.**
- 8. Upland landscapes and associated habitats such as blanket bog.**
- 9. Botanically rich roadside verges (that are worthy of protection).**

The Council will seek, wherever possible, to enhance the local landscape in line with its key statements and development strategy. 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. Also the Council will take into account the potential cumulative impacts of development in areas where development has already taken place.

By proactively considering these important features through the development management process the Council will deliver the Core Strategy vision and support the delivery of sustainable development."

3.9 Policy DME4: Protecting Heritage Assets states:

"...

3. Registered Historic Parks and Gardens of Special Historic Interest and Other Gardens of Significant Heritage Interest

Proposals which cause harm to or loss of significance to registered parks, gardens or landscapes of special historic interest or other gardens of significant local heritage interest, including their setting, will not be supported.

..."

3.10 Policy DMB5: Footpaths and Bridleways states:

"The Borough Council will seek to ensure the retention, maintenance and improvement of by-ways and un-surfaced/unclassified roads as part of the public rights of way network. In situations where a public right of way will inevitably become less attractive (due to adjacent/surrounding development), the policy should require compensatory enhancements such that there is a net improvement to the public right of way network. The Borough Council will, unless suitable mitigation measures are made, protect from the development footpaths which:

- 1. provide a link between towns/villages and attractive open land;**
- 2. link with the Ribble Way footpath;**
- 3. are associated to the local nature reserves; and**
- 4. are heavily used.**

The Council considers the protection and enhancement of the footpath and bridleways network to be important given the character of the area and the contribution such networks can be made to leisure, health and tourism."

Forest of Bowland AONB Management Plan 2014-2019

3.11 The Forest of Bowland AONB Management Plan requires local planning authorities (LPAs) to consider potential effects on the AONB and its setting in planning decisions. The Management Plan also requires LPAs to consider the 2009 Forest of Bowland AONB Landscape Character Assessment.

4. SITE DESCRIPTION AND BASELINE CONDITIONS

- 4.1 The Application Site (the Site) is located within the farmyard of Shawhouse Farm on the northern edge of Whalley, within an area of pastoral farmland. The Site is centred on grid reference SD 73141 37323, within the administrative area of Ribble Valley Borough Council – see **Figure 1 SLP**. The main part of the Site occupies an area of approximately 0.54ha excluding the access road.
- 4.2 The main broadly square part of the Site occupies the northern part of the farmyard of Shawhouse Farm, adjacent to the main large-scale farm buildings. A small copse lies to the north/north-west of the Site, and a bund (approximately 2m high) lies on the western boundary between the Site and the adjacent railway line. The Site is partially hard-surfaced and contains areas of ruderal/pioneer vegetation, and is currently used as a yard for the storage of farm machinery, vehicles and rubble – see **Figure 2: LFP and Figure 3: Site Photos**.
- 4.3 Shawhouse Farm is located on the northern edge of Whalley, to the north of the A59 main road and to the east of the Ribble Valley railway line. Land surrounding the farm is generally in pastoral uses, with strong hedgerow field boundaries with frequent hedgerow trees. There are also numerous tree belts, including alongside the A59, and small copses.

Vehicular Access

- 4.4 The proposed DNO and construction access follows the eastern edge of the farmyard and then the existing farm access road to Clitheroe Road – see **Figure 4: Site Plan**.

Landscape Designations

- 4.5 The Site lies outside of any landscape designations, either statutory/national or non-statutory/local. The Forest of Bowland Area of Outstanding Natural Beauty (AONB) lies approximately 2km to the east of the Site at its closest (Pendle Hill), but also extending to the north and north-west of Clitheroe (approx. 3.1km to the north-west at its closest) – see **Figure 5: Landscape Designations Plan**.
- 4.6 The nearest Listed Buildings are within the main part of Whalley (approx. 850m to the south of the Site) and at Wiswell (approx. 1.1km to the east). The nearest Scheduled Monument is within the main part of Whalley, approximately 1.1km to the south of the main part of the Site. There are no Registered Parks and Gardens within 2km of the Site.

Land Use and Field Pattern

- 4.7 Land surrounding the Site is predominantly pastoral farmland, generally used for dairy farming, with a number of tree belts and small copses also present. Fields are typically small to medium-sized, with a mix of rectilinear and more sinuous boundaries formed by strong hedgerows with frequent hedgerow trees. Analysis of historic maps (see www.maps.nls.uk) suggests that the field pattern has not notably changed since at least the end of the 19th Century.
- 4.8 More open, unbounded areas are found on rising or higher ground, such as Pendleton Moor to the north-east. There are also cemeteries to the east (just to the north of the farm access road) and north-west of the Site, and Clitheroe Golf Course lies approximately 1km to the north.

Topography

- 4.9 The Site is broadly level, lying at an elevation of approximately 58m Above Ordnance Datum (AOD). The immediately surrounding topography is very gently undulating, generally sloping towards the various nearby rivers (the Ribble, the Hodder and the Calder) and their tributaries. Further to the south-west and north-east the land rises, to over 500m AOD in the case of Pendleton Hill to the north-east. This higher ground sometimes allows longer views towards the Site.

Woodlands, Hedgerows and Trees

- 4.10 As previously noted, a small copse lies immediately to the north/north-west of the Site, restricting some views towards the Site for receptors to the north. There are further small woodlands and treebelts across the local area, with notable tree belts alongside much of the A59 main road to the south of the Site. These woodlands and copses serve to further restrict visibility towards the Site from many locations.
- 4.11 Field boundary hedgerows are generally dense and strong, typically being clipped to a height of 1.5-1.8m annually. Hedgerow trees are very common, sometimes continuous.

Watercourses and Waterbodies

- 4.12 There are no watercourses or waterbodies within the Site, but drainage ditches and streams are common in the local area, feeding into larger brooks (such as Barrow Brook) which in turn feed into the Rivers Calder, Hodder and Ribble.

Built Infrastructure

- 4.13 As well as the large farm buildings of Shawhouse Farm itself, built infrastructure is visible across the local landscape, including the A59 main road to the south of Shawhouse Farm (with the major roundabout junction with the A671 to the east), the Ribble Valley railway to the west of the Site, the Calderstones Hospital to the west, and industrial/commercial developments such as at Lamb Roe and Barrow to the north-east.
- 4.14 A 33kV powerline mounted in single timber T-poles passes immediately to the east of the Site and will provide the connection into the network for the Proposed Development.

Public Highways and Railways

- 4.15 The nearest public highways to the Site is Clitheroe Road, a minor road which lies approximately 300m to the east of the main part of the Site and the farm, and the A59 main road which lies approximately 225m to the south of the main part of the Site. Clitheroe Road passes under the A59, linking Whalley and Barrow on a broadly north-south alignment, and the farm access road (which also forms the Site access) links to Clitheroe Road.
- 4.16 Other nearby roads include:
- the A671 runs from its junction with the A59 south, south-east and then east to Padiham
 - the B6246 passes approximately 425m to the west of the Site at its closest, linking Whalley to the Calderstones Hospital complex and to Great Mitton; and
 - a minor road known as Whiteacre Lane links Barrow to the village of Wiswell.
- 4.17 Road users on the majority of these routes are unlikely to have visibility of the Site due to topography and existing intervening vegetation.
- 4.18 The M65 motorway lies approximately 6.9km to the south-south-east of the Site at its closest.

4.19 The nearest railway line is the Ribble Valley Line which passes immediately to the west of the Site. Train passengers are likely to have brief, glimpsed views of the Site as they pass immediately to the west.

Public Rights of Way and Access Land

4.20 There is a relatively dense network of Public Rights of Way (PRoWs) in the vicinity of the Site. The nearest are:

- Footpath 3-45-FP10 runs from Clitheroe Road, west along the farm access road and then to the south of the farm buildings, across the railway (on a farm access bridge), and then meets Footpath 3-45 FP9 adjacent to the A59;
- Footpath 3-45 FP9 runs from the A59 (where it meets Footpath 3-45-FP10), north-west through the yard of a haulage company towards the residential area to the north of Calderstones Hospital, passing the site approximately 300m to the west-south-west;
- Footpaths 3-45-FP22 and 3-45-FP23 runs from the south side of the A59, opposite the end of Footpath 3-45 FP9, south-west then south towards the B6246 heading north-west out of Whalley;
- Footpath 3-45-FP11 runs east from Clitheroe Road opposite the entrance to the cemetery towards the roundabout junction between the A59 and the A671; and
- Footpaths 3-45-FP5 and 3-45-FP50 runs from The Eagle pub on Clitheroe Road, west-north-west towards Brook House Farm.

4.21 The nearest promoted route is the Ribble Way, approximately 1.8km to the north-west of the Site at its closest.

4.22 Receptors using the majority of the routes within the local PRoW network are unlikely to have visibility of the Site due to topography and existing intervening vegetation.

4.23 The nearest designated Access Land to the Site is at the former Wiswell Quarry approximately 2km to the east-south-east of the main part of the Site, with further Access Land on higher ground between Wiswell and Sabden.

Settlements and Residential Properties

4.24 The nearest residential properties to the Site are:

- the farmhouse and bungalow at Shawhouse Farm itself, approximately 185m south of the main part of the Site but separated from the Site by the farm buildings;
- properties at Lamb Roe Gardens on southern edge of Lamb Roe, approximately 400m from the main part of the Site;
- Mead Croft, approximately 315m to the east;
- property on west side of Clitheroe Road immediately to south of the A59 underpass, 350m to the south-east of the main part of the Site;
- properties on Grasscroft Way on northern edge of Whalley, approximately 525m to the south of the main part of the Site;
- properties on eastern side of Moor Field on north-east edge of Nethertown, approximately 450m to the south-west of the main part of the Site;
- properties on west side of B6246 Mitton Road, approximately 450m to the west of the main part of the Site;
- properties on north-west side of Mitton Road Business Park, approximately 400m north-west of the main part of the Site;
- Guild House on B6246 Mitton Road, approximately 585m north-west of the main part of the Site; and
- various residential properties at Brook House Farm, approximately 585m to north-north-west of the main part of the Site.

4.25 Receptors at the majority of these properties are unlikely to have visibility of the Site due to topography and existing intervening vegetation.

5. DESCRIPTION OF THE PROPOSED DEVELOPMENT

5.1 Full details of the Proposed Development are provided in the main application documentation and are not repeated here.

5.2 Those aspects of the Proposed Development which are considered relevant to this appraisal are:

- the installation of 12 No. standby gas utilisation engines arranged in two compounds (10 + 2) to supply electricity independently to the local 33kV and 11kV networks. The gas engines themselves would be 5.5m high, each fitted with an 8m high flue;
- 2 No. gas kiosks;
- 2 No. private substations;
- 2 No. DNO substations;
- welfare and maintenance buildings;
- 3m acoustic wall combined with 2.4m security fence surrounding the compounds;
- limited task specific lighting associated with the development which will be motion sensor activated and timer controlled, with the lighting design encompassing measures to prevent or limit light spill;
- inward-facing CCTV cameras would assist with site security;
- areas of hard and permeable surfacing within the compound and access road; and
- a new native hedgerow along the eastern boundary of the Site which would be actively managed to a height of 2.5-3m. The species mix for the hedgerow would include some evergreen species, such as holly.

6. EFFECTS ON LANDSCAPE FEATURES AND ELEMENTS

6.1 The effect on landscape elements relates to the direct effect on the physical fabric of the Site arising from the proposals as follows:

Site Topography

6.2 The Site is located on a broadly level area of land at approximately 58m AOD.

6.3 **Sensitivity:** The topography of the Site and its immediate environs is considered to be uncomplicated and is not atypical for the locality. It is therefore considered to be of low value and low susceptibility to changes of the type proposed as the Proposed Development would not require major remodelling of the landform. The overall sensitivity is considered to be low.

6.4 **Magnitude:** The site topography would remain largely unchanged. The proposals would result in a negligible magnitude of change to the site topography.

6.5 **Effect:** With a low sensitivity and negligible magnitude of change, the proposals would result in a negligible effect on site topography.

Hedgerows and Trees

6.6 The Site does not contain any existing trees or hedgerows, though there are trees and hedgerows immediately outside of the northern and western boundaries to the main part of the Site, and also trees on the north side of the existing farm access which would be used as the access for the Proposed Development. These trees which lie outside of the Site would all assist in reducing the visibility of the Proposed Development, whilst also being important components of the local landscape themselves.

6.7 **Sensitivity:** Although not formally surveyed, the hedgerows and trees in the vicinity of the Site are considered to be of high value due to the contribution these landscape elements make to the landscape character of the local area. The Proposed Development would not require the removal of any trees or hedgerows. The susceptibility of the boundary tree and hedgerow resource is therefore considered to be low, and the overall sensitivity is therefore considered to be medium.

6.8 **Magnitude:** The Proposed development would not result in the loss of any trees or hedgerows, and there would therefore be no change to the local off-site tree and hedgerow resource. The planting of a new native hedgerow along the eastern

boundary of the Site would result in a low beneficial magnitude of change to the on-site tree and hedgerow resource, and a negligible beneficial change to the local tree and hedgerow resource overall.

- 6.9 **Effect:** The Proposed Development would not result in any effect on the local off-site tree and hedgerow resource. The proposed new native hedgerow would result in a minor to moderate beneficial effect on the on-site tree and hedgerow resource, and a negligible beneficial effect on the local tree and hedgerow resource as a whole.

Ruderal/Pioneer Vegetation

- 6.10 The Site forms part of the existing farmyard of Shawhouse Farm, and as such the majority of the Site is unvegetated. There are some limited areas of ruderal/pioneer vegetation within and surrounding the yard, but this vegetation is not considered to have any notable landscape value.

Summary

- 6.11 The proposed Development would result in only very limited effects on local landscape features and elements, summarised as:
- A negligible effect on on-site topography, with no effect on off-site topography; and
 - No effect on the local off-site tree and hedgerow resource, with a minor to moderate beneficial effect on the on-site tree and hedgerow resource and a negligible beneficial effect on the local tree and hedgerow resource as a whole.

7. EFFECTS ON LANDSCAPE CHARACTER

7.1 Landscape character is defined as the **“distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.”**² The effect on landscape character considers how the introduction of new landscape elements physically alters the landform, landcover, landscape pattern and perceptual attributes of the site or how visibility of the proposals changes the way in which the landscape character is perceived.

