



SF2839 HALL BARN FARM, STONYHURST COLLEGE

LANDSCAPE AND VISUAL IMPACT APPRAISAL | December 2018 | For Planning

SMEEDEN FOREMAN

Landscape Architecture • Ecology • Arboriculture

## DOCUMENT REVISION RECORD

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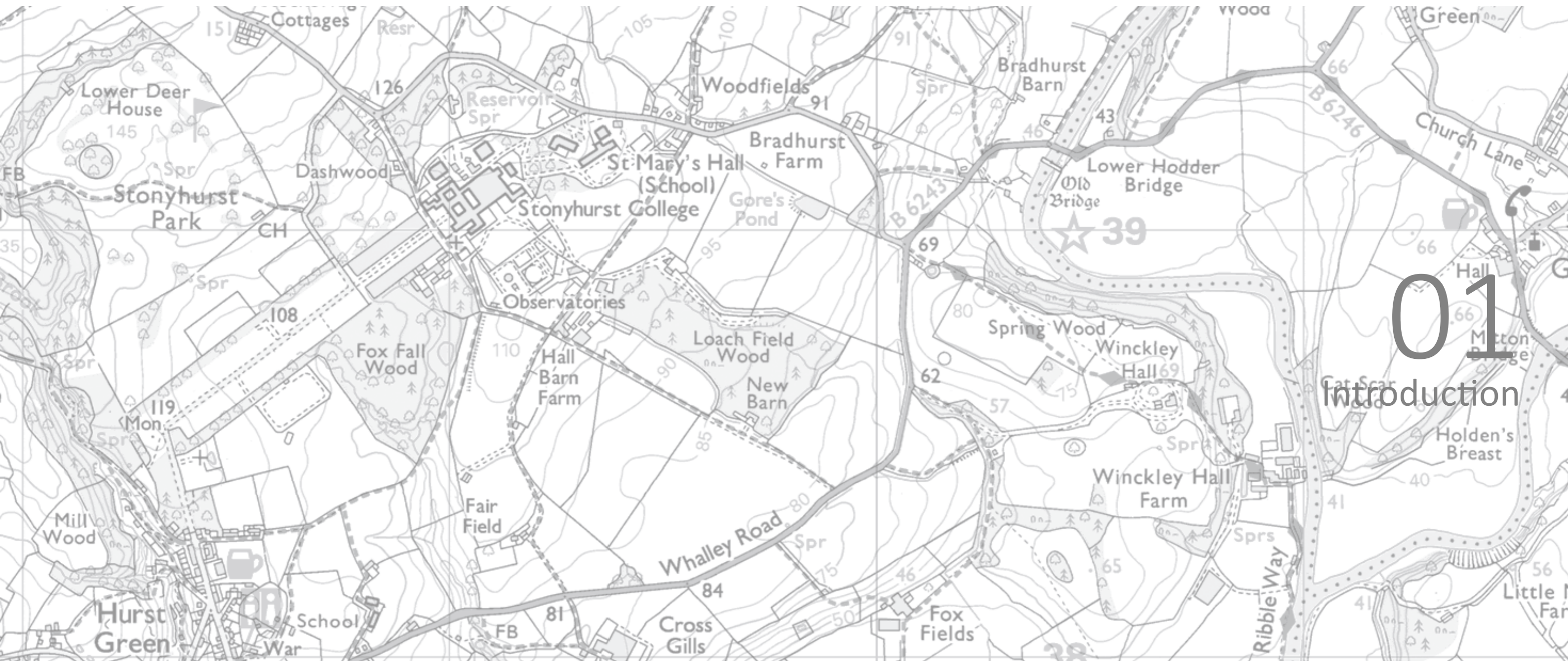
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# 01

## Introduction

# 1.0 Introduction

## 1.1 PURPOSE OF THE DOCUMENT

Smeeden Foreman Ltd has been commissioned by Carter Jonas on behalf of the landowner to undertake this Landscape and Visual Impact Appraisal (LVIA) for a proposed barn, silage clamp and slurry lagoon.

The LVIA identifies landscape and visual effects that are likely to result from changes arising from the proposed development, and assesses their overall significance in the context of receptor (landscape and visual) sensitivity.

This LVIA was undertaken during November 2018.

## 1.2 SCOPE AND STUDY AREA

A distinction has been made in this Landscape and Visual Impact Appraisal (LVIA) between the 'study area' and the 'site'.

The visual assessment considers the visual amenity of the site and the surrounding area and identifies potentially sensitive visual receptors and the approximate visibility of the development. The study area is defined as the area in which a proposed development may have an influence or effect on visual amenity.

## 1.3 THE SITE

The site is located approximately 1.2km to the north east of the village of Hurst Green, within the Aughton, Bailey and Chaigley Parish in the Ribble Valley district of Lancashire, as indicated in Figure 1. It is situated on two separate pieces of land; one of which contains the proposed barn, silage clamp and yard, and the other a slurry lagoon.

The sites are situated on agricultural land at Hall Barn Farm, each site overlays the boundaries of two adjacent fields to the south east of the existing farm buildings.

The land on which the lagoon is proposed is currently pasture and comprises part of two medium sized fields, with the hedgerow boundary running through the centre of the site. The land where the barn and silage clamp is proposed is also pasture, however, part of the land is currently used to store agricultural machinery and other paraphernalia.

## 1.4 PROPOSED DEVELOPMENT

Development of the two sites at Hall Barn Farm will comprise the following proposals:

- a new barn with natural grey fibre cement roof cladding and tanalised Yorkshire boarding side cladding, including access.
- Silage clamp with yard, area of grass, and access.
- Slurry lagoon, including bund and perimeter fence
- New hedge planting around sections of the site and as infill to existing gaps within boundary hedges.

An indicative masterplan is included within this report at Figure 3 and Figure 4



Figure 1 Site Location - OS Map



Figure 2 Site Location - Aerial Photograph

respectively.

## LANDSCAPE MITIGATION

Due to the assessment of potential negative landscape and visual effects of the proposal the following landscape mitigation will be included within the proposal:

- New hedge planting around part of the boundary to the proposed development.

### 1.4.1 SOURCES OF POTENTIAL EFFECTS ON LANDSCAPE AND VIEWS

The main features of the development proposal likely to result in landscape and visual effects are:

- **Silage Clamp** – including a yard and access
- **Agricultural barn** – including access.
- **Lagoon** - 40m x 50m (and to include bund and perimeter fence).
- **Vehicle movements** – additional vehicular movements across the site are possible.

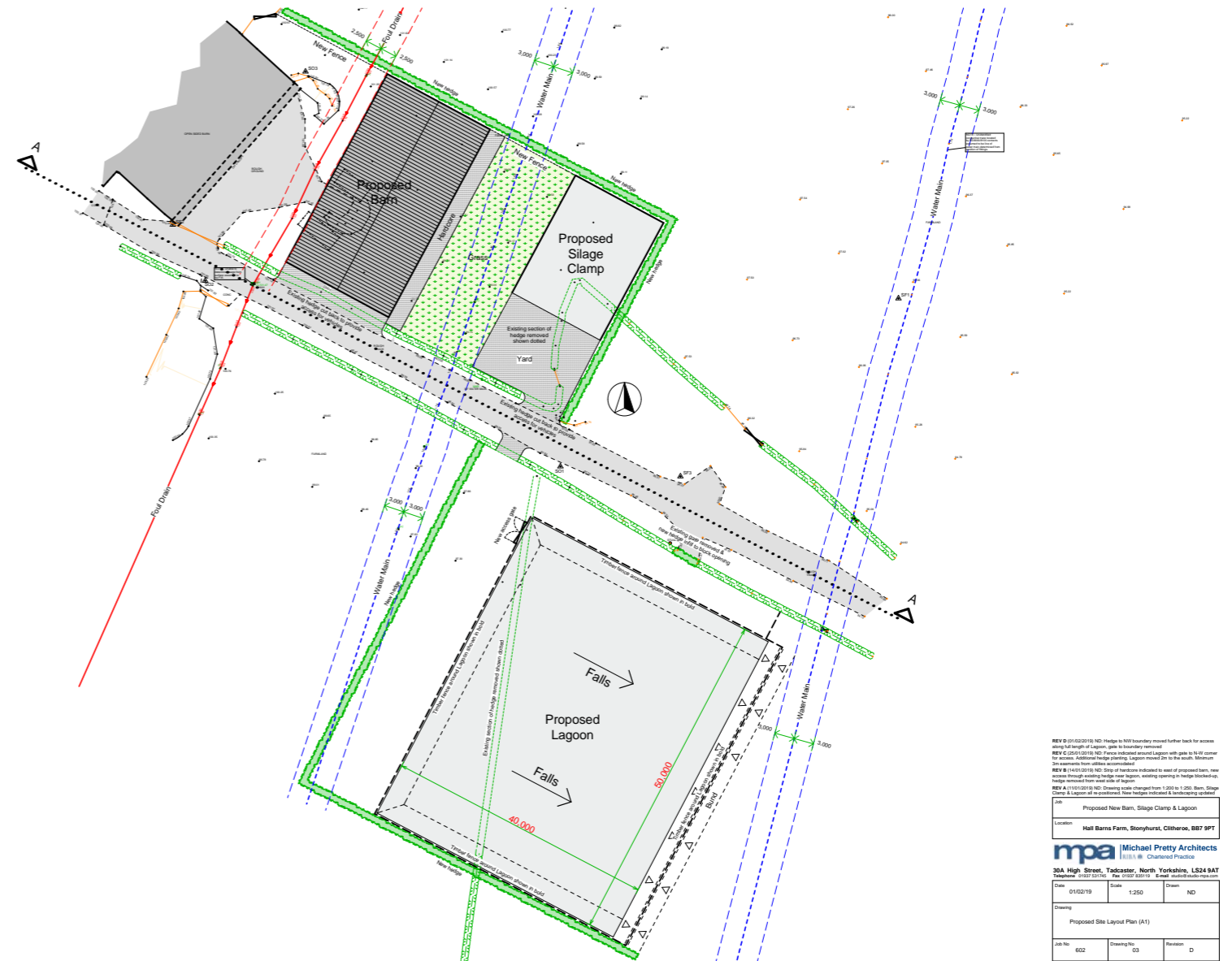
### 1.4.2 LOSS OF EXISTING LANDSCAPE ELEMENTS

Assuming the landscape mitigation is employed and existing trees and landscape boundary features are retained where possible, the development of the main site would result in the loss of the following landscape elements:

- Agricultural land managed for livestock
- Short sections of hedgerow
- Field pattern
- Alteration of landform

# 1.0 Introduction

30A High Street, Tadcaster, North Yorkshire, LS24 9AT  
 Telephone 01937 531745 Fax 01937 835119 E-mail studio@studio-mpa.com



- REV D (01/02/2019) ND:** Hedge to NW boundary moved further back for access along full length of Lagoon, gate to boundary removed
- REV C (25/01/2019) ND:** Fence indicated around Lagoon with gate to N-W corner for access. Additional hedge planting. Lagoon moved 2m to the south. Minimum 3m easements from utilities accommodated
- REV B (14/01/2019) ND:** Drawing updated to meet Clients requirements
- REV A (11/01/2019) ND:** Drawing updated to meet Clients requirements

**Proposed New Barn, Silage Clamp & Lagoon  
 Hall Barns Farm, Stonyhurst, Clitheroe, BB7 9PT**

**602-01-D Proposed Site Location Plan (A4)**  
 Scale 1:1250 01/02/2019

Figure 3 Illustrative Masterplan and site location plan (not to scale)

