

# Phase 2 and 3, Land East of Chipping Lane, Longridge

## 11319\_R11a\_Landscape Statement

---

### 1.0 Introduction

---

- 1.1 This Landscape Statement should be read in conjunction with the **Landscape Strategy Plan (TG Ref: 11319/P73)**, **Soft Landscape Proposals (TG Ref:11319/P74)** and Landscape Management Plan (TG Ref: 11319/R08) and is in support of the Reserved Matters application for the following application:

*“Approval of reserved matters (layout, scale, appearance and landscaping) for Phases 2 and 3 for the erection of 184 dwellings, pursuant to outline consent 3/2014/0764”*

- 1.2 Outline planning permission was granted on the 29<sup>th</sup> October 2015 (Ref: 3/2014/0764). This Landscape Report in particular addresses Condition 1 which states the following:

*“No part of the development hereby permitted shall be commenced on any phase (as referred to in Condition 4) until full details of the layout, scale and appearance of the buildings and landscaping within that phase (hereinafter called 'the reserved matters') have been submitted to and approved in writing by the Local Planning Authority.*

*In relation to landscaping, the details for each phase shall include: the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform, full specifications of all boundary treatment and a scheme of maintenance, including long term design objectives.”*

- 1.3 Condition 5 of the outline planning permission also states that:

*“The development hereby approved shall be carried out in accordance with the principles established on the Parameters Masterplan (e\*SCAPE drawing reference 013-008-P017 Rev E), the Parameters Landscape Strategy (e\*SCAPE drawing reference 013-008-P020 Rev D), Design Code (Tyler Grange reference 2001/P60c) and within the Design and Access Statement (dated August 2014)”.*

### 2.0 Design Principles

---

- 2.1 The layout of the scheme is based on the principles agreed as part of the outline planning permission. Key landscape features have been retained and include the following:

- Retention of existing landscape buffers to boundaries;
- Retention, reinstatement and replacement of hedgerows and trees where possible;
- Inclusion of native planting;
- Recreational footpath links and cycle routes through the site;
- Areas of open space; and

Tyler Grange LLP, Unit 430 Custard Factory, Gibb Street, Birmingham, B9 4DT

Tel: 0121 773 0770 [www.tylergrange.co.uk](http://www.tylergrange.co.uk)

Registered in England No. OC356615 Vat Reg. No. 994 2320 07

Registered Office: Marsden Estate, Rendcomb, Cirencester, Gloucestershire. GL7 7EX

- Areas of Sustainable Urban Drainage.

2.2 The Design Code (*Tyler Grange reference 2001/P60c*) which was submitted as part of the original outline planning application identified the following key landscape features and character areas which are of relevance to the Phases 2 and 3 works. The objectives identified within the design code are outlined below:

**The Built Edge Overlooking Proposed Cricket Pitch and Primary School (north western boundary of the site)**

- Enhancement of the existing field boundary vegetation with new native buffer planting and tree groups which will filter views between the built edge and the relocated Cricket Pitch and Primary School. These areas of planting will include scattered groups of native trees which will filter views and provide a soft edge to the development;
- The inclusion of an area of Sustainable Urban Drainage is located on the northern boundary and this will further soften the site and the landscape buffer;
- Softening of the transition from proposed development at the edge of Longridge to open countryside to the north-east; and
- Landscape buffer of between 12 and 22 metres.

**The Transition from Existing Housing to Proposed Development Edge (southern boundary of the site adjoining existing residential and commercial development)**

- This landscape buffer includes areas of scattered tree planting, meadow planting and bulb planting, with an informal footpath route running through the site. This footpath links to the wider areas of public open space found within the housing areas to the south of the site;
- The boundary along the southern boundary includes a new native hedgerow which will provide an additional landscape buffer;
- Scattered trees are proposed within the open space with understorey bulb planting to provide additional amenity value and ecological benefits;
- Avenue trees will provide further landscape features define pockets of open space along this landscape buffer; and
- Landscape buffer of between 8 to 30 metres.

**The Transition from Proposed Housing to Existing Agricultural Land (north eastern boundary of the site)**

- This boundary will see the incorporation of a development offset which will provide a transition between the built form and the open countryside to the north east;
- The existing field boundary hedgerow found to this boundary will be reinstated and enhanced with supplementary native hedge planting and new native field hedgerow trees;
- A margin of wildflower meadow planting and scattered trees is included along this boundary, and these will filter views from the AONB/Forest of Bowland and the wider countryside to the north east;
- Street frontages at this area will further soften the edge to the development with avenue tree planting and hedge screening to building frontages; and
- This landscape buffer will be between 12 and 14 metres.