7.2 The site is located within and adjacent to the following published National Character Areas (NCAs) and local Landscape Character Types (LCTs) and Landscape Character Areas (LCAs) – **see Figure 8: Landscape Character Areas Plan:**

- NCA33: Bowland Fringe and Pendle Hill;
- NCA35: Lancashire Valleys (to the south of the Site);
- A Landscape Strategy for Lancashire (2000): Undulating Lowland Farmland LCT – 5e Lower Ribblesdale (Clitheroe to Gisburn) LCA;
- A Landscape Strategy for Lancashire (2000): Moorland Fringe LCT – 4i North Pendle Fringe LCA (to north-east of Site).
- A Landscape Strategy for Lancashire (2000): Farmed Ridges LCT – 7a Mellor Ridge LCA (to south-west of Site).

NCA33: Bowland Fringe and Pendle Hill

7.3 Natural England has identified 159 large geographical areas of similar landscape character known as National Character Areas (NCAs). Whilst the NCAs provide a national spatial framework, the scale of the mapping and information makes it of limited use as a strategic planning tool at the local scale. The proposals are located within NCA33: Bowland Fringe and Pendle Hill, the key characteristics of which are described as:

- **“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.**

² GLVIA3

- 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.”

7.4 The proposals are also located close to NCA35: Lancashire Valleys, with the boundary being located approximately 175m to the south-west of the main part of the Site. The Site is visible from some locations within this second LCA, and the key characteristics of the NCA are described as:

- “Broad valleys of the rivers Calder and Ribble and their tributaries run northeast to south-west between the uplands of Pendle Hill and the Southern Pennines.
- A Millstone Grit ridge extends between the Ribble and Calder catchments (including the Mellor Ridge and part of Pendle Hill).
- A broad trough underlain by Carboniferous Coal Measures provided the basis for early industrialisation.
- Field boundaries are regular to the west and more irregular to the east. They are formed by hedges with few hedgerow trees and by stone walls and post and wire fences at higher elevations.
- Agricultural land is fragmented by towns, villages and hamlets, industry and scattered development, with pockets of farmed land limited to along the Ribble Valley, the fringes of Pendle Hill, the area to the west of Blackburn, and in the north around Skipton.
- Farmed land is predominantly pasture for grazing livestock, with areas of acid and neutral grassland, flushes and mires. There is

some upland heath and rough pasture on Pendle Hill and the higher land to the south.

- Small, often ancient, broadleaved woodlands of oak, alder and sycamore extend along narrow, steep-sided cloughs on the valley sides – for example, at Priestley Clough, Spurn Clough and south of Blackburn. Traditional stone-built weavers' cottages.
- There are numerous large country houses with associated parklands, particularly on the northern valley sides away from major urban areas.
- There are many examples of proto-industrial heritage, including lime hushings, important turnpike and pack-horse routes involved in the early textile trade, and rural settlements with handloom weavers' cottages.
- There is evidence of a strong industrial heritage associated with the cotton weaving and textile industries, with many common artefacts such as mill buildings, mill lodges and ponds, and links to the Leeds and Liverpool Canal.
- The many towns, including Blackburn, Accrington and Burnley, which developed as a result of the Industrial Revolution give the area a strong urban character.
- Robust Victorian architecture of municipal buildings contrasts with the vernacular sandstone grit buildings of the quiet rural settlements on the valley sides.
- Numerous communication routes run along the valley bottoms, including the Leeds and Liverpool Canal, the Preston–Colne railway and the M65 motorway.”

7.5 The very large scale of the NCAs means that they considered to be of limited value when assessing landscape character effects arising from very small-scale development of the type proposed.

Undulating Lowland Farmland LCT

7.6 The Site lies within the Undulating Lowland Farmland LCT, specifically the Lower Ribblesdale (Clitheroe to Gisburn) LCA, as described in the 2000 Landscape Strategy for Lancashire. The key features of the LCT are described as:

- **“Wooded river corridors and gorges provide a sense of enclosure, sheltered habitats and distinctive patterns on the valley sides. Many are also historic sites for early waterpowered industry.**
- **Hedgerows and hedgerow trees define the field pattern in contrast with the moorland fringe farmland, where stone walls dominate over hedgerows. They also provide sheltered habitats which are important wildlife links between the wooded cloughs and outlying woodlands.**
- **Small mixed woodlands provide important habitats and cover for wildlife and contribute to the overall appearance of a ‘wooded’ farmland. They reflect an important phase in landscape evolution**
- **when 19th century estate woods and shelterbelts were developed for game shooting.**
- **Historic villages, stone bridges and stone walls reflect the local geology; many villages are clustered at river crossing points and there is a dispersed pattern of farms and cottages on the rural roads along the valley sides.**
- **Limestone outcrops and knolls (in some of the character areas) provide a sharp contrast to the gentler rolling formations of the grazing land and provide shelter for sheep. They are also important for biodiversity.**
- **Roman remains and roads reflect the importance of the area during Roman occupation - the routes of Roman roads are visible in sections of existing roads and tracks.**
- **Historic drove roads support woodland, scrub and tall herb strips.**

- **Country houses, and estates are important in terms of architecture and landscape design - they indicate the county's growing wealth in the 18th and 19th centuries."**

- 7.7 The modelled Screened Zone of Theoretical Visibility (see **Figure 9**) indicates that there may be some limited visibility from certain parts of some nearby neighbouring LCTs/LCAs.
- 7.8 The Moorland Fringe LCT, specifically the North Pendle Fringe LCA, lies to the north-east of Site, while the Farmed Ridges LCT, specifically the Mellor Ridge LCA, lies to the south-west of the Site. The small scale of the Proposed Development combined with the separation distance between the Site and these two LCTs/LCAs mean that any effects on these LCTs/LCAs would be experiential/perceptual only, and are likely to be very limited in extent – see Representative Viewpoints 5, 6 and 7 in the assessment of Effects on Visual Amenity below.

Forest of Bowland AONB Landscape Character Assessment

- 7.9 The 2009 AONB Landscape Character Assessment covers the AONB area only, and therefore does not include the Site. However, as noted above there may be some very limited visibility of the Site from the Pendle Hill LCA, within the Moorland Plateaux LCT. The LCT is assessed as being of **"very high visual sensitivity as a result of the very open character, the simplicity of the uncluttered skylines and associated panoramic views"**.

Summary of Landscape Character

- 7.10 The landscape character of the Site is that of an area of partially hard-surfaced yard forming part a busy working farmstead and equestrian operation. The yard contains various vehicles and items of farm machinery, as well as silage bales and mounds of rubble. To the south, the Site is enclosed by an existing large farm building, while to the west is a bund, approximately 2m in height, which separates the Site from the adjoining Ribble Valley railway line. Beyond the railway line is a belt of trees. To the north is a hedgerow/hedgerow trees and a small copse, while to the east is a timber post and rail fence, with timber-pole mounted powerlines beyond.
- 7.11 The character of the Site is dominated by the large buildings of the working farmstead to the south, the parked farm machinery, vehicles and rubble mounds, and the nearby power lines, enclosed by the trees on the north and west and the

farm buildings to the south. The wider surrounding landscape is one of undulating pastoral farmland with generally strong field boundary vegetation, small woodlands and tree belts. There are numerous settlements of varying sizes, linked by a network of main and minor roads, while rivers and reservoirs are also notable features in some views.

Effects on Landscape Character

Sensitivity

- 7.12 The local landscape character immediately surrounding the Site is considered to be of medium value, being a not unattractive but undesignated agricultural landscape, albeit with the clear presence of infrastructure and other human influences in many views. Land within the designated Forest of Bowland AONB is considered to be of high value, while the landscape character of the Site itself is considered to be of low value.
- 7.13 The very small scale and low height of the Proposed Development means that the susceptibility of local landscape character to development of the type proposed is considered to be medium. The susceptibility of the Site itself is considered to be low.
- 7.14 The overall sensitivity of the Site is therefore considered to be low, while that of its immediate environs is assessed as medium. The character of the Forest of Bowland AONB is considered to be of high sensitivity.

Magnitude

- 7.15 Direct effects on landscape character would be limited to the Site itself, where the change from a rough storage yard on the edge of a working farmstead to electricity infrastructure would result in a high magnitude of change to landscape character within the Site itself.
- 7.16 Beyond the Site boundaries, indirect effects on landscape character would be perceptual or experiential only. The very limited scale of the proposed development, the new eastern perimeter hedgerow (already a very common feature in the local area), combined with the limited inter-visibility within the local area as a whole, means that the magnitude of change on local landscape character as a whole is assessed is low within the immediate environs of the Site, reducing to negligible beyond approximately 300m of the Site.

Scale of Effect

- 7.17 With low sensitivity and high magnitude of change, the scale of effect on the landscape character of the Site would be moderate.
- 7.18 With medium sensitivity and low, reducing to negligible magnitude of change, the scale of effect on the landscape character of the surrounding area would be minor to moderate, reducing to negligible beyond approximately 300m beyond the Site.

8. EFFECTS ON VISUAL AMENITY

- 8.1 The assessment of effects on visual amenity considers the effects on local visual amenity arising from the proposals in relation to visual receptors including settlements, residential properties, transport routes, public rights of way (PRoW) and recreational facilities. Such effects are assessed through the analysis of the visual amenity at a selection of publicly accessible representative viewpoints.
- 8.2 The Screened Zone of Theoretical Visibility (SZTV) (see **Figure 9**) shows the extent of potential visibility of the Proposed Development within the study area. Importantly, the SZTV mapping within the study area shows a 'screened' ZTV whereby the screening effects of woodland and buildings have been modelled based on OS mapping. The SZTV shows locations where any part of the Proposed Development might be visible (modelled at 3m, 5.5m and 8m in height to represent the different parts of the Proposed Development: the acoustic wall surrounding the Site, the gas engines and the flue, respectively). The model does not take account of the screening effects provided by intervening individual trees, hedgerows and narrow lines of trees due to limitations of the OS mapping. However, the SZTV does provide an indication of the visual screening provided by woodland and built up areas across the study area.
- 8.3 The SZTV shows that the theoretical visibility would be very limited in extent due to the undulating topography and various copses and tree belts (particularly in the immediate environs of the Site) within the surrounding landscape, and the relatively low height of much of the Proposed Development (excluding the flues). There would be some limited theoretical visibility to the immediate north-west, north-east and east of the Site, with further limited areas of theoretical visibility on rising ground to the north-east, north-west and south-west.
- 8.4 The field survey has shown that the 'actual' visibility of the Proposed Development would be considerably less than is shown on the SZTV, as shown by the representative viewpoints in **Figure 9**, due to the well-treed nature of the Ribble Valley. There would be some limited visibility from footpaths to the north of the Site, particularly during the winter months when deciduous vegetation is not in leaf. There would also be visibility from Footpath 3-45-FP10 as it follows the existing farm drive and once it passes the copse to the north of the drive. Higher ground at the edge of the Forest of Bowland AONB (to the east of the Site) also allows some views towards the Site, though extensive tree cover within the Ribble Valley restricts views of the Site itself.

Visual Receptors

8.5 Following the field survey, the visual effects resulting from the Proposed Development have been assessed as follows:

Occupiers of Residential Properties

8.6 The Proposed Development would only result in discernible effects on visual amenity as experienced from a very limited number of residential properties, notably Mead Croft on Clitheroe Road (see VP1), and some properties on the south-western edge of Lamb Roe/Barrow. There may also be some limited visibility from more distant properties, though the Proposed Development is unlikely to form a prominent or even discernible feature in views from the majority of these properties.

Public Highways

8.7 There would be limited visibility of the Proposed Development from public highways in the vicinity of the Site, notably:

- Clitheroe Road (see VP1); and
- the A59 (see VP2).

8.8 There may also be some limited visibility from other public highways, though such views are generally restricted by intervening vegetation.

Railways

8.9 There would be brief glimpsed views of the Proposed Development from trains passing the Site on the Ribble Valley railway immediately to the west of the Site, seen above the existing bund alongside the railway. These views would be very short in duration as trains pass the gap between the farm buildings and the copse to the north of the Site. The glimpsed view of the existing yard is considered to be of low value, whilst passengers on trains are considered to be of medium susceptibility to changes in the view that would arise from development of the type proposed. The overall sensitivity of rail passengers passing the Site as visual receptors is therefore considered to be low.

8.10 The magnitude of change experienced by rail passengers passing the Site is assessed as low as the Proposed Development would be clearly visible, but for only a very brief time. With low sensitivity, this would result in a minor effect.

Public Rights of Way

8.11 There are a number of PRowS within the modelled SZTV. The field survey has shown that the consecutive layers of intervening field boundary vegetation that separate the Site from many of these routes mean that views of the Proposed Development would be limited. Views would be possible from:

- Footpath 3-45-FP10 on the farm drive to the west of the copse on the north side of the drive (see below);
- Footpath 3-45-FP11 between Clitheroe Road and the A59/A671 roundabout junction (see VPs 1 and 2);
- Footpath 3-45-FP5 to the north of the Site (see VPs 3 and 4);
- Sections of Footpaths 3-47-FP11, 3-47-FP13 and 3-47-FP22 on western edge of the Forest of Bowland AONB (see VP5);
- Footpath 3-32-FP26 on the south-west edge of Pendle Hill (see VP6); and
- Footpath 3-6-FP30 between Whalley Old Road and Moor Lane (see VP7).

8.12 For routes closer to the Site, the consecutive layers of intervening vegetation mean that visibility is generally limited, while for more distant views the separation distance and the small scale of the Proposed Development means that even where visible the Proposed Development would form only a very small component in the view.

Whalley, Wiswell and Barrow Cemetery

8.13 The Whalley, Wiswell and Barrow Cemetery is located off Clitheroe Road to the south-east of the main part of the Site. As can be seen in the Landscape Features Plan at **Figure 2** and also partially within the photograph taken from VP1, the cemetery is visually and physically contained by existing vegetation along its boundaries. The vegetation along the northern and eastern edges of the cemetery comprises maturing deciduous trees and a well-maintained hedgerow. Given the visual enclosure provided by the vegetation, it is anticipated that the attention of visitors to the cemetery will be focussed within the immediate surroundings, rather than the wider landscape. Therefore, both the susceptibility to the Proposed Development and the value of the view are considered to be medium, resulting in a medium sensitivity.