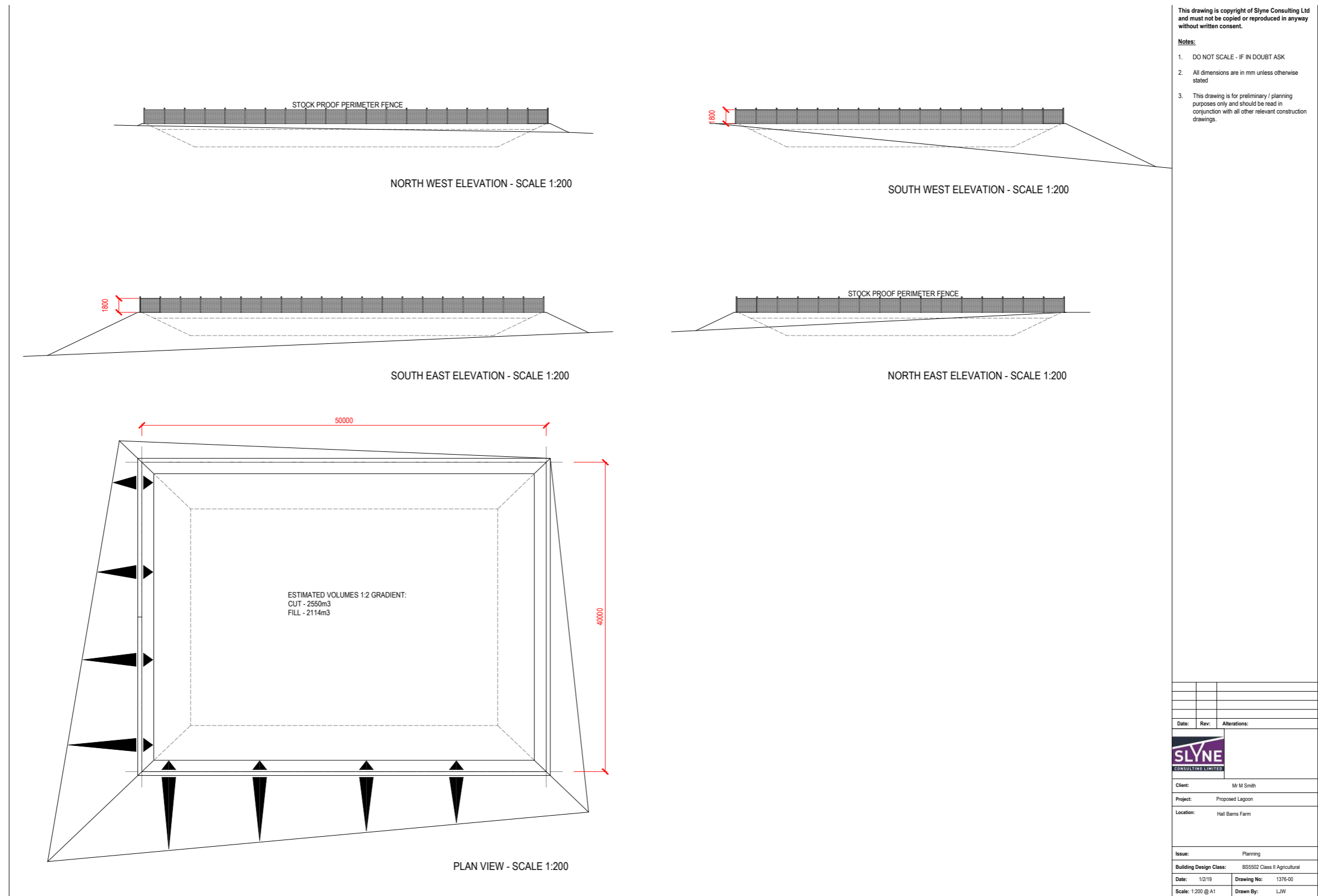


Figure 4 Plan and elevations of lagoon

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02

Planning Context

## 2.0 Planning Context

This section considers the landscape planning context, listing relevant landscape-related policies and designations applicable to the site and the surrounding landscape.

### 2.1 NATIONAL PLANNING POLICY

The National Planning Policy Framework (NPPF) was revised and published in July 2018. The overarching emphasis of the NPPF is on sustainable development, which has economic, social, and environmental components. In setting out to achieve sustainable development the Planning System performs a number of roles, including:

‘to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.’ Para 8 p5 [1].

The NPPF sets out principles which Local Planning Authorities must reflect in local policy. The following paragraphs from the NPPF are most relevant to landscape and to development sites.

Paragraph 127 of the NPPF places an emphasis on good design as a key factor to providing sustainable development. It sets out a list of design objectives. These state that Planning Policies and decisions should aim to ensure that developments:

- a. Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c. 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);
- d. 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;
- e. 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
- f. 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<sup>46</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 170 of NPPF includes the requirement to protect and enhance valued landscapes, geological conservation interests and soils and Paragraph 172 relates directly to the application site stating that;

Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. [1]

### 2.2 LOCAL PLANNING POLICY

The Local Planning Authority is Ribble Valley Borough Council (RVBC), within the area covered by Lancashire County Council (LCC).

RVBC’s districtwide Local Plan was superseded upon the adoption of the Core Strategy [2], which was adopted on 14th December 2014.

#### 2.2.1 RIBBLE VALLEY CORE STRATEGY (ADOPTED 2014)

Planning policies of relevance to the proposed site, within the Ribble Valley District Local Plan [2], include:

- Key Statement EN2: Landscape; which provides protection for the landscape and character of the Forest of Bowland of Outstanding Natural Beauty;
- Key Statement EN5: Heritage Assets; which provides guidance on safeguarding the character and setting of historic assets.

**Policy DME2:** *Landscape and Townscape Protection; 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).*

**Policy DME4:** *Protecting Heritage Assets; in considering development proposals the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.*

2. *Listed buildings and other buildings of significant heritage interest*

*Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported. Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist.*

*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.*

### 2.3 STATUTORY AND NON STATUTORY LANDSCAPE-RELATED DESIGNATIONS AND CLASSIFICATIONS

For precise boundaries, the following information should be read in conjunction with Figure 5.

#### 2.3.1 STATUTORY LANDSCAPE DESIGNATIONS

The application site is located within Forest of Bowland Area of Outstanding Natural Beauty.

#### 2.3.2 LANDSCAPE CHARACTER AREAS

The application site lies within:

- National Character Area 33 Bowland Fringe and Pendle Hill. [3]
- Lancashire County Council Forest of Bowland landscape Character Types and Areas: Undulating lowland farmland with parkland (G4 - Hurst Green).[4]

Detailed descriptions of these established Character Areas are provided in Chapter 3. .

#### 2.3.3 SCHEDULED MONUMENTS

There are no Scheduled Monuments (SM) on the application site, nor immediately adjacent.

#### 2.3.4 LISTED BUILDINGS AND REGISTERED PARK AND GARDEN

There are no listed buildings on the application site but there are listed buildings associated with Hall Barn Farm and nearby at Stonyhurst College. They include:

- Barn on north west side of farmyard (Ref: 1072302) Grade II\* approximately 50m from the proposed barn.
- The garden pavilions and connecting wall (Ref:1146979) Grade I, approximately 200m from the site.
- Barn at south-west side of farmyard (Ref: 1362218) less than 50m from the

lagoon;

The proposals will be visible from several viewpoints and are expected to have a negative impact on the setting of some of the Listed Buildings within the immediate area. The proposals are also located on land which contributes to the setting of Stonyhurst College Registered Park and Garden

### **2.3.5 CONSERVATION AREAS**

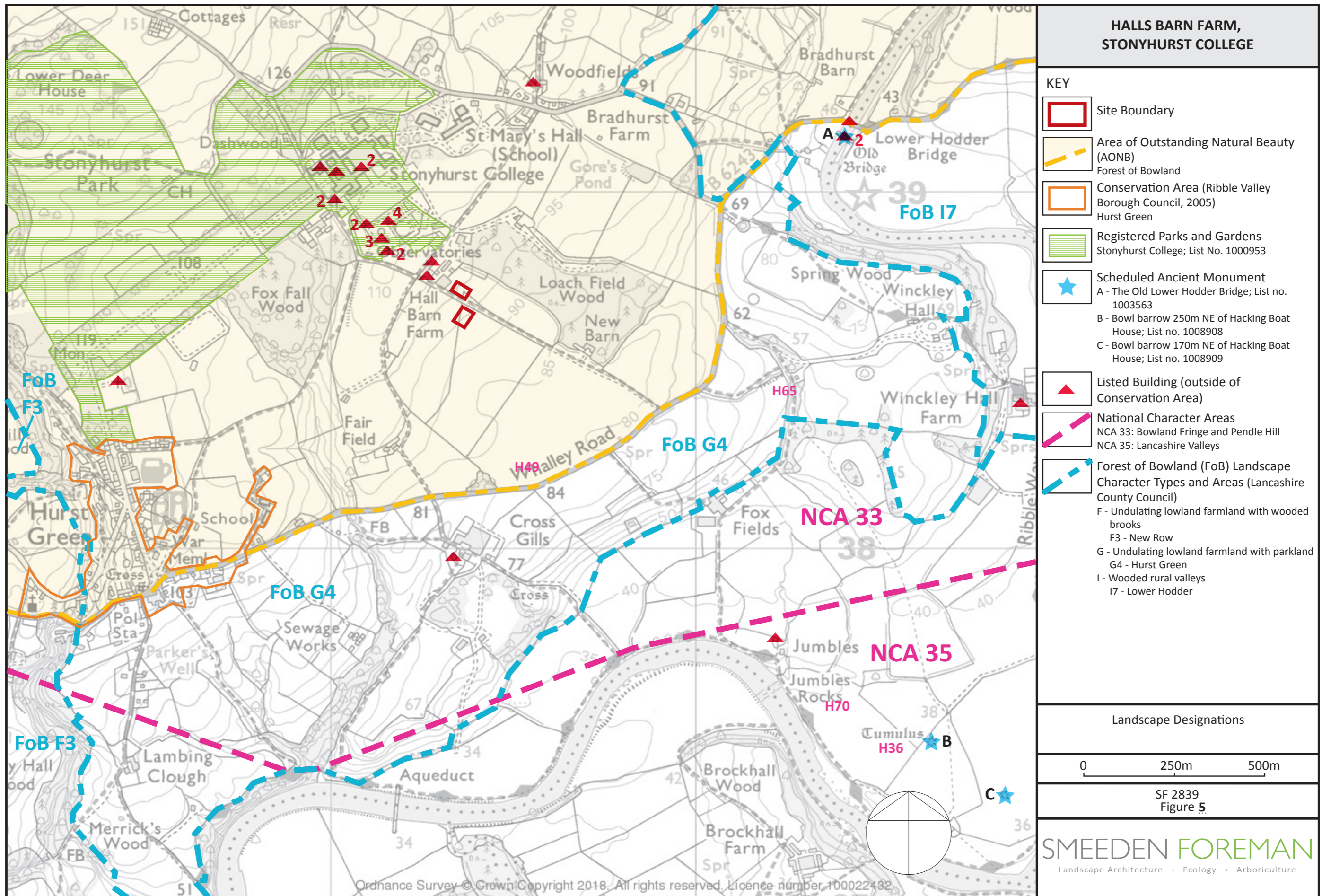
The application site is not located within a Conservation Area. With reference to Figure 7, there is one Conservation Areas within in the wider study area at Hurst Green. However, it is located approximately 1km from the proposed site with significant intervening features and will not be adversely affected by the proposals as the application site is not visible from these areas.

### **2.3.6 TREE PRESERVATION ORDERS (TPO'S)**

There are no TPO's within the site or it's boundaries. The site is not located within a Conservation Area, so the levels of tree protection that this designation confers do not apply to the site and surrounding trees.

Note that trees may be subject to legal protection under a range of other legislation, much of which is aimed at wildlife and habitat protection, particularly nesting birds and bats.

# 2.0 Planning Context





# 03

## Landscape Appraisal

## 3.0 Landscape Appraisal

The following sections of the LVIA describes the main aspects of the proposed development which may affect the landscape character.

### 3.1 LANDSCAPE CHARACTER

Landscape character is defined as a distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. Patterns in the landscape including vegetation cover, land use, connectivity, heritage and cultural associations, activity or tranquillity, combine together to create landscape character. It is important that this is considered so that a full understanding of the site and its surroundings can be achieved.

During the site visit, the landscape of the site and wider study area were appraised in relation to the established National, Regional (County) and Local (District) Landscape Character Areas.

#### 3.1.1 NATIONAL CHARACTER AREAS (NCA)

The application site and the surrounding area lies within the NCA 33: Bowland Fringe and Pendle Hill [3].

Characteristics of NCA 33, which are applicable to the site and wider study area, include:

- 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.
- 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.
- 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.

#### 3.1.2 REGIONAL LANDSCAPE CHARACTER

The application site lies within Character Area G- Undulating Lowland Farmland 5c: Lower Ribble, as defined by Lancashire County Council.

