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Land at Whalley,
Clitheroe

Landscape and
Visual Impact
Assessment (LVIA)

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Section 1: Introduction and Scope

- 1.1. Tyler Grange Group Ltd has been appointed by Maple Grove Developments Ltd to undertake an assessment of the potential landscape and visual effects associated with the mixed used development of Land at Whalley, Clitheroe (hereby referred to as the “site”).
- 1.2. This is a standalone report and does not constitute a Landscape Chapter in the context of an Environment Statement (ES) required by the Environmental Impact Assessment (EIA) Regulations. The approach taken in the preparation of this report is considered to be appropriate and proportional in the context of the professional guidance published by the Landscape Institute.
- 1.3. The assessment contained within this report has been prepared by a Chartered Member of the Landscape Institute (CMLI) and reviewed by CMLI’s. This report was prepared during August 2019.
- 1.4. To assist the reader in understanding the purpose for undertaking landscape assessment work, the definition of ‘landscape’ as defined by the European Landscape Convention (ELC, 2000) is set out below.

“Landscape” means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.

- 1.5. This definition applies to all urban, peri-urban landscapes, towns, villages and rural areas. It applies to ordinary or degraded landscape as well as those that are outstanding or protected.
- 1.6. In the context of this definition the assessment process seeks to consider the effects in an objective and systematic manner whilst recognising the perceptual and therefore subjective response to the landscape. Whilst subjectivity can never be removed from the assessment process, by following a systematic and structured framework of assessment, a more robust assessment can be applied and justified, and transparent conclusions drawn.
- 1.7. Furthermore, the Landscape and Visual Impact Assessment (LVIA) process deals with the separate but interlinked issues of:
 - Landscape Character: The effects of the proposed development upon discrete character areas and/or character types comprising features possessing a particular quality or merit; and
 - Visual Context: The effects of the proposed development on views from visual receptors, and upon the amenity value of the views.
- 1.8. Landscape character is defined in the Landscape Institute’s guidance (‘Guidelines for Landscape and Visual Impact Assessment’, Landscape Institute (LI) and Institute of Environmental Management and Assessment (IEMA) 2013) as:

“A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.”

- 1.9. Changes to the landscape character can arise as a result of:
 - Changes to the fabric of the landscape including either the loss of key elements or introduction of new features which alter the distinct character of the landscape; and
 - Changes which alter the way in which the landscape is perceived or appreciated.



- 1.10. Changes to views will occur where there is:
- Alteration of the view in terms of elements present and the overall composition;
 - A change to the skyline; and/or
 - There is a change to the distribution or dominance of features.
- 1.11. The study area for this LVIA is defined by the map extents of the photoviewpoint location plan.

Methodology

- 1.12. The methodology and guidelines used in the preparation of this assessment have been developed from the following:
- An Approach to Landscape Character Assessment, Natural England, 2014; and
 - Guidelines for Landscape and Visual Impact Assessment (GLVIA), Third Edition, Landscape Institute and IEMA, 2013.
- 1.13. In addition, the following documents are also referred to in terms of industry standard guidance:
- LI Advice Note 01/11 (2011) regarding photography and photomontage; and
 - LI Statement of Clarification 1/13 (2013).
- 1.14. The assessment process is set out in further detail below but involves the following steps:
1. Baseline Appraisal
 2. Classification of Resources
 3. Assessment of Effects

Baseline Appraisal

- 1.15. The baseline appraisal process is a crucial part of any assessment and includes:
- An overview of statutory plans and other data regarding relevant designation and landscape and visual related planning policies for the area;
 - An assessment of the existing landscape character of the site and surroundings, with reference to published information, checked and verified through fieldwork. This includes the classification of the landscape into units of distinct and recognisable character and land use at the site-specific level;
 - Field work to determine the extent to which the site can be seen from the wider area, taking into account any significant vegetation or built form which restricts or limits the extent of visibility; and
 - Identification of representative viewpoints and determination of likely visual receptors.



Classification of Resources

- 1.16. This stage seeks to classify the landscape and visual resources in terms of their individual or collective sensitivity to change. For landscape receptors, this is dependent on:
- The susceptibility of the landscape to the type of change proposed; and
 - The value placed on the landscape.
- 1.17. As a general rule those landscape resources which make a notable contribution to the character and cannot be replaced or substituted, where the proposals are inconsistent with the baseline situation will be of a high sensitivity, those resources which are replaceable or contribute little to the overall character of the landscape and the proposals complement the baseline situation will be of low sensitivity.
- 1.18. The classification of people (visual receptors) who may experience a change to views and visual amenity arising from the proposed development, with reference to the representative viewpoints, in terms of their sensitivity to change will be dependent on:
- The location and context of the viewers/viewpoint;
 - The expectations, frequency and occupation or activity of the receptors; and
 - The importance of the view.
- 1.19. Those receptors which are classified as being of high sensitivity to change may include users of public rights of way or nearby residents, those of low sensitivity to change may include people in their place of work or travelling through the landscape in cars, trains or other modes of transport.
- 1.20. In order to assist in understanding the application of sensitivity to landscape and visual receptors, the tables at **Appendix 1** set out a number of Assessment Criteria. These allow for the separate consideration of both value and susceptibility factors in order to establish a balanced assessment.

Assessment of Effects

- 1.21. The assessment of effects is undertaken in the knowledge of the scheme proposals and the existing baseline situation.
- 1.22. The level or importance of any landscape and visual effect is a function of the sensitivity of the affected landscape resources and visual receptors (see above) against the magnitude of change that they would experience.
- 1.23. The magnitude of effect lies along a continuum from high, where there is a notable change to the landscape character or view to low where the change is barely perceptible.
- 1.24. The consideration of further mitigation with the aim where possible, of avoiding, reducing or offsetting important adverse landscape or visual effects is determined during the course of the assessment where this can be addressed through a suitably worded condition.
- 1.25. The evaluation of landscape and visual effects following mitigation, known as residual impacts.



- 1.26. The assessment of the nature of the landscape and visual effects depends on the degree to which the development:
- Complements, respects and fits into the existing scale, landform and pattern of the landscape context;
 - Enables enhancement, restoration or retention of the landscape character and visual amenity and delivers policy aspirations; and
 - Affects strategic and important views in addition to the visual context of receptors.
- 1.27. For the purposes of this report, the terms 'impact' refers to the causation of change and 'effects' are the results of the changes on the landscape and visual context.

Level of Effect Criteria

- 1.28. Best practice guidelines stipulate that the level of any landscape related impact should be evaluated, both during the construction works and following completion of the development. As such, the assessment of potential and residual effects is based upon the thresholds as contained at **Appendix 1**.
- 1.29. It is also important to note that the latest GLVIA (3rd Edition) places greater emphasis on professional judgement and the supporting narrative and less emphasis on a formulaic, mechanistic approach; a transparent assessment process should be evident.

Site Description

- 1.30. The site boundary with surrounding context is shown on **Figure 1: Aerial Photograph**.
- 1.31. As demonstrated by the aerial photograph, the site comprises two fields divided by a hedgerow with hedgerow trees through the centre on an east-west axis. A single mature ash lies within the centre of the northern parcel of the field and a cluster of conifers lie off site to the south-western edge. More recent residential development abuts the north-western boundary, off Lamb Roe Gardens and Wheatsheaf Close with undeveloped pasture abutting the north-eastern boundary, beyond boundary trees. A roundabout which links the A59 to the A671 abuts the eastern boundary, beyond existing trees, scrub and post and rail fence. The southern boundary is defined by a post and rail fence with occasional trees and the A59, situated at a higher level beyond. The south western boundary is defined by post and rail fence with a cluster of coniferous trees and garden curtilage associated with a residential property off Clitheroe Road. A hedgerow with field access gate forms the north-western boundary with Clitheroe Road beyond.

The Proposed Development

- 1.32. The subject of this report is a hybrid planning application for mixed use development comprising:
- a) in full, the erection of 48 no. bungalows for persons aged 55 years and over (Class C3) and a 64 no. bedroom care home (Class C2) with vehicular and pedestrian access from Clitheroe Road and associated car parking, landscaping and external works;
- b) in full, a drive-thru restaurant (Class A3) and associated customer car parking, landscaping and external works with vehicular access from the A59; and



c) in outline with all matters reserved except access, employment units (Class B1 and/or Class B2 and/or Class B8 under Class V of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)) and a petrol filling station (sui generis) and convenience store (Class A1) with associated customer car parking, landscaping and external works and vehicular access from the A59.



Section 2: Baseline Appraisal

Landscape Policy Context

- 2.1 This section should be read in conjunction with **Plan 1: Landscape Planning Policy and Public Rights of Way (PRoW)**.

National Planning Policy Framework (NPPF) 2019

- 2.1 A presumption in favour of sustainable development is a key driver of the three overarching objectives relating to economic, social and environmental matters. Paragraph 11, footnote 6 indicates those designated areas where development should be restricted, and the site falls outside of them all.
- 2.2 In paragraph 170, planning policies and decisions should contribute 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 either 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.*
- 2.3 Whilst the site does not lie within a nationally valued landscape (Area of Outstanding Natural Beauty (AONB) or National Park), it does lie within approximately 1.5km to the edge of the Forest of Bowland AONB.. Paragraphs 171 and 172 of the NPPF relate to AONBs where they state as follows:
- “171. Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework¹; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.”*
- “172. 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. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks.”*
- 2.4 Chapter 11 promotes the effective use of land through policy and decision making, and paragraph 20 in chapter 3 relates to strategic policies. Against that baseline, strategic policy criterion “d” sets out the following requirement:

¹ Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.

d. *Conservation and enhancement of the natural, built and historic environment including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaption.*

2.5 Chapter 12 demands that the creation of high-quality buildings and places is fundamental to the planning and development process.

National Planning Practice Guidance (NPPG)

2.6 The NPPG does not preclude development. Those categories that are of particular relevance to landscape and visual matters in relation to the site relate to design and the natural environment.

Design

2.7 Design should drive development that is well integrated with its surrounding context, reflects local character and considers views into and out of sites. In addition, the delivery of high quality hard and soft landscape design is promoted so that the overall quality of the townscape and landscape are improved.

Natural Environment

2.8 This section of the NPPG was most recently updated in July 2019, particularly in relation to Green Infrastructure, Biodiversity Net Gain and how the built environment can be enhanced by landscape features as well as Green Infrastructure.

2.9 Paragraph 036 of the NPPG relates to how planning policies can conserve and enhance landscapes and states as follows *“The National Planning Policy Framework is clear that plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies should provide for the conservation and enhancement of landscapes. This can include nationally and locally-designated landscapes but also the wider countryside. Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary. The cumulative impacts of development on the landscape need to be considered carefully.”*

2.10 Paragraph 039 relates to the requirement that ‘in exercising or performing any functions in relation to, or so as to affect, land’ in National Parks and Areas of Outstanding Natural Beauty, relevant authorities ‘shall have regard’ to their purposes for which these areas are designated. This duty is particularly important to the delivery of the statutory purposes of protected areas. It applies to all local planning authorities, not just National Park authorities, and is relevant in considering development proposals that are situated outside National Park or Area of Outstanding Natural Beauty boundaries, but which might have an impact on their setting or protection.

2.11 Paragraph 042 specifically relates to development within the setting of National Parks, the Broads and AONBs and states that *“Land within the setting of these areas often makes an important contribution to maintaining their natural beauty, and where poorly located or designed development can do significant harm. This is especially the case where long views from or to the designated landscape are identified as important, or where the landscape character of land within and adjoining the designated area is complementary. Development within the settings of these areas will therefore need sensitive handling that takes these potential impacts into account.”*



Local Planning Policy

Ribble Valley Borough Council: Core Strategy 2008-2028 (Adopted December 2014)

Strategic Spatial Policies

- 2.12 **Key Statement EN2: Landscape.** This policy seeks to protect, conserve and enhance the landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty (AONB). The policy also seeks to ensure that the landscape and character of those areas that contribute to the setting and character of the AONB will be protected, 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.

Development Management Policies

- 2.13 **Policy DMG1: General Considerations.** This policy provides general guidance which development must abide to in relation to design, access, amenity, environment and infrastructure. It is designed to help deliver the vision for the area and gives an overarching series of considerations that the Council will have regard to in achieving quality development. The consideration of most relevance to landscape is to *“consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.”*
- 2.14 **Policy DME1: Protecting trees and woodlands.** This policy seeks to protect trees and woodland where possible. The 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.”*
- 2.15 **Policy DME2: Landscape and Townscape Protection.** This policy seeks to, wherever possible, 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. The policy also states that development proposal 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.”

Ribble Valley Borough Council: Housing and Economic Development DPD

- 2.16 Following the adoption of the Core Strategy in December 2014 the Council is preparing a Housing and Economic Development Development Plan Document (HED DPD). This plan will set out more detailed policy coverage for matters relating to housing and economy to fully implement the policies of the Core Strategy. The HED DPD will be accompanied by a Proposals Map which will show on an Ordnance Survey base the extent of allocations and designations arising from the adopted Core Strategy and the HED DPD. When adopted the HED DPD and Proposals Map will form part of the statutory development plan for the borough. The plan is currently at Regulation 24 stage (Examination in Public).
- 2.17 Of particular note within this document is that the surrounding settlements have enlarged boundaries (with the exception of Calderstones), in which the boundary for Barrow now extends to abut the sites northern boundary.

Landscape Character

- 2.18 The following text summarises the landscape character and features relevant to the site and its environs and should be read in conjunction with **Plan 2: Landscape Character – Published Context**.
- 2.19 The characterisation process is a non-judgement part of the landscape analysis. The classification of landscapes into distinct units which share common characteristics does not suggest any value to be inferred between landscapes.

National Character

- 2.20 For the purpose of assessing the effects of development, National Character Areas (NCA) are relevant; however, they are very broad and set out the key characteristics of large geographical areas. Whilst NCAs do not provide an appreciation of the site-specific issues which need to be taken into account in the determination process, it should be noted that some of the characteristics are discernible in relation to the wider landscape surrounding the site.
- 2.21 The site lies within **NCA 33 – Bowland Fringe and Pendle Hill**, published by Natural England. A summary of the key characteristics of relevance to the site and its surroundings are listed below:
- *“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.*



- *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.*
- *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.*
- *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.*
- *The relatively urban areas of Clitheroe, Bentham and Longridge provide a contrast to the rural feel of the area.”*

County Character

- 2.22 At a County level, the site is located within the ‘**5e – Lower Ribblesdale (Clitheroe to Gisburn)**’ Landscape Character Area (LCA) as identified within the Lancashire County Council Landscape Character Assessment – ‘A Landscape Strategy for Lancashire’. The description for this area is as follows:

“This area forms the southern valley side of the Ribble, between Copster (Clitheroe to Green and Gisburn), on the lowland fringes of Pendle Hill. It is a particularly well settled area and provides a corridor for communication routes along the Ribble Valley. The A59(T) runs the length of the area, linking the settlements of Copster Green, Whalley, Clitheroe, Chatburn and Gisburn. The railway links the valley to Blackburn and Yorkshire. This communication structure has encouraged built development and industry; the large cement works at Clitheroe is a prominent visual landmark for miles around. This character area is underlain by limestone and has some good examples of limestone reef knolls, particularly around Clitheroe; Clitheroe Castle is located on top of one of these knolls.”