8.14 The tall boundary trees and hedgerow are anticipated to obscure most views towards the Proposed Development. There may be some limited visibility from the north-eastern parts of the cemetery when the deciduous vegetation is not in leaf. However, with time, it is anticipated that the proposed new native hedgerow (which will be actively managed at 2.5 to 3.0m tall) along the Site's eastern edge will add to the screening effects provided by the existing boundary vegetation within the cemetery. On balance, the magnitude of change would be low, resulting in a minor to moderate effect.

Representative Viewpoints

8.15 The assessment of landscape and visual effects has been informed by a selection of representative viewpoints as shown in **Figures 9 and 10**. The viewpoints are not intended to cover every possible view but are intended to be representative of a range of visual receptor types e.g. residents, walkers on public footpaths and road users, from different directions and distances from the site. The receptor type, sensitivity and overall effect on the representative viewpoints are detailed in **Figure 10** and summarised in **Table 8.1** below.

Summary of Visual Effects

Table 8.1: Summary of Effects on Representative Visual Receptors

VP	Receptor Type	Sensitivity	Scale of Effect	
			Year 1	Year 5
1	Residential occupiers	High	Negligible to moderate	Negligible to moderate
	PRoW users			
	Minor road users	Medium	Negligible to minor	Negligible to minor
2	PRoW users	High	Moderate	Moderate
	Main road users	Low	Minor	Minor
3	PRoW users	High	Negligible to moderate	Negligible to moderate
4	PRoW users	High	Negligible	Negligible
5	PRoW users	High	Moderate	Moderate
6	PRoW users	High	Negligible	Negligible
7	PRoW users	High	Moderate	Moderate

- 8.16 The pumping station, existing vegetation and, to a lesser degree at the time of the field survey stack silage bales on the eastern side of the farmyard, restrict views towards the Site from the farm drive and Footpath 3-45-FP10, and it was therefore difficult to obtain a meaningful representative photoview from any single location on this section of footpath. However, it is clear that users of Footpath 3-45-FP10 would have brief views of the upper parts of the Proposed Development as the farm drive emerges from the copse on the north side of the drive, seen above the intervening field boundary hedgerow or through a narrow visual gap between the pumping station and the farm buildings. Where visible, the Proposed Development would be seen in the context of the existing farm buildings. The magnitude of change is therefore assessed as medium, though it would be higher during the construction phase as the farm drive is proposed to be used as the main access to the Site.
- 8.17 The view from this footpath is considered to be of medium value, being of undesignated farmland adjacent to a busy working farmstead. Users of rural PRoWs are considered to be of high susceptibility to development of the type proposed as views of the surrounding countryside are an important component of users' experience. The overall sensitivity of users of this footpath is therefore considered to be high.
- 8.18 With high sensitivity and medium magnitude of change, the scale of effect on users of this footpath is assessed as major. However, it should be noted that such effects would only be experienced from a very short section (less than 50m) of the footpath and the Proposed Development would be seen in the context of the existing farm buildings.
- 8.19 Although there would be limited visibility of the Proposed Development from a number of other locations in the local area, major effects are unlikely to be experienced from any of these other locations.

9. LANDSCAPE MITIGATION AND ENHANCEMENT

- 9.1 The Proposed Development includes a number of landscape and visual mitigation measures to minimise any effects on local landscape character and visual amenity. These include both measures which are integrated into the design of the Proposed Development, and temporary measures instigated during the construction phase.
- 9.2 During the construction phase, appropriate tree protection fencing will be installed in line with BS5837:2012 to protect retained trees and hedgerows adjacent to the Site and thereby ensure that such existing vegetation continues to provide beneficial landscape and screening effects in the longer term.
- 9.3 A new native hedgerow will be planted along the eastern edge of the Proposed Development, using locally native species such as hawthorn, field maple, hazel, holly, blackthorn, dog rose and guelder rose). This would be actively managed to grow to a height of 2.5-3m so as to further decrease the visibility of the lower parts of the Proposed Development for receptors in the immediate vicinity of the Site.
- 9.4 Selection, handling, planting and management of the new hedgerow will be undertaken in line with best practice, notably:
- BS 4428 1989 Code of Practice for General Landscape Operations;
 - BS3936 Part 1(1992) and Part 10 (1990) Nursery Stock Specification; and
 - Handling and Establishing Landscape Plants, Revised 2002 Edition, Horticultural Trades Association (2002).

10. SUMMARY AND CONCLUSION

10.1 This Landscape Appraisal has been prepared by Pegasus Group on behalf of Suncredit Energy to consider potential effects (both direct and indirect) on landscape character, landscape features and elements, and visual amenity that would arise as a result of the Proposed Development of a standby gas generation facility on land at Shawhouse Farm, Whalley, Lancashire.

The Site

10.2 The Site is located within the farmyard of Shawhouse Farm on the northern edge of Whalley to the north of the A59 main road and to the east of the Ribble Valley railway line. The main broadly square part of the Site occupies the northern part of the farmyard, adjacent to the main large-scale farm buildings. A small copse lies to the north/north-west of the Site, and a bund (approximately 2m high) lies on the western boundary between the Site and the adjacent railway line. The Site is partially hard-surfaced and contains areas of ruderal/pioneer vegetation. The Site is currently used as a yard for the storage of farm machinery, vehicles and rubble. Land surrounding the farm is generally in pastoral uses, with strong hedgerow field boundaries with frequent hedgerow trees. There are also numerous tree belts, including alongside the A59, and small copses.

The Proposed Development

10.3 The Proposed Development comprises the installation of 12 No. standby gas utilisation engines arranged in two compounds (10 + 2) to supply electricity independently to the local 33kV and 11kV networks. The gas engines themselves would be 5.5m high, each fitted with a 12m high flue. In addition to the gas engines the development would include 2 No. gas kiosks, 2 No. private substations, 2 No. DNO substations, welfare and maintenance buildings, a 3m acoustic wall combined with 2.4m security fence surrounding the compounds, and areas of hard and permeable surfacing within the compound and access road. A new native hedgerow along the eastern boundary of the Site which would be actively managed to a height of 2.5-3m. The species mix for the hedgerow would include some evergreen species, such as holly.

Effects on Landscape Features and Elements

10.4 The Proposed Development would result in the conversion of part of an existing farmyard to an electricity infrastructure facility. A new native hedgerow would be planted along the eastern boundary of the Site.

10.5 The overall effects on landscape features and elements can be summarised as:

- A negligible effect on on-site topography, with no effect on off-site topography; and
- No effect on the local off-site tree and hedgerow resource, with a minor to moderate beneficial effect on the on-site tree and hedgerow resource and a negligible beneficial effect on the local tree and hedgerow resource as a whole.

Effects on Landscape Character

10.6 The Site is located within NCA33: Bowland Fringe and Pendle Hill, and close to NCA35: Lancashire Valleys (to the south of the Site). At a local level the Site is located within the Undulating Lowland Farmland LCT and the 5e Lower Ribblesdale (Clitheroe to Gisburn) LCA (A Landscape Strategy for Lancashire (2000)), and close to the Moorland Fringe LCT – 4i North Pendle Fringe LCA (to north-east of Site), and the Farmed Ridges LCT – 7a Mellor Ridge LCA (to south-west of Site).

10.7 The landscape character of the Site is that of an area of partially hard-surfaced yard forming part a busy working farmstead and equestrian operation. The yard contains various vehicles and items of farm machinery, as well as silage bales and mounds of rubble. To the south, the Site is enclosed by an existing large farm building, while to the west is a bund, approximately 2m in height, which separates the Site from the adjoining Ribble Valley railway line. Beyond the railway line is a belt of trees. To the north is a hedgerow with hedgerow trees and a small copse, while to the east is a timber post and rail fence, with timber-pole mounted powerlines beyond.

10.8 The character of the Site is dominated by the large buildings of the working farmstead to the south, the parked farm machinery, vehicles and rubble mounds, and the nearby power lines, enclosed by the trees on the north and west and the farm buildings to the south. The wider surrounding landscape is one of undulating pastoral farmland with generally strong field boundary vegetation, small woodlands and tree belts. There are numerous settlements of varying sizes, linked by a network of main and minor roads, while rivers and reservoirs are also notable features in some views.

- 10.9 The local landscape character immediately surrounding the Site is considered to be of medium value, being a not unattractive but undesignated agricultural landscape, albeit with the clear presence of infrastructure and other human influences in many views. Land within the designated Forest of Bowland AONB is considered to be of high value, while the landscape character of the Site itself is considered to be of low value. The very small scale and low height of the Proposed Development means that the susceptibility of local landscape character to development of the type proposed is considered to be medium. The susceptibility of the Site itself is considered to be low. The overall sensitivity of the Site is therefore considered to be low, while that of its immediate environs is assessed as medium. The character of the Forest of Bowland AONB is considered to be of high sensitivity.
- 10.10 Direct effects on landscape character would be limited to the Site itself, where the change from a rough storage yard on the edge of a working farmstead to electricity infrastructure would result in a high magnitude of change to landscape character within the Site itself. Beyond the Site boundaries, indirect effects on landscape character would be perceptual or experiential only. The very limited scale of the proposed development, the new eastern perimeter hedgerow (already a very common feature in the local area), combined with the limited inter-visibility within the local area as a whole, means that the magnitude of change on local landscape character as a whole is assessed is low within the immediate environs of the Site, reducing to negligible beyond approximately 300m of the Site.
- 10.11 With low sensitivity and high magnitude of change, the scale of effect on the landscape character of the Site would be moderate. With medium sensitivity and low, reducing to negligible magnitude of change, the scale of effect on the landscape character of the surrounding area would be minor to moderate, reducing to negligible beyond approximately 300m beyond the Site.

Effects on Visual Amenity

- 10.12 The SZTV shows that the theoretical visibility would be very limited in extent due to the undulating topography and various copses and tree belts (particularly in the immediate environs of the Site) within the surrounding landscape, and the relatively low height of much of the Proposed Development (excluding the flues). There would be some limited theoretical visibility to the immediate north-west,

north-east and east of the Site, with further limited areas of theoretical visibility on rising ground to the north-east, north-west and south-west.

10.13 The field survey has shown that the 'actual' visibility of the Proposed Development would be considerably less than is shown on the SZTV, as shown by the representative viewpoints in **Figure 9**, due to the well-treed nature of the Ribble Valley. There would be some limited visibility from footpaths to the north of the Site, particularly during the winter months when deciduous vegetation is not in leaf. There would also be visibility from Footpath 3-45-FP10 as it follows the existing farm drive and once it passes the copse to the north of the drive. Higher ground at the edge of the Forest of Bowland AONB (to the east of the Site) also allows some views towards the Site, though extensive tree cover within the Ribble Valley restricts views of the Site itself.

10.14 Major effects on local visual amenity would be limited to a short section (approximately 50m) of Footpath 3-45-FP10 as it follows the existing farm drive and once it passes the copse to the north of the drive.

Summary

10.15 The location of the Proposed Development on a rough yard at the northern end of the farmyard of Shawhouse Farm, the context to the Site provided by the adjacent large farm buildings, and the strong tree cover within the local landscape means that effects on landscape character would be limited to the Site itself and its immediate environs, while notable effects on local visual amenity would be limited to a very short section of Footpath 3-45-FP10 approximately 125m to the south-east of the main part of the Site.

10.16 There would no direct effects on the landscape character of the Forest of Bowland AONB, and only very limited indirect or perceptual effects on landscape character. Where the Proposed Development may be visible from limited locations on the western edge of the AONB, any effects on visual amenity would also be very limited.

10.17 It is therefore considered that the Proposed Development could be accommodated on the Application Site without unacceptable effects on local landscape character or landscape features and elements, or on the overall visual amenity experienced within the local area.

APPENDIX A

DETAILED METHODOLOGY

1. LANDSCAPE APPRAISAL METHODOLOGY

- 1.1 This Landscape Appraisal has been undertaken with reference to best practice, as outlined in the following published guidance:
- Guidelines for Landscape and Visual Impact Assessment (3rd Edition, 2013) - Landscape Institute / Institute of Environmental Management and Assessment;
 - Photography and photomontage in landscape and visual assessment (2011) - Landscape Institute Advice Note 01/11;
 - Topic Paper 6, Techniques and Criteria for Judging Capacity and Sensitivity (2003) - Countryside Agency / Scottish Natural Heritage;
 - Landscape Character Assessment Guidance for England and Scotland (2002) - Countryside Agency / Scottish Natural Heritage;
 - An Approach to Landscape Character Assessment (2014) - Natural England; and
 - Townscape Character Assessment (Revised April 2018) – Landscape Institute, Technical Information Note 05/2017.
- 1.2 GLVIA3 states within paragraph 1.1 that **“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 the landscape as an environmental resource in its own right and on people’s views and visual amenity.”**¹
- 1.3 GLVIA3 also states within paragraph 1.17 that when identifying landscape and visual effects there is a **“need for an approach that is in proportion to the scale of the project that is being assessed and the nature of the likely effects. Judgement needs to be exercised at all stages in terms of the scale of investigation that is appropriate and proportional.”**²
- 1.4 GLVIA3 recognises within paragraph 2.23 that **“professional judgement is a very important part of LVIA. While there is some scope for quantitative measurement of some relatively objective matters much of the assessment must rely on qualitative judgements”**³ undertaken by a landscape consultant or a Chartered Member of the Landscape Institute (CMLI).

¹ Para 1.1, Page 4, GLVIA, 3rd Edition

² Para 1.17, Page 9, GLVIA, 3rd Edition

³ Para 2.23, Page 21, GLVIA, 3rd Edition

1.5 The effects on cultural heritage and ecology are not considered within this Landscape Appraisal.

Study Area

1.6 The study area for this Landscape Appraisal covers a 5km radius from the site. However, the main focus of the assessment was taken as a radius of 2km from the site as it is considered that even with clear visibility the proposals would not generally be perceptible in the landscape beyond this distance.

Effects Assessed

1.7 Landscape and visual effects are assessed through professional judgements on the sensitivity of landscape elements, landscape character, visual receptors and representative viewpoints combined with the predicted magnitude of change arising from the proposals. The landscape and visual effects have been assessed in the following sections:

- Effects on landscape elements;
- Effects on landscape character; and
- Effects on visual amenity.