*The Lower Ribble is an area of lowland gritstone farmland between Longridge Fell to the north and Mellor Ridge to the south. It has a distinctive broad valley landform; the north and south valley sides are separated by a flood plain which contains the meandering course of the River Ribble. There is a particularly distinctive pattern of wooded cloughs which descend the valley sides, their streams emptying into the Ribble. A complex pattern of hedges and woodland form links to these wooded cloughs, giving an overall impression of a well wooded landscape. Although a rural valley, the area is well settled;*

*a dense network of winding country lanes and tracks link the large number of stone farm buildings. Other features of this area are the country houses and designed landscapes, for example Stonyhurst College, Huntingdon Hall and Showley Hall. The Roman settlement of Ribchester is sited at an historic crossing point of the Ribble, a tranquil village in the centre of the valley.*

#### 3.1.3 DISTRICT LANDSCAPE CHARACTER

The application site lies within the Landscape Character Type G: Undulating Lowland Farmland with Parkland and G4: Hurst Green, as defined by the Forest of Bowland AONB Landscape Character Assessment.

This landscape character type has the following key characteristics which are applicable to the site and wider study area:

- Mature parkland trees and other ornamental designed landscape features contribute to the 'designed' estate character;
- Gently undulating topography
- Stonyhurst College is a dramatic and imposing landmark building (built in the Jesuit-style) and has a long driveway lined by avenues of trees with associated long formal ponds. The Stonyhurst estate is bounded by the River Hodder, the village of Hurst Green and Longridge Estate
- Stonyhurst College is a key landmark within views across the parkland;
- Stonyhurst Park was once a larger area of ornamental parkland, but now houses a golf course which introduces a man-made character into the surrounding landscape

### 3.2 THE LANDSCAPE OF THE SITE

The landscape baseline of the site and its immediate context is set out in the following paragraphs.

#### 3.2.1 INDIVIDUAL ELEMENTS AND FEATURES

The site is located to the south of Hall Barn Farm on land which is currently used for agriculture. The proposed barn and silage clamp are situated directly below the existing farm buildings, on ground that gently slopes to the south. The proposed barn and silage clamp is separated from the slurry lagoon by a rough track and PROW to the south west of the boundary to the barn and silage clamp.

The individual elements within the site are the pattern and size of the fields on which the site is situated, the hedgerow boundaries and associated mature trees, the vegetation within the site and the gently sloping topography.

#### 3.2.2 AESTHETIC AND PERCEPTUAL ASPECTS

The application site, from within, has all the aesthetic and perceptual qualities of rural land, with views comprising pasture and mature trees and hedgerows in all directions. Stonyhurst College is a landmark feature within the views across the landscape.

The site is screened from distant views by woodland (Loach Field Wood to the east and Fox Fall Wood to the west). Due to the sloping topography from north to south there are direct views across the site from the south. From many locations within the study area, due to topography and landcover, the proposals are not expected to be visible (see visual appraisal 4.0).

#### 3.2.3 OVERALL LANDSCAPE CHARACTER

The application site is within *Character Area G: Undulating Lowland Farmland with Parkland* as defined by the Forest of Bowland AONB Landscape Character Assessment. The character of the site is consistent with the description the wider landscape character area in that the following characteristics apply:

- Mature parkland trees and other ornamental designed landscape features contribute to the 'designed' estate character.
- Gently undulating topography.
- Farmland is enclosed with a mixture of stone walls and hedgerows; clumps of woodland and single mature trees also dot this pastoral and picturesque landscape.
- The site is within close proximity of Stonyhurst College and surrounded by parklands and well managed estates.
- Site is located within well-managed estate land with a high proportion of woodland, well-managed hedgerows and boundary walls.

### 3.3 LANDSCAPE RECEPTORS

The landscape baseline study has identified the following individual elements and features that are likely to be affected by the development:

#### Individual Elements or Features:

- Landscape pattern of medium sized pastoral fields
- Woodland blocks
- Hedgerows and associated mature trees
- Stone walls (off site)
- Vegetation within the site
- Existing individual residential property associated with Hall Barns Farm
- Stonyhurst Collage and associated buildings and structures.

#### Aesthetic or Perceptual Aspects:

- Rural character of the local PROW
- Setting of Stonyhurst College and listed building associated with the college
- Setting of listed buildings associated with Halls Barn Farm
- Rural quality of Whalley Road B6243

### 3.4 LANDSCAPE RECEPTOR SENSITIVITY

The sensitivity of the identified landscape receptors has been determined by combining their value with their susceptibility to the development proposed.

### 3.4.1 VALUE

The proposed site is within the Forest of Bowland AONB and located at close proximity to Stonyhurst College, a registered park and Garden. The landscape associated with Halls Barn Farm is identified as being important to the landscape setting of Stonyhurst College and is of high quality in its own right.

Within the site there are a number of landscape elements of quality, notably the hedgerows and mature trees marking field boundaries, and the site contributes towards the aesthetic value of the wider scene.

The site forms part of a recognisable pattern of medium sized pastoral fields bounded internally by hedgerow and trees. Rural qualities of the site are particularly evident from the many PROW surrounding the site, Hall Barn Farm, the Cricket Club and sports pitches, and from Stonyhurst College. Views into the application site may be valued by users of these facilities.

The site is strongly influenced by its proximity to Loach Field Wood, which restrict views from the north and east of the application site. Views into the site are also restricted by the gently sloping topography and field boundary vegetation.

In terms of rarity and representativeness, the land comprising the site is within close proximity to Stonyhurst College and thus contributes to the setting of these historic grounds. Both these historic landscape sites are unique within the wider district.

The published Forest of Bowland AONB Landscape Character Assessment has defined the key characteristics of Landscape Character Area G: *Undulating Lowland Farmland with Parkland* and specifically Area G4: *Hurst Green* in which the application site is located. The landscape features of the site are wholly representative of this landscape character area.

The site is crossed by one footpath so does offer recreation value. The direction of travel from this footpath (3-3-FP63) is facing the site and the proposals are visible for the duration of the journey from Whalley Road up to Halls Barn Farm.

In terms of perceptual aspects the site is contained by the natural enclosure of the woodland and mature boundary vegetation which also screens the site from the wider landscape.

The rural aesthetic within the site will be retained as a consequence of development, as the proposals are rural in context and commonly found across agricultural landscapes, however, these additions to the landscape would introduce detracting features within this unique landscape and detract from key landmark features.

Overall the value of the site has been assessed as being of national value (see Appendix Table 8).

### 3.4.2 SUSCEPTIBILITY OF LANDSCAPE RECEPTORS

The susceptibility of the identified landscape receptors has been assessed at Appendix Table 9.

The landscape field pattern, external site boundaries, and vegetation within the site are considered to be of low/medium or medium susceptibility to change. This is because the proposal will result in the loss/partial loss of some of these features within the development site.

The perceptual aspects of the site are considered to be of high susceptibility to change. The rural character of the footpaths, setting of Stonyhurst College and Halls Barn Farm are considered to be the most susceptible to the changes brought about by the proposal.

The Hurst Green landscape character area has been judged to have a high susceptibility to the change proposed because the aesthetic qualities of the site contribute to the wider setting of this high value 'designed' landscape qualities. The addition of features which will detract from the key view of Stonyhurst Collage would cause damage to the local landscape character.

### 3.4.3 SENSITIVITY

The sensitivity of the identified landscape receptors has been assessed, at Appendix Table 10, as a function of the value and susceptibility of the landscape features. The individual elements have generally been assessed as having a low to medium sensitivity. The aesthetic and perceptual characteristics have also been assessed as having a low to medium sensitivity and the overall character area as having high sensitivity.

## 3.5 MAGNITUDE OF CHANGE

The magnitude of change has been considered at Appendix Table 10 by combining the size or scale of change, its geographical extent and the duration/reversibility in order to judge the overall magnitude of landscape change.

### 3.5.1 SIZE AND SCALE OF CHANGE

It has been assessed that the development would result in a moderate size and scale of change to the landscape pattern of the fields, the external hedgerow boundaries and associated trees, and the vegetation within the site. This is because the proposal would result changes to the these features brought about by the loss/partial loss of the landscape elements from the site. Size and scale of change changes have been assessed as minor with regards to the gently sloping landform.

### 3.5.2 GEOGRAPHICAL EXTENT

All landscape receptors would experience a small geographical extent of landscape change. The proposal would be contained within the confines of the site and its effects limited to the site by the containment of the site, by topography and landcover, existing mature boundary vegetation and restricted views.

### 3.5.3 DURATION AND REVERSIBILITY

The development would be permanent.

### 3.5.4 OVERALL MAGNITUDE OF CHANGE

As noted at Appendix Table 10, the magnitude of change is determined by considering the size and scale of change, the geographical extent of the change and the duration and reversibility of the change.

The landscape pattern of medium sized pastoral fields, vegetation within the site and the rural aesthetic within the site would experience a moderate magnitude of change as they would all be absorbed by the development but the changes would be confined to the site.

The Setting of Stonyhurst College, listed buildings associated with Hall Barn Farm, and the rural aesthetic of the PROW would also experience a moderate magnitude of change.

The minor or minor/moderate magnitude of change would be experienced by the external site hedgerow boundaries, and the sloping landform. The character of these features will only be changed in part by the proposed development and any changes will be confined to the site.

The overall character of Area G Undulating Lowland Farmland with Parkland would experience a moderate to minor magnitude of change as the development would affect a small part of the overall character area.

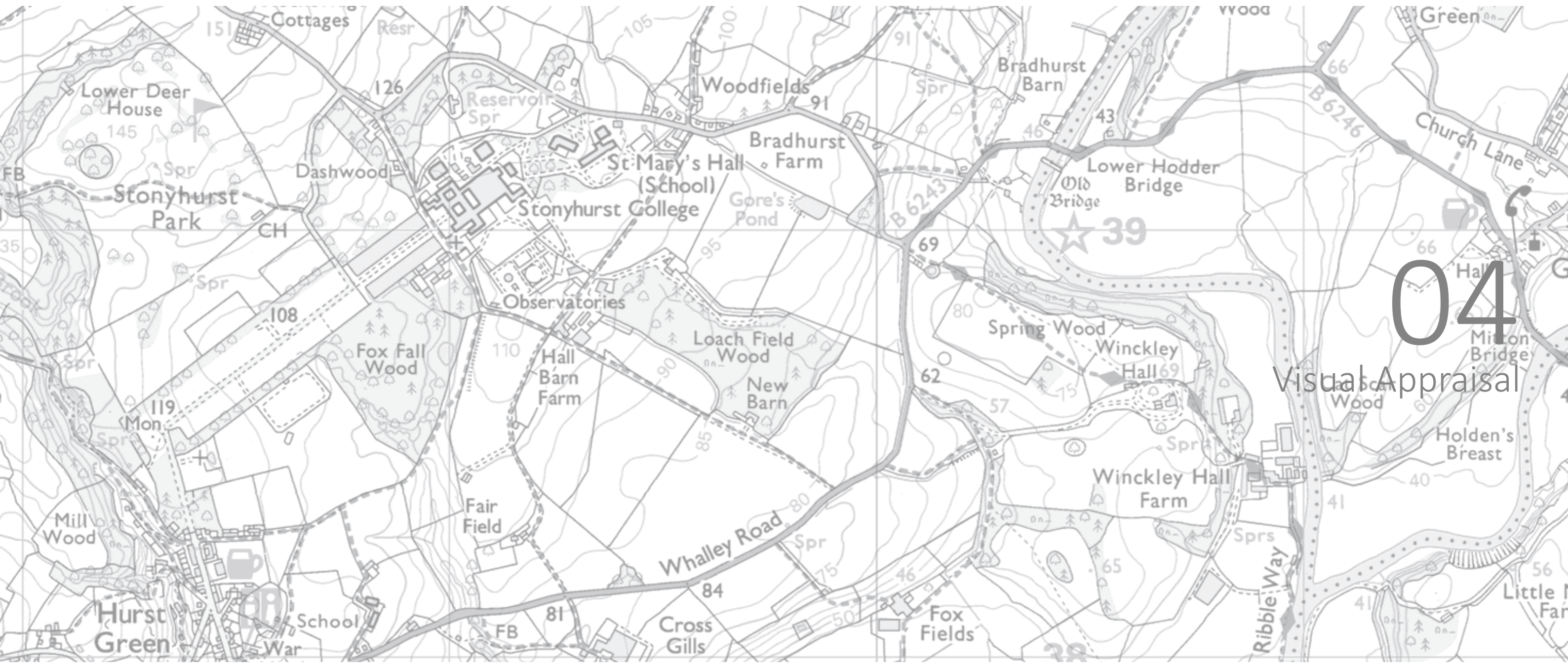
## 3.6 ASSESSMENT OF LANDSCAPE EFFECTS

This is a high quality landscape, in good condition, and representative of that described within the local landscape character assessment. There are few detracting features within the immediate area, and those that are found, are consistent with common agricultural practises.