Observations from Fieldwork – Site Specific Character

- 2.23 Following fieldwork undertaken on the 13th, 14th and 20th August 2019, a Field Survey Sheet was completed to analyse the local character of the site (**Appendix 2**).
- 2.24 **Figure 1: Aerial Photograph** identifies the site’s location within the local context. As demonstrated by Figure 1, the site comprises two fields divided by a hedgerow with hedgerow trees through the centre on an east-west axis. A single mature ash lies within the centre of the northern parcel of the field and a cluster of conifers lie off site to the south-western edge. More recent residential development abuts the north-western boundary, off Lamb Roe Gardens and Wheatsheaf Close with undeveloped pasture abutting the north-eastern boundary, beyond boundary trees. A roundabout which links the A59 to the A671 abuts the eastern boundary, beyond existing trees, shrubs and post and rail fence. The southern boundary is defined by a post and rail fence with occasional trees and the A59, situated at a higher level beyond. The south western boundary is defined by post and rail fence with a cluster of coniferous trees and garden curtilage associated with a residential property off Clitheroe Road. A hedgerow with field access gate forms the north-western boundary with Clitheroe Road beyond.



2.25 In accordance with best practice, TG has conducted a local scale analysis of the landscape character which is set out on **Plan 3 – Land Use**. This plan illustrates the variety in character and the presence of land use types and features in the vicinity of the site. At a local scale the landscape shows a degree of variation, albeit consistent with the overarching and prevailing landscape character. The local variations are summarised as follows:

Undeveloped Landscape:

2.26 **Pasture.** This is located primarily to the eastern edge of Clitheroe Road and the site is located within this area. The characteristics of this area are as follows:

- Pasture land use, grazed primarily by sheep;
- Small to medium scale fields of irregular shape;
- Sloping and undulating landform;
- Fields partially enclosed by hedgerow and hedgerow trees; and
- Removal of field boundaries and replacement with post and rail and gaps within many of the hedgerows.

2.27 **Arable.** This is located primarily to the western edge of Clitheroe Road and the key characteristics of this area are as follows:

- Arable land use;
- Medium to large scale fields of irregular shape;
- Sloping and undulating landform; and
- Fields enclosed by hedgerow and dense tree belts.

2.28 **Cemetery.** This is located to the western edge of Clitheroe Road and the key characteristics of this area are as follows:

- Enclosed by woodland with some isolated trees to the centre; and
- Regularly laid out pattern with central footpath and turning circle.

2.29 **Garden.** This area is located to the eastern edge of Clitheroe Road and abuts the south-western site boundary. It is associated with a single private dwelling. The key characteristics of this area are as follows:

- Sloping landform;
- Laid out in a garden style with a Christmas tree plantation to the southern edge. Ornamental planting focussed close to the dwelling curtilage; and
- Coniferous woodland planting to the eastern edge of this area.



Developed Landscape:

- 2.30 **Industrial Built Form.** This area lies to the north of the site, off Clitheroe Road. The characteristics of this are as follows:
- Medium and large-scale industrial buildings of a varied style;
 - Car parking focussed in areas close to the building edges;
 - Enclosed by tree belts with a verge to the Clitheroe Road to the northern and eastern boundaries; and
 - Close board fencing with trees defines the southern boundary.
- 2.31 **Residential (21st Century).** This area lies to the eastern edge of Clitheroe Road, an area of which abuts the site's northern boundary. The key characteristics of this area are as follows:
- Large detached properties flank Clitheroe Road (two stories). Constructed from a sandy coloured stone/brick with stone walls and ornamental hedgerows to front gardens. On street parking;
 - Terraced and semi-detached properties are located off Wheatsheaf Close (two stories). Constructed from a sandy coloured stone with stone wall to Clitheroe Road and ornamental shrub planting to front gardens. Car parking provided on drives and within car parking bays;
 - Detached bungalows are located off Lamb Roe Gardens. Constructed from a sandy coloured stone with ivory render and black and white boarded gables. Set behind a hedgerow to Clitheroe Road. Car parking provided on drives; and
 - A single property lies to the eastern edge of Clitheroe Road, it's curtilage abutting the site. It's constructed from stone and has an associated garden which is also used for Christmas Tree production. Two stories in height with a stone wall to Clitheroe Road and windows facing inwards towards the site.
- 2.32 **Residential (19th and 20th Century).** This area lies to the western edge of Clitheroe Road and the key characteristics of this are as follows:
- A block of terraced stone dwellings is located to the southern edge of this area with small front gardens which would have once been enclosed by metal railings (pre-war). On-street car parking; and
 - Further north within this area, the dwellings are detached or semi-detached with a variety of styles and materials. Generally larger front gardens with drives for off-street car parking.
- 2.33 **Commercial.** This lies to the western edge of Clitheroe Road and comprises The Eagle at Barrow public house. This comprises a series of buildings, mostly stone with occasional white render and garden spaces. Large car park located to the southern edge, enclosed by woodland to the southern and western boundaries.

Landscape Features:

- 2.34 **Hedgerows.** A mixture of overgrown and gappy hedgerows scattered through the landscape to divide fields.



- 2.35 **Trees** (isolated, in clumps, within hedgerows and in tree belts/woodland). A mixture of trees either as isolated specimens within fields or within hedgerows or located in clumps and in tree belts and woodland areas are scattered through the area. The characteristics of these features are:
- Mature trees located either as isolated specimens, within hedgerows or within areas of woodland and tree belts;
 - Younger trees scattered in hedgerows or within woodlands and tree belts; and
 - Woodland and tree belts focussed around the industrial and commercial areas and flanking the A59 and the cemetery.
- 2.36 **Coniferous woodland.** A small cluster of coniferous woodland is located within the curtilage of a residential property which abuts the south-western boundary, which also grows Christmas Trees. An alien feature in the landscape which will provide an element of visual screening throughout the year.

Forest of Bowland Area of Outstanding Natural Beauty (AONB)

- 2.37 The site lies approximately 1.5km from the edge of the Forest of Bowland AONB at its closest point. Whilst the site does not lie within this designation, it is still a consideration given that it lies within the study area of this LVIA.
- 2.38 The distinctive qualities of the Forest of Bowland AONB are summarised using the following headings (as extracted from the Forest of Bowland AONB Management Plan April 2014 - March 2019):
- *Wild Open Spaces*
 - *A Special Place for Wildlife*
 - *A Landscape Rich in Heritage*
 - *A Living Landscape*
 - *Delicious Local Food and Drink*
 - *A Place to Enjoy and Keep Special*
- 2.39 The current adopted Management Plan states that the key characteristics of the AONB landscape (as identified within the Chris Blandford landscape character assessment (2009)) are as follows:
- *Grandeur and isolation of the upland core*
 - *Open expanses of moorland*
 - *Cultural landscape of upland farming*
 - *Historic landscape management as royal hunting forest and more recently as sporting estates*
 - *Rural landscape of dry stone-wall enclosed pastures, stone-built farms and villages*
 - *Wooded pastoral scenery and parkland*
 - *Steep scarps, deeply incised cloughs and wooded valleys*



- *Broad river valleys*
- *Contrasting gritstone/limestone geology*

Draft AONB Management Plan, 2019

2.40 A review of the management plan is currently being undertaken and a draft plan (produced in 2019) is currently being considered by local authorities for adoption. Page 11 of this draft document states that the area was designated as a landscape of national significance, primarily, due to the following key characteristics:

- *The grandeur and isolation of the upland core*
- *The steep escarpments of the moorland hills*
- *The undulating lowlands*
- *The serenity and tranquillity of the area*
- *The distinctive pattern of settlements*
- *The wildlife of the area*
- *The landscape's historic and cultural associations*

2.41 It then states that *“natural beauty is at the heart of what makes the Forest of Bowland AONB special: it is the reason the Bowland landscape is designated for its national and international importance; and of course, it's also a key factor in attracting visitors. This natural beauty is derived from the area's largely unspoilt countryside, combined with a number special qualities that contribute to the area's unique character or 'sense of place'. The special qualities of the Forest of Bowland AONB are numerous and varied, but in general terms they can be summarised as follows:*

1. *An Outstanding Landscape*
2. *Wild Open Spaces*
3. *A Special Place for Wildlife*
4. *A Landscape Rich in Heritage*
5. *A Living Landscape*
6. *Delicious Local Food and Drink*
7. *A Place to Enjoy and Keep Special.”*

2.42 Given the distance of the site from the AONB boundaries, impacts of the proposed development will be limited to those upon the setting of the AONB, and more specifically views out from and towards the AONB and how the designated landscape forms a backdrop in views, rather than the qualities or characteristics of the AONB itself. Visual matters in respect of the AONB are addressed within the visual section of this report.



Landscape Receptors

- 2.43 In respect of the site, the key landscape receptors are as follows:
- Published Landscape Character Area '5e – Lower Ribblesdale (Clitheroe to Gisburn)';
 - The Site-Specific Character Area 'Pasture';
 - Landscape features and elements (hedgerows, trees, land use and landform);
 - The special qualities and setting of the Forest of Bowland AONB.

Visual Context and Visual Receptors

- 2.44 Chapter 6 of the GLVIA3 sets out how the visual baseline is established. The baseline should establish the area in which the proposed development may be visible, those people who may experience views of the development, the viewpoints where they will be affected and the nature of the views at the viewpoints.

Visual Context

- 2.45 The visibility of the site considers representative views towards it from the surrounding area. This is based on the findings of topographical mapping (**Plan 4: Topography**) and Geographic Information System (GIS) first sieve analysis mapping (**Plan 5: Zone of Theoretical Visibility (ZTV)**) and has been refined and verified through field assessment. The ZTV indicates the areas from which the development would be potentially visible based on landform data only and modelled at 9.73 metre ridge height. Only limited reliance can be placed on this mapping due to the 'bare earth' assumption, however those areas with no colour will definitively have no visibility. Field verification is essential in determining the actual extent of the visual envelope based on the coloured areas as shown on the ZTV.
- 2.46 The extent of the visual envelope of the site as verified in the field is shown on **Plan 6: Photoviewpoint Locations and Field Verified Visual Envelope**. The field verification process enables the assessor to view the site and define the limits of the visual envelope, so it only includes those locations from which the site is evident in views, excluding those barely discernible and theoretical viewpoints taking into account vegetation and built form. The identification of views is carried out from external spaces within the public domain, and not from buildings or private spaces. The study area of this LVIA has been defined by the extent of visibility mapping drawn from the ZTV and Field Verified Visual Envelope.
- 2.47 Initially viewpoints were chosen following the production of the ZTV mapping, a review of local planning policy, aerial mapping and initial field work. The representative viewpoints and extent of the study area was then agreed with the Planning Officers at Ribble Valley Borough Council (**Appendix 3**).
- 2.48 Generally, the extent of the visibility of the site is localised due to intervening vegetation and built form. The ZTV indicates that the proposed development would be visible in distant views to the north, south and west, however intervening vegetation and built form limit these views. Where the topography rises at the Forest of Bowland AONB (east and north-west) there are views from within the site to the AONB. However due to the nature of the topography, distance from the site, availability of public access and presence of intervening vegetation, views from within the AONB towards the site are limited. A more detailed analysis of the extent of visibility is described below.

Close Views (1km or less)

- 2.49 **North** – close views of the site from the north are limited to the existing dwellings located off Lamb Roe Gardens and Wheatsheaf Close and users of public footpath references: 3-47-FP17 and 3-47-FP5. There are views into the highest part of the site along the southern boundary through vegetation. These views will be clearer further enhanced in the winter months when the trees are out of leaf. Photoviewpoint Locations 7 and 8 demonstrate views from walking along these footpaths. Views of the site from further afield to the north are limited by intervening vegetation and the built form within Lamb Roe Gardens and Wheatsheaf Close.
- 2.50 **East** – close views of the site from the east are limited to those using the A59 and users of the public footpath which crosses through the site (footpath reference: 3-45-FP11). The primary users of the A59 are motorists as there is not a pavement alongside the road, however few cyclists use the route and the public footpath does cross through the centre of the roundabout. It is however a busy and fast-moving route with just slowing down and pausing at the roundabout junction. Photoviewpoint location 1 demonstrates views for the footpath users accessing the site from the A59. Views of the site from further east are limited by the dense vegetation which flanks the A59. Photoviewpoint location 9 demonstrates views from the edge of the Conservation Area at Wiswell. As demonstrated by the view, intervening vegetation screens the site from view, albeit visibility would be increased in the winter months when the trees are not in leaf.
- 2.51 **South** – close views of the site from the south are limited to those using the A59. As with views to the east, the primary users of this route are motorists as there is not a pavement alongside the road and it is a busy, fast moving road. Photoviewpoint location 2 demonstrates these views. Further southwards, the dense vegetation which flanks the A59 screens the site from view for residents located within the northern edge of Whalley, albeit visibility would be increased in the winter months when the trees are not in leaf. However, the A59 sits at a higher level between these people and the site which will further limit views. Photoviewpoint location 3 demonstrates views for residents within Maple Close, closest to the site. Views of the site from further south are limited by this intervening vegetation and built form within the northern edge of Whalley.
- 2.52 **West** – close views of the site from the west are limited to those using Clitheroe Road (both pedestrians and motorists), users of the public footpath which crosses the site (footpath reference: 3-45-FP11), the resident whose property is located to the sites western boundary, residents off Clitheroe road and people visiting the cemetery and The Eagle at Barrow public house. Photoviewpoint location 4 demonstrates views from Clitheroe Road, near the cemetery and the entrance to the public footpath and Photoviewpoint location 5 demonstrates views from Clitheroe Road at the field gate entrance to the site, near the entrance to The Eagle at Barrow. Where there is a public footpath further west (footpath reference: 3-45-FP50) the site is screened from view by vegetation and the built form of The Eagle. This is demonstrated by Photoviewpoint Location 6. Views of the site for residents located to the western edge of Clitheroe Road are limited by built form between the dwellings and the site, although they do have an oblique view of the hedgerow to the site's western boundary. Views of the site from further west are limited by intervening vegetation and lack of public access.

Distant Views (1km or more)

- 2.53 **North** – the ZTV indicates that distant views of the site from the north are limited to Barrow and do not extend as far as Clitheroe. Close viewpoint photoviewpoint location 8 demonstrates that intervening vegetation filters views of the site. Woodland at Standen Hey and pockets of woodland around Higher and Lower Standen further limits views of the site from the north. Photoviewpoint location 14 is taken where there is a gap in woodland to the north-west, however vegetation



associated with Barrow Brook screens views of the wider landscape. The site is not visible in distant views from the north.