1.8 Sensitivity is defined in GLVIA3 as **“a term applied to specific receptors, combining judgments of susceptibility of the receptor to a specific type of change or development proposed and the value related to that receptor.”**⁴

Various factors in relation to the value and susceptibility of landscape elements, landscape character, visual receptors or representative viewpoints are considered below and are cross referenced to determine the overall sensitivity as shown in Table 1:

Table 1, Overall sensitivity of landscape and visual receptors				
	VALUE			
SUSCEPTIBILITY		HIGH	MEDIUM	LOW
	HIGH	High	High	Medium
	MEDIUM	High	Medium	Medium
	LOW	Medium	Medium	Low

⁴ Glossary, Page 158, GLVIA, 3rd Edition

- 1.9 Magnitude of change is defined in GLVIA3 as “**a term that combines judgements about the size and scale of the effect, the extent over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.**”⁵ Various factors contribute to the magnitude of change on landscape elements, landscape character, visual receptors and representative viewpoints.
- 1.10 The sensitivity of the landscape and visual receptor and the magnitude of change arising from the proposals are cross referenced in Table 9 to determine the overall degree of landscape and visual effects.

2. EFFECTS ON LANDSCAPE ELEMENTS

- 2.1 The effects on landscape elements are limited to within the site and includes the direct physical change to the fabric of the land, such as the removal of woodland, hedgerows or grassland to allow for the proposals.

Sensitivity of Landscape Elements

- 2.2 Sensitivity is determined by a combination of the value that is attached to a landscape element and the susceptibility of the landscape element to changes that would arise as a result of the proposals – see pages 88-90 of GLVIA3. Both value and susceptibility are assessed on a scale of high, medium or low.
- 2.3 The criteria for assessing the value of landscape elements and landscape character is shown in Table 2:

Table 2, Criteria for assessing the value of landscape elements and landscape character	
HIGH	<p>Designated landscape including but not limited to World Heritage Sites, National Parks, Areas of Outstanding Natural Beauty considered to be an important component of the country's character experienced by a high number of people.</p> <p>Landscape condition is good and components are generally maintained to a high standard.</p> <p>In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence/absence of major infrastructure, the landscape has an elevated level of tranquillity.</p> <p>Rare or distinctive landscape elements and features are key components that contribute to the landscape character of the area.</p>

⁵ Glossary, Page 158, GLVIA, 3rd Edition

MEDIUM	<p>Undesignated landscape including urban fringe and rural countryside considered to be a distinctive component of the national or local landscape character.</p> <p>Landscape condition is fair and components are generally well maintained.</p> <p>In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence/absence of major infrastructure, the landscape has a moderate level of tranquillity.</p> <p>Rare or distinctive landscape elements and features are notable components that contribute to the character of the area.</p>
LOW	<p>Undesignated landscape including urban fringe and rural countryside considered to be of unremarkable character.</p> <p>Landscape condition may be poor and components poorly maintained or damaged.</p> <p>In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence/absence of major infrastructure, the landscape has limited levels of tranquillity.</p> <p>Rare or distinctive elements and features are not notable components that contribute to the landscape character of the area.</p>

2.4 The criteria for assessing the susceptibility of landscape elements and landscape character is shown in Table 3:

Table 3, Criteria for assessing landscape susceptibility	
HIGH	<p>Scale of enclosure – landscapes with a low capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc.</p> <p>Nature of land use – landscapes with no or little existing reference or context to the type of development being proposed.</p> <p>Nature of existing elements – landscapes with components that are not easily replaced or substituted (e.g. ancient woodland, mature trees, historic parkland, etc).</p> <p>Nature of existing features – landscapes where detracting features, major infrastructure or industry is not present or where present has a limited influence on landscape character.</p>
MEDIUM	<p>Scale of enclosure – landscapes with a medium capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc.</p>

	<p>Nature of land use – landscapes with some existing reference or context to the type of development being proposed.</p> <p>Nature of existing elements – landscapes with components that are easily replaced or substituted.</p> <p>Nature of existing features – landscapes where detracting features, major infrastructure or industry is present and has a noticeable influence on landscape character.</p>
LOW	<p>Scale of enclosure – landscapes with a high capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc.</p> <p>Nature of land use – landscapes with extensive existing reference or context to the type of development being proposed.</p> <p>Nature of existing features – landscapes where detracting features or major infrastructure is present and has a dominating influence on the landscape.</p>

2.5 Various factors in relation to the value and susceptibility of landscape elements are assessed and cross referenced to determine the overall sensitivity as shown in Table 1.

Magnitude of Change on Landscape Elements

2.6 Professional judgement has been used to determine the magnitude of change on individual landscape elements within the site as shown in Table 4:

Table 4, Criteria for assessing magnitude of change for landscape elements	
HIGH	Total loss of a landscape element.
MEDIUM	Partial loss or alteration to part of a landscape element.
LOW	Minor loss or alteration to part of a landscape element.
NEGLIGIBLE	No loss or very limited alteration to part of a landscape element.

3. EFFECTS ON LANDSCAPE CHARACTER

3.1 Landscape character is defined as the **“distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different**

from another, rather than better or worse.”⁶ The assessment of effects on landscape character considers how the introduction of new landscape elements physically alters the landform, landcover, landscape pattern and perceptual attributes of the site or how visibility of the proposals changes the way in which the landscape character is perceived.

Sensitivity of Landscape Character

- 3.2 Sensitivity is determined by a combination of the value that is attached to a landscape and the susceptibility of the landscape to changes that would arise as a result of the proposals – see pages 88-90 of GLVIA3. Both value and susceptibility are assessed on a scale of high, medium or low.
- 3.3 The criteria for assessing the value of landscape character is shown in Table 2.
- 3.4 The criteria for assessing the susceptibility of landscape character is shown in Table 3.
- 3.5 The overall sensitivity is determined through cross referencing the value and susceptibility of landscape character as shown in Table 1.

Magnitude of Change on Landscape Character

- 3.6 Professional judgement has been used to determine the magnitude of change on landscape character as shown in Table 5:

Table 5, Criteria for assessing magnitude of change on landscape character	
HIGH	Introduction of major new elements into the landscape or some major change to the scale, landform, landcover or pattern of the landscape.
MEDIUM	Introduction of some notable new elements into the landscape or some notable change to the scale, landform, landcover or pattern of the landscape.
LOW	Introduction of minor new elements into the landscape or some minor change to the scale, landform, landcover or pattern of the landscape.
NEGLIGIBLE	No notable or appreciable introduction of new elements into the landscape or change to the scale, landform, landcover or pattern of the landscape.

⁶ Glossary, Page 157, GLVIA, 3rd Edition

4. EFFECTS ON VISUAL AMENITY

4.1 The effects on visual amenity considers the changes in views arising from the proposals in relation to visual receptors including settlements, residential properties, transport routes, recreational facilities and attractions; and representative viewpoints or specific locations within the study area as agreed with the Local Planning Authority.

Sensitivity of Visual Receptors

4.2 Sensitivity is determined by a combination of the value that is attached to a view and the susceptibility of the visual receptor to changes in that view that would arise as a result of the proposals – see pages 113-114 of GLVIA3. Both value and susceptibility are assessed on a scale of high, medium or low.

4.3 The criteria for assessing the value of views is shown in Table 6:

HIGH	Views with high scenic value within designated landscapes including but not limited to World Heritage Sites, National Parks, Areas of Outstanding Natural Beauty, etc. Likely to include key viewpoints on OS maps or reference within guidebooks, provision of facilities, presence of interpretation boards, etc.
MEDIUM	Views with moderate scenic value within undesignated landscape including urban fringe and rural countryside.
LOW	Views with unremarkable scenic value within undesignated landscape with partly degraded visual quality and detractors.

4.4 The criteria for assessing the susceptibility of views is shown in Table 7:

HIGH	Includes occupiers of residential properties and people engaged in recreational activities in the countryside using public rights of way (PROW).
MEDIUM	Includes people engaged in outdoor sporting activities and people travelling through the landscape on minor roads and trains.

LOW	Includes people at places of work e.g. industrial and commercial premises and people travelling through the landscape on major roads and motorways.
------------	---

Magnitude of Change on Visual Receptors

4.5 Professional judgement has been used to determine the magnitude change on visual receptors as shown in Table 8:

Table 8, Criteria for assessing magnitude of change for visual receptors	
HIGH	Major change in the view that has a defining influence on the overall view with many visual receptors affected.
MEDIUM	Some change in the view that is clearly visible and forms an important but not defining element in the view.
LOW	Some change in the view that is appreciable with few visual receptors affected.
NEGLIGIBLE	No notable change in the view.

5. DEGREE OF LANDSCAPE AND VISUAL EFFECTS

5.1 The degree of effects are professional judgements based upon all the factors in terms of landscape and visual sensitivity and the magnitude of change arising from the proposals. The cross referencing of landscape and visual sensitivity and the magnitude of change determines the overall degree of effects as shown in Table 9:

Table 9, Degree of landscape and visual effects				
		Sensitivity		
		High	Medium	Low
Magnitude of Change	High	Major	Major	Moderate
	Medium	Major	Moderate	Minor to Moderate
	Low	Moderate	Minor to Moderate	Minor
	Negligible	Negligible	Negligible	Negligible

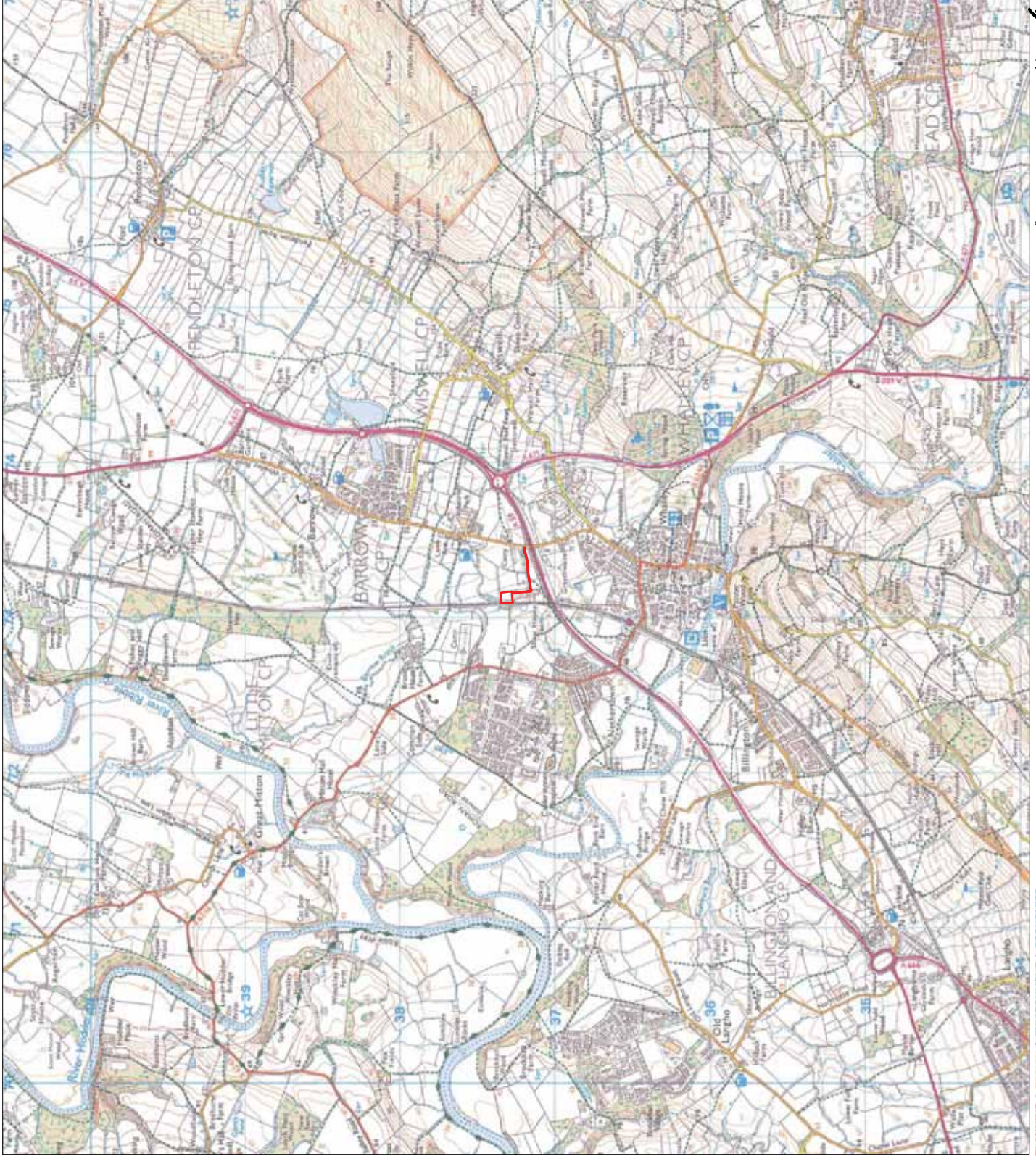
6. NATURE OF EFFECTS

- 6.1 GLVIA3 includes an entry that states **“effects can be described as positive or negative (or in some cases neutral) in their consequences for views and visual amenity.”**⁷ GLVIA3 does not, however, state how negative or positive effects should be assessed and therefore becomes a matter of subjective judgement rather than reasoned criteria. Due to inconsistencies with the assessment of negative or positive effects a precautionary approach is applied to this LVIA that assumes all landscape and visual effects are considered to be negative or adverse unless otherwise stated.