The site has a recognisable pattern of medium sized pastoral fields bounded by hedgerow and trees. The farm also has a distinctive enclosure bound by a high stone wall. Rural qualities of the site are particularly evident from the numerous PROW and also from the sports pitch and Cricket Club, and views across the application site may be valued by users of these facilities. The site is strongly influenced by its proximity to Stonyhurst College, a Registered Park and Garden, where views of some of the listed features provide a landmark within the scene. The site also forms part of the land which provides the setting to a number of listed features within the scene.

The site forms part of the Undulating Lowland farmland and Parkland (and more specifically Hurst Green) Character Area and comprises character and landscape features consistent with the wider character area. The proposed development would not result in a change uncharacteristic in the locality or that would be inconsistent with the remainder of the character area but given that the site is of high value and sensitivity it reduces the landscapes ability to accommodate this change. There is a rural aesthetic within the site which contributes to the wider rural setting of the important and distinguishing heritage features.

[blank]



04

Visual Appraisal

# 4.0 Visual Appraisal

## 4.1 VIEWPOINT SELECTION

Through desk and field-based studies, visual receptor locations have been selected. These viewpoints represent the views of the main visual receptors considered likely to experience views of the development.

Although the photographs are representative of views experienced from each location, it should be noted that they should not be considered a substitute for visiting the viewpoint in the field. The locations from which viewpoints are shown were from publicly accessible land, unless permission from private landowners had been sought. The viewpoint locations are considered to best represent potential receptors to which the assessment refers.

Site work was undertaken in late October 2018 when deciduous trees and shrubs were not in leaf, and therefore represent views at optimal visibility.

**Table 1 Viewpoint Location Table**

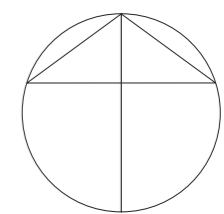
Viewpoint	Viewpoint Location	Key Receptors
1	Footpath 3-3-FP46 and track to Halls Barn Farm	Users of the track
2	Footpath 3-3-FP63	Walkers
3	Stonyhurst	Residents and visitors
4	Footpath 3-3-FP46	Walkers
5	B6243 Whalley Road	Road users

Figure 3 illustrates the position of these representative viewpoints.

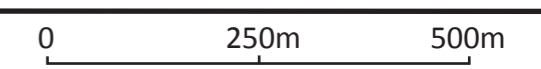
**HALLS BARN FARM,  
STONYHURST COLLEGE**

**KEY**

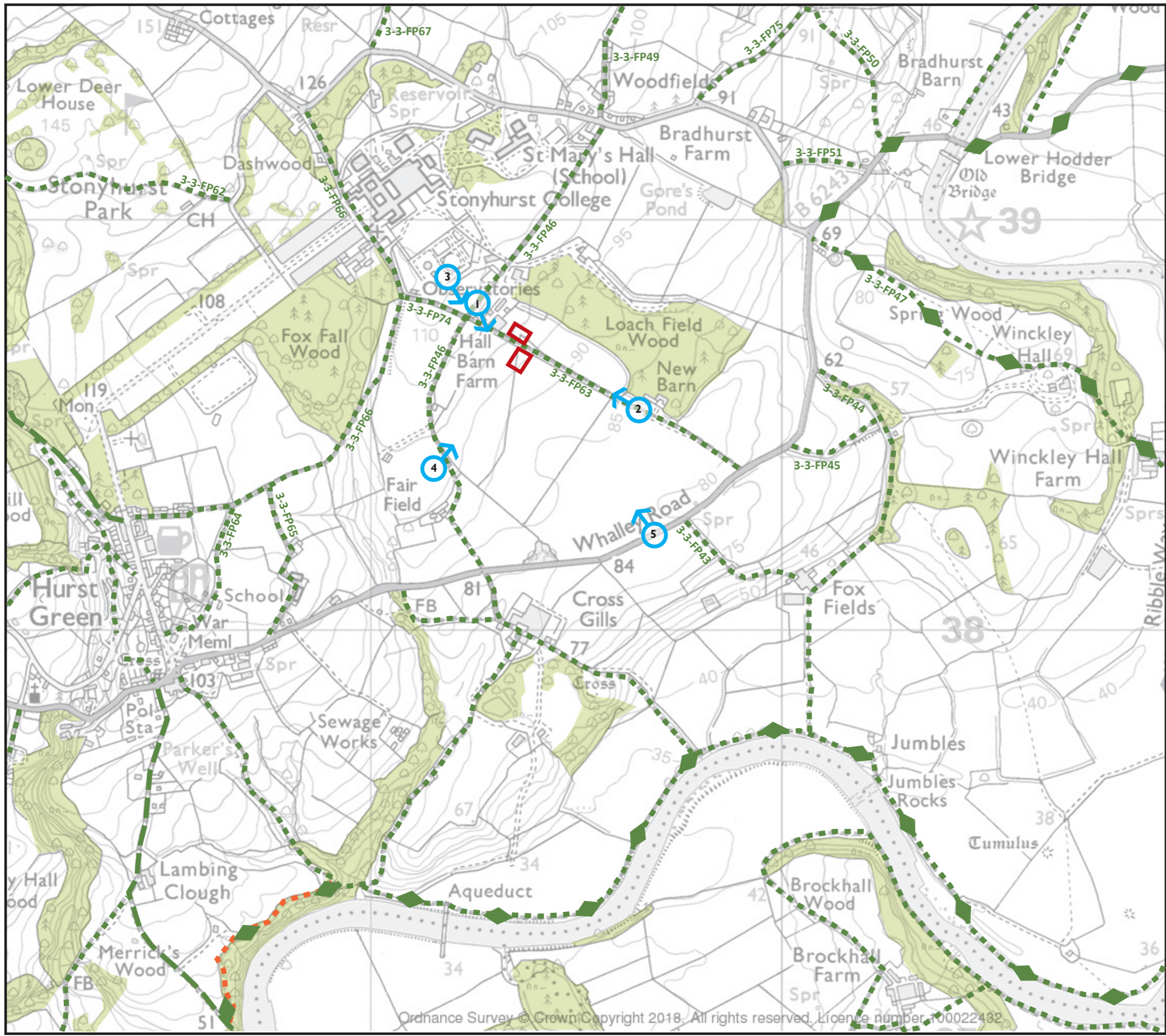
-  Site Boundary
-  Viewpoint
-  Public Right of Way - Footpath
-  Public Right of Way - Bridleway
-  Recreational route/National Trail
-  Permissive footpath
-  Areas of woodland/vegetation
-  Locations confirmed as not affording views of the site



Viewpoint Locations



SF 2839  
Figure 6



## 4.0 Visual Appraisal



View south west along PROW, adjacent to Halls Barn Farm



View south east from the junction of PROW 3-3-FP46 and 3-3-FP63

## VIEWPOINT 1: FOOTPATH 3-3-FP46 AND 3-3-FP63, HALL BARN FARM

### Viewpoint Representation

Viewpoint 1 is located on the intersection between two footpaths; one travelling in a north east to south west direction (3-3-FP46), and a north west to south east direction (3-3-FP63). The viewpoints are at an elevated position approximately 40m north west of the application site. The footpaths are located on a rough track, which is used to access Hall Barns Farm and connects to the cricket ground and pavilion, Stonyhurst College and the B6243, Whalley Road.

### Identification of Visual Receptors

The primary visual receptors at this location are considered to be users of the footpath. The sensitivity of these receptors is considered to be **high** as described within the methodology as follows:

- Users of Public Rights of Way with predominantly open views.
- Views from a regionally designated landscape.

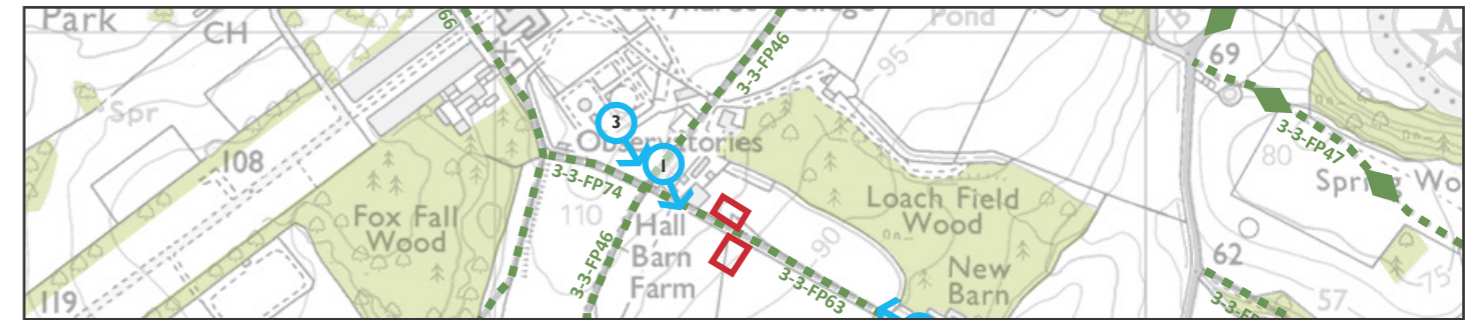
### Sensitivity

The views towards the proposed development from this location are largely restricted by the buildings and structures associated with Halls Barn Farm, including a high stone boundary wall. Views are generally focused on the direction of travel and to the north towards the college grounds, which provides a key landmark focal point within the view (see photograph below). Available views are located on the junction between the two tracks where the view opens up to the south across sloping ground

### Magnitude of Visual Change

Development on the site would introduce additional agricultural features and elements into the view which are not wholly un-characteristic within the existing rural context. The topography of the site, falling to the south, and intervening farm building and wall would lessen the potential visual impact of development. The key landscape elements and features which contribute towards the landscape character within the scene would be retained

The magnitude of change is assessed as **negligible**.



### Summary of Visual Effects

The sensitivity of the visual receptors at this viewpoint is assessed as being **high**.

The anticipated magnitude of visual change, as perceived at this viewpoint, is assessed as **negligible**.

The overall visual effects are therefore assessed as being **minor adverse**.



View of Stonyhurst College from the PROW

## 4.0 Visual Appraisal



*View from Public Right of Way 3-3-FP63*

### VIEWPOINT 2: FOOTPATH 3-3-FP63

#### Viewpoint Representation

Viewpoint 2 is located approximately 100m to the south east of the boundary to the lagoon and 150m from the silage clamp, on Public Right of Way 3-3-FP63. The footpath is located on a rough track which connects Halls Barn Farm with the B6243 Whalley Road.

#### Identification of Visual Receptors

The primary receptors at this location are considered to be users of the Public Rights of Way at this viewpoint. The sensitivity of these receptors is considered to be **high** as described within the methodology as follows:

- Users of Public Rights of Way with predominantly open views.
- Views from a regionally designated landscape.