- 2.54 East – the ZTV indicates that distant views of the site from the east are limited given the nature of the topography. However, from within the site there are views towards the rising landform of the Forest of Bowland AONB. A number of locations were visited, and local roads travelled as part of the fieldwork, however publicly accessible locations, where the site is visible from, was limited. Intervening vegetation and built form further limits views. Photoviewpoint location 14 demonstrates views from a local landmark (Nick of Pendle), however the site is screened from view by an intervening hump in the landform. Photoviewpoint location 15 demonstrates views from within the Open Access Land within the AONB, where the site is visible beyond the edge of the sloping landform. Photoviewpoint location 16 demonstrates views from the network of public footpaths located between the eastern edge of Wiswell and the Wiswell Wireless Station, on the edge of the AONB. As demonstrated by both of these photograph locations, the site is visible; its location identified by the presence of existing built form to the site boundaries. The site is visible in varying degrees in distant views from the east.
- 2.55 South – the ZTV indicates that the site would be visible from Whalley and from a patch to the edge of Great Harwood. Photoviewpoint location 10 demonstrates views from the northern edge of Great Harwood and demonstrates that the site is not visible due to intervening vegetation. The site is not visible in distant views from the south,
- 2.56 West – the ZTV indicates that there are views of the site from a large area to the west, including the settlements of Old Langho, Langho and Stonyhurst College. Photoviewpoint Location 11 demonstrates views from Old Langho. Intervening vegetation screens the site from view. From within the site there are views towards the rising landform of the Forest of Bowland AONB. A number of locations were visited, and local roads travelled as part of the fieldwork, however publicly accessible locations, where the site is visible from, was limited. Photoviewpoint location 12 demonstrates views from within the AONB, within close proximity to Stonyhurst College. Intervening vegetation screens the site from view. The site is not visible in distant views from the west,

Representative Viewpoints

- 2.57 The photographs within this LVIA have been taken using an SLR digital camera using a focal length equivalent to 50mm. They are intended to provide an indication of the view and extent of visibility. It is recognised that such views are best experienced in the field. The photographs were taken during August 2019 in dry weather with good visibility (**Photosheets 1-16**). The photographs include annotations to describe the extent of visibility from each location and the composition of the views.
- 2.58 The 16 selected, representative viewpoints are as follows:
- Viewpoint 1: Taken from Public Right of Way 3-45-FP11 at the edge of the site
 - Viewpoint 2: Taken from the grass verge of the A59 adjacent to the southern boundary of the site
 - Viewpoint 3: Taken from the northernmost end of Maple Close cul-de-sac
 - Viewpoint 4: Taken from the pavement of Clitheroe Road which abuts the eastern site boundary
 - Viewpoint 5: Taken from the field gate along the western site boundary (off Clitheroe Road)
 - Viewpoint 6: Taken from Public Right of Way 3-45-FP5



- Viewpoint 7: Taken from Public Right of Way 3-47-FP17
- Viewpoint 8: Taken from Public Right of Way 3-47-FP5
- Viewpoint 9: Taken from Public Right of Way 3-47-FP5, on the edge of the Wiswell Conservation Area
- Viewpoint 10: Taken from Public Right of Way 11-4-FP89, on the northern edge of Great Horwood
- Viewpoint 11: Taken from Public Right of Way 3-6-FP1, on the eastern edge of Old Langho
- Viewpoint 12: Taken from Public Right of Way 3-3-FP63, from within the Forest of Bowland AONB
- Viewpoint 13: Taken from Public Right of Way 3-27-FP1, from along the Ribble Way long distance footpath
- Viewpoint 14: Taken from the Nick of Pendle, within the Forest of Bowland AONB
- Viewpoint 15: Taken from Open Access Land 'The Rough', at the 315m stone marker (within the Forest of Bowland AONB)
- Viewpoint 16: Taken from Public Right of Way 3-27-FI1, within the Forest of Bowland AONB

Visual Receptors

2.59 The photographs included within this report are representative of individuals/groups of people likely to experience visual change. In respect of the site, the key views and receptors are as follows:

- Those using the public footpath located within the centre of the site (reference: 3-45-FP11);
- Those using the public footpaths to the north of the site (references: 3-47-FP17 and 3-47-FP5);
- Residents of properties adjacent to and overlooking the site to the north (off Lamb Roe Gardens and Wheatsheaf Close);
- Motorists using the A59 (east and south of the site);
- Motorists and pedestrians using Clitheroe Road;
- The resident whose property abuts the western site boundary;
- Residents off Clitheroe road and people visiting the cemetery and The Eagle Public House; and
- Visitors to the Forest of Bowland AONB (east and north-west).



Section 3: Classification of Resources

Landscape Character and Landscape Resources

- 3.1. Understanding the landscape's sensitivity to change associated with the proposed development is an important consideration when addressing the suitability of development in relation to a receiving landscape. For reference, see **Appendix 1**.
- 3.2. The classification of sensitivity of the landscape character and landscape resources is related to:
 - The susceptibility of the landscape;
 - The type of change proposed; and
 - The value placed on the landscape.

Landscape Susceptibility

- 3.3. Susceptibility relates to the ability of a receiving landscape to accommodate the development proposed without undue consequences for the maintenance of the baseline situation². This allows consideration of the specific scheme proposals, including the design, scale and character of buildings and Green Infrastructure, as well as the incorporation of embedded mitigation measures to allow the development to respect the landscape setting.
- 3.4. In relation to the classification of susceptibility to change and based on our experience as professional landscape practitioners, we apply the thresholds of susceptibility as high, medium and low.
 - **High** landscape susceptibility to be defined as: The landscape is such that changes in terms of the development proposed would be entirely at odds with the character of the local area, related to matters including pattern, grain, use, scale and mass.
 - **Medium** landscape susceptibility to be defined as: The proposed development has a degree of consistency with the existing scale, pattern, grain, land use of the prevailing character, although mitigation may be appropriate to enhance assimilation.
 - **Low** landscape susceptibility to be defined as: The development proposed is entirely consistent with the character of the local area, related to matters including pattern, grain, use, scale and mass.

Published Character

- 3.5. Considering the published landscape character assessment and the study area of the LVIA, the susceptibility of the receiving landscape to accommodate development is **low**.
- 3.6. The character assessment acknowledges that this is a particularly well settled area and provides a corridor for communication routes along the Ribble Valley. The description for the character area notes that the A59 runs the length of the area and links the settlements of Copster Green, Whalley,

² Page 158 within the Glossary of the Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3)

Clitheroe, Chatburn and Gisburn and that this communication structure has encouraged built development and industry. The proposed development is therefore consistent with the published character.

Site-specific Character and Features

- 3.7. Considering the site-specific character and landscape features within the site, the susceptibility of the receiving landscape to accommodate the development is **medium**. Existing bungalow development exists off Clitheroe Road which will assimilate with the proposed residential development and new employment, commercial and care home development is focussed to the A59 corridor. This is consistent with the character of the local area. However, the removal of landscape features and change in the land use of the site is at odds with the current character of the site. In balance, the proposed development has a degree of consistency with the existing scale, pattern and grain of the prevailing character, although mitigation may be appropriate to enhance assimilation for the outline aspect of the application.

Landscape Value

- 3.8. Whilst the landscape is not the subject of any statutory designation or local landscape policy which is based on condition or quality criteria, it lies within approximately 1.5km to the edge of the Forest of Bowland AONB.
- 3.9. In order to determine the landscape of the site itself and its immediate surroundings are valued, the GLVIA3 approach has been adopted within this LVIA. This is analysed in accordance with the GLVIA3 table 5.1 as set out below.
- 3.10. In considering the value of the site landscape the following aspects of the landscape are noted as relevant in the assessment process:

“Landscape Quality (condition): A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements;

Scenic Quality: The term used to describe landscapes which appeal primarily to the senses (primarily but not wholly the visual senses);

Rarity: The presence of rare features and elements in the landscape or the presence of a rare Landscape Character Type;

Representativeness: Where the landscape contains a particular character, and/or features and elements, which are considered particularly important examples;

Conservation interests: The presence of features of wildlife, earth science or archaeological or historical and cultural interest can add to the value of a landscape as well as having value in their own right;

Recreation value: Evidence that the landscape is valued for recreational activity where experience of the landscape is important;

Perceptual aspects: A landscape may be valued for its perceptual qualities and/or tranquillity; and

Associations: Some landscapes are associated with particular people, such as artists or writers, or event in history that contribute to perceptions of natural beauty of the area.”



- 3.11. For each of these considerations there is a range from 'high' through 'medium' to 'low' in terms of how the landscape performs against these criteria. In the table below these issues are considered in relation to the study area and the nature of the proposed development.

Table TG1

| Criteria | Observations/Comments |
|-------------------|--|
| Landscape Quality | <p>The published landscape character assessment describes a landscape which is a particularly well settled area and provides a corridor for communication routes along the Ribble Valley. The description for the character area notes that the A59 runs the length of the area and links the settlements of Copster Green, Whalley, Clitheroe, Chatburn and Gisburn and that this communication structure has encouraged built development and industry. The site reflects this character given its location between the A59 and Clitheroe Road.</p> <p>Landscape features within the site are of a mixed quality. The Arboricultural Impact Assessment submitted to accompany the application categorises the existing trees and hedgerow within the site as varying between B1 and U. Those of B1 quality are T1, T7 and T9 which are all located to the northern boundary. The hedgerows are sparse and only partly maintained. The field pattern of the site has been altered, presumably due to the construction of the A59 and through farming practice, however the central hedgerow and northern boundary is shown in the current position on the 1888-1913 historic mapping. The southern and south-western boundaries are defined by post and rail fencing.</p> <p>The site is of a medium quality given the quality of the existing landscape features and range of elements present on site.</p> |
| Scenic Quality | <p>The site itself is not representative of any particular scenic quality. The quality of existing landscape features and location of the site between the A59 and Clitheroe Road detract from the scenic quality.</p> <p>There are however views out towards the Forest of Bowland AONB to the east and north-west which provides a scenic backdrop to views from within the site and local area.</p> <p>As a result of these matters, the scenic quality is medium.</p> |
| Rarity | <p>The landscape of the site is consistent of the wider landscape character area and the features present are typical and not rare locally or at a broader scale.</p> <p>The landscape is low in this respect.</p> |

| Criteria | Observations/Comments |
|------------------------|---|
| Representativeness | <p>Whilst the site possesses locally typical features such as hedgerows and trees, these are well represented locally. Existing bungalow development exists off Clitheroe Road which will assimilate with the proposed residential development and new employment, commercial and care home development is focussed to the A59 corridor. This is consistent with the character of the local area.</p> <p>There are no exceptional elements associated with the site. The site is medium in this regard.</p> |
| Conservation Interests | <p>The Ecological Appraisal to accompany the planning application summarised that the plant species assemblages recorded at the site are all common in the local area and of considered of low ecological value. None of the hedgerows around the site perimeter or within the site were considered important under the Hedgerow Regulations (1997). Birds are likely to utilise hedgerows on site for nesting between March and September. Any vegetation clearance should therefore be undertaken outside of this period. No other notable or protected species were recorded on the site.</p> <p>From a review of historic mapping, the site was subdivided into more field parcels than currently exist which have presumably been altered as a result of the A59 corridor and updated farming practices. It is only the central hedgerow and northern boundary is shown in the current position on the 1888-1913 historic mapping. There are no listed buildings, scheduled ancient monuments or conservation area's abutting or within the site.</p> <p>The conservation interests of the site are therefore low in this regard.</p> |
| Recreational Value | <p>A public footpath passes through the site on an east-west axis (footpath reference: 3-45-FP11). At the time of the fieldwork, the footpath appeared to be little used and the stile at the eastern end of the site (connecting to the A59) was overgrown with vegetation. Nevertheless, the site has a medium recreational value given the presence of this route.</p> |
| Perceptual Aspects | <p>The footpath within the site allows for an appreciation of the rising land of the wider Forest of Bowland AONB landscape given its location on higher ground. However, vehicles moving along the A59 and Clitheroe road add audio and visual disturbance to the tranquillity of the site. The site and surroundings is not tranquil or wilderness.</p> <p>This aspect is considered to be medium.</p> |
| Associations | <p>The site has no known associations that link it to the perception of natural beauty in the area.</p> <p>This is considered to be low.</p> |

3.12. Having considered the key elements related to landscape value, the site is generally assessed as being **low/medium** overall.



Landscape Sensitivity

- 3.13. With reference to the sensitivity criteria as set out at **Appendix 1**, combining the susceptibility and value of the landscape, and taking into account the condition and character of the site, the landscape sensitivity for each of the landscape receptors are summarised below:
- Published Landscape Character Area '5e – Lower Ribblesdale (Clitheroe to Gisburn)': Sensitivity is considered **medium**.
 - The Site-Specific Character Area 'Pasture': Sensitivity is considered **medium/low**.
 - Landscape features and elements (hedgerows, trees, land use and landform): Sensitivity is considered **medium**.
 - The special qualities and setting of the Forest of Bowland AONB: Sensitivity is considered **high**.

Visual Resources

- 3.14. Visual sensitivity relates to the sensitivity of the groups of people (visual receptors) identified within this assessment as having the potential to experience a change to views and / or impacts upon visual amenity arising from the proposed development.
- 3.15. The threshold and terminology referred to in this section is set out at **Appendix 1**. The classification of sensitivity of the visual receptors is related to:
- The visual susceptibility of the receptors; and
 - The value attached to views.

Visual Susceptibility

- 3.16. Visual susceptibility relates to the ability of the visual receptor to view the proposed scheme without undue negative consequences. Visual receptors are as follows:
- Those using the public footpath located within the centre of the site (reference: 3-45-FP11). A complete change in visual composition, introducing built development to an area of undeveloped land. High susceptibility.
 - Those using the public footpaths to the north of the site (references: 3-47-FP17 and 3-47-FP5). A change in visual composition of close views set behind existing vegetation. Introducing development into an area which does not currently have development. Medium susceptibility.
 - Residents abutting the site to the north (off Lamb Roe Gardens and Wheatsheaf Close). A change in visual composition, introducing built development to an area of undeveloped land. High susceptibility.
 - Motorists using the A59 (east and south of the site). A change in visual composition, introducing built development to an area of undeveloped land. Medium susceptibility.
 - Motorists and pedestrians using Clitheroe Road. A change in visual composition, introducing built development to an area of undeveloped land. Medium susceptibility.



- The resident whose property abuts the western site boundary. A change in visual composition, introducing built development to an area of undeveloped land. High susceptibility.
- Residents off Clitheroe road and people visiting the cemetery and The Eagle. A change in visual composition of close views set behind existing vegetation. Introducing development into an area which does not currently have development. Medium susceptibility.
- Visitors to the Forest of Bowland AONB (east and north-west). A change in visual composition to a variety of views, introducing development into an area which does not currently have development. Medium susceptibility.

Visual Value

Views from the AONB

- 3.17. There are no specific values attached to views from any of the locations described with the exception of views from within the AONB, including the view from tourist destination point “Nick of Pendle”. Whilst there are no identified views protected by policy, views from the AONB are important as they are from within nationally designated landscapes. Views from within the AONB are of **high** value.

Views from Public Rights of way and Residents within and adjacent to the site

- 3.18. Views from public rights of way in general are also valuable but less so than those from within the AONBs. Residents with views of the site will value these views and this visual experience is a backdrop to their day to day lives. The value of views experienced by users of rights of way and residents with clear views of the site and passing through it are **medium**.

Users of local roads

- 3.19. People travelling along local roads place a **low** value on views. This is due to their focus being along the roads and limited outward views due to intervening development and vegetation.

Visual Sensitivity

- 3.20. With reference to the sensitivity criteria as set out at **Appendix 1**, combining the susceptibility and the value attached to views of groups of people the visual sensitivity for each of the visual receptors are summarised below:
- Those using the public footpath located within the centre of the site (reference: 3-45-FP11). High sensitivity.
 - Those using the public footpaths to the north of the site (references: 3-47-FP17 and 3-47-FP5). Medium sensitivity.
 - Residents abutting the site to the north (off Lamb Roe Gardens and Wheatsheaf Close). High sensitivity.
 - Motorists using the A59 (east and south of the site). Low sensitivity.
 - Motorists and pedestrians using Clitheroe Road. Low sensitivity for motorists and medium sensitivity for pedestrians.
 - The resident whose property abuts the western site boundary. High sensitivity.