⁷ Para 6.29, Page 113, GLVIA, 3rd Edition

FIGURE 1
SITE LOCATION PLAN
(P17-2766_04)

KEY
Site Boundary



Revisions:
First Issue: 10/09/2018 JS

Site Location Plan

Shawhouse, Whalley

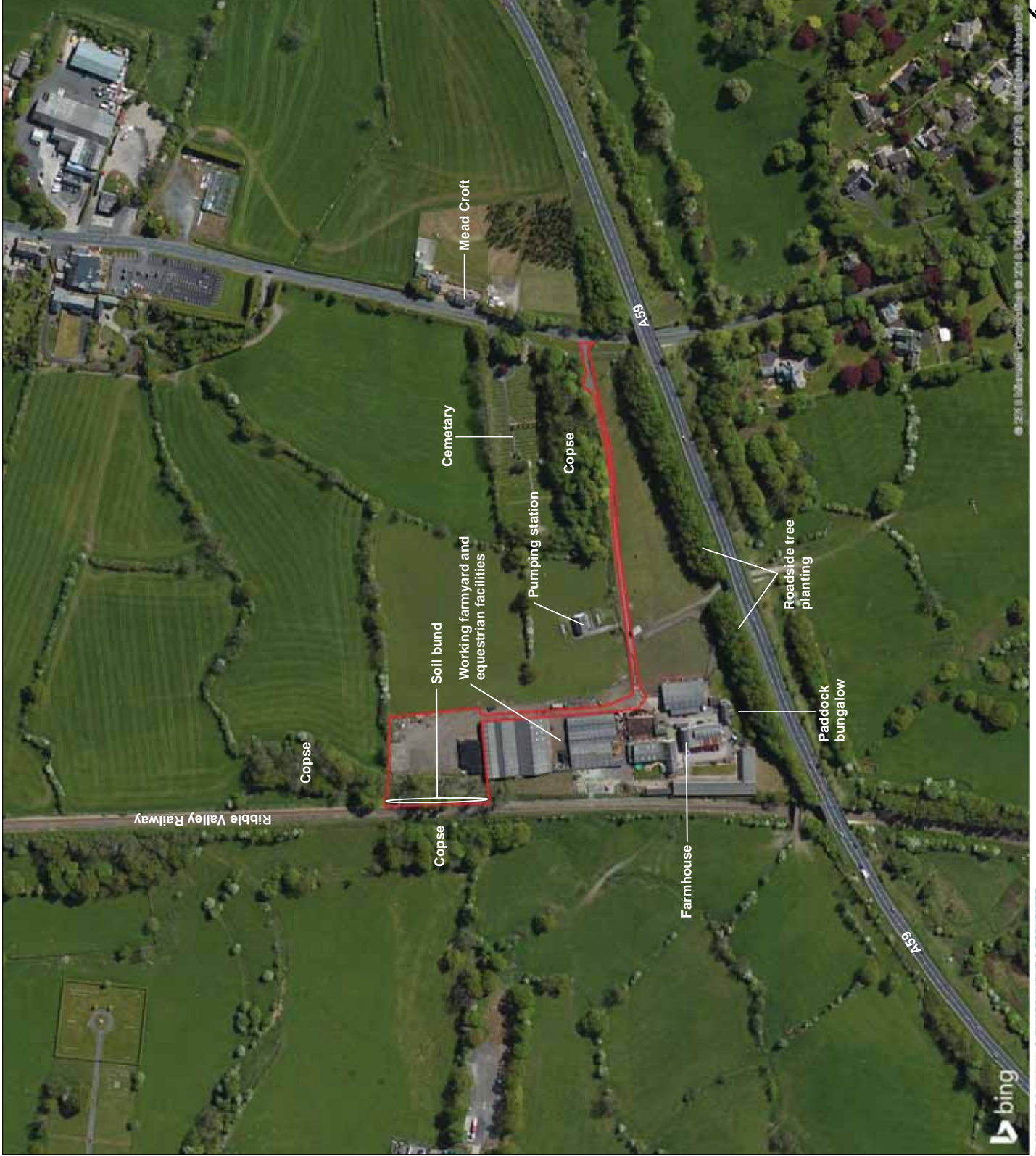
Client: Suncredit Solutions Ltd
DRAWG No: **P17-2766_04** Sheet No: - REV: -
Drawn by: JS Approved by: **DRAFT**
Date: 10/09/2018
Scale: 1:25,000 @ A3



0 1 km

FIGURE 2
LANDSCAPE FEATURES PLAN
(P17-2766_06)

KEY
 Site Boundary



Revisions:
 First Issue: 10/09/2018 JS

Landscape Features Plan Shawhouse, Whalley

Client: Suncredit Solutions Ltd
 DRAWG No: P17-2766_06 Sheet No: - REV: -
 Drawn by: JS Approved by: DRAFT
 Date: 10/09/2018
 Scale: 1:3,000 @ A3



FIGURE 3

SITE PHOTOS
(P17-2766_10)



Context Photo A: View looking north from centre of Site showing boundary vegetation and power lines.



Context Photo B: View looking east from centre of Site.



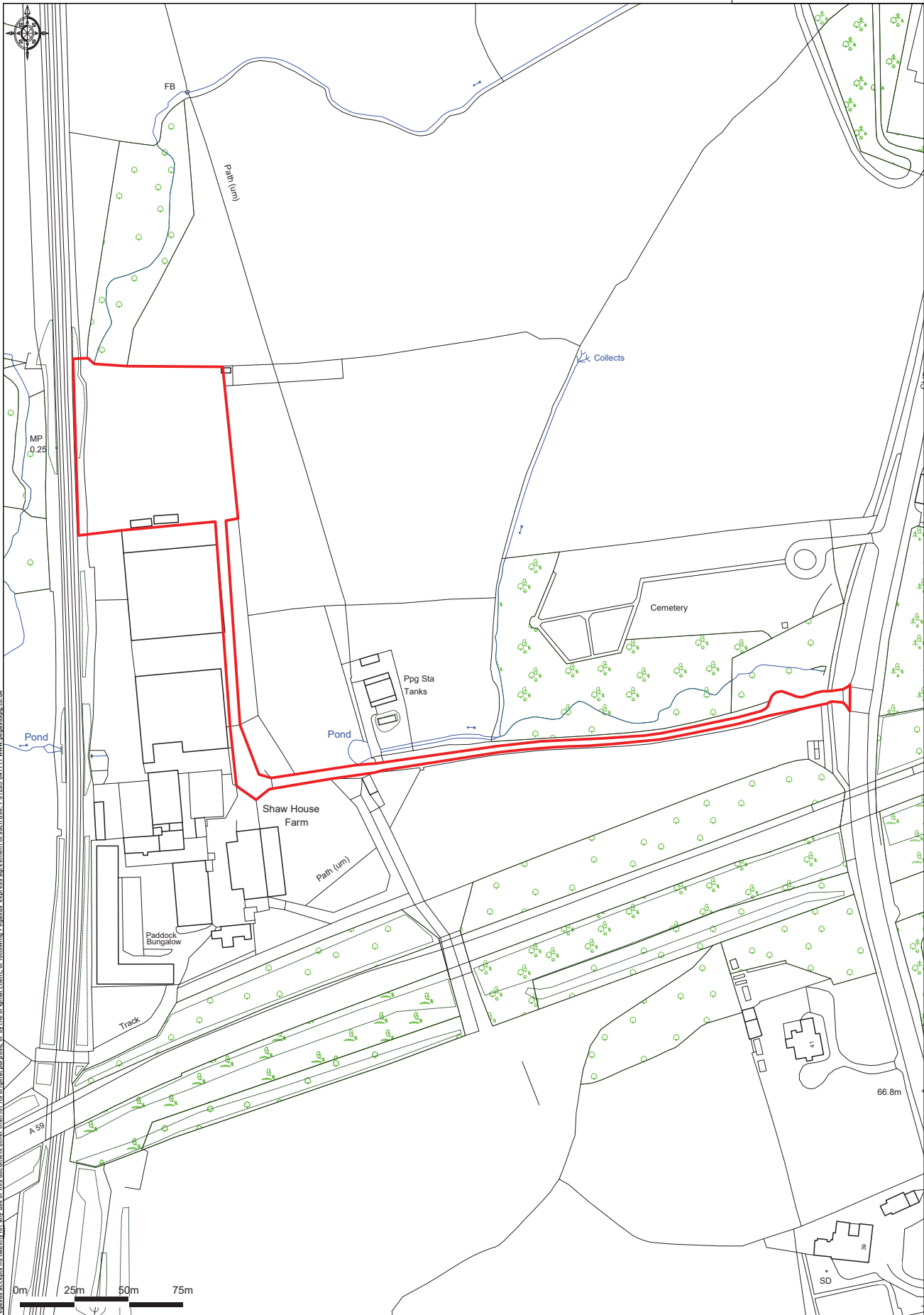
Context Photo C: View looking south from centre of Site towards farm buildings.



Context Photo D: View looking west from centre of Site towards bund alongside railway line.

FIGURE 4
SITE PLAN
(P17-2766_02)

KEY: SITE LOCATION PLAN
 [Red Outline] APPLICATION BOUNDARY



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FIGURE 5

**LANDSCAPE DESIGNATIONS PLAN
(P17-2766_07)**

KEY

- Site Boundary
- Local Authority Boundary
- Area of Outstanding Natural Beauty (AONB)

Revisions:
First Issue: 11/09/2018 JS

Landscape Designations Plan

Shawhouse, Whalley

Client: Suncredit Solutions Ltd
DRAWG No: P17-2766_07
Drawn by: JS
Date: 11/09/2018
Scale: 1:40,000 @ A3

Sheet No: -
Approved by: DRAFT
REV: -

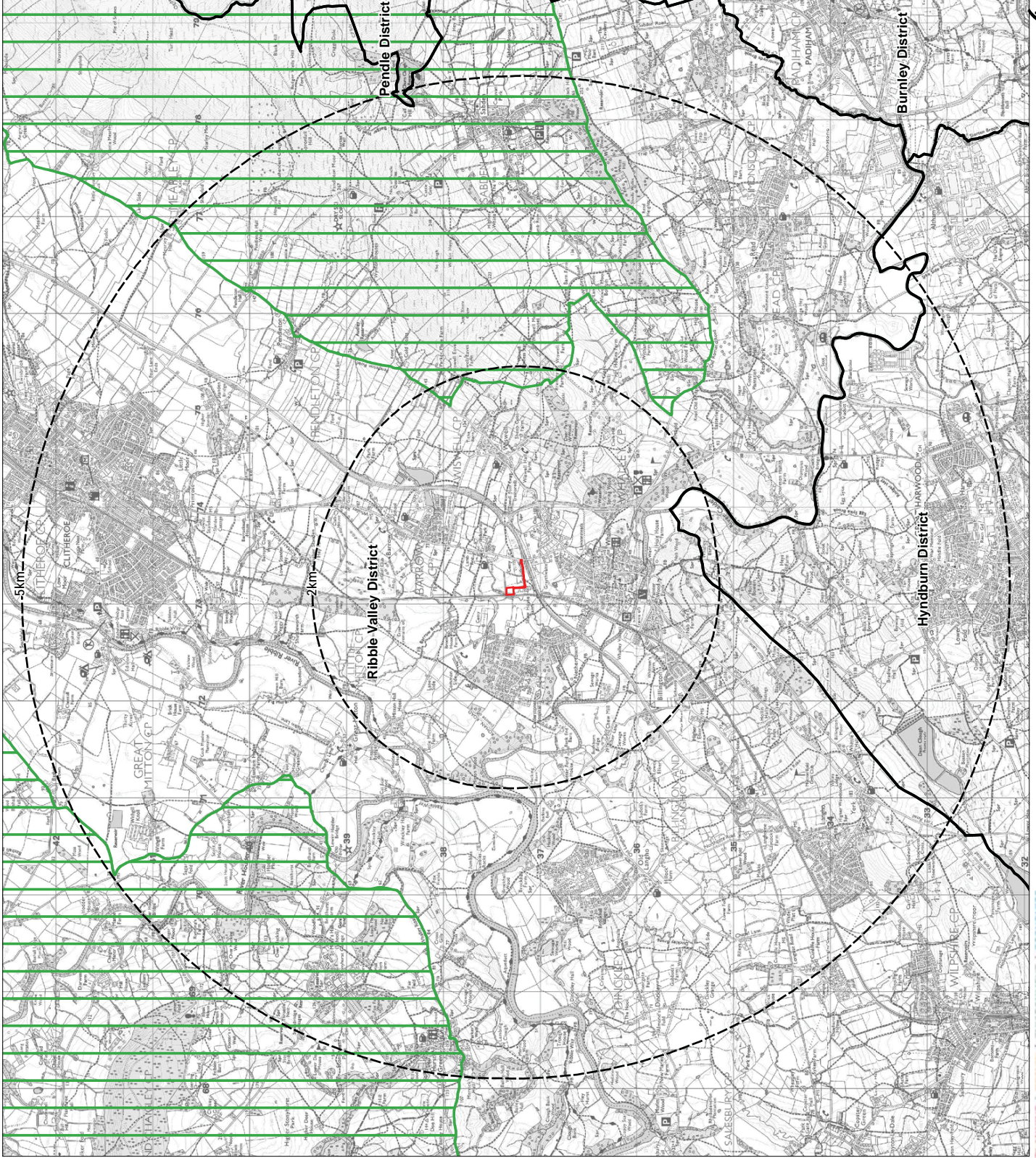


FIGURE 6
TOPOGRAPHY PLAN
(P17-2766_05)