#### Sensitivity

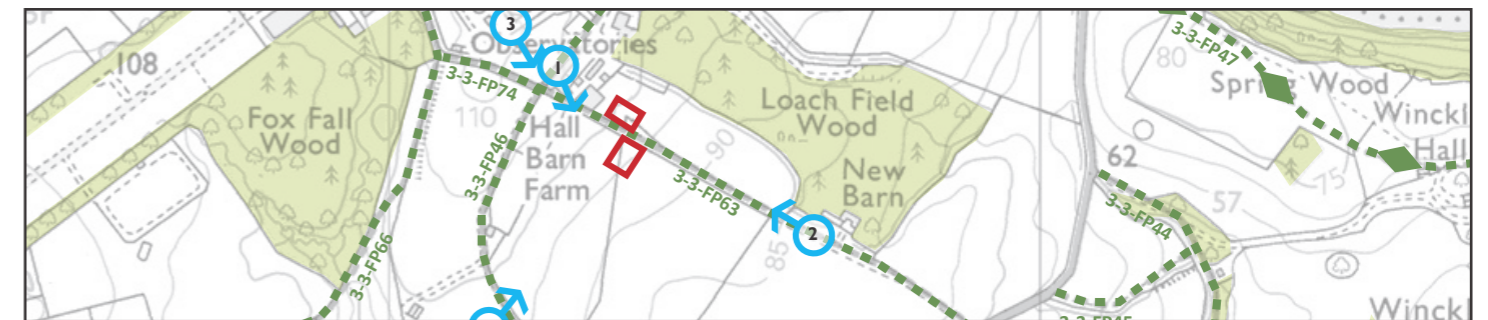
The footpath travels in a north west to south east direction along a rough track adjacent to medium sized fields. The track runs along the edge of the adjacent field boundaries, where boundary features are established hedgerows with occasional mature trees. The scene is rural in character with few detracting features and is typical of the landscape described within the landscape character assessment. The landscape gently slopes down from the north within this scene and views are restricted to the mid range by mature vegetation and a block of woodland, Loach Field Wood, located to the west of Stonyhurst College.

#### Magnitude of Visual Change

The proposals will form visible new components within the existing scene. The slurry lagoon will extend into the field to the south east of the track, on the land between the existing two hedges (see photograph above). A section of the second hedge will be removed to accommodate the proposals. The lagoon would introduce a detracting feature within the scene and alter the gentle slope of the topography. The bund and re-profiling of the slope, together with the perimeter fence, which would be necessary to allow for the construction lagoon, may partially obscure views of the stone wall boundary associated with the enclosure to the south west of Halls Barn Farm. The gradient of the bund would also be at odds with the receiving landscape, especially if this was allowed to become vegetated by perennial weeds. The proposals would introduce additional elements into the scene which are common features found within livestock farming and would therefore, remain partially in context within the rural setting. However, the lagoon is sited away from the farmstead in open fields and would present a significant engineered form in the landscape.

Views of the proposed barn and silage clamp will be largely obscured by the mature trees within the existing boundary vegetation and the sloping ground would assist in assimilating the proposals within the views of the existing farmstead.

The magnitude of change is considered to be **major** within the present conditions



**Summary of Visual Effects**

The sensitivity of the visual receptors at this viewpoint is assessed as being *high*.

The anticipated magnitude of visual change, as perceived at this viewpoint, is assessed as *major*.

The overall visual effects are therefore assessed as being **major adverse**.

## 4.0 Visual Appraisal



View looking south east from the grounds of Stonyhurst College

### VIEWPOINT 3: Stonyhurst COLLEGE (LISTED PAVILIONS AND WALL)

#### Viewpoint Representation

Viewpoint 3 is located within the grounds of Stonyhurst College, between the Observatory (grade II listed) and the Pavilions and connecting walls (grade I listed). The viewpoint is located approximately 150m from the proposed barn and approximately 200m from the lagoon.

#### Identification of Visual Receptors

The primary receptors at this viewpoint are users (both residents and visitors) of the grounds to Stonyhurst College. The sensitivity of these receptors is considered to be **high** as described within the methodology as follows:

- Views from nationally recognised viewpoints or nationally designated landscapes or important heritage assets (high).
- Visitors to recognised viewpoints or beauty spots, or to designated buildings or landscapes where the wider landscape setting contributes to or adds value to the experience. (high).

#### Sensitivity

The viewpoint forms part of the grounds to Stonyhurst College and is located within a landscape designated within an Area of Outstanding Natural Beauty and is also on the Register of Historic Parks and Gardens of special historic interest in England. The view from this location is a key characteristic described within the local landscape character assessment and demonstrates the *framed view southwards across the wide valley corridor of the River Ribble* [7].

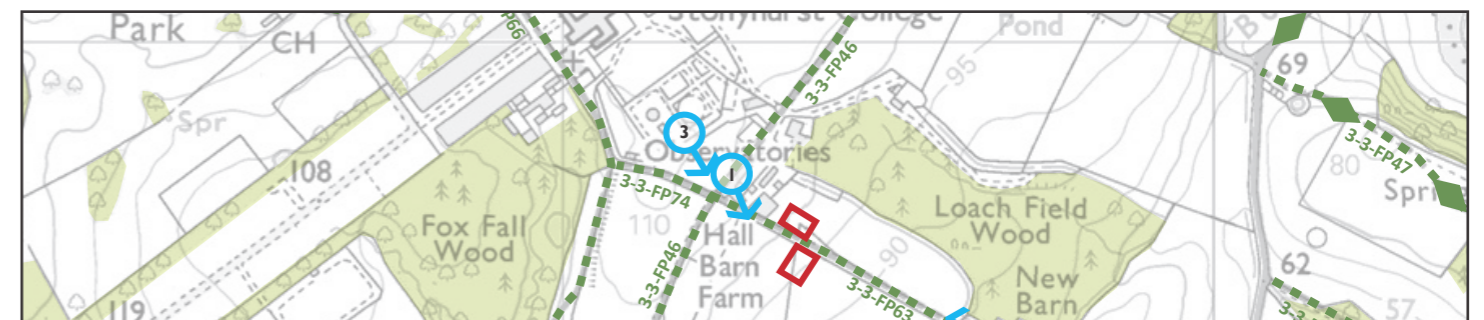
The sensitivity of the receptor is high

#### Magnitude of Visual Change

The proposals are located within the framed view as described within the Forest of Bowland AONB landscape Character Assessment, however, the proposals will largely be obscured by existing farm buildings and the distinctive stone wall which forms the boundary to one of the fields associated with Halls Barn Farm.

It is unclear as to the extent to which the proposed slurry lagoon would be visible from this location, however it is expected that the sloping landform would reduce the impact of this additional detracting feature within the scene.

The magnitude of change for receptors at this viewpoint is considered to be **negligible**.





View from the wall

**Summary of Visual Effects**

The sensitivity of the visual receptors at this viewpoint is assessed as being *high*.

The anticipated magnitude of visual change, as perceived at this viewpoint, is assessed as *negligible*.

The overall visual effects are therefore assessed as being **minor adverse**.

## 4.0 Visual Appraisal



View north west across the site

### VIEWPOINT 4: PUBLIC FOOTPATH 3-3-FP46

#### Viewpoint Representation

Viewpoint 4 considers views from the mid-section of the Public Right of Way 3-3-FP46 on the Harrogate Ringway.

#### Identification of Visual Receptors

The primary visual receptors at this location are considered to be users of the footpath and are considered to be **high** sensitivity as described within methodology as follows:

- Views from nationally recognised viewpoints or nationally designated landscapes or important heritage assets (high).
- Users of Public Rights of Way/Public Open Space with predominantly open views (high).

#### Sensitivity

The footpath travels in a north to south direction from Halls Barn Farm to the north to the B6243 Whalley Road to the south. The path utilises a rough track which connects to a series of sports pitches, cricket ground, several dwellings, Halls Barn Farm, and the main road. There are open views over the sports pitches to the west and across to Stonyhurst College and Halls Barn Farm to the east. The field boundaries are typically hedgerows, containing occasional mature trees, however a stone wall enclosing one of the fields associated with the farm provides a prominent feature within the scene.

The footpath is located within the Forest of Bowland AONB, and the positive aesthetic qualities of this designation are reflected within the scene with few detracting features.

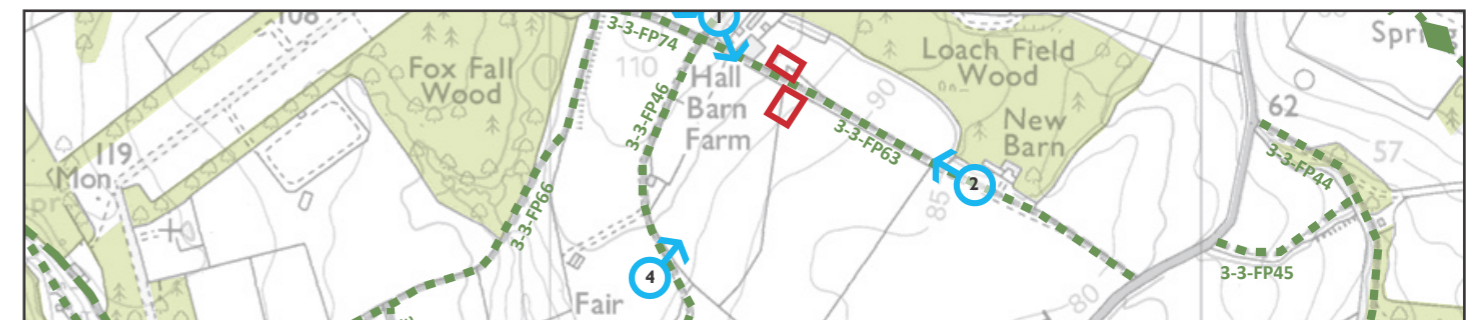
#### Magnitude of Visual Change

The view from this location is representative of the positive aesthetic qualities, and contains many of the key features described within the local character assessment with gently sloping farmland, elements of a 'designed' and well maintained landscape, and heritage assets providing key landmarks and focal points within the scene.

Development on the site would introduce new features into the scene and a change to the topography, which would be visible throughout the mid section of the route along the footpath. The proposed barn and silage clamp are located behind the hedgerows which run adjacent to the access track and PROW, and are therefore, partially screened by the vegetation. The barn and silage clamp would be viewed as an extension to the existing farm buildings and would remain in character with the existing scene.

The proposed slurry lagoon is located in the adjacent field to the receptor and would present an obvious change within the view due to its closer proximity to the receptor and the associated earthworks required to facilitate the development. The construction of the lagoon is expected to have a negative impact on the setting of the heritage assets associated with the farm and the valued landscape and features within the grounds of Stonyhurst College.

The magnitude of change to this view is anticipated to be **major**.



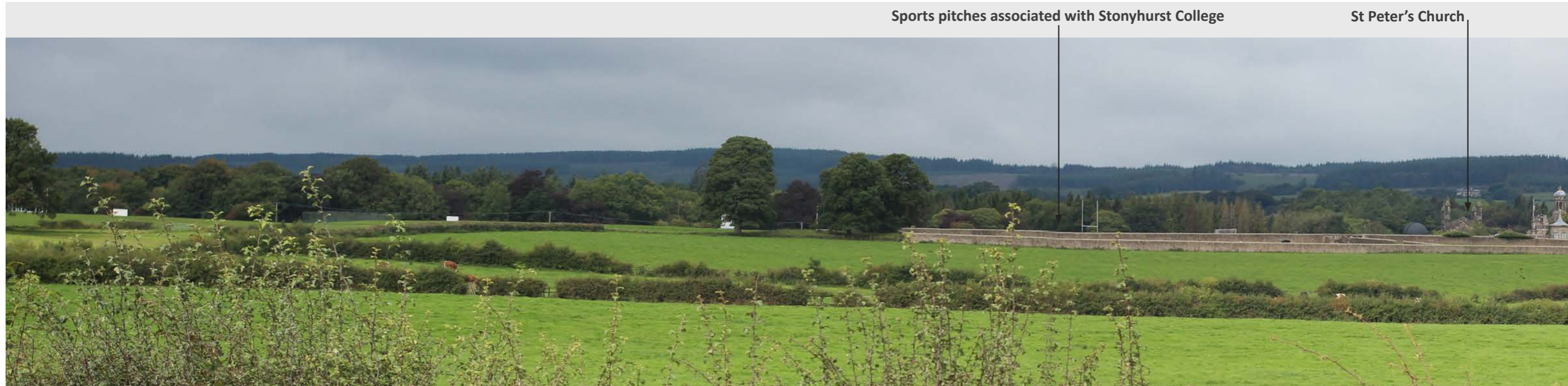
### Summary of Visual Effects

The sensitivity of the visual receptors at this viewpoint is assessed as being *medium to high*.

The anticipated magnitude of visual change, as perceived at this viewpoint, is assessed as *major*.

The overall visual effects are assessed as being **major adverse**.