- Residents off Clitheroe road and people visiting the cemetery and The Eagle. Medium sensitivity for residents and low sensitivity for visitors to the cemetery and The Eagle.
- Visitors to the Forest of Bowland AONB (east and north-west). **High** sensitivity.



Section 4: The Proposals

The Proposals

- 4.1 In order to identify and describe the effects that are likely to occur it is necessary to understand the changes that may potentially affect the landscape and visual resources specifically. The following text therefore describes the development in those terms. The indicative proposals are illustrated on the proposed masterplan submitted with the application.
- 4.2 The subject of this report is a hybrid planning application for mixed use development comprising;
- a) in full, the erection of 48 no. bungalows for persons aged 55 years and over (Class C3) and a 64 no. bedroom care home (Class C2) with vehicular and pedestrian access from Clitheroe Road and associated car parking, landscaping and external works,
- b) in full, a drive-thru restaurant (Class A3) and associated customer car parking, landscaping and external works with vehicular access from the A59, and
- c) in outline with all matters reserved except access, employment units (Class B1 and/or Class B2 and/or Class B8 under Class V of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)) and a petrol filling station (sui generis) and convenience store (Class A1) with associated customer car parking, landscaping and external works and vehicular access from the A59.
- 4.3 The Design and Access Statement (DAS) and Planning Statement (PS) that accompany the application set out the design process and evolution of the scheme and describes the proposals in more detail.
- 4.4 The following sets out the changes (impacts) that are predicted to occur as a result of the proposals which relate to the landscape and visual context.

Construction Phase

- 4.5 There will be a number of activities associated with the development of the site, and during the construction phase. They include the following temporary impacts relevant to the LVIA:
- Excavation and storage of spoil material;
 - Groundworks to establish the appropriate finished floor levels for development areas;
 - The digging of service trenches and establishment of drainage systems;
 - Lighting of the construction site, as necessary during the winter months, subject to a Construction Environmental Management Plan (CEMP) and compliance with appropriate conditions;
 - Vehicles associated with the delivery of materials and staff, and movements within the site necessary for moving building materials;
 - Fencing of the site for health and safety purposes and to protect existing vegetation from construction activities;



- Construction of infrastructure (including the new highway accesses off the A59 and Clitheroe Road) and new buildings with associated roads and car parking areas;
- Removal of vegetation to implement the proposals;
- Implementation of new landscape proposals incorporating boundary planting and tree and shrub planting; and
- The removal of construction compounds, hoardings and security fencing upon completion.

Development Phase

4.6 The completed development will result in a number of long-term effects. These will be:

- A change in land use from undeveloped land to mixed use development;
- Presence of street lighting within the development, subject to detailed design;
- New highway accesses off the A59 and Clitheroe Road with associated internal road layouts and car parking;
- Creation of attenuation basins and earthworks (final design to be detailed at a Reserved Matters stage);
- Diverted public right of way (reference: 3-45-FP11);
- Retained and managed trees and vegetation to the site boundaries; and
- New tree and shrub planting.

Mitigation Measures

4.7 Mitigation measures are those measures proposed to prevent/avoid, reduce and where possible offset or remedy (or compensate for) any major adverse landscape and visual effects.

4.8 The mitigation measures associated with the outline aspect to the planning application (employment units and petrol filling station) are limited at this stage. The outline element will be followed by a Reserved Matters application that would need to satisfy conditions deemed appropriate by Ribble Valley that will include those relating to detailed landscape design to ensure the landscape assimilation and highest quality landscape treatment. These details would include further information relating to mitigation measures to be implemented within the scheme (including detailed landscape proposals).

Mitigation during Construction

4.9 Existing trees and hedgerows that are to be retained within the proposed development will be protected during construction activity. Measures will be implemented to ensure that trees/hedgerows which will not be removed do not suffer direct damage through operations on site or indirect damage from spillages within the root zone of storage causing root compaction in accordance with BS 5837:2012 and the Conservation of Habitats and Species Regulations 2010 (refer to the Arboricultural Impact Assessment).



- 4.10 New planting will be undertaken during the planting season (October to March) where possible. This will ensure systematic implementation of new planting and a means of ensuring the most successful outcome for plant establishment.
- 4.11 Lighting that is necessary during the winter months of construction will minimise sky glow, light spill and glare. The following mitigation will be delivered through an appropriately worded condition:
- Lighting will only focus on the area needed for construction activity, public amenity and safety;
 - Up lighting will be kept to a minimum. Lighting equipment will be chosen to minimise the upward spread of light where possible, minimising the use of lighting columns; and
 - To reduce the glare of lighting, the main beam angle will be adjusted so as not to be directed towards potential observers.

Mitigation Incorporated Within the Development

- 4.12 The heights of the proposed buildings (which form part of the detailed application) have been limited. The tallest building on the site is the two storey Care Home, which is a maximum of 9.73m from the lowest ground level. Maximum building heights have not yet been provided for the outline element; the detail of which will be subject to Reserved Matters.
- 4.13 Existing vegetation to the site boundaries will be retained where possible, as identified within the Arboricultural Impact Assessment. This allows for a mature landscape framework to be in place from the outset which assists in filtering views, assimilating the development into the landscape and retains these as ecological features.
- 4.14 Information relating to the detailed design of the full application elements (bungalows, care home and drive-thru) are contained within the Design and Access Statement which accompanies the planning application. The designs for the proposed bungalows draw heavily from the earlier Lamb Roe Gardens scheme, utilising a palette of natural stone walling, stone cills and surrounds, ivory render and black and white boarded gables.
- 4.15 The care home design reflects the operators preferred approach, providing a symmetrical arrangement of expressed gable bays and variations to the roof profile. The material palette however reflects the approach taken for the bungalows utilising natural stonework, render and black and white boarded gables.
- 4.16 As with the care home, the drive-thru reflects the operators preferred design, using a palette of timber cladding, render and modern rainscreen and curtain walling systems. The materials palette for these elements have been designed to create a synergy between the various uses and surrounding context, helping the built form to provide a contextual fit within the landscape.
- 4.17 A quantum of new planting will be provided. As demonstrated by the Landscape Structure Plan (drawing reference: 6056.01), new planting is provided both on the plots of the bungalow element of the scheme and around the edges of the care home, employment and commercial elements. Additional trees with a native shrub mix understorey are proposed to the south western edge and within the central open space with clusters of trees to the remaining boundaries. The northern boundary is proposed to be supplemented with new tree planting. A total of 247 new trees will be provided as part of the proposals, in addition to a number of new shrubs and hedgerows (both native and ornamental).

Section 5: Assessment of Effects

- 5.1. The sensitivity of the various receptors is set out in Section 3 of this report. This section now considers the magnitude of change and level of effect, based on the scheme proposed. Reference should be made to **Appendix 1** for the terms used in this section.
- 5.2. As recommended by the professional guidance (GLVIA 3) this report avoids the use of matrices and tables and sets out the assessment in a narrative format, explaining the rationale behind the conclusions drawn.

Magnitude of Change and Level of Effect

Landscape Character

- 5.3. In terms of landscape character, there will be a change to the site associated with the construction phase locally as physical and visible change will occur as a result of the storage of materials, plant movements and the construction of the built form. However, the change will affect a limited geographical area and will be experienced over a temporary period.
- 5.4. Published Landscape Character Area '5e – Lower Ribblesdale (Clitheroe to Gisburn)'
 - Sensitivity is **medium**.
 - Magnitude of change during construction will be low. This is because the geographical extent of the area affected is limited, this phase will be for a short duration and the scale of the change in relation to the wider landscape character area is limited.
 - Magnitude of change at the occupation phase will be low. This is because whilst there will be an alteration to the character of the site (from undeveloped to developed), the proposed development is not uncharacteristic. The published landscape character assessments describe a landscape which is a particularly well settled area and provides a corridor for communication routes along the Ribble Valley. The description for the character area notes that the A59 runs the length of the area and links the settlements of Copster Green, Whalley, Clitheroe, Chatburn and Gisburn and that this communication structure has encouraged built development and industry. The site reflects this character given its location between the A59 and Clitheroe Road. The occupation phase is long term and permanent however the geographical extent of the change is limited.
 - The level of effect on the published landscape character area during construction will be temporary and negligible given the localised nature of the change in respect of the wider landscape character area.
 - The level of effect in the long term will be **negligible** in respect of the published landscape character area. This is because the development proposed is not uncharacteristic and built development and industry located along the A59 is acknowledged within the published assessment. Landscape Character Area '5e – Lower Ribblesdale (Clitheroe to Gisburn)' has the ability to accommodate the proposed development without detriment to the wider landscape character area.

- 5.5. The Site-Specific Character Area 'Pasture'

- Sensitivity is **medium/low**.



- Magnitude of change during construction will be high. This is because whilst the geographical extent of the area affected is limited and that this phase will be for a short duration, the scale of the change will be high with the introduction of uncharacteristic features.
- Magnitude of change at the occupation phase will be high. In respect of the site-specific landscape character, the pasture of the site will be lost and replaced by the proposed development. The key features of this area including the pasture land use, sloping and undulating landform and hedgerow with hedgerow trees will be altered or lost to some extent as a result of the proposed development. The occupation phase is long term and permanent however the geographical extent of the change is limited.
- The level of effect on the site-specific landscape character during construction will be temporary and major adverse, however the nature of the change is localised to the site itself, which is an inevitable consequence of development of any greenfield site.
- The level of effect in the long term on this landscape receptor will be moderate adverse. This is because whilst the development proposed is not uncharacteristic of the wider published character and surrounding context, the development would cause a permanent loss to the pasture land of the site. The level of effect is highly localised and small scale in respect of this receptor and the development proposed would not alter the perception of the wider character.

5.6. Landscape features and elements (hedgerows, trees, land use and landform)

- Sensitivity is medium.
- Magnitude of change during construction will be high. This is because whilst the geographical extent of the area affected is limited and that this phase will be for a short duration, the scale of the change will be high with the introduction of uncharacteristic features.
- Magnitude of change at the occupation phase will be high. This is because there will be a major alteration to the landscape features and elements. The central hedgerow and a number of trees will be removed as a result of the proposed development (refer to the Arboricultural Impact Assessment for further detail), the pasture land of the site will be removed and there are likely to be changes to the landform to create development plateaus/terraces for the new development and earthworks required.
- The level of effect on landscape features and elements during construction will be temporary and major adverse.
- The level of effect in the long term will be **major adverse** in respect of the landscape features and elements as the proposed development would cause a permanent loss to one or more key elements or features. The existing trees and hedgerow to the centre of the site and at the eastern boundary with the roundabout off the A59 will be removed and a select number of trees and scrub will be removed from the northern boundary. The existing hedgerow to the western boundary with Clitheroe Road will be retained, isolated saplings to the southern boundary will be retained and some of the trees and shrubs to the northern boundary will be retained. The land use of the site will completely change, and the landform of the site will be altered to accommodate the proposed development.

5.7. The special qualities and setting of the Forest of Bowland AONB

- Sensitivity is high.
- Magnitude of change during construction will be medium. In respect of direct effects on the AONB during construction, there will be no change to the physical landscape of the AONB. This



would therefore result in a low magnitude of change to the AONB. However, the change experienced relates to the visual context and setting of the AONB. There will be a change where the site is visible in the foreground with the AONB beyond. During construction, this will introduce a highly noticeable change, albeit localised to the site itself. The magnitude of change during construction will therefore be medium overall, given the wider setting of the designation and changes to the context in the foreground.

- Magnitude of change at the occupation phase will be low. This is because whilst there will be an alteration to the character of the site (from undeveloped to developed), the proposed development will not have a direct effect on the AONB or its special qualities. The change experienced relates to the visual context of the AONB. There will be a change to the visual context of the AONB where it will change from a greenfield site in the foreground with clear views of the rising hills of the AONB beyond to the proposed development with glimpses of the AONB beyond. Nevertheless, the change proposed is not uncharacteristic within the surrounding context where the AONB forms a backdrop in many views within the local area (including in both developed and undeveloped views).
- The level of effect on the AONB during construction will be temporary and minor adverse in respect of the wider setting of the AONB.
- The level of effect in the long term will be negligible in respect of the AONB. This is because the development proposed will not have a direct effect on the AONB or its special qualities. There will be no effect on the key characteristics identified for the AONB and the only change relates to the visual context and views of the AONB which is not unusual within the local area.

Views

- 5.8. In terms of visual amenity, the construction activities that will be most visually intrusive will be for those using the public right of way near and within the site and nearby residents. They will experience construction activities such as the removal of vegetation and construction of proposed buildings. This change will affect a limited geographical area and will be experienced over a temporary period.
- 5.9. Those using the public footpath located within the centre of the site (reference: 3-45-FP11)
- High sensitivity.
 - Magnitude of change during construction will be high. This is because the footpath will need to be closed for the duration of the construction of the scheme and it will be permanently diverted.
 - Magnitude of change during the occupation phase will be high. The route of the footpath is being diverted through the access roads connecting Clitheroe Road and the A59. The experience of walking along this route will change to one of walking through an undeveloped field to walking through a mixed-use scheme, with only a small portion of the route (in the centre) through open space. The majority of the route will be along the pavements adjacent to new roads.
 - The level of effect during construction will be temporary and major adverse.
 - The level of effect in the long term will be **major adverse** in respect of this receptor group as the existing route will be diverted and the experience of travelling along the route will change completely. This is however a route that is for a short distance and sequential journey, with views of existing development and vehicles moving along the A59 and Clitheroe Road.
- 5.10. Those using the public footpaths to the north of the site (references: 3-47-FP17 and 3-47-FP5)
- Medium sensitivity.



- Magnitude of change during construction will be high as views into the site will change from views of the undeveloped field to views of the uncharacteristic construction activities. This phase however is for a short duration.
- Magnitude of change during the occupation phase will be high. Views of the site for these receptors will change from views of the undeveloped field filtered through vegetation to views of the drive-thru and employment area of the scheme. Existing vegetation will be retained between the development and these footpaths; however, this vegetation is gappy in places and visibility of the site will be increased in the winter months whilst the trees are not in leaf. Given the close proximity of this receptor group to the site, the scale of the change and the fact that this is a permanent change, the magnitude of change would be high.
- The level of effect on this receptor group during construction will be temporary and moderate adverse.
- The level of effect in the long term will be **moderate adverse** in respect of this receptor group as the development would be visible through vegetation and introduces development into an area which does not currently have a connection with existing commercial or employment development.

5.11. Residents abutting the site to the north (off Lamb Roe Gardens and Wheatsheaf Close)

- High sensitivity.
- Magnitude of change during construction will be high as views into the site will change from views of the undeveloped field to views of the construction activities. This phase however is for a short duration.
- Magnitude of change during the occupation phase will be high. Views of the site for these receptors will change from views of the undeveloped field to views of the proposed bungalows immediately abutting the receptor group and the commercial, employment and care home development beyond. Existing vegetation will be retained but there is limited additional planting between this receptor group and the proposed development. Those dwellings located off Lamb Roe Gardens are bungalows, so their current visual outlook is limited given the low ridge height of the dwellings.
- The level of effect on this receptor group during construction will be temporary and major adverse.
- The level of effect in the long term will be moderate adverse in respect of this receptor group as the development will be clearly visible and would introduce elements that are prominent which will change the visual outlook of the site for these properties permanently, however is not uncharacteristic within the local context.