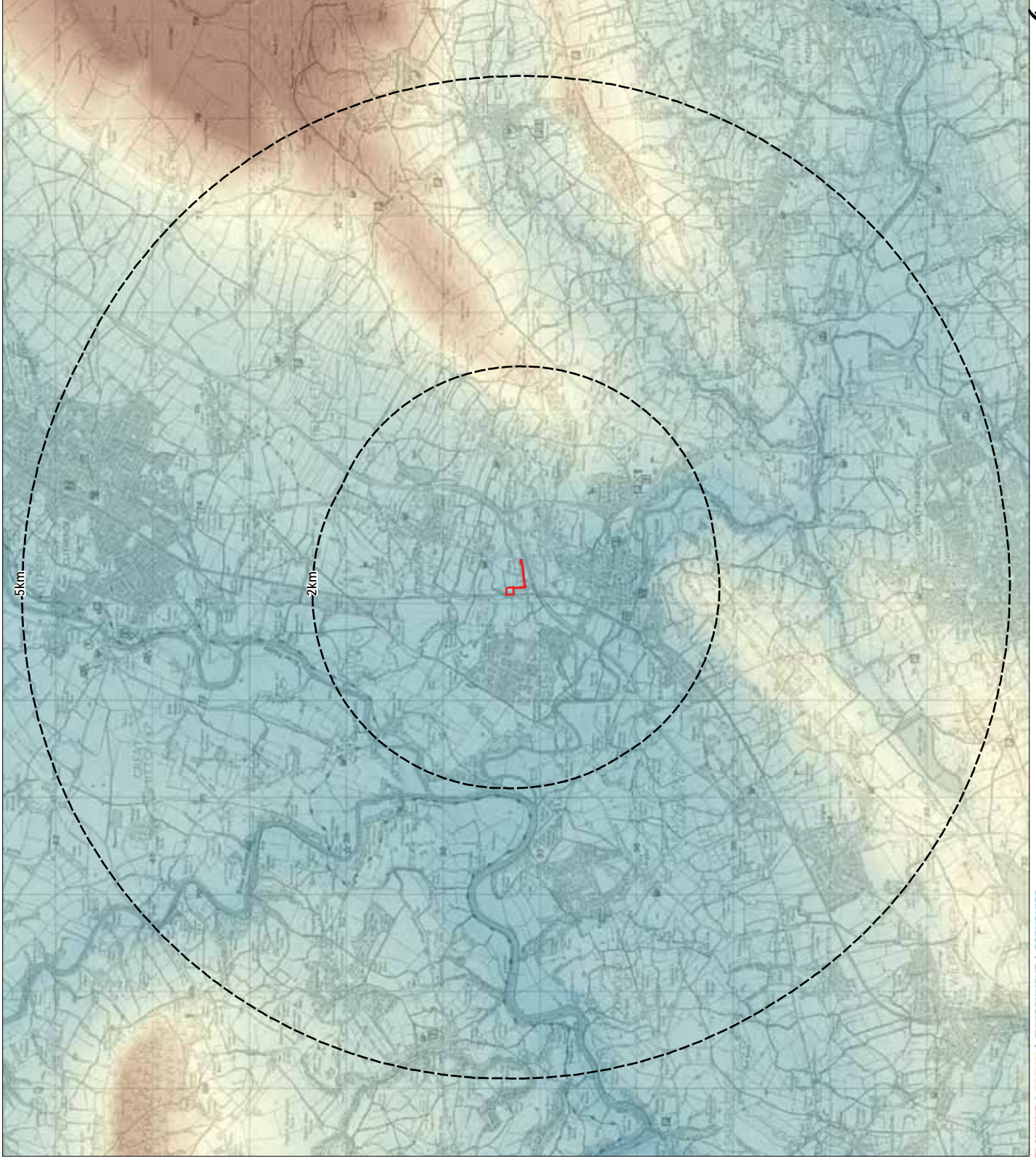
KEY

Site Boundary

DTM (metres above ordnance datum)
High : 505.06



Low : 22.62



Revisions:
First Issue: 10/09/2018 JS

Topography Plan

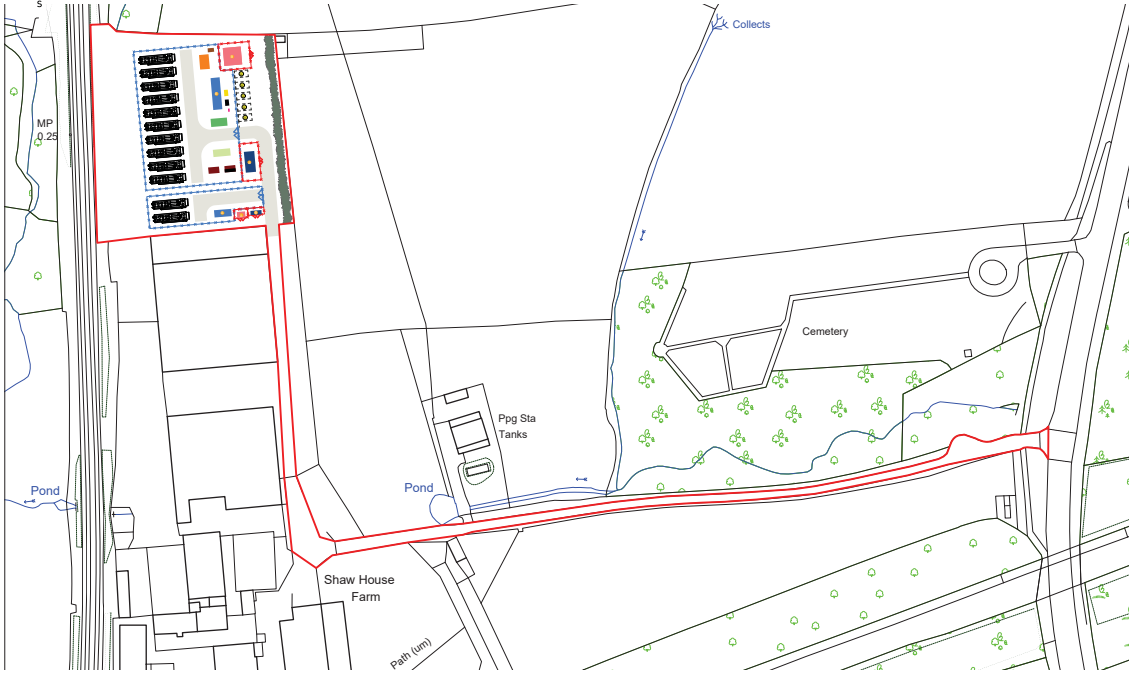
Shawhouse, Whalley

Client: Suncredit Solutions Ltd
DRAWG No: **P17-2766_05** Sheet No: - REV: -
Drawn by: JS Approved by: **DRAFT**
Date: 10/09/2018
Scale: 1:40,000 @ A3



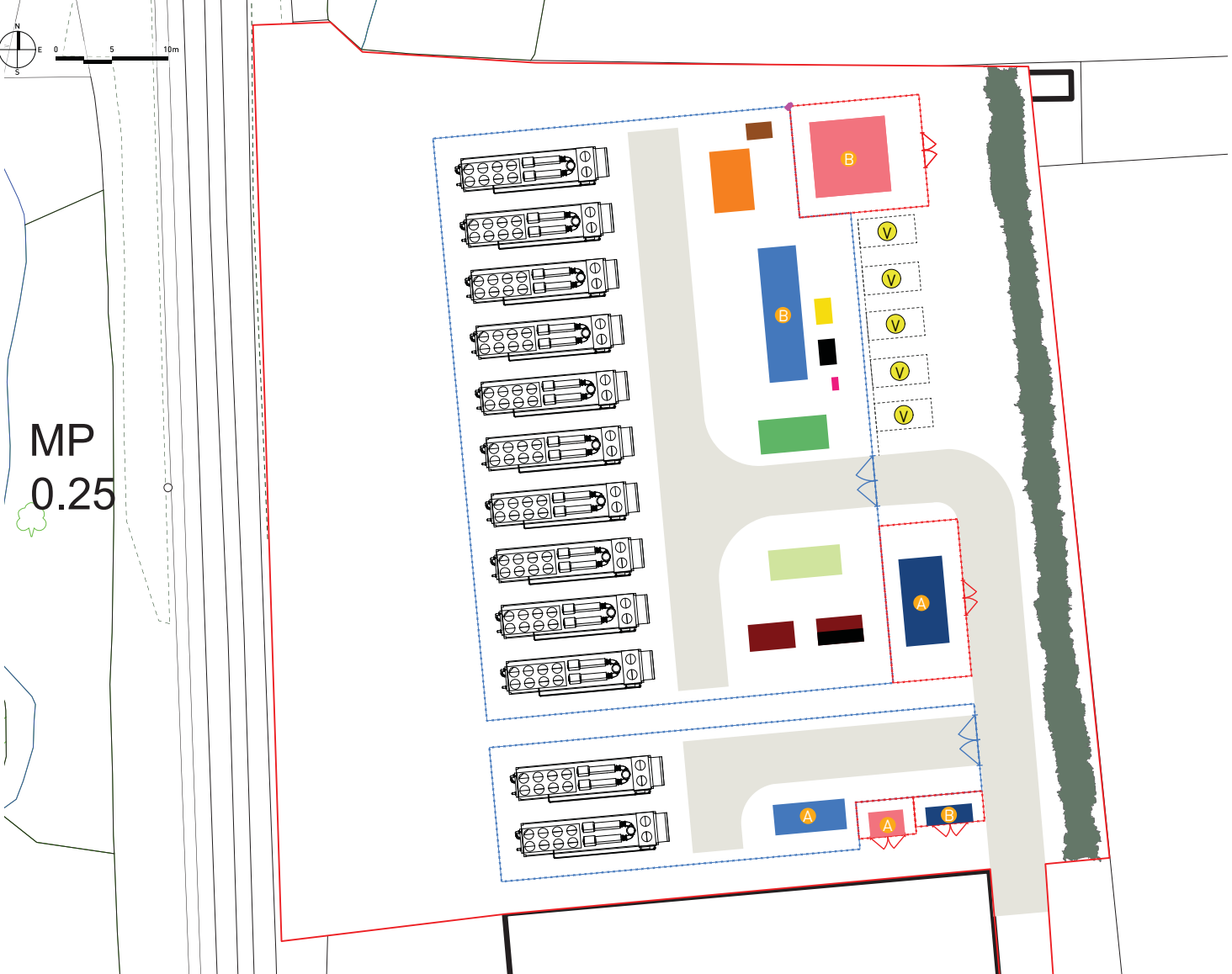
FIGURE 7
SITE LAYOUT
(P17-2766_03)

1:1000 SCALE



KEY: SITE LAYOUT	
[Red outline]	APPLICATION BOUNDARY
[Blue square]	GAS KIOSK
[Blue square]	PRIVATE SUBSTATION
[Green square]	WELFARE
[Brown square]	WORKSHOP
[Orange square]	NER
[Orange square]	33/11KW TX
[Red square]	OIL STORAGE
[Dark red square]	WASTE OIL
[Pink square]	DNO SUBSTATION
[Yellow square]	11/0.4KW TX
[Black square]	BT
[Black square]	STBY GENERATOR
SURFACE MATERIALS:	
[Light brown square]	TARMACADUM
ENCLOSURE DETAILS:	
[Blue dashed line]	3M ACOUSTIC FENCE/2.4M SECURITY FENCE (DOUBLE)
[Blue solid line]	2.4M SECURITY FENCING
[Yellow circle with V]	VISITOR PARKING
[Blue triangle]	ACOUSTIC ACCESS GATE
[Red triangle]	SECURITY GATE
[Green hatched area]	PROPOSED SHRUB PLANTING

1:200 SCALE



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FIGURE 8

**LANDSCAPE CHARACTER AREAS PLAN
(P17-2766_08)**

KEY



Site Boundary
National Character Areas

33 - Bowland Fringe and Pendle Hill
35 - Lancashire Valleys

A Landscape Strategy for Lancashire - Landscape Character Assessment (2000)

Character Types/Areas:

- Moorland Hills
- 2c Longridge Fell
- 2e Pendle Hill
- Moorland Fringe
- 4f Longridge Fell Fringes
- 4g South Pendle Fringe
- 4i North Pendle Fringe
- Undulating Lowland Farmland
- 5b Lower Hodder and Loud Valley
- 5c Lower Ribblesdale
- 5e Lower Ribblesdale (Clitheroe to Gisburn)
- Industrial Foothills and Valleys
- 6a Calder Valley
- Farmed Ridges
- 7a Mellor Ridge
- Valley Floodpaths
- 11a Lower Ribbles Valley
- Urban
- Industrial Age
- Suburban

Revisions:
First Issue: 11/09/2018 JS

Landscape Character Plan

Shawhouse, Whalley

Client: Suncredit Solutions Ltd
 DRWG No: **P17-2766_08** Sheet No: - REV: -
 Drawn by: JS Approved by: **DRAFT**
 Date: 11/09/2018
 Scale: 1:40,000 @ A3

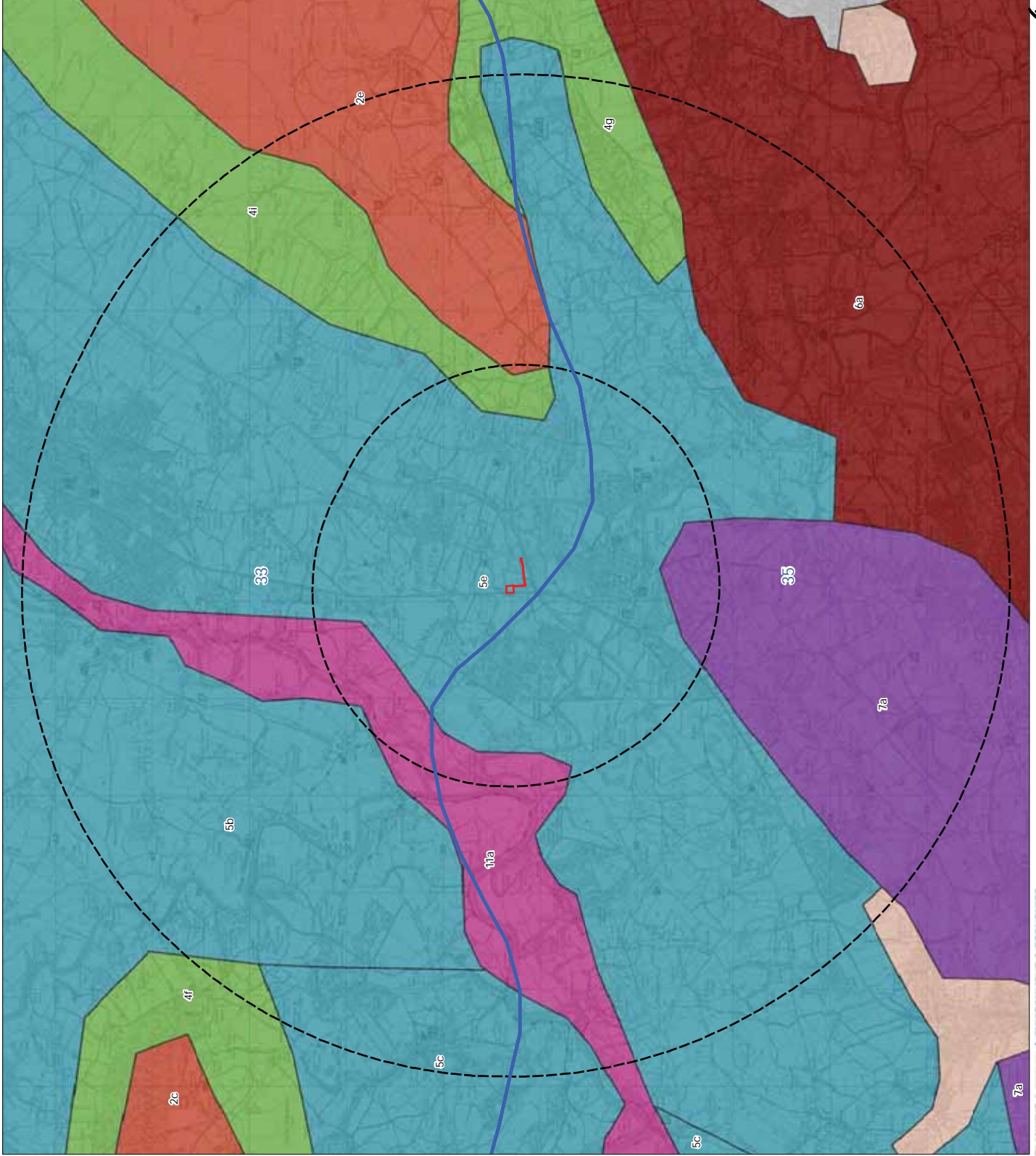







FIGURE 9

**SCREENED ZONE OF THEORETICAL VISIBILITY AND VIEWPOINT
LOCATION PLAN
(P17-2766_09 Rev A)**

KEY

-  Site Boundary
-  Viewpoint Location
-  SZTV - 3m Development Height
-  SZTV - Additional Visibility (5.5m)
-  SZTV - Additional Visibility (Flues: 8m)

Screened ZTV Production Information -

- DTM data used in calculations is OS Terrain 5 that has been combined with OS Open Map Local data for woodland and buildings to create a Digital Surface Model (DSM).