## 4.0 Visual Appraisal



View north west across the site

### VIEWPOINT 5: B6243 WHALLEY ROAD

#### Viewpoint Representation

Viewpoint 5 considers views from the B6243 Whalley Road.

#### Identification of Visual Receptors

The primary visual receptors at this location are considered to be both motorised and pedestrian users of the road and are considered to be **medium to high** sensitivity as described within methodology as follows:

- Views experienced intermittently or by a moderate number of people or for a moderate length of time (medium).
- Travellers on scenic routes where views of the countryside are an important component of the visitor experience (high).

#### Sensitivity

Whalley Road travels in an east to west direction and connects the villages of Mitton Green (east) and Hurst Green (west). The road is a narrow road and has a surfaced footpath within the verge along the westbound carriageway. It is bound on both sides by an established hedgerow, maintained at varying heights along the wider route.

The road defines the southern boundary to the Forest of Bowland AONB and views to the north are across land included within this designation. The buildings and features in the grounds of Stonyhurst College are visible from this location and provide a distinctive landmark within the scene

The area, both inside and outside of the AONB designation, has a strong positive rural character with valued features within the view.

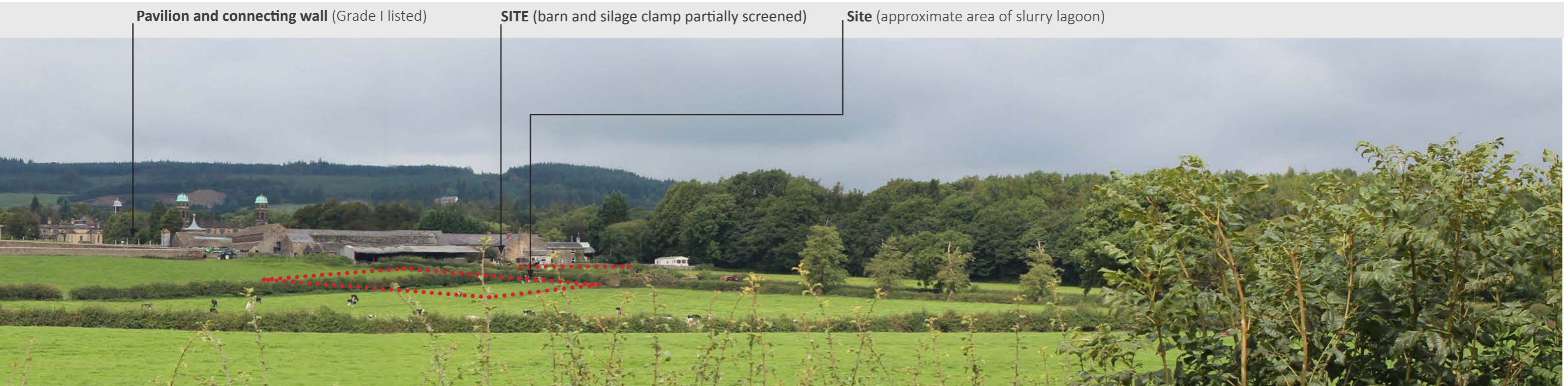
#### Magnitude of Visual Change

Development on the site would introduce new features into the scene, which would be visible through gaps in the hedge, or where boundary vegetation is low enough to allow for open views to the north. Motorised users of the road are likely to be more focused on the road and views towards the site are expected to be fleeting. Whereas pedestrian users would be exposed to the changes brought about by development for a longer duration of time.

The proposed barn and silage clamp are located in front of the hedgerows which run adjacent to the access track and PROW, and are therefore, partially screened by the vegetation. The proposed slurry lagoon is located in the adjacent field to the receptor and would present an obvious change within the view.

The positive aesthetic qualities of the farmland surrounding Stonyhurst College contribute to the setting of this key landmark feature.

The magnitude of change to this view is anticipated to be **major**.



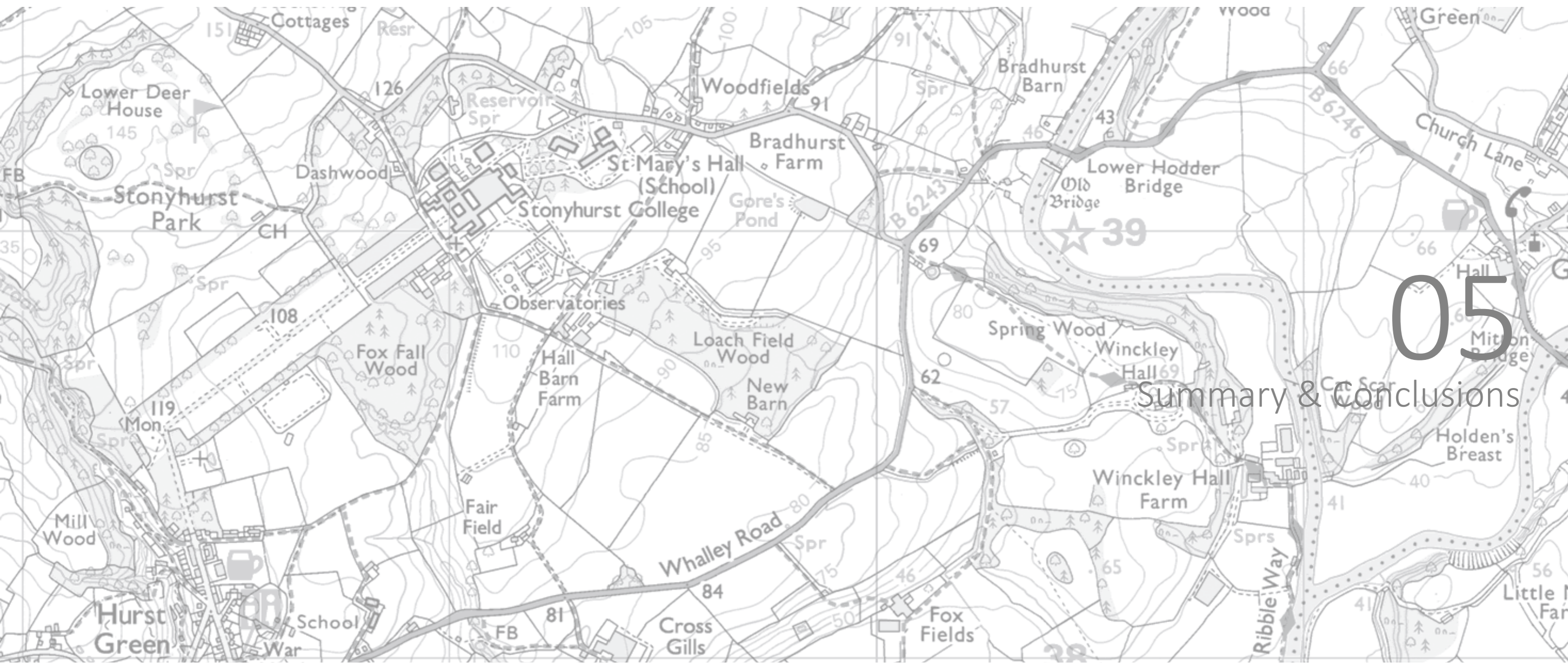
**Summary of Visual Effects**

The sensitivity of the visual receptors at this viewpoint is assessed as being *medium to high*.

The anticipated magnitude of visual change, as perceived at this viewpoint, is assessed as *moderate*.

The overall visual effects are assessed as being **moderate to major adverse**.

[blank]



05

Summary & Conclusions

# 5.0 Summary & Conclusions

## 5.1 THE PROPOSED DEVELOPMENT

Development of the site at Halls Barn Farm proposes to deliver an extension to the existing farmyard. The proposal comprises:

- a new barn with natural grey fibre cement roof cladding and tanalised Yorkshire boarding side cladding, including access.
- Silage clamp with yard, area of grass, and access.
- Slurry lagoon, including bund and perimeter fence
- New hedge planting around sections of the site and as infill to existing gaps within boundary hedges.

## 5.2 LANDSCAPE AND VISUAL APPRAISAL

A landscape and visual impact appraisal has been carried following current guidance on landscape and visual impact assessment and is based upon a desk top assessment of relevant plans, guidance and existing published character assessments and has been supplemented by field survey.

### 5.2.1 LANDSCAPE EFFECTS

This is a high quality landscape, in good condition, and typical of that described within the local landscape character assessment. There are few detracting features within the immediate area, and those that are found, are consistent with common agricultural practises.

The site has a recognisable pattern of medium sized pastoral fields bound by hedgerow and trees. The farm also has a distinctive enclosure bound by a high stone wall. Rural qualities of the site are particularly evident from the numerous PROW and also from the sports pitch and Cricket Club and views across the application site may be valued by users of these facilities.

The site is strongly influenced by its proximity to Stonyhurst College, a Registered Park and Garden, where views of some of the listed features provide a landmark within the scene. The site also forms part of the land which provides the setting to a number of listed features within the scene.

The site forms part of the Undulating Lowland farmland and Parkland (and more specifically Hurst Green) Character Area and comprises character and landscape features consistent with the wider character area. The proposed development would not result in a change uncharacteristic in the locality or that would be inconsistent with the remainder of the character area but given that the site is of high value and sensitivity it reduced the landscapes ability to accommodate this change.

There is a rural aesthetic within the site which contributes to the wider rural setting of the important and distinguishing heritage features.

### 5.2.2 VISUAL EFFECTS

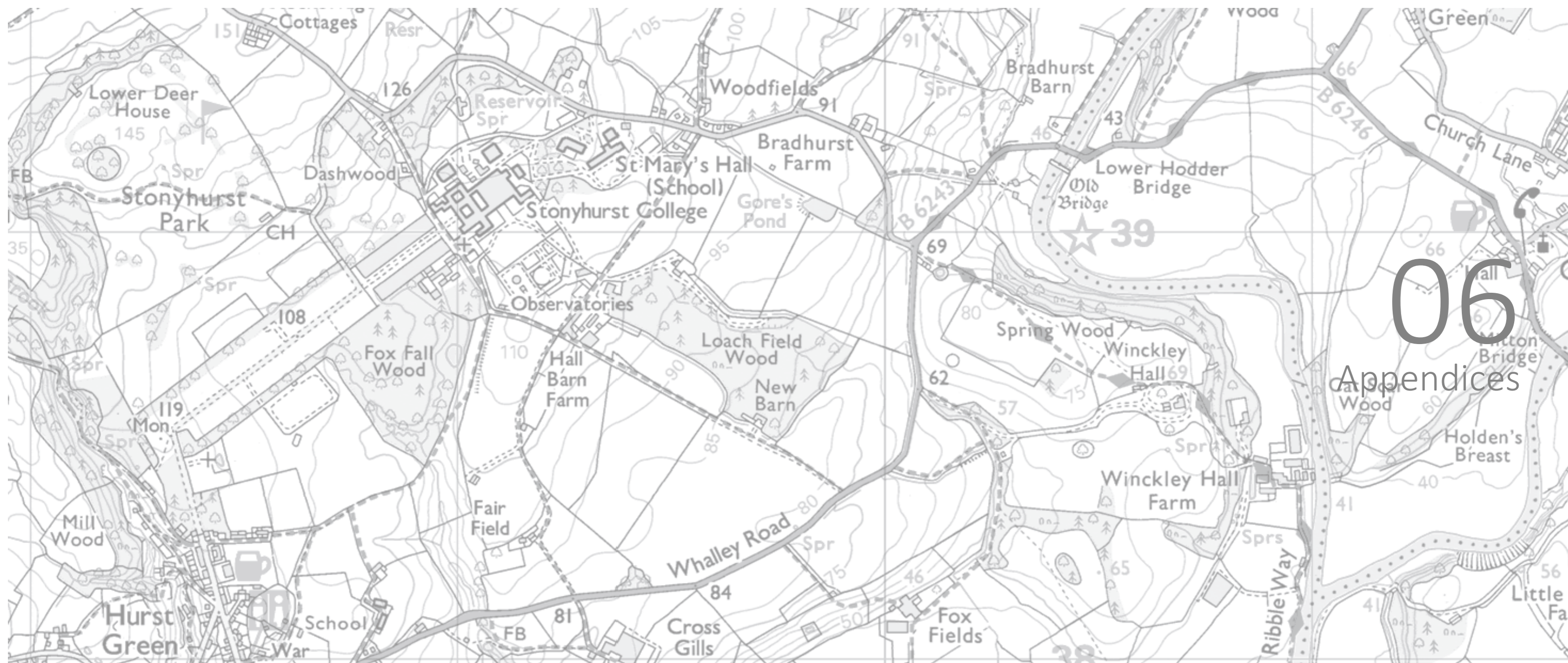
Visual effects resulting from the proposed development range from minor through to major. This is due to the high sensitivity of the receiving landscape and visual receptors to change.