5.12. Motorists using the A59 (east and south of the site)

- Low sensitivity.
- Magnitude of change during construction will be medium as views into the site will change from views of the undeveloped field to views of the uncharacteristic construction activities. This phase however is for a short duration and experienced in fleeting views.
- Magnitude of change during the occupation phase will be medium. Views of the site for these receptors will change from views of the undeveloped field to views of the care home, employment development and new petrol filling station with drive-thru restaurant. There is



limited existing vegetation to this boundary and there will be some removal to accommodate the new access road off the A59 however, new planting is proposed, particularly focussed between the A59 and proposed built form. Once this new tree planting matures, views into the site will be filtered. Whilst the planting will mature, given the close proximity of this receptor group to the site, the scale of the change and the fact that this is a permanent change, the magnitude of change would be high, however given the fleeting nature of views and that the user should be focused on driving, the magnitude of change experienced is lowered.

- The level of effect on this receptor group during construction will be temporary and moderate adverse.
- The level of effect in the long term will be **minor adverse** in respect of this receptor group as the development would be filtered through vegetation and experienced in a short duration (fleeting views).

5.13. Motorists and pedestrians using Clitheroe Road

- Low sensitivity for motorists and medium sensitivity for pedestrians.
- Magnitude of change during construction will be medium/high. The magnitude of change varies for different road users. Those walking the pavement to the road with views into the site will experience a high magnitude of change. Those driving along the road with views into the site will experience a medium magnitude of change given the filtered and fleeting nature of the views. This phase however is for a short duration.
- Magnitude of change during the occupation phase will be low/medium. Those walking the pavement with views of the site will change from views into the undeveloped field to views of the bungalows in the foreground with the employment and commercial development beyond. The bungalows will assimilate with those that exist off Lamb Roe Gardens, set behind the existing hedgerow and these receptors will therefore experience a medium magnitude of change. Motorists using this route will experience a similar change in the view however their views are fleeting and experienced for a shorter duration. The magnitude of change for this receptor group is therefore low.
- The level of effect on this receptor group during construction will be temporary and minor adverse for both road users.
- The level of effect in the long term will be minor adverse for pedestrians as the development would read as an extension to the existing built development at Lamb Roe Gardens. The level of effect for motorists would be reduced to **negligible** given the speed in which they are travelling and the focus of their activity (on the road ahead).

5.14. The resident whose property abuts the western site boundary

- High sensitivity.
- Magnitude of change during construction will be high as views into the site will change from views of the undeveloped field to views of the construction activities. This phase however is for a short duration.
- Magnitude of change during the occupation phase will be high. Views of the site for this receptor will change from views of the undeveloped field to views of the proposed bungalows and care home. Existing vegetation within the garden curtilage will be retained, which includes the conifer woodland and additional planting is proposed between this receptor and the proposed development. Once this new tree planting matures, views into the site will be further filtered from



what they are currently given this additional tree cover. Whilst the planting will mature, given the close proximity of this receptor group to the site, the scale of the change and the fact that this is a permanent change, the magnitude of change would be high.

- The level of effect on this receptor group during construction will be temporary and major adverse.
- The level of effect in the long term will be moderate adverse in respect of this receptor group as the development will be clearly visible and would introduce elements that are prominent which will change the visual outlook of the site for this property permanently. The number of people affected however is limited and the development proposals are not wholly uncharacteristic given existing development to the north and the A59 to the east.

5.15. Residents off Clitheroe Road and people visiting the cemetery and The Eagle.

- Medium sensitivity for residents and low sensitivity for visitors to the cemetery and The Eagle.
- Magnitude of change during construction will be medium/high. The magnitude of change varies for different receptors. Those visiting the cemetery and The Eagle will experience a high magnitude of change given their proximity to the site. Residents off Clitheroe Road would experience a medium magnitude of change given that the existing view is oblique and glimpsed beyond the existing hedgerow along the western site boundary.
- Magnitude of change during the occupation phase will be low. Views of the site will change to include the proposed development set behind the existing hedgerow to the western site boundary. The proposed bungalows will be visible in the foreground with the employment and commercial development beyond. The bungalows will assimilate with those that exist off Lamb Roe Gardens, set behind the existing hedgerow. In addition, visitors to the cemetery and The Eagle will have a different focus to their activities (not on the enjoyment of the landscape) and residents have oblique and glimpsed views. These receptors as a whole will therefore experience a low magnitude of change.
- The level of effect on this receptor group during construction will be temporary and minor adverse.
- The level of effect in the long term will be **minor adverse** for this receptor group.

5.16. Visitors to the Forest of Bowland AONB (east and north-west)

- High sensitivity.
- Magnitude of change during construction will be medium. Views of the site from within the AONB to the north-west are limited due to the distance from the site and intervening built form and vegetation. There would therefore be no change to these views. Views of the site from within the AONB to the east are varying in nature. There are limited areas in which the site is visible, given the nature of the landform and public access. Where the site is visible, construction activities would be incongruous, albeit within the existing context of the A59, Clitheroe Road and surrounding built context. Nevertheless, the introduction of machinery and construction of the proposed development where visible would be uncharacteristic.
- Magnitude of change during the occupation phase will be medium. As described above, there are limited locations in which the site is visible from within the AONB located to the north-west. Within the AONB to the east, where the site is visible, once complete the proposed development will be visible in the context of the existing A59, Clitheroe Road and built context to the north and west.



- The level of effect on this receptor group during construction will be temporary and minor adverse.
- Where visible, the level of effect in the long term will be **minor adverse** in respect of this receptor group as the development would cause limited changes to the wider panoramic views currently experienced in the context of existing development off Clitheroe Road and the A59. This wouldn't change the overall composition of the view.

Policy Compliance

- 5.17. The following text identifies relevant policies with respect to the development proposals and considers compliance or conflict.
- 5.18. **Key Statement EN2: Landscape.** This policy seeks to protect, conserve and enhance the landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty (AONB). The landscape and character of those areas that contribute to the setting and character of the AONB will be protected, 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.
- 5.19. Effects on the Forest of Bowland AONB in terms of special qualities and characteristics are limited as the site. The proposed development will not have a direct effect on the AONB or its special qualities. The change experienced relates to the visual context of the AONB. There will be a change to the visual context of the AONB where it will change from a greenfield site in the foreground with clear views of the rising hills of the AONB beyond to the proposed development with glimpses of the AONB beyond. The change proposed is not however uncharacteristic within the surrounding context. In addition, the development has been designed to respond to the surrounding context in terms of use and materials.
- 5.20. **Policy DMG1: General Considerations.** This policy provides general guidance which development must abide to in relation to design, access, amenity, environment and infrastructure. The consideration of most relevance to landscape is to “consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.”
- 5.21. Information relating to the detailed design of the full application elements (bungalows, care home and drive-thru) are contained within the Design and Access Statement which accompanies the planning application. The designs for the proposed bungalows draw heavily from the earlier Lamb Roe Gardens scheme, utilising a palette of natural stone walling, stone cills and surrounds, ivory render and black and white boarded gables. The care home design reflects the operators preferred approach, providing a symmetrical arrangement of expressed gable bays and variations to the roof profile.
- 5.22. The material palette however reflects the approach taken for the bungalows utilising natural stonework, render and black and white boarded gables. As with the care home, the drive-thru reflects the operators preferred design, using a palette of timber cladding, render and modern rainscreen and curtain walling systems. The materials palette for these elements have been designed to create a synergy between the various uses and surrounding context, helping the built form to sit comfortably within the landscape. The detailed design of the employment element of the scheme will be subject to Reserved Matters.
- 5.23. **Policy DME1: Protecting trees and woodlands.** This policy seeks to protect trees and woodland where possible.



- 5.24. Existing trees to the site boundaries will be retained where possible, however the loss is set out within the Arboricultural Impact Assessment.
- 5.25. **Policy DME2: Landscape and Townscape Protection.** This policy seeks to, wherever possible, enhance the local landscape in line with its key statements and development strategy.
- 5.26. The proposals are in keeping with the published landscape character assessment as published by Lancashire County Council. The main landscape effects relate to the loss of hedgerows and trees, the change from undeveloped land to mixed use development and the alteration to the topography of the site.
- 5.27. In respect to the emerging Housing and Economic Development DPD, many of the surrounding settlements have enlarged boundaries and the boundary of Barrow now extends to abut the sites northern boundary, This demonstrates a direction of travel of built development further south, towards the site.



Section 6: Conclusion

- 6.1. In considering the landscape and visual effects of development it is important to recognise that any change to an undeveloped (greenfield) site such as this site will result in landscape and visual effects. However, the extent of these effects should be considered within the local context and the proposals degree of conformance with their surroundings. In addition, the effects need to be put in the planning balance with all other economic, social and environmental effects of the development.
- 6.2. The site is not the subject of any statutory landscape designation which indicates that it is important at a national or regional scale. It does however lie within approximately 1.5km to the edge of the Forest of Bowland AONB. It is not part of a valued landscape as alluded to in paragraph 170 of the NPPF. In order to determine whether the landscape of the site itself and its immediate surroundings are valued, the GLVIA3 approach has been adopted within this LVIA. Having considered the key elements related to value there is nothing within the site itself that would make this land as a whole more than low/medium value.
- 6.3. In terms of the level of effect relating to landscape receptors, the highest landscape effects during construction relate to the site-specific character and landscape features and elements on the site. At occupation, the highest level of effect relates to the landscape features and elements on the site as the proposed development would cause a permanent loss to one or more of the elements or features. Whilst the development proposed is not uncharacteristic of the wider published character and surrounding context, the development would cause a permanent loss to the existing undeveloped character of the site and the landscape features and elements within the site. Effects on landscape resources are therefore localised to the site and its features only.
- 6.4. In terms of the level of effect relating to visual receptors, the highest visual effects during construction relate to those using the public footpath located within the site (reference: 3-45-FP11), residents abutting the site to the north (off Lamb Roe Gardens and Wheatsheaf Close) and the resident abutting the western site boundary. At occupation, the highest level of effect relates to those using the public footpath located within the site. This is because the route will be diverted and the experience of walking the route will completely change. Effects on the visual receptors are therefore localised to the immediate context.
- 6.5. In relation to the AONB designation, the proposed development will not have a direct effect on the AONB or its special qualities. The change experienced relates to the visual context of the AONB. There will be a change to the context of the AONB where it will change from a greenfield site in the foreground with clear views of the rising hills of the AONB beyond to the proposed development with glimpses of the AONB beyond. The change proposed however is not uncharacteristic within the surrounding context, where the AONB forms a backdrop in many local views (including in both developed and undeveloped views).
- 6.6. This LVIA has been carried out in accordance with industry standard guidance including the Guidelines for Landscape and Visual Impact Assessment (GLVIA3), Third Edition 2013 and confirms general compliance with the relevant landscape and visual policies in the Core Strategy in principle (given the outline aspect to the employment part of the application).



Appendix 1: LVIA Methodology Summary and Criteria Tables



Appendix 1 Landscape and Visual Impact Assessment Methodology summary of Approach and Criteria Tables

The key terms used within assessments are:

- Susceptibility and Value – Which contribute to Sensitivity;
- Scale, Geographical Extent, Duration and Reversibility – which contribute to the Magnitude of change; and
- Significance of Effect – a judgement of the level of significance of effect when Sensitivity and Magnitude are combined.

Sensitivity

Overall sensitivity lies along a continuum of low to high. The *Value and Susceptibility* of a receptor are both considered understanding its overall sensitivity.

Susceptibility is assessed for both landscape receptors including, landscape character areas, and for visual receptors (people). It indicates the ability of a defined landscape or visual receptor to accommodate the proposed development “without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.” (GLVIA, 3rd version, para 5.40). An example of how Susceptibility can be described at each end of the continuum of low to high is provided in the following tables below A and B for both landscape and visual receptors.

Landscape **Value** is “the relative value that is attached to different landscapes by society” (GLVIA, 3rd version, page 157). Box 5.1 (GLVIA 3rd version, page 84) sets out factors to be considered in the identification of valued landscapes. These can be broadly described as: Landscapes recognised and valued for their quality and and/or cultural associations; key characteristics and features as recognised in published landscape character assessments; Landscape constrictions and the degree to which the landscape is intact and legible. An example of how Value can be described at each end of the continuum of low to high is provided in the following table 1 for landscape receptors. In visual terms, Value relates to that attached to views experienced by receptors (people). An example of how Value can be described at each end of the continuum of low to high is provided below for visual receptors in the following table 2.

Magnitude of Change

Overall magnitude of change lies along a continuum of low to high. Together the *Scale, Geographical Extent, and Duration and Reversibility* of effect are all considered in understanding the overall Magnitude of change.

Scale of effect is assessed for both landscape and visual receptors and identifies the degree of change which would arise from the development. An example of how Scale of effect can be described at each end of the continuum of low to high is provided in the following tables 3 and 4 for both landscape and visual receptors.

Geographical Extent of effect is assessed for both landscape and visual receptors and indicates the geographic area over which the effects will be felt. An example of how Geographical Extent can be described at each end of the continuum of low to high is provided in the following tables 3 and 4 for both landscape and visual receptors.

Duration and Reversibility of effect is assessed for all landscape and visual receptors and identifies the time period over which the change to the receptor would arise as a result of the development. An example of how Duration and Reversibility can be described at each end of the continuum of low to high is provided in the following tables 3 and 4 for both landscape and visual receptors.

Significance of Effect

Best practice guidelines stipulate that the significance of any landscape related impact should be evaluated, both during the construction works and following completion of the development. The significance of any landscape and visual effect is a function of the sensitivity of the affected landscape resources and visual receptors against the magnitude of change that they would experience. As such, the assessment of potential and residual effects can be described as: negligible, minor, moderate, and major. A description is set out in table.5

The following terms will be used to define residual landscape/townscape effects:

Adverse: the proposed development may result in direct loss of physical landscape/townscape resources, weaken key characteristics or negatively affect the integrity of a landscape/townscape designation; and

Beneficial: the proposed development may replace poor quality elements of the existing landscape/townscape or strengthen existing landscape/townscape characteristics.


The following terms have been used to define residual visual effects:

Adverse: the proposed development reduces visual amenity; and

Beneficial: the visual amenity is improved by the proposed development.