**Internal Green Corridor Through Site**

- The existing belt of planting found along the existing north-south ditch will be retained and enhanced with additional tree planting and native tree and shrub whip planting;

- The proposed footpath through this corridor will run through areas of scattered tree planting, feature shrub planting, mown grass and wildflower margins;
- This corridor will serve to provide a key corridor through the site and will provide ecological and recreational benefits;
- This corridor will also provide opportunities for further recreational activities with the provision of trim train play equipment and areas of usable open space; and
- Landscape buffer will be between 16-18 metres.

2.3 The Phase 2 and 3 works will retain and enhance the condition of characteristic landscape features, with key boundary hedgerows enhanced with the addition of native hedgerow trees. The scheme will provide a gradual transition from the built form to the open countryside to the north and will assimilate the development into the wider countryside. The landscape led approach to the project is compliant with the objectives identified within the design code.

2.4 An area of hedgerow planting will be lost adjacent to the Phase 1 site on the western boundary as identified on the Tyler Grange Tree Retention and Removal Plan (TRRP 11319/P06), this hedgerow loss will be mitigated through the creation of additional native hedgerow planting and internal tree planting. Internal hedge planting is proposed at frontages to properties to provide green and soft boundary treatments.

2.5 Significant areas of additional tree planting have been included throughout the scheme, both at strategic corridors and internally along roads and to plot frontages. Areas of open space and nodal spaces provide focal points within the site and opportunities for increased recreational use.

2.6 The extent to which the Phase 2 and 3 scheme will be visible from the surroundings will remain the same as verified for the previous application scheme and the individuals (visual receptors) likely to see the previous application scheme will remain the same as identified in the submitted LVIA.

### 3.0 Conclusion

---

3.1 The scheme is still compliant with the relevant landscape character and management objectives identified within the Forest of Bowland AONB Landscape Character Assessment and objectives for the Undulating Lowland Farmland LCA and Whitechapel Landscape Character Type.

3.2 Since the submission of the outline planning application, the local planning policies in the 'Core Strategy 2008-2028 A Local Plan for Ribble Valley' are still relevant and are wholly applicable to the scheme. National Planning Policy has since been updated an overview of which can be found in **Appendix 1**.

3.3 In conclusion, the reserved matters application meets the requirements and aspirations of the original outline planning permission and addresses required key landscape design principles with regard to the landscape character of the site and its surroundings.

The contents of this report are valid at the time of writing. Tyler Grange shall not be liable for any use of this report other than for the purposes for which it was produced. Owing to the dynamic nature of ecological, landscape, and arboricultural resources, if more than twelve months have elapsed since the date of this report, further advice must be taken before you rely on the contents of this report. Notwithstanding any provision of the Tyler Grange LLP Terms & Conditions, Tyler Grange LLP shall not be liable for any losses (howsoever incurred) arising as a result of reliance by the client or any third party on this report more than 12 months after the date of this report.

# APPENDIX 1: National Planning Policy

## National Planning Policy Framework (2018)

A1.1 At the heart of the NPPF is a presumption in favour of sustainable development. For plan making the presumption requires plans to positively seek opportunities to meet the development needs of an area and be sufficiently flexible to adapt to rapid change. Footnote 6 accompanying the presumption identifies protected areas or assets of particular importance which includes:

- Sites of Special Scientific Interest (SSSI)
- Green Belt
- Local Green Space
- an Area of Outstanding Natural beauty
- National Parks or defined as Heritage Coast
- Irreplaceable Habitats
- Designated Heritage Assets
- Areas a risk of flooding or coastal change

A1.2 Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the status of the development plan as the starting point for decision making. Furthermore, it confirms that where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

A1.3 The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve, as stated at paragraph 124.

A1.4 Paragraph 127 seeks to ensure that developments:

- *“Will function well and add to the overall quality of the area, just not for the short term but over the lifetime of the development;*
- *Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

- *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.“*

A1.5 Paragraph 170 requires planning policies and decisions to contribute to and enhance the natural and local environment by fulfilling criteria including amongst others:

- 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); and
- 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.