The extent and scale of the proposals are relatively small in comparison to the wider study area, however, the land on which the proposals are located contribute towards the wider rural setting of the unique features of historical importance found within the landscape.

The existing scene is visually attractive and in good condition with few detracting features. This is recognised within local planning policy and reflected within the AONB designation.

The proposals for the barn and the silage clamp are expected to be less intrusive than the slurry lagoon as they are seen in context with existing buildings associated with Hall Barn Farm and are screened from view from the highly sensitive receptor at Stonyhurst College.

The overall visual effect of the slurry lagoon is assessed as being major adverse from the majority of viewpoints, as the proposal is situated directly in front of framed views of Stonyhurst College from the south and west. The bund and perimeter fence would introduce features which are not characteristic within the existing scene.



# 06

Appendices

# 6.0 Appendices

## 6.1 METHODOLOGY OVERVIEW

Landscape and Visual Impact Assessment (LVIA) is a process used to identify the effects resulting from development on landscape, as an environmental resource in its own right, and on people’s views and visual amenity, paragraph 1.1, Guidelines for Landscape and Visual Impact Assessment 3rd Edition published by The Landscape Institute and the Institute of Environmental Management & Assessment in April 2013 (GLVIA3). Paragraph 2.22 identifies that although inter-related they should be assessed separately.

The components of LVIA are:

- **Project description** – a description of the proposed development for the purpose of the assessment, identifying the main features of the proposals and the extent and size of elements.
- **Baseline studies** – Establishes the existing nature of the landscape and visual environment of the study area, including any relevant changes likely to occur independently of the proposed development. It draws upon information gathered during desk study and field survey work as well as planning designations intended to protect landscape and visual amenity and existing published landscape character assessments at national, county and district scales. Where relevant other sources of information such as historic landscape character assessments are identified to further refine the understanding of the landscape.
- **Identification and description of effects** – the systematic identification and description of the effects likely to occur, including whether the effects are adverse or beneficial.
- **Assessing the significance of effects** – the transparent identification of the likely significance of the identified effects. The Landscape Institute’s Statement of Clarification 1/13 advises that assessing “significance of effect” is not appropriate to informal appraisals.
- **Mitigation** – Makes proposals for measures designed to avoid/prevent, reduce or offset (or compensate for) significant adverse effects.

(GLVIA3 Table 3.1)

## 6.2 ASSESSING LANDSCAPE CHARACTER EFFECTS

Landscape baseline information is combined with an understanding of the development and how it would change the landscape to identify and describe the landscape effects. This requires an understanding of the components of the landscape (landscape receptors) likely to be affected. Landscape receptors include individual elements such as hedges or fields, aesthetic characteristics such as tranquillity or openness and the defined character of the landscape character area or landscape type.

Identifying landscape effects requires an assessment of the sensitivity of the landscape receptors to the proposed development and the magnitude of effect which would be experienced by each receptor.

### 6.2.1 LANDSCAPE SENSITIVITY

The sensitivity of landscape receptors is assessed by combining judgements about the susceptibility of the receptor to the change proposed and the perceived value attached to the landscape (GLVIA 5.39).

### 6.2.2 LANDSCAPE VALUE

Landscapes may be valued at an international, national, local or community level and landscape designations provide an initial indication of value as follows:

**Table 2 Indicators of Landscape Value**

Landscape Value	Designation
International	World Heritage Site
National	National Parks and Areas of Outstanding Natural Beauty (AONBs)
National	Registered Parks and Gardens, Registered Battlefields
Local	Local landscape designations often identified in Local Plans at the local authority level e.g. Special Landscape Areas
Community	No formal designation but valued locally by people
Negligible	Not used or viewed by residents or visitors

Landscape outside of a formally designated area should also be considered to have such value where it contributes to the special qualities of the designated site. Such areas are referred to as the setting of a designation.

Landscape designations provide a starting point for judging landscape value. However, areas that are not formally designated may be valued at a local authority or community level. The following criteria can help in the identification of value

**Table 3 Factors considered in Assessing Landscape Value**

Factor	Criteria
Landscape Quality	The physical state of the landscape. The presence of characteristic features and their condition and the general absence of detracting features that are atypical
Scenic Quality	The appeal of the landscape to the senses through factors such as clear and recognisable landscape pattern, land cover, scale, colour, texture, simplicity, diversity
Rarity	The presence of rare features or elements in the landscape or the presence of a rare Landscape Character Type

Factor	Criteria
Representativeness	The presence of landscape character, features or elements considered to be important examples
Conservation Interests	The presence of ecological, geological, cultural heritage features and landscapes features where they contribute to the experience of landscape. Features may include SSSIs, TPOs, listed buildings, conservation areas, registered parks and gardens
Recreation Value	Evidence that the landscape is valued for recreational activity where experience of the landscape is important
Perceptual aspects	A site’s perceptual qualities such as openness, wildness and/or tranquillity
Associations	Evidence that the landscape is culturally important. This is evidenced through an association with people such as writers or artists or historical events or cultural traditions

(Box 5.1 GLVIA3)

### 6.2.3 SUSCEPTIBILITY TO CHANGE

This refers to the ability of the landscape receptor, whether that be a particular landscape character area or type, an individual element or an aesthetic or perceptual aspect, to “accommodate the proposed development without undue adverse consequences for the baseline situation and/or the achievement of landscape planning policies and strategies” (GLVIA para 5.40).

**Table 4 Factors considered in Judging Landscape Receptor Susceptibility**

Susceptibility	Criteria
High	The landscape receptor is highly susceptible to the proposed change and has no ability or very limited ability to accommodate the change. The proposal would change the overall character, or alter or remove individual elements or features or change the aesthetic and perceptual quality of the landscape or introduce incongruous elements.
Medium	The landscape receptor is moderately susceptible to the proposed change and has some ability to accommodate the proposed change without changing the overall character, or individual elements, features or aesthetic or perceptual characteristics are moderately capable of tolerating the change
Low	The landscape receptor is able to accommodate the proposed change with minimal change to the overall character, individual elements, features or aesthetic or perceptual characteristics.

### 6.2.4 LANDSCAPE SENSITIVITY

The sensitivity of the landscape receptor is judged by combining the value of the landscape receptor with its susceptibility to the change proposed. The below table acts a guide:

**Table 5 Overall Landscape Sensitivity**

		Value of Receptor		
		International/ National	Local Authority	Community
Susceptibility	High	High	Medium/High	Medium
	Medium	Medium/High	Medium	Low/medium
	Low	Medium	Low/Medium	Low

### 6.2.5 MAGNITUDE OF CHANGE

As identified in GLVIA paragraph 5.48 each effect on a landscape receptor needs to be assessed in terms of its size or scale, its geographical extent, its duration and reversibility as follows:

**Table 6 Factors considered in Judging Magnitude of Landscape Change**

Factor	Consideration
Size or scale of change	Categorised on a scale of <b>Major, Moderate, Minor</b> or <b>Negligible</b> The extent of existing landscape elements that will be lost, the proportion of the total extent that this represents and the contribution of that element to the character of the landscape The degree to which aesthetic or perceptual aspects of the landscape are altered either by removal of existing components of the landscape or additions of new ones Whether the effect changes the key characteristics of the landscape, which are critical to its distinctive character
Geographical extent	Categorised on a scale of: <b>Small:</b> at site level, within the development site itself or at the level of the immediate setting of the site; <b>Medium:</b> at the scale of the landscape type or character area within which the proposal lies; <b>Large:</b> where the development influences several landscape types or character areas.
Duration	The durations of changes due to the development are categorised as: <b>Short term:</b> zero to five years <b>Medium term:</b> five to ten years <b>Long term:</b> ten to twenty-five years <b>Permanent:</b> more than twenty-five
Reversibility	The prospect and the practicality of the effect being reversed

The overall magnitude of change is judged on a scale of **Major, Moderate, Minor** or **Negligible**.

### 6.2.6 ASSESSMENT OF OVERALL LANDSCAPE EFFECTS

The overall identification of landscape effects is arrived at by combining the separate judgements about the sensitivity of the landscape receptors (value and susceptibility) with the magnitude of the change (size/scale, geographical extent, duration and reversibility). The table below summarises how these judgements are combined to identify and overall level of landscape effect.

**Table 7 Overall Landscape Effects**

		Sensitivity to Change		
		High	Medium	Low
Magnitude of Change	Major	Major	Moderate/Major	Moderate
	Moderate	Moderate/Major	Moderate	Minor/Moderate
	Minor	Moderate	Minor/Moderate	Minor
	Negligible	Minor/Negligible	Negligible	Negligible

It is important to note that the values in the above table do not represent fixed levels of effect and the range of values should be regarded as a continuous scale ranging from Major through to Negligible. The rationale for arriving judgements is clearly described in the report.

## 6.0 Appendices

### 6.3 ASSESSMENT OF LANDSCAPE EFFECTS

For each of the identified landscape receptors the tables below set out the sensitivity of the receptor, the magnitude of change and the overall level of landscape effect that would result from the development.

**Table 8 Landscape value of the site**

Factor	Commentary	Assessment
Landscape Quality	This is a high quality landscape in good condition and typical of that described within the local landscape character assessment. There are few detracting features within the immediate area, and those that are found, are consistent with common agricultural practises.	National
Scenic Quality	The site has a recognisable pattern of medium sized pastoral fields bounded by hedgerow and trees. The farm also has a distinctive enclosure bound by a high stone wall. Rural qualities of the site are particularly evident from the numerous PROW and also from the sports pitch and Cricket Club. Views across the application site may be valued by users of these facilities. The site is strongly influenced by its proximity to Stonyhurst College, where views of some of the Grade one listed features provide a landmark within the scene.	National
Rarity	The site is within close proximity to Stonyhurst College, a Registered Park and Garden and also forms part of the land which provides the setting to a number of listed features within the scene.	National
Representativeness	Gently sloping landform, agricultural land managed for livestock, pattern of small to medium sized fields, hedgerow and mature tree field boundaries, woodland blocks, stone farm buildings, and the designed landscape of Stonyhurst College are all representative of <i>A Landscape Strategy for Lancashire Landscape Character Assessment Area 5c: Lower Ribble</i> .	National
Conservation Interest	Mature trees and hedgerows on site have biodiversity and landscape interest of local value. Stonyhurst College, its associated listed features, and it's setting is a nationally important heritage feature..	National
Recreation Value	There are no areas within the site with a recreational value at present. The site is not crossed by footpaths but a footpath travels along the track which runs through the centre of the development.	Local
Perceptual aspects	There is a rural aesthetic within the site which contributes to the rural setting of the important and distinguishing heritage features.	National
Associations	The site is within close proximity to Stonyhurst College and set on land which contributes to the setting of this landmark feature.	National

The site sits within the land surrounding Stonyhurst College and is within the Forest of Bowland AONB *Landscape Character Area G: Undulating Lowland Farmland with Parkland*. The value of the site is considered to be of **National** value.