Table.1 Sensitivity of Receptors: Landscape/Townscape Receptors

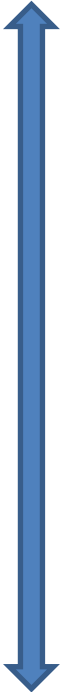
As set out below, the Sensitivity lies along a continuum of low to high. The Value and Susceptibility of a receptor are both considered in understanding its overall Sensitivity.

| | Designations and Conservation Interests/Associations <i>Landscapes recognised and valued for their quality and / or cultural associations / recreational value</i> | Landscape Value Key Characteristics and Features <i>As recognised in published Landscape Character Assessments or policy</i> | Landscape Condition <i>Degree to which the landscape is intact and legible & its scenic quality</i> | Landscape Susceptibility <i>The ability of a defined landscape to accommodate the specific proposed development without undue negative consequences</i> |
|---|--|---|--|---|
| <p>High</p>  <p>Low</p> | National / Regional Importance (e.g. AONB, National Park, Registered Parks and Gardens) | <p>Features which are dominant within the landscape and are fundamental to defining the distinct landscape character of an area.</p> <p>Important characteristics and features recognised as forming intrinsic part of nationally and regionally designated landscapes.</p> <p>Distinctive individual or rare features.</p> | <p>Distinct landscape structure with strong pattern and intact features.</p> <p>Few detractors or uncharacteristic features or elements present.</p> | The landscape is such that changes in terms of the proposed development would be entirely at odds with the character of the local area, related to matters including pattern, grain, use, scale and mass. |
| | Local importance (e.g. Conservation Areas, Special Landscape Areas / Features) | <p>Locally important and notable features that contribute to the overall character of an area.</p> <p>Features and elements protected by local policy.</p> | <p>Landscape exhibits recognisable structure and characteristic patterns.</p> <p>Some detracting features present.</p> | The proposed development has a degree of consistency with the existing scale, pattern, grain, land use of the prevailing character, although mitigation may be appropriate to enhance assimilation. |
| | No Designation | <p>Features or elements that are uncharacteristic and detract from the landscape character of an area.</p> | <p>Degraded landscape structure with fragmented pattern and poor legibility of character.</p> <p>Detracting features notable within the landscape.</p> | The proposed development is entirely consistent with the character of the local area, related to matters including pattern, grain, use, scale and mass. |

e.g. Medium – Landscape Character Area does not include a designation but includes important characteristics and features that create a distinct landscape structure with strong pattern and intact features. The proposed development has a degree of consistency with the existing scale, pattern, grain, land use of the prevailing character, although mitigation may be appropriate to enhance assimilation.

Table.2 Sensitivity of Receptors: Visual Receptors

As set out below, the Sensitivity lies along a continuum of low to high. The Value and Susceptibility of a receptor are both considered understanding its overall Sensitivity.

| | <i>Value (attached to views)</i> | <i>Visual Susceptibility (the ability of the receptor to view the proposed development without undue negative consequences)</i> |
|---|--|---|
|  <p>High</p> | Recognised national / Important Viewpoints, including those identified within and protected by policy. | The visual composition following the development as proposed will include discordant and incongruent elements. |
| | These viewpoints may be tourist destinations and marked on maps. | |
| | Designed views, including from within historic landscapes. | The visual composition following the development as proposed will be consistent with the baseline situation although some aspects may be at odds with the visual composition. |
| | Users of nationally recognized routes e.g. National Cycle Network, National Trails. | |
| | Land with public access (i.e. Open Access Land and National Trust Land). | |
| | Locally important views/ views. | |
| | Views from within locally designated landscapes e.g. Conservation Areas and local planning policy. | The visual composition following the development as proposed will be in harmony with the existing composition. |
| | Views from local routes identified on maps | |
| Permissive routes, not recognised by policy or identified on maps. | | |
| Low | No designations present | |

e.g. Medium - views of the landscape are part of, but not the sole purpose of the receptors activities along local routes.

Table.3 Magnitude of Change: Landscape/Townscape Receptors

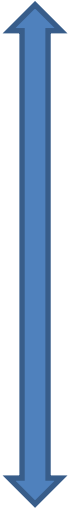
As set out below, magnitude of change lies along a continuum of low to high. Together the Scale, Geographical extent, and Duration and Reversibility of effect are all considered in understanding the overall magnitude of change.

| | Scale | Geographical Extent | Duration and Reversibility |
|-------------|--|---|---|
| | <i>identifies the degree of change which would arise from the development</i> | <i>of effect indicates the geographic area over which the effects will be felt</i> | <i>of effect identifies the time period over which the change to the receptor would arise as a result of the development.</i> |
| High | Highly noticeable change, affecting most key characteristics and dominating the experience of the Landscape/Townscape; introduction of highly conspicuous new development; and the baseline situation will be fundamentally changed. | Extensive affecting the majority or all the Landscape/Townscape Character Area. | Long-term or permanent, the change is expected to be in place for 10+ years and there may be no intention for it to be reversed or only partially reversed. |
| | Partial alteration to key elements, features, qualities or characteristics, such that post development the baseline situation will be largely unchanged but noticeable despite discernible differences. | Localised, affecting the site and a proportion of the wider Landscape/Townscape Character Area. | Medium-term, the change is expected to be in place for 5-10 years and the effects may be reversed or partially reversed. |
| Low | Minor alteration to few elements, features qualities or characteristics resulting in a barely perceptible change. | Affecting the site and immediate setting only. | Short-term, the change is expected to be in place for 0-5 years and the effects are likely to be reversed. |

e.g. Medium – Highly noticeable change with introduction of highly conspicuous development which will affect the site and a proportion of the character area for a short-term during construction. The effects are likely to be reversed.

Table.4 Magnitude of Change: Visual Receptors

As set out below, magnitude of change lies along a continuum of low to high. Together the Scale, Geographical extent, and Duration and Reversibility of effect are all considered in understanding the overall magnitude of change.

| | Scale | Geographical Extent | Duration and Reversibility |
|--|---|--|---|
| | <i>identifies the degree of change which would arise from the development</i> | <i>Wide, and/or within close proximity, and/or open views.</i> | <i>identifies the time period over which the change to the receptor would arise as a result of the development.</i> |
| High | Intensive/dominant or major alteration to key elements of the baseline view. | Extensive, open and/or close proximity, and/or direct and/or affecting unscreened views. | Long-term or permanent, the change is expected to be in place for 10+ years and there may be no intention for it to be reversed or only partially reversed. |
|  | Partial/noticeable or minor alteration to key elements of the baseline view. | Framed, and/or contained, and/or medium distance, and/or partially screened views. | Medium-term, the change is expected to be in place for 5-10 years and the effects may be reversed or partially reversed. |
| Low | Minor alteration to few elements of the baseline view. | Narrow, and/or fragmented, and/or long distance, and/or heavily screened views. | Short-term, the change is expected to be in place for 0-5 years and the effects are likely to be reversed. |

e.g. Medium – Intensive and major alteration to key elements of the framed baseline view over a medium distance for a short period of time during construction. The effects are likely to be reversible.

Table.5 Level of Effect

| | |
|-----------------------------|--|
| Major beneficial: | The development would fit well with the scale, landform and pattern of the landscape and bring substantial enhancements. The development would create a major improvement in views; |
| Moderate beneficial: | The development would fit well with the scale, landform and pattern of the landscape, maintain and/or enhance the existing landscape character. The development would create a noticeable but improved change in the view; |
| Minor beneficial: | The development would complement the scale, landform and pattern of the landscape, whilst maintaining the existing character. The development would result in minor improvements to the existing views; |
| Negligible: | The development would cause very limited changes to the landscape and/or views but creates no significant effects; the development would create neither an adverse or beneficial change to the landscape or visual receptor; |
| Minor adverse: | The development would cause minor permanent and/or temporary loss or alteration to one or more key elements or features of the landscape, to include the introduction of elements that may not be uncharacteristic of the surrounding landscape. The development would cause limited visual intrusion; |
| Moderate adverse: | The development would cause substantial permanent loss or alteration to one or more key elements of the landscape, to include the introduction of elements that are prominent but may not be substantially uncharacteristic with the surrounding landscape. The development would be clearly visible and would result in adverse effects upon the landscape; |
| Major adverse: | The development would irrevocably damage, degrade or badly diminish landscape character features, elements and their setting. The development would be irrevocably visually intrusive and would disrupt fine and valued views both into and across the area. |

Appendix 2: Field Survey Sheet



Project Number & Name: 12587 LAND AT WITHWELL - CUTTERTON

Date: 13/08/2019

Landscape Factors

Landscape Elements:

Circle / list the dominant landscape elements that are present in the landscape.

| | |
|-----------------|--|
| Landform | Flat, Plain, Dry valley, <u>Undulating</u> , Rolling lowland, Deep gorge, Rolling, Plateau, Broad valley, Steep, Scarp/cliffs, Narrow valley, Vertical, <u>Hills</u> ... |
| Buildings | Farmsteads, Masts/Poles, Pylons, Industry, <u>Settlement</u> , Urban, Follies, Military... |
| Heritage | Vernacular buildings, Country house, Field systems, Prehistoric ritual, Hill top enclosure / fort, Ecclesiastic, Monuments of war, Coppice... |
| Farming | Walls, <u>Fences</u> , <u>Hedges</u> , <u>Fields</u> , Arable, Improved pasture, Rough grazing, Hedge banks, Orchard... <u>PASTURE</u> |
| Land cover | Designed parkland, Scrub Marsh, Peat bog, Moor/heath, Rough grassland, Water meadows, <u>Grassland</u> , <u>Species rich grassland</u> ... |
| Woodland/Trees | Deciduous woodland, <u>Coniferous plantation</u> , Mixed woodland, Shelter belt, <u>Hedge trees</u> , Orchard, <u>Clumps</u> , <u>Isolated trees</u> . |
| Hydrology | River, Stream, Reservoir, Dry valley, Winterbourne, Pond, Lake, <u>Drainage ditch</u> ... |
| Human Influence | <u>Road</u> , Track, <u>Footpaths</u> , Lane, Railway, Military, Pylons, Communication masts... |
| Other | |

Landscape Character:

Describe the main elements and features on site and in the views out from it, noting any key characteristics of the landscape.

- PASTURE GRASSLAND (WET) - PARTIALLY ENCLOSED BY HEDGEROW & HEDGEROW TREES
- SMALL TO MEDIUM SCALE FIELDS (IRREGULAR SHAPE)
- SLOPING & UNDULATING LANDFORM - POST + RAIL FENCING

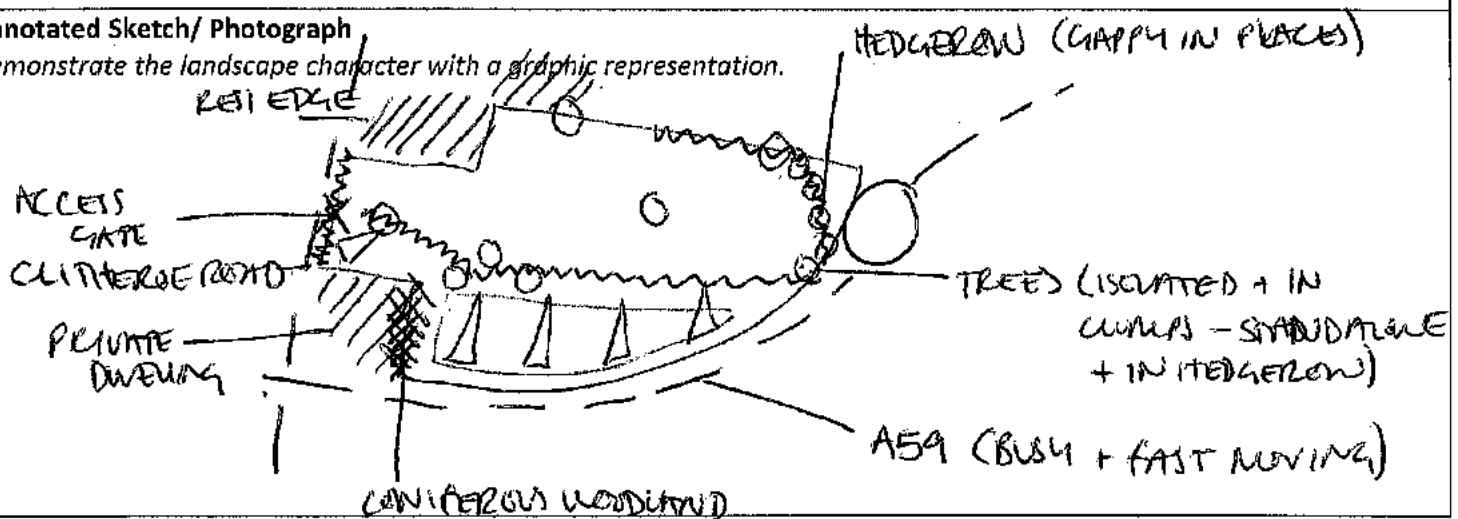
Landscape Condition:

Describe the landscape condition of the site and its immediate surroundings and note any potential enhancement measures that might be appropriate to improve landscape character.

- GRAPPY HEDGEROW
- HEDGEROW REMOVAL + REPLACEMENT WITH POST + RAIL

Annotated Sketch/ Photograph

Demonstrate the landscape character with a graphic representation.



Aesthetic Factors:

Circle / list any special aesthetic factors to describe the landscape of the site and immediate surroundings

| | | | | |
|-----------|------------|-----------|------------|------------|
| Pattern | Random | Organised | Regular | Formal |
| Scale | Intimate | Small | Large | Vast |
| Texture | Smooth | Textured | Rough | Very Rough |
| Colour | Monochrome | Muted | Colourful | Garish |
| Diversity | Uniform | Simple | Diverse | Complex |
| Balance | Harmonious | Balanced | Discordant | Chaotic |
| Form | Vertical | Sloping | Rolling | Horizontal |
| Enclosure | Confined | Enclosed | Open | Exposed |
| Other | | | | |

Perceptual Factors:

Circle / list any perceptual factors to describe the landscape of the site and immediate surroundings

| | | | | | |
|--------------|--------------|-------------|-------------|-------------|-------------|
| Security | Intimate | Comfortable | Safe | Unsettling | Threatening |
| Stimulus | Monotonous | Bland | Interesting | Challenging | Inspiring |
| Tranquillity | Inaccessible | Remote | Vacant | Peaceful | Busy |
| Pleasure | Unpleasant | Pleasant | Attractive | Beautiful | |
| Other | | | | | |

Architecture:

Describe the nearby architecture noting vernacular style, settlement pattern, building materials and condition.

- MODERN 21ST CENTURY HABITATS TO THE NORTH
- MIXED 19TH + 20TH CENTURY RIBBON ALONG CULFROE ROAD

Additional Comments:

Note any other information that may be useful or that may influence the development on site.

- PLOW NOT WELL USED → CONNECTION OVER A59 POOR
- VIEWS TOWARDS BOWLAND HILL TOWNS

Box 5.1 valued landscapes

1. **LANDSCAPE QUALITY** – typical character represented? Y, N, intactness? Y, N, good condition? Y, N
2. **SCENIC QUALITY** – visually attractive? Y/N SITE NO, BUT VIEWS OF HILLS LIES
3. **RARITY** – presence of rare landscape elements? Y, N
4. **REPRESENTATIVENESS** – are landscape characteristics/features particularly important examples? Y/ N
5. **CONSERVATION INTERESTS** – presence of heritage/wildlife/cultural interest? Y/ N
6. **RECREATION VALUE** – landscape valued for recreation? Y/ N ALTHOUGH HAS PLOW
7. **PERCEPTUAL ASPECTS** – landscape valued for wildness or tranquillity? Y/ N
8. **ASSOCIATIONS** – artists/cultural events/writers etc? Y/ N

Appendix 3: Email Exchange – LVIA Scoping



RE: LVIA

John Macholc <John.Macholc@ribblevalley.gov.uk>

Fri 16/08/2019 12:05

To: Anneliese Walker <a.walker@tylergrange.co.uk>

I have no issues with the receptor points. The site may be visible from a footpath that contours around Wiswell Moor Mast but I have not had the time to assess any impact and it is not a well used one. I have used it on a training run and mostly sheep have accompanied me!!