- Indicative: Woodland and Building heights are modelled at 15m and 8m respectively.
- Viewer height set at 1.7m
- Calculations include earth curvature and light refraction

N.B. This Zone of Theoretical Visibility (ZTV) image illustrates the theoretical extent of where the development will be visible from, assuming 100% visibility, and includes the screening effect from vegetation and buildings, based on the assumptions stated above.

Revisions:
 First Issue: 10/09/2018 JS
 A - (01/10/2018) ZTV re-run with 8m flue height

Screened Zone of Theoretical Visibility with Viewpoint Locations

Shawhouse, Whalley

Client: Suncredit Solutions Ltd
 DRAWG No: **P17-2766_09** Sheet No: - REV: A
 Drawn by: JS Approved by: RP
 Date: 01/10/2018
 Scale: 1:40,000 @ A3

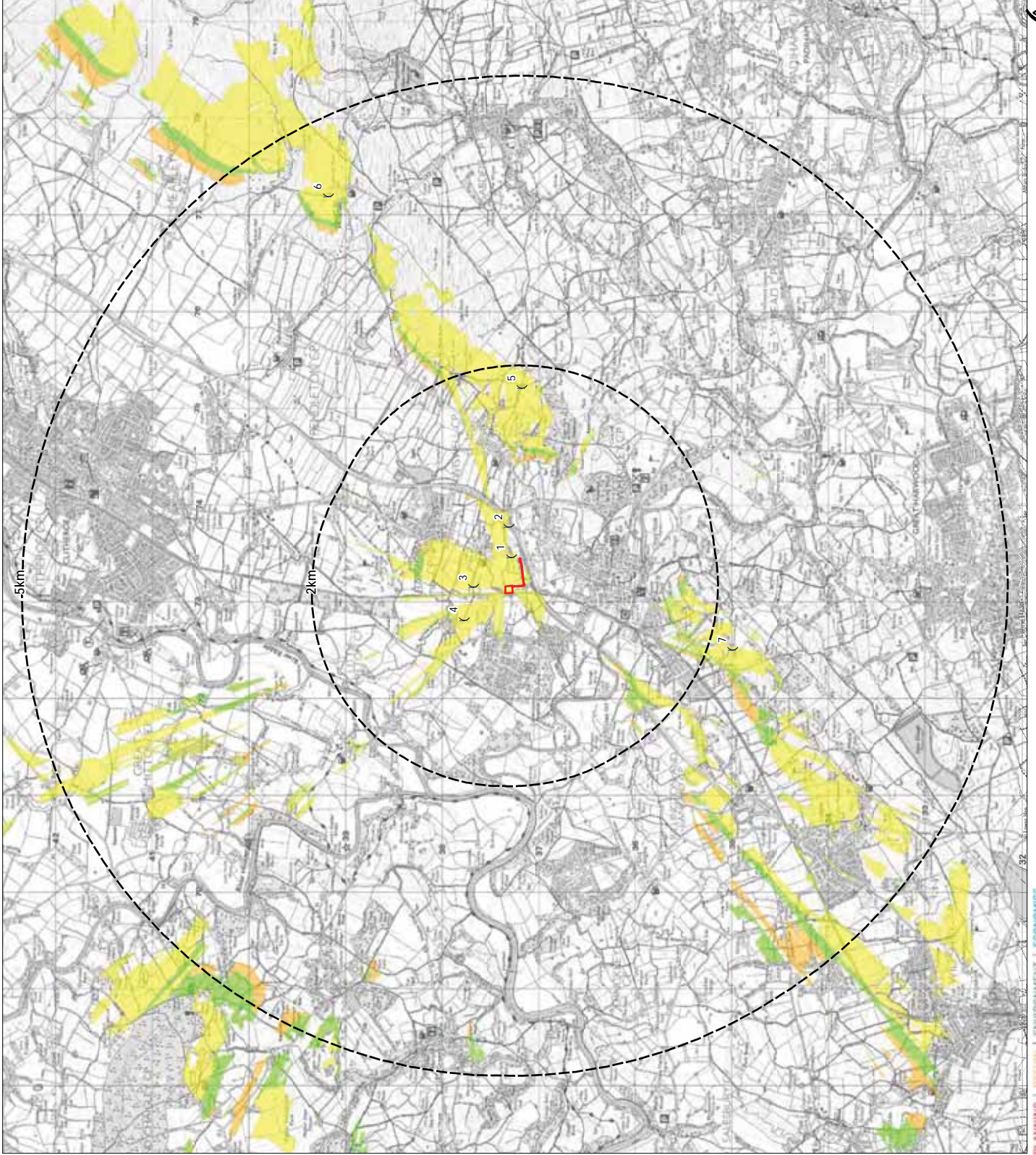


FIGURE 10

**REPRESENTATIVE PHOTOVIEWS AND DETAILED VISUAL
ANALYSIS
(P17-2766_10)**



VIEWPOINT 1

Footpath 3-45-FP11 at its junction with Clitheroe Road, looking west
 Also partially representative of views obtained by occupiers of adjacent residential property (Mead Croft)



Camera make & model - Canon EOS 6D
 Date & time of photograph - 12/09/2018 @ 12:25
 OS grid reference - SD 73482 37298
 Viewpoint height (AOD) - 63m
 Distance from site (main part of Site) - 300m

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Description of Baseline View

The view is across Clitheroe Road towards the Whalley and Barrow Cemetery (to the south-west) and the Site (to the west). The Site itself is predominantly hidden from view by the strong roadside and other intervening hedgerows, though there may be some very limited filtered views towards the Site during the winter months when these deciduous hedgerows are not in leaf.

Sensitivity of Visual Receptor

The view is considered to be of medium value, being of an undesignated rural landscape, albeit with existing built form and infrastructure already present in the view.

Minor road users are considered to be of medium susceptibility to development of the type proposed as their typically slower speeds means that such users have greater opportunity to take in views of the surrounding landscape than those travelling on main roads and motorways. The overall sensitivity is therefore assessed as medium.

Users of rural PRoWs are considered to be of high susceptibility to development of the type proposed as views of the surrounding countryside are an important component of users' experience. The overall sensitivity of users of this footpath is therefore considered to be high.

The susceptibility of occupiers of rural residential properties is considered to be high as rural views from such properties are an important component of

their enjoyment of the properties. The overall sensitivity is therefore considered to be high. However, it is important to note that in planning terms residential occupiers have no legal 'right to a view'.

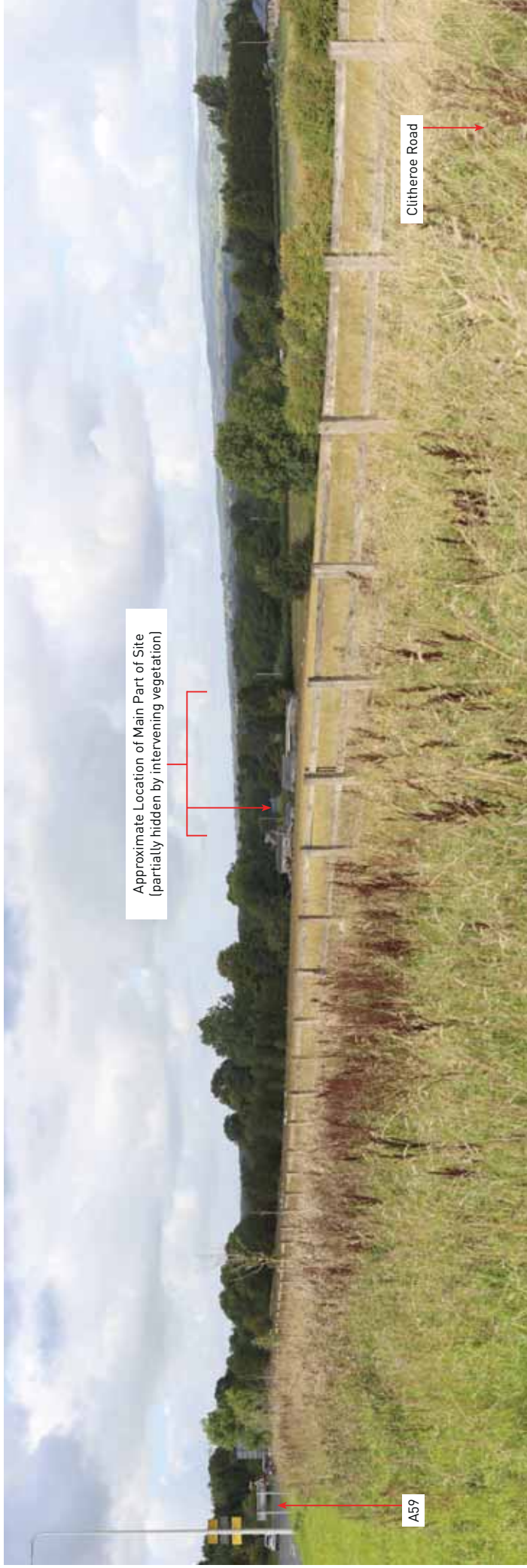
Predicted View at Year 1 & Magnitude of Change

The majority of the Proposed Development would not be visible from this location due to consecutive layers of intervening field boundary vegetation. Some upper parts of the development, including the flue, may be just visible above the hedgerows however, and the visibility may also increase during the winter months when deciduous vegetation is not in leaf. The magnitude of change is therefore assessed as negligible during the summer months, increasing to low during the winter.

Scale of Visual Effect

With medium sensitivity and negligible to low magnitude of change, the scale of effect for minor road users would be negligible, increasing to minor during the winter months.

With high sensitivity, the scale of effect for PRoW users and occupiers of Mead Croft would be negligible, increasing to moderate during the winter months.



VIEWPOINT 2

A59 main road at roundabout junction with A671, looking west
 Also partially representative of views obtained from Footpath 3-45-FP11 to the north-west of the viewpoint



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Camera make & model - Canon EOS 6D
 Date & time of photograph - 12/09/2018 @ 10:56
 OS grid reference - SD 73797 37323
 Viewpoint height (AOD) - 76m
 Distance from site (main part of Site) - 625m

Description of Baseline View

The view is across a pastoral field towards Mead Croft and the Site beyond.

The Site is partially visible, seen through gaps in the intervening vegetation. The visibility may increase during the winter months when deciduous vegetation is not in leaf.

Sensitivity of Visual Receptor

The view is considered to be of medium value, being of an undesignated rural landscape, albeit with existing built form and infrastructure already present in the view.

The susceptibility of main road users is considered to be low due to the speed of travel and the often high density of traffic. This results in an overall low sensitivity.

Users of rural PRoWs are considered to be of high susceptibility to development of the type proposed as views of the surrounding countryside are an important component of users' experience. The overall sensitivity of users of this footpath is therefore considered to be high.

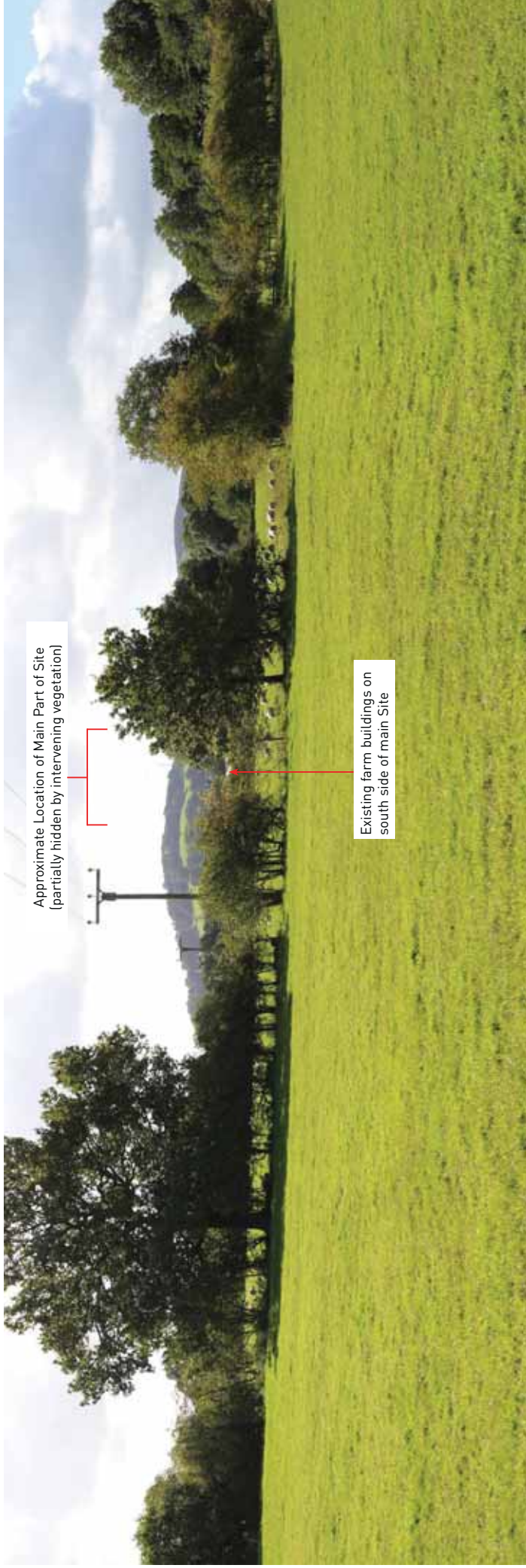
Predicted View at Year 1 & Magnitude of Change

The Proposed Development would be partially visible, seen through gaps in the intervening vegetation. Where visible, the development would be seen in the context of the adjacent farm buildings and the intervening Mead Croft residential property. The magnitude of change is therefore assessed as low, and would decrease marginally as the proposed new native hedgerow on the eastern side of the Site develops and grows.