**Table 9 Assessment of Landscape Receptor Sensitivity**

Landscape Receptor	Component of Sensitivity			Commentary
	Value	Susceptibility	Sensitivity	
<u>Individual elements or features</u>				
Landscape Pattern of medium sized pastoral fields	Local	Medium	<b>Low</b>	A partial loss of this landscape character element as a result of he development.
Woodland blocks	Local	Low	<b>Low</b>	Development would not obscure views of these landscape features.
Hedgerow boundaries and associated mature trees (internal)	Local	Low	<b>Low</b>	Provided the landscape mitigation is applied there will be a minor alteration to this landscape feature.
Stone walls	Local	Low/ Medium	<b>Low</b>	The will be little/no loss of the stone wall features, however the stone wall boundary to the north of the site is a key feature within the scene and partial screening of this element could occur as a consequence of development.
Vegetation within the site	Local	Medium	<b>Medium</b>	The vegetation on site will be lost to development. .
Sloping landform	Local	Low/ Medium	<b>Medium</b>	The topography of the site will be changed as a result of development and will only partially integrate with the receiving landscape.
<u>Aesthetic or Perceptual Aspects</u>				
Rural aesthetic (within site)	Local	Low	<b>Low</b>	The rural aesthetic within the site will be remain.
Stillness and tranquillity	Local	Medium	<b>Medium</b>	The perception of stillness and tranquillity experienced when within the site will be lost as a result of development of this site.
Rural character of footpath	Local	Medium	<b>Medium</b>	The character of the footpath is rural due to the landscape features of boundary vegetation and views across undulating pastoral land. The character of the footpath will remain rural in character.
Setting of Stonyhurst College	National	Medium	<b>High</b>	Stonyhurst College is a unique feature within the district and guidelines for the Landscape Character Area aim to protect historic features and their setting, with specific reference to the setting and character of Stonyhurst College.
Setting of listed barns associated with Halls Barn Farm	Local	Medium	<b>Medium</b>	The setting of the barns may be compromised as a result of the development
<u>Overall Character</u>				
Character Area G: Undulating Lowland Farmland and Parkland	National	High	<b>High</b>	The site forms part of the Undulating Lowland farmland and Parkland (and more specifically Hurst Green) Character Area and comprises character and landscape features consistent with the wider character area. The proposed development would not result in a change uncharacteristic in the locality or that would be inconsistent with the remainder of the character area but given that the site is of high value and sensitivity it reduced the landscapes ability to accommodate this change.

## 6.4 ASSESSING VISUAL EFFECTS

Visual effects are experienced by people (visual receptors) whose views may be affected by development proposals. They include users of public rights of way, recreational facilities where appreciation of the landscape is a key component of the activity, and people travelling through an area either while visiting or working/living there, residents or people at their place of work. The assessment of visual effects is a methodical assessment of the sensitivity of the visual receptor to the type of change proposed combined with the scale or magnitude of change resulting in the level of visual effect experienced by each visual receptor.

### 6.4.1 VIEWPOINT SELECTION

Viewpoints are taken from publicly accessible locations and are selected to represent views of groups of people likely to experience a change in their view.

### 6.4.2 VISUAL SENSITIVITY

The sensitivity of visual receptors is defined by combining the value of the view with the susceptibility of the visual receptor to the change proposed.

### 6.4.3 VALUE

The value of a view is identified with reference to landscape-related designations, planning policy, cultural heritage designations, appearance in guidebooks, tourist maps or by evidence of elements such as seating, interpretative panels. The assessment of the value of views is categorised on a scale of **High, Medium, or Low** and is summarised in the table below:

**Table 12 Indicators of the value of views**

Value	Criteria
High	Views from nationally recognised viewpoints or nationally designated landscapes or important heritage assets, Views of importance to visitors e.g. in guidebooks/on maps/provision of interpretation/parking/referred to in literature or art. Views associated with popular visitor attractions where views form an important part of the visitor experience Views associated with nationally recognised walking routes where views form an important part of the user experience
Medium	Views from locally or regionally recognised viewpoints or locally or regionally designated landscapes or heritage assets, Views of local importance to visitors e.g. in guidebooks/on maps/provision sometimes with the provision of interpretation/parking Views associated with local attractions where views form an important part of the visitor experience Views associated with recognised walking routes where views form an important part of the user experience
Low	Views from locations with no formal planning designation or cultural heritage association Views from locations that are not popular visitor designations Locations where views are not part of the visitor/residential experience

These criteria are provided for guidance only and are not intended to be absolute.

### 6.4.4 SUSCEPTIBILITY OF VISUAL RECEPTORS TO CHANGE

The susceptibility of a visual receptor differs depending on the activity of the receptor at a location and the degree to which their attention is focussed on the view. The assessment of the value of views is categorised on a scale of **High, Medium, or Low** and is summarised in the table below:

**Table 13 Factors considered in Judging Visual Receptor Susceptibility**

Value	Criteria
High	<ul style="list-style-type: none"> <li>Residents;</li> <li>People engaged in outdoor recreation where the purpose of that recreation is the enjoyment of the countryside</li> <li>Visitors to recognised viewpoints or beauty spots, or to designated buildings or landscapes where the wider landscape setting contributes to or adds value to the experience.</li> <li>Users of Public Rights of Way with predominantly open views</li> <li>Visitors to cultural heritage assets or other visitor attractions where views of the countryside are an important part of the visitor experience;</li> <li>Settlements where views contribute to the landscape setting enjoyed by the residents; and</li> <li>Travellers on scenic routes where views of the countryside are an important component of the visitor experience</li> <li>Non-motorised users of minor or unclassified roads in the countryside</li> <li>Occupiers at places of work where views contribute to quality of working life.</li> </ul>
Medium	<ul style="list-style-type: none"> <li>Views experienced intermittently or by a moderate number of people or for a moderate length of time.</li> <li>Travellers on transport routes, where attention is generally less likely to be focused on views of the countryside.</li> </ul>
Low	<ul style="list-style-type: none"> <li>People engaged in outdoor sport or recreation where appreciation of views of the countryside is not an component</li> <li>Occupiers at places of work where views do not contribute to quality of working life.</li> <li>Travellers along routes where views of the countryside are not relevant to the experience</li> </ul>

The sensitivity of a visual receptor is identified by combining the value of the view with the susceptibility of the visual receptor to the change proposed and is summarised in the following table:

## 6.0 Appendices

		Value		
		High	Medium	Low
Susceptibility	High	High	Medium/High	Medium
	Medium	Medium/High	Medium	Low/medium
	Low	Medium	Low/Medium	Low

### 6.4.5 MAGNITUDE OF VISUAL CHANGE

As identified in GLVIA3 paragraph 6.38, the magnitude of the visual effect is judged by considering its size or scale, the geographical extent of the area influenced and the duration and reversibility of the change as follow:

**Table 14 Factors considered in Judging Magnitude of Visual Change**

Factor	Consideration
<b>Size or scale of change</b>	<p>Categorised on a scale of <b>Major, Moderate, Minor</b> or <b>Negligible</b> considering:</p> <ul style="list-style-type: none"> <li>the scale of the change in the view with respect to the loss or addition of features in the view, changes in its composition, including the proportion of the view occupied by the proposed development;</li> <li>the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line, height, colour and texture;</li> <li>the nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses.</li> </ul> <p>(GLVIA paragraph 6.39)</p>
<b>Geographical extent</b>	<p>The geographical extent is likely to vary at each viewpoint and judgements consider:</p> <ul style="list-style-type: none"> <li>the angle of view in relation to the main activity of the receptor</li> <li>the distance from the viewpoint to the proposed development</li> <li>the extent of the area over which changes are visible</li> </ul> <p>Geographical extent is categorised on a scale of:</p> <p><b>Not visible:</b> where the development is screened from view or cannot be perceived due to the distance from the viewpoint</p> <p><b>Negligible:</b> where the development is barely perceptible within the view</p> <p><b>Small:</b> where the development is visible across a small proportion of the overall view</p> <p><b>Moderate:</b> where the development is visible across a moderate proportion of the overall view</p> <p><b>Large:</b> where the development is visible across a large proportion of the overall view</p>

Factor	Consideration
<b>Duration</b>	<p>The durations of changes arising from the development are categorised as:</p> <p><b>Short term:</b> zero to five years;</p> <p><b>Medium term:</b> five to ten years;</p> <p><b>Long term:</b> ten to twenty-five years</p> <p><b>Permanent:</b> more than twenty-five.</p>
<b>Reversibility</b>	The prospect and the practicality of the effect being reversed

The overall magnitude of visual effect is judged on a scale of **Major, Moderate, Minor** or **Negligible**.

### 6.4.6 ASSESSMENT OF OVERALL VISUAL EFFECTS

The overall identification of visual effects is arrived at by combining the separate judgements about the sensitivity of the visual receptors (value and susceptibility) with the magnitude of the change (size/scale, geographical extent, duration and reversibility). The table below summarises how these judgements are combined to identify and overall level of landscape effect.

**Table 15 Overall Visual Effects**

		Magnitude of Change				
		Major	Moderate	Minor	Negligible	No Change
Sensitivity	High	Major	Major/ Moderate	Moderate	Minor/ Moderate	No change
	Medium	Moderate/ Major	Moderate	Minor/ Moderate	Minor/ Negligible	No change
	Low	Moderate	Minor/ Moderate	Minor	Negligible	No change

It is important to note that the effect values in the above table do not represent fixed levels of effect. The values should be regarded as a continuous scale ranging from major through to negligible.

### 6.5 NATURE OF LANDSCAPE AND VISUAL EFFECTS

The nature of landscape and visual effects can be adverse, beneficial or neutral. Adverse effects are changes that reduce the quality of the landscape or visual resource. Beneficial effects are changes that improve the quality of the landscape or visual resource. Neutral effects are changes that neither enhance nor undermine the landscape or visual resource.

6.6 ASSESSMENT OF VISUAL EFFECTS

For each of the identified visual receptors the tables below set out the sensitivity of the receptor, the magnitude of change and the overall level of landscape effect that would result from the development.

Table 16 Viewpoint/Visual Receptor Sensitivity

Viewpoint	Component of Sensitivity				Commentary
	Receptors	Value of the View	Susceptibility	Overall Sensitivity	
1 – Footpath 3-3-FP46 and 3-3-FP63	Users of the PROW	High	Medium	<b>Medium/High</b>	<ul style="list-style-type: none"> <li>Views from nationally recognised viewpoints or nationally designated landscapes or important heritage assets.</li> <li>Views from a locally designated landscape</li> </ul>
2 – Footpath 3-3-FP63	Users of the PROW	High	Medium	<b>High</b>	<ul style="list-style-type: none"> <li>Transitional receptor with Intermittent views of the application site over a limited duration of time.</li> <li>Views from a nationally designated landscape</li> </ul>
3 – Grounds of Stonyhurst College	Residents and visitors	High	High	<b>High</b>	<ul style="list-style-type: none"> <li>Views from nationally recognised viewpoints or nationally designated landscapes or important heritage assets.</li> <li>Visitors to recognised viewpoints or beauty spots, or to designated buildings or landscapes where the wider landscape setting contributes to or adds value to the experience..</li> </ul>
4 – Footpath 3-3-FP46	Users of the PROW	High	Medium	<b>High</b>	<ul style="list-style-type: none"> <li>Views from nationally recognised viewpoints or nationally designated landscapes or important heritage assets.</li> <li>Users of Public Rights of Way with predominantly open views.</li> </ul>
5 - Whalley Road	Road users	Medium to High	Medium	<b>Medium/High</b>	<ul style="list-style-type: none"> <li>Views experienced intermittently or by a moderate number of people or for a moderate length of time.</li> <li>Travellers on scenic routes where views of the countryside are an important component of the visitor experience.</li> </ul>

Table 17 Assessment of Magnitude of Visual Change

Viewpoint	Size and Scale	Geographical Extent	Duration/ Reversibility	Overall Magnitude of Change
1 – Footpath 3-3-FP46 and 3-3-FP63	Negligible	Small	Permanent	<b>Negligible</b>
2 – Footpath 3-3-FP63	Moderate	Moderate	Permanent	<b>Major</b>
3 – Grounds of Stonyhurst College	Negligible	Negligible	Permanent	<b>Negligible</b>
4 – Footpath 3-3-FP46	Moderate	Moderate	Permanent	<b>Major</b>
5 - Whalley Road	Moderate	Moderate	Permanent	<b>Moderate</b>

Assessment of Overall Visual Effects

Viewpoint	Sensitivity	Magnitude of Visual Change	Level of Visual Effect
1 – Footpath 3-3-FP53, Halls Barn Farm	<b>Medium/High</b>	<b>Negligible</b>	<b>Minor</b>
2 – Footpath 3-3-FP63	<b>High</b>	<b>Major</b>	<b>Major</b>
3 – Stonyhurst College	<b>High</b>	<b>Negligible</b>	<b>Minor</b>
4 – Footpath 3-3FP46	<b>High</b>	<b>Major</b>	<b>Major</b>
5 - B6243 Whalley Road	<b>Medium/High</b>	<b>Moderate</b>	<b>Moderate - Major</b>

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## 6.7 BIBLIOGRAPHY

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