John

From: Anneliese Walker [mailto:a.walker@tylergrange.co.uk]

Sent: 16 August 2019 08:22

To: John Macholc; Lee Greenwood

Cc: Nicola Hopkins; Stephen Kilmartin; Adam Birkett; graham@smithlove.co.uk; Georgina Lees; Nik Puttnam

Subject: Re: LVIA

Dear Lee/John,

I wondered if you could provide any feedback on the viewpoint selection and scoping for the LVIA for the site at Clitheroe Road please?

Kind Regards,
Anneliese



Anneliese Walker BA Hons PgDip CMLU
Senior Landscape Consultant

m 07796 305 463
t 01285 831 804
e a.walker@tylergrange.co.uk

Marsden Estate, Rendcomb
Cirencester, GL7 7EX

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From: Nik Puttnam <nputtnam@ericwright.co.uk>

Sent: 07 August 2019 10:19

To: John Macholc <John.Macholc@ribblevalley.gov.uk>

Cc: Nicola Hopkins <Nicola.Hopkins@ribblevalley.gov.uk>; Stephen Kilmartin <Stephen.Kilmartin@ribblevalley.gov.uk>; Lee Greenwood <Lee.Greenwood@ribblevalley.gov.uk>; Adam Birkett <Adam.Birkett@ribblevalley.gov.uk>; graham@smithlove.co.uk <graham@smithlove.co.uk>; Georgina Lees <georgina.lees@tylergrange.co.uk>; Anneliese Walker <a.walker@tylergrange.co.uk>

Subject: RE: LVIA

John

Thank you for picking this up.

I appreciate that Lee Greenwood is on holiday at the moment and back in the office next week.

Our landscape architect is coming to site next Wednesday, 14th and it would be good if Lee could provide any commentary on the viewpoints ahead of the site visit.

We are keen to prepare and finalise the LVIA as quick as Tyler Grange can so that it can be submitted with the other reports and surveys to support the hybrid planning application for the Whalley site and then allow the LPA to validate the application.

Happy to discuss.

Regards Nik

Nik Puttnam MRTPI
Senior Development Manager

Phone: 01772 694662
Mobile: 07815 007929
Email: nputtnam@ericwright.co.uk



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From: Anneliese Walker <a.walker@tylerrange.co.uk>

Sent: 06 August 2019 12:53

To: John Macholc <John.Macholc@ribblevalley.gov.uk>

Cc: Nicola Hopkins <Nicola.Hopkins@ribblevalley.gov.uk>; Stephen Kilmartin <Stephen.Kilmartin@ribblevalley.gov.uk>; Lee Greenwood

<Lee.Greenwood@ribblevalley.gov.uk>; Adam Birkett <Adam.Birkett@ribblevalley.gov.uk>; graham@smithlove.co.uk; Nik Puttnam <nputtnam@ericwright.co.uk>;

Georgina Lees <georgina.lees@tylerrange.co.uk>

Subject: Re: LVIA

Many thanks John, that's great.

Kind Regards,
Anneliese



Anneliese Walker BA Hons PgDip CMU
Senior Landscape Consultant

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t 01285 831 804

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From: John Macholc <John.Macholc@ribblevalley.gov.uk>

Sent: 06 August 2019 11:31

To: Anneliese Walker <a.walker@tylerrange.co.uk>

Cc: Nicola Hopkins <Nicola.Hopkins@ribblevalley.gov.uk>; Stephen Kilmartin <Stephen.Kilmartin@ribblevalley.gov.uk>; Lee Greenwood

<Lee.Greenwood@ribblevalley.gov.uk>; Adam Birkett <Adam.Birkett@ribblevalley.gov.uk>

Subject: LVIA

Anneliese,

I will ask Lee Greenwood, who has been involved in the pre application submission, to look at the extent of the photo viewpoints when he returns from leave. I would ask that you copy me in future correspondence so I can establish who would deal with any future requests. My initial view is that a viewpoint from the Nick of Pendle may be useful if only to confirm that it is not readily visible from that vantage point. I may try and visit to asses it myself.

Regards

John

John Macholc BSc Hons Dip TP MRTPI DMS

Head of Planning Services

Ribble Valley Borough Council

Tel 01200414502

Tops for resident satisfaction – 79% of residents are satisfied with Ribble Valley as a place to live (Perception Survey 2018)

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Land at Whalley - LVIA Scoping

Anneliese Walker

Tue 06/08/2019 10:49

To: stephen.kilmartin@ribblevalley.gov.uk <stephen.kilmartin@ribblevalley.gov.uk>
Cc: graham@smithlove.co.uk <graham@smithlove.co.uk>; nputtnam@ericwright.co.uk <nputtnam@ericwright.co.uk>; Georgina Lees <georgina.lees@tylergrange.co.uk>
Bcc: Jon Berry <j.berry@tylergrange.co.uk>

1 attachments (2 MB)

12587_P01-P04_Plan Bundle_lowres.pdf;

Dear Stephen,

Land at Whalley, Clitheroe

Tyler Grange Ltd have been instructed to provide a Landscape and Visual Impact Assessment (LVIA) for the development of the above-named site and we would like to confirm photoviewpoint locations and the study area for inclusion within an assessment with you before proceeding.

The site boundary is outlined in red on the attached site location plan (drawing no. 12587/P01).

I have attached a plan to this email which shows the proposed photoviewpoint locations (drawing no. 12587/P04) for the LVIA. These locations have been chosen following the production of Zone of Theoretical Visibility (ZTV) and Topography mapping (also attached, drawing no's. 12587/P02 and 12587/P03), a review of landscape designations and aerial mapping. We propose that the study area for the LVIA is defined by the map extents of the photoviewpoint location plan.

The photoviewpoint locations have been chosen to be representative of a number of visual receptors including local residents, users of public rights of way, users of local roads and visitors to the nearby Forest of Bowland Area of Outstanding Natural Beauty. The viewpoints also allow for views from a range of orientations and distances to be considered, in order to allow for a balanced assessment to be made of the likely landscape and visual effects arising from the proposed development. Exact locations of the photoviewpoints will be verified in the field.

I would also ask that you confirm that when considering the extent of likely effects on landscape character, the LVIA may limit its focus to that area covered by the Lower Ribblesdale (Clitheroe to Gisburn) Landscape Character Area (reference 5e) as identified within 'A Landscape Strategy for Lancashire' Landscape Character Assessment.

I would be grateful if you could kindly confirm that you are happy with the proposed photoviewpoint locations and approach to the LVIA as detailed above, and whether you have any further matters we need to consider.

I am planning on undertaking the fieldwork next Wednesday (14th August), I would therefore appreciate if you could get back to me by Tuesday next week please.

Kind Regards,
Anneliese



Anneliese Walker BA Hons PgDip CMLI
Senior Landscape Consultant

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Plans, Figures & Photosheets

Figure 1: Aerial Photograph
12587/P09 August 2019 RH/AW

Plan 1: Landscape Policy and Public Rights of Way
12587/P05a August 2019 AW/GL

Plan 2: Landscape Character – Published Context
12587/P07a August 2019 AW/KL

Plan 3: Land Use
12587/P08a August 2019 AW/GL

Plan 4: Topography
12587/P02a August 2019 AW/GL

Plan 5: Zone of Theoretical Visibility (ZTV)
12587/P03a August 2019 AW/GL

Plan 6: Photoviewpoint Locations and Field Verified Visual Envelope
12587/P04a August 2019 AW/GL

Photosheets 1-16





 Site Boundary



Project Land at Whalley, Clitheroe

Drawing Title **Figure 1: Aerial Photograph**

Scale Not to Scale

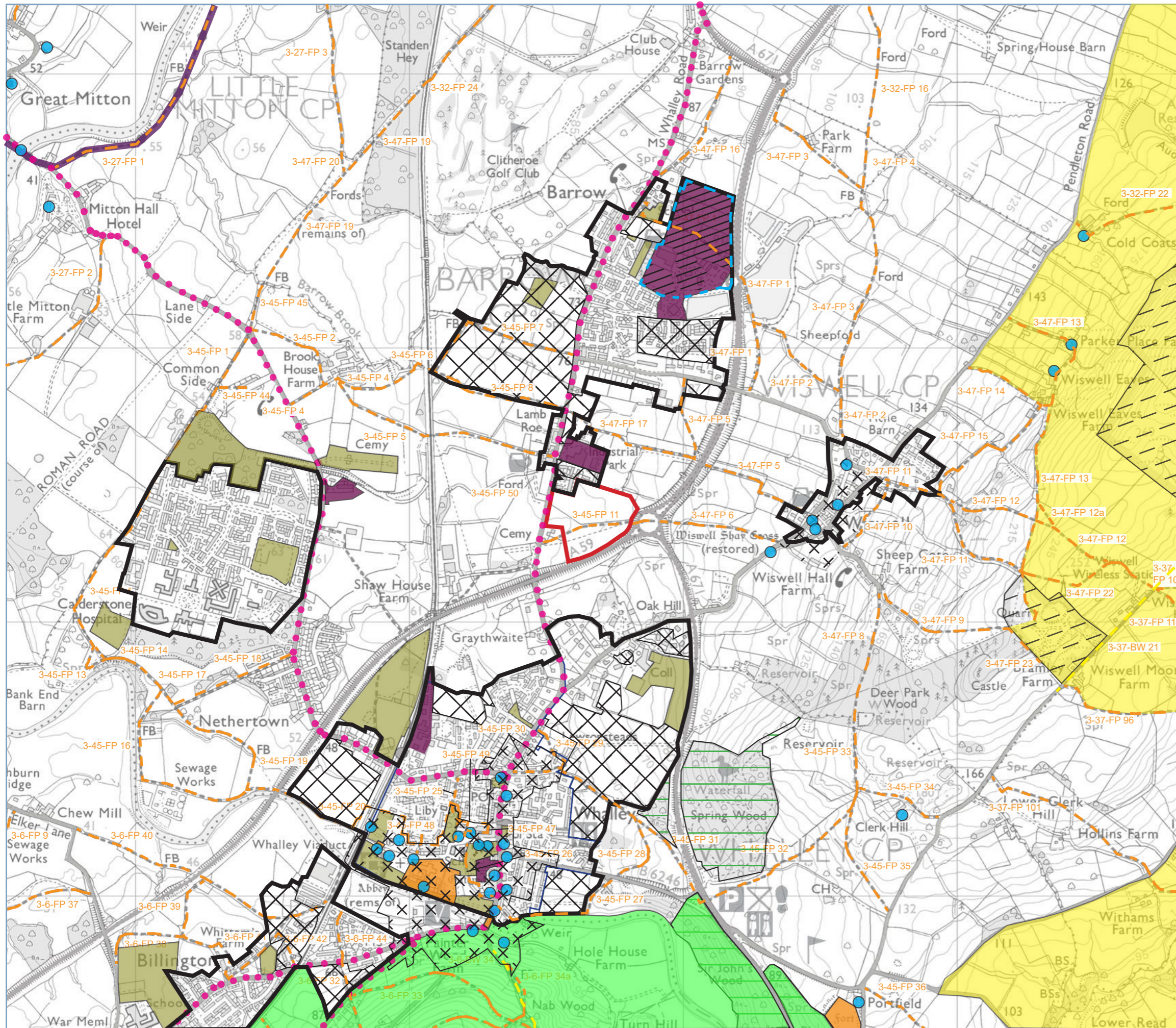
Drawing No. 12587/P09

Date August 2019

Checked RH/AW



3 Jordan Street, Manchester, M15 4PY
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- Site Boundary
- Emerging Housing and Economic Development Plan Document (HED DPD)
- Forest of Bowland AONB - EN2
- Green Belt EN1
- Draft Settlement Boundary - DS1
- Existing Employment Area - DMB1
- Committed Employment Site - DMB1
- Existing Open Space- DMB4
- Committed Housing Site - DS1
- Barrow Enterprise Site - DS1
- Ancient Woodland - DME1
- Heritage Assets
- Conservation Area - DME4
- Scheduled Ancient Monument
- Single/Group of Listed Building(s)
- Public Rights of Way
- Footpaths
- Bridleways
- Lancashire Cycleway
- References
- Ribble Way Long Distance Footpath
- Open Access Land



Project Land at Whalley, Clitheroe

Drawing Title **Plan 1: Landscape Policy and Public Rights of Way**

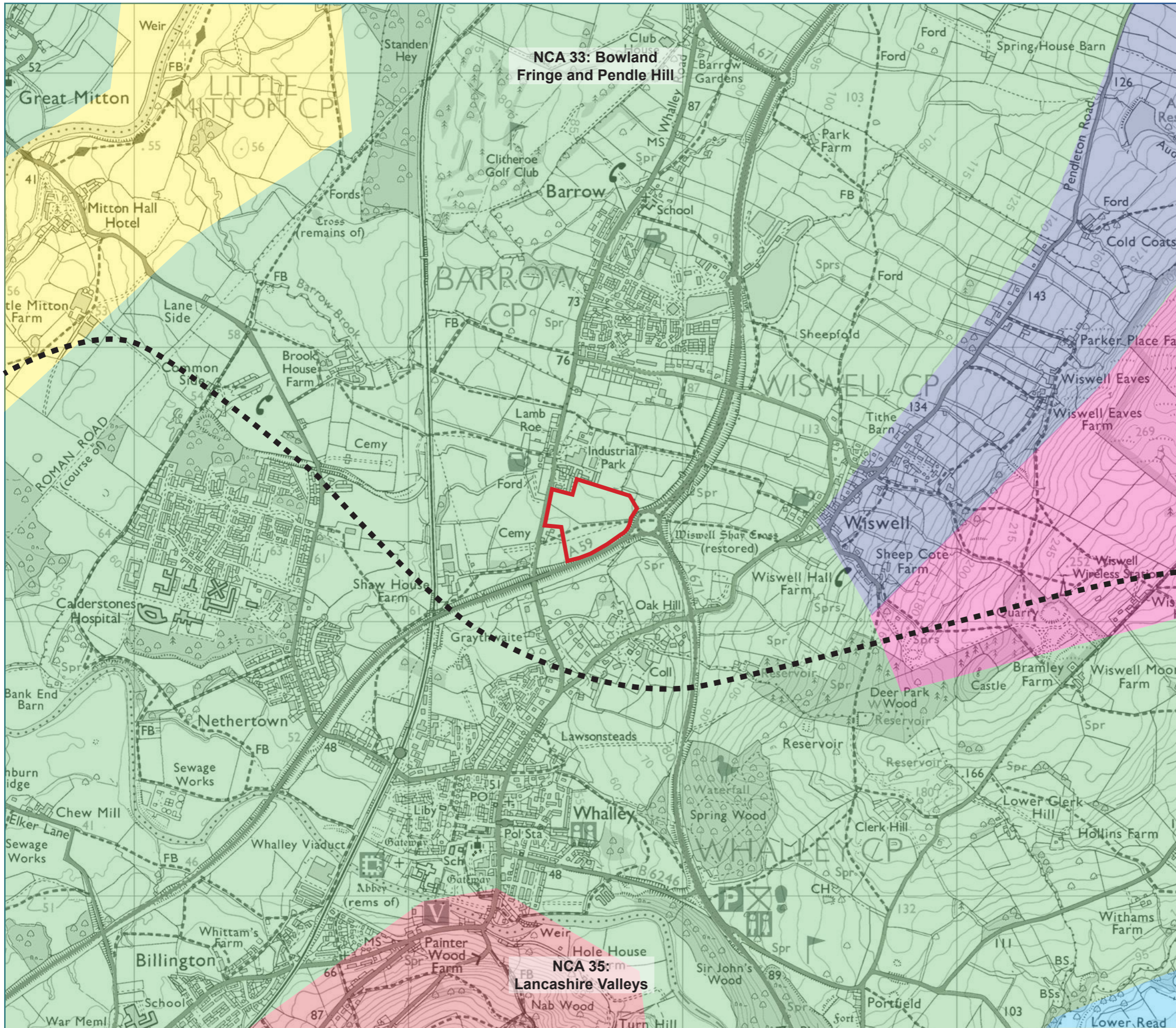
Scale As above (scale bar)