Scale of Visual Effect

With low sensitivity and low magnitude of change, the scale of effect for main road users would be minor.

With high sensitivity and low magnitude of change, the scale of effect for PRoW users would be moderate.



VIEWPOINT 3

Footpath 3-45-FP5, looking south



Camera make & model - Canon EOS 6D
 Date & time of photograph - 12/09/2018 @ 11:29
 OS grid reference - SD 73173 37689
 Viewpoint height (AOD) - 59m
 Distance from site (main part of Site) - 335m

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Description of Baseline View

The view is across pastoral farmland towards Shawhouse Farm.

The Site is partially visible, seen through gaps in the intervening vegetation. The visibility may increase during the winter months when deciduous vegetation is not in leaf.

Sensitivity of Visual Receptor

The view is considered to be of medium value, being of an undesignated rural landscape, albeit with existing built form and infrastructure already present in the view, particularly when looking to the east (the alignment of the footpath) towards Barrow.

Users of rural PRoWs are considered to be of high susceptibility to development of the type proposed as views of the surrounding countryside are an important component of users' experience. The overall sensitivity of users of this footpath is therefore considered to be high.

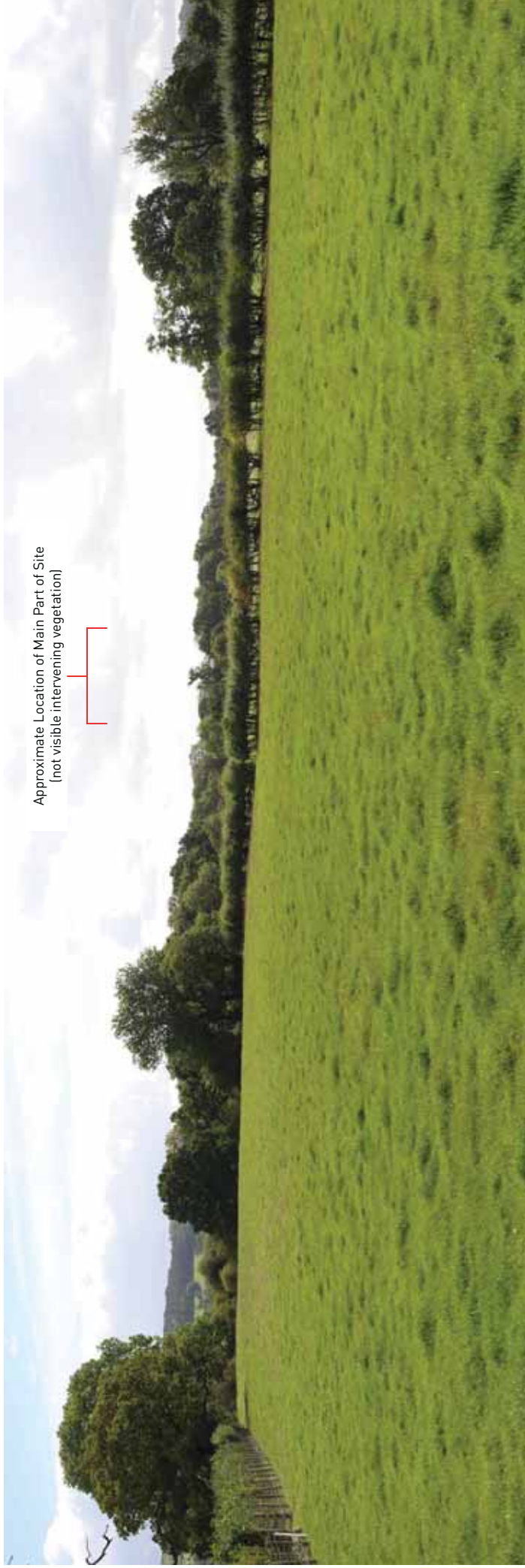
Predicted View at Year 1 & Magnitude of Change

The Proposed Development would be partially visible, seen through gaps in the intervening vegetation. Where visible, the development would be seen in the context of the adjacent farm buildings. The magnitude of change is therefore

assessed as negligible, increasing to low during the winter months.

Scale of Visual Effect

With high sensitivity and negligible to low magnitude of change, the scale of effect for PRoW users would be negligible to moderate.



VIEWPOINT 4

Footpath 3-45-FP5, looking south



Camera make & model - Canon EOS 6D
 Date & time of photograph - 12/09/2018 @ 11:41
 OS grid reference - SD 72836 37785
 Viewpoint height (AOD) - 57m
 Distance from site (main part of Site) - 505m

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Description of Baseline View

The view is across pastoral farmland towards Shawhouse Farm on the far side of the railway line. Users of this route are either approaching the pedestrian level crossing over the railway or will have already crossed it and be approaching Brook House Farm. Existing built form and infrastructure is therefore an existing component of the view.

The Site is hidden from view by the intervening vegetation. The visibility may increase during the winter months when deciduous vegetation is not in leaf.

Sensitivity of Visual Receptor

The view is considered to be of medium value, being of an undesignated rural landscape with existing built form and infrastructure present.

Users of rural PRoWs are considered to be of high susceptibility to development of the type proposed as views of the surrounding countryside are an important component of users' experience. The overall sensitivity of users of this footpath is therefore considered to be high.

Predicted View at Year 1 & Magnitude of Change

The Proposed Development is unlikely to be visible due to consecutive layers of intervening vegetation. There may be some very limited and heavily filtered

visibility during the winter months when deciduous vegetation is not in leaf.

The magnitude of change is therefore assessed as at worst negligible.

Scale of Visual Effect

With high sensitivity and negligible magnitude of change, the scale of effect for PRoW users would be negligible.



VIEWPOINT 5

Junction of Footpaths 3-47-FP11, 3-47-FP13 and 3-47-FP22 on western edge of Forest of Bowland AONB, looking west



Camera make & model - Canon EOS 6D
 Date & time of photograph - 12/09/2018 @ 13:12
 OS grid reference - SD 75236 37188
 Viewpoint height (AOD) - 228m
 Distance from site (main part of Site) - 2.05km

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Description of Baseline View

The view from the rising ground on the edge of the AONB is across the well-treed pastoral farmland of the Ribble Valley. Existing built form and infrastructure is a very visible existing component of the view.

The Site is visible in the middle of the valley, but forms only a very small component in the view.

Sensitivity of Visual Receptor

The view is considered to be of high value, being of an undesignated rural landscape with existing built form and infrastructure present, but seen from the edge of the AONB.

Users of rural PRoWs are considered to be of high susceptibility to development of the type proposed as views of the surrounding countryside are an important component of users' experience. The overall sensitivity of users of this footpath is therefore considered to be high.

Predicted View at Year 1 & Magnitude of Change

The Proposed Development would be clearly visible in the view, but would form only a very small component in a very wide-ranging view.

The magnitude of change is therefore assessed as low.

Scale of Visual Effect

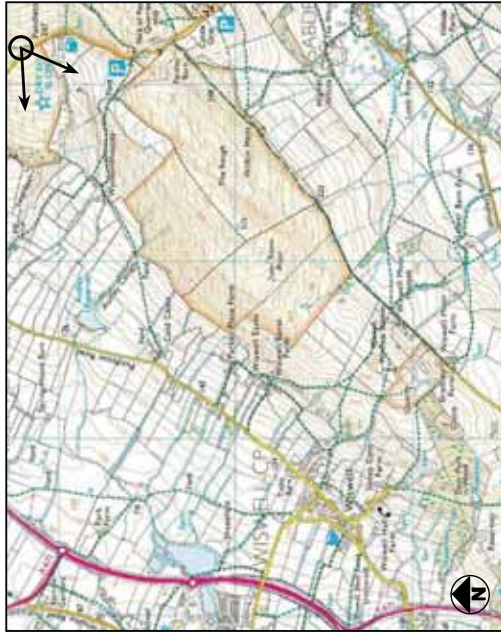
With high sensitivity and low magnitude of change, the scale of effect for PRoW users at the edge of the AONB would be moderate.



Approximate Location of Main Part of Site
(not clearly discernible in the view)

VIEWPOINT 6

Footpath 3-32-FP26 on Pendle Hill within Forest of Bowland AONB, looking west-south-west



Camera make & model - Canon EOS 6D
 Date & time of photograph - 12/09/2018 @ 14:42
 OS grid reference - SD 77222 39191
 Viewpoint height (AOD) - 266m
 Distance from site (main part of Site) - 4.45km

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Description of Baseline View

The view from the AONB is across the well-treed pastoral farmland of the Ribble Valley. Existing built form and infrastructure is a very visible existing component of the view.

The Site is visible in the distance but is not clearly discernible in the view.

Sensitivity of Visual Receptor

The view is considered to be of high value, being predominantly of an undesignated rural landscape with existing built form and infrastructure present, seen from within the AONB.

Users of rural PRoWs are considered to be of high susceptibility to development of the type proposed as views of the surrounding countryside are an important component of users' experience. The overall sensitivity of users of this footpath is therefore considered to be high.

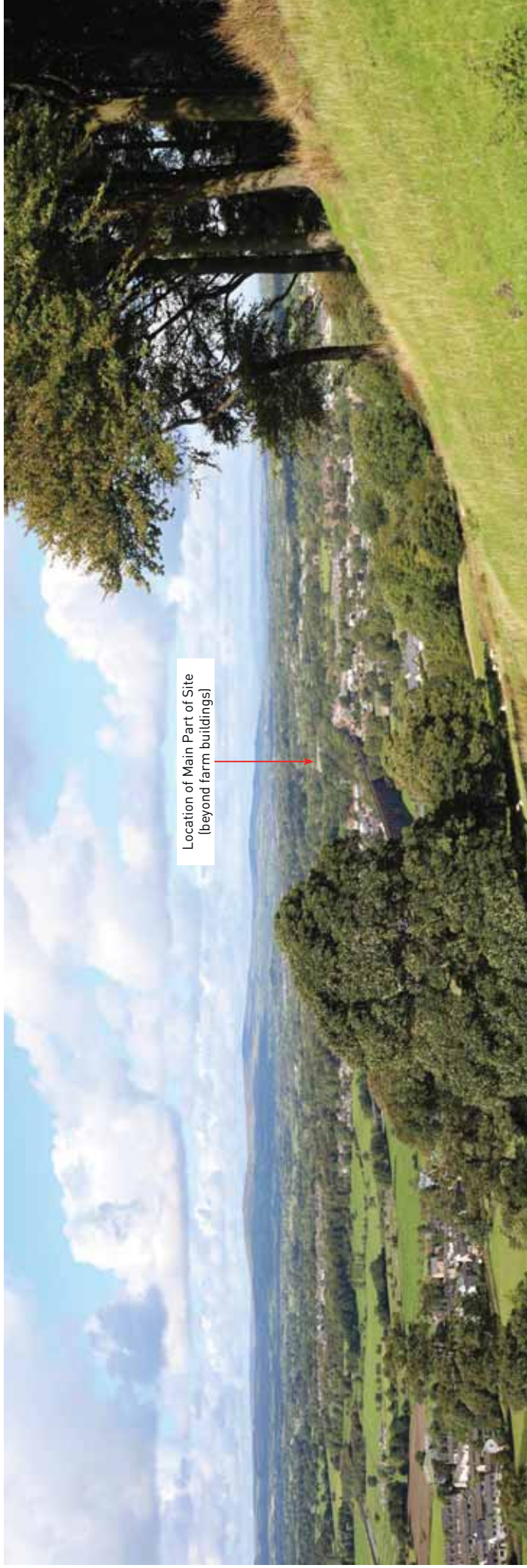
Predicted View at Year 1 & Magnitude of Change

The Proposed Development may be visible in the view but would not be specifically identifiable.

The magnitude of change is therefore assessed as negligible.

Scale of Visual Effect

With high sensitivity and negligible magnitude of change, the scale of effect for PRoW users within this part of the AONB would be negligible.



Location of Main Part of Site
(beyond farm buildings)

VIEWPOINT 6

Footpath 3-6-FP30 between Whalley Old Road and Moor Lane, looking north-north-east



Camera make & model - Canon EOS 6D
 Date & time of photograph - 12/09/2018 @ 15:28
 OS grid reference - SD 72528 35007
 Viewpoint height (AOD) - 161m
 Distance from site (main part of Site) - 2.34km

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Description of Baseline View

The view is across the well-treed pastoral farmland of the Ribble Valley. Existing built form and infrastructure is a very visible existing component of the view.

The existing farm buildings at Shawhouse Farm are clearly identifiable in the view, with the Site located to the north of these.

Sensitivity of Visual Receptor

The view is considered to be of medium value, being of an undesignated rural landscape with existing built form and infrastructure clearly present.

Users of rural PRoWs are considered to be of high susceptibility to development of the type proposed as views of the surrounding countryside are an important component of users' experience. The overall sensitivity of users of this footpath is therefore considered to be high.

Predicted View at Year 1 & Magnitude of Change

The Proposed Development would be visible in the view, seen beyond the existing farm buildings. The Proposed Development would not form a prominent feature in the view.

The magnitude of change is therefore assessed as low.

Scale of Visual Effect

With high sensitivity and low magnitude of change, the scale of effect for PRoW users would be moderate.

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 **PLANNING**  **DESIGN**  **ENVIRONMENT**  **ECONOMICS**