Drawing No. 12587/P05a

Date August 2019


Checked GL/AW





 Site Boundary

National Character Area profile:
33 Bowland Fringe and Pendle Hill

 National Character Area Boundary

Lancashire County Council Landscape Character Assessment- 'A Landscape Strategy for Lancashire'

-  5 Undulating Lowland Farmland:
5e Lower Ribblesdale (Clitheroe to Gisburn)
-  4 Moorland Fringe:
4i North Pendle Fringe
-  2 Moorland Hills:
2e Pendle Hill
-  7 Farmed Ridges:
7a Mellor Ridge
-  6 Industrial Foothills and Valleys:
6a Calder Valley
-  11 Valley Floodplains
11a Lower Ribble Valley



Project Land at Whalley, Clitheroe

Drawing Title **Plan 2: Landscape Character - Published Context**

Scale As above (scale bar)

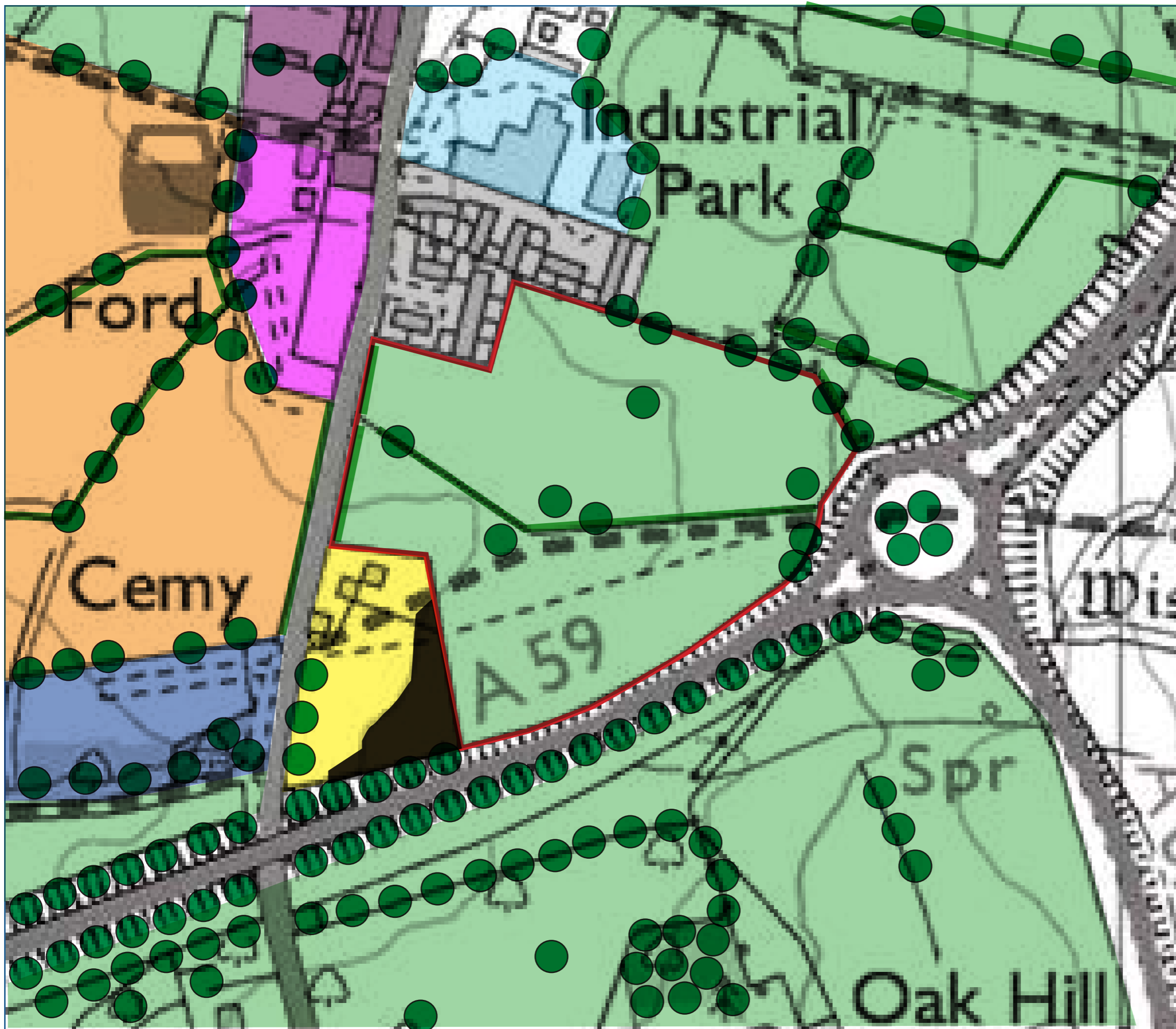
Drawing No. 12587/P07a

Date August 2019

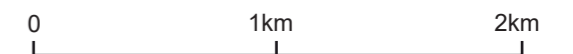
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- Site Boundary
- Undeveloped Landscape
- Pasture
- Mostly arable
- Cemetery
- Garden
- Developed Landscape
- Industrial Built Form
- Residential (21st Century)
- Residential (19th and 20th Century)
- Commercial
- Landscape Features
- Hedgerows
- Trees (isolated, in clumps, within hedgerows and in tree belts/woodland)
- Coniferous woodland



Project | Land at Whalley, Clitheroe

Drawing Title | **Plan 3: Land Use**

Scale | As above (scale bar)

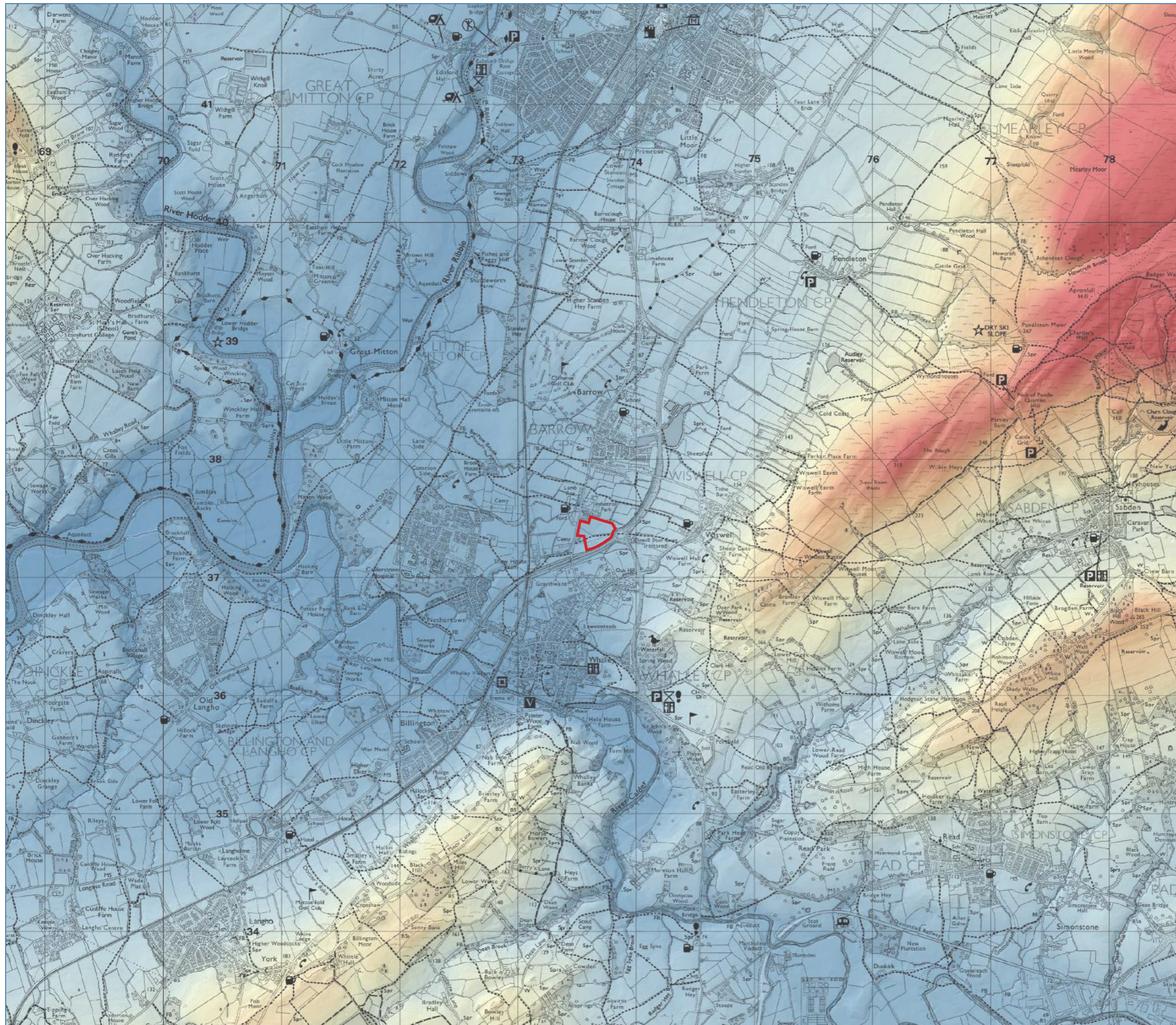
Drawing No. | 12587/P08a

Date | August 2019

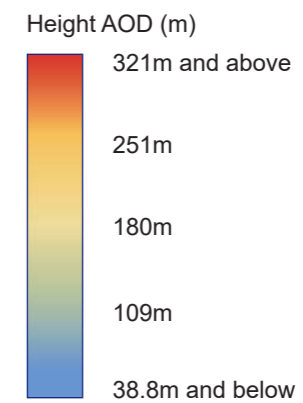
Checked | GL/AW



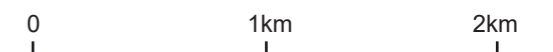
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 Site Boundary



Source:
The plan has been modelled using GIS computer software (QGIS) and Ordnance Survey Terrain 5 data.



Project Land at Whalley, Clitheroe

Drawing Title **Plan 4: Topography**

Scale As above (scale bar)

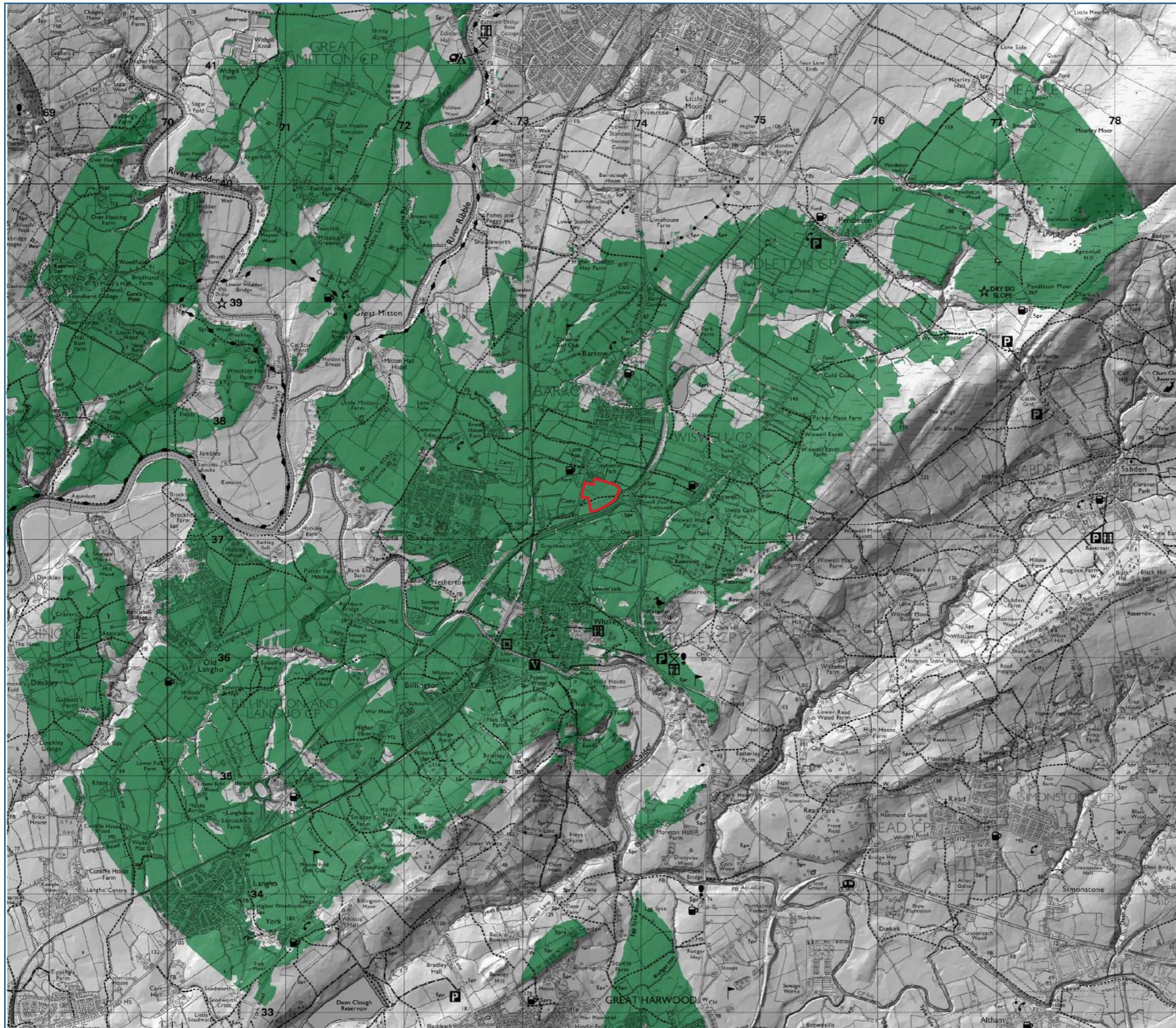
Drawing No. 12587/P02a

Date August 2019

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 Site Boundary

Zone of Theoretical Visibility (ZTV)

 Potential Visibility

Source:
 The Zone of Theoretical Visibility (ZTV) illustrates the extent to which the development at an 9.73m ridge height is potentially visible within a 5km radius (1.6m high receptor). The ZTV has been modelled using GIS computer software (Global Mapper) and Ordnance Survey Terrain 5 data, and as such does not take into account built form or vegetation present within the landscape. Field verification is required to refine the accuracy of the ZTV.

0 1km 2km



Project Land at Whalley, Clitheroe

Drawing Title **Plan 5: GIS Zone of Theoretical Visibility (ZTV)**

Scale As above (scale bar)

Drawing No. 12587/P03a

Date August 2019

Checked GL/AW



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