

Landscape and Visual Impact Assessment – Holden Clough Nursery

Introduction

This assessment has been prepared as part of a planning requirement connected to the proposed for a change of use of agricultural land for car parking, landscaping and horticultural use at Holden Clough Nursery. The appraisal is based on the application submitted and considers the visual impacts of the scheme as applied for.

The method follows the guidelines for Landscape and Visual Impact Assessment (GLVA3) as laid down by the Landscape Institute. The assessment is proportionate to the scale of development as instructed by GLVA3.

The assessment considers Landscape and Visual effects of development.

Landscape

- European Landscape Convention 2000 defines landscape as:
“an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors”
- Not only landscapes that are recognised as being special or valuable, but also about ordinary/everyday (landscapes where people live, work and spend leisure time)

Landscape effects looks at the way change may affect:

- Individual components of the landscape
- Aesthetic or perceptual qualities
- Character of the landscape in different areas

Visual effects

- How surroundings of individuals/groups of people may be affected by changes in landscape
- How people will be affected by changes in views and/or visual amenity at different places

The objective of the assessment is to provide a clear judgement and transparency in both assessments and evaluation of significance. The expectation is to distinguish **significant** effects from **non significant** effects.

Methodology

A desk top search has been carried out to establish designations and broad characteristics of the surrounding area. Descriptions of Landscape Character have been provided. The Zone of Visual Impact (ZVI) is identified. A site description and description of the wider area has identified the receptors affected by the development. Cumulative effects have been considered.

Viewpoints have been taken from receptor positions and impact is described as

- Negligible
- Moderate
- Substantial

Where impact is regarded as Moderate or Substantial mitigation measures are required.

Proposed development

The proposed development is to create a car parking area for 79 cars within 4 bays to the north of a two acre grassland parcel immediately north of Holden Clough Nursery. Two poly tunnels will be erected to the north of the car parking area. East of the car parking area a wild flower margin will separate the car park from a plant growing area with growing areas to the east.

Appendix 1 shows a site plan.

Landscape Character & Designations

The landscape character of the area is described in A Landscape Strategy for Lancashire - Landscape Character Assessment as:

CHARACTER AREA - UNDULATING LOWLAND FARMLAND Undulating Lowland Farmland occurs on the lower fringes of the uplands, below about 150m AOD, across the whole study area.

Lower Ribblesdale This character area follows the upper reaches of the River Ribble between (Clitheroe to Bolton-by-Bowland and Long Preston on limestone geology. It occurs on Gisburn) the fringes of the Slaidburn Rolling Upland Farmland between 100 and 150m AOD. It is a highly rural area which is dominated by lush green pastures divided by hedgerows with many hedgerow trees. The mixed plantation woodlands associated with estates of Bolton Hall and Halton Place and the ancient woodlands along the Ribble itself contribute to the wooded character of this landscape character area.

The site lies within the Forest of Bowland Area of Outstanding Natural Beauty.

The site lies outside Holden Village Settlement boundary

Site Description and Surrounding Area

Holden Clough Nursery is situated on the north east fringe of Holden village. The site sits immediately to the north of Barret Hill Brow with access directly off the highway. The existing built infrastructure includes a stone built café surrounded by associated plant sales and growing areas. Car parking is provided to the south and west of the site with separate access and egress points. The site is 110m AOD.

The existing site is subject to ongoing development of a stone fronted glass house extending to the west of the café and a demonstration barn occupying a position approximately central to the northern boundary.

The development site is a two acre grassland parcel. Mature native species hedgerow form the western and northern boundaries. A margin of native species trees line the eastern boundary off Holden Beck with a small block built structure on the boundary line. A stone wall separates the grassland parcel from the existing nursery site.

Immediately to the western boundary is a large two story residential dwelling named Springfield with a further property, Browfoot, to the west.

Holden Beck forms the eastern boundary of the site. This beck marks the low point of the landscape sweeping to the north to form a natural boundary of the adjoining grassland. The beck is flanked to the east by Holden Clough, a steeply banked deciduous woodland.

The adjoining open grassland rises gradually to the northwest and Barret Hill Brow to the west. A number of scattered mature trees form the remnants of previous field boundaries. A mature hedgerow forms the western boundary of the grassland off Barret Hill Brow. Holden Chapel and house lies 60 metres west of the site at an elevated position 122.5 AOD. The house is unoccupied.

Zone of Visual Impact (ZVI)

The natural land form and wooded landscape coupled with the proximity of the built environment restricts ZVI to views from the west and north west. The impacts are localised with longer views restricted by the nature of the surrounding area. The nature of the development and seasonal changes have been considered.

The sensitivity of the area has been taken into account and the position of the development in the designated landscape.

Cumulative Impacts

As far as we are aware there are no significant developments taking place in the area which will create additional visual impacts.

Receptors

The receptors affected by the development include residential properties to the west and north of the development, Holden Chapel and walkers on the PROW to the north and from the public highway. Residences to the south have been considered.

Localised visual impacts are considered and assessed in detail. Residences and protected buildings are considered to have high sensitivity. Walkers are regarded as medium sensitivity.

Visual receptor	Grid Reference	Closest distance from development (metres)
Springfield	SD7725 4955	5
Browfoot	SD7721 4955	5
Holden Chapel	SD7712 4961	80
Chapel House	SD7714 4955	75
Barret Hill Cottage	SD7703 4974	210
Broxup Barn	SD77324949	50
Broxup House	SD7738 4948	70
The Croft	SD7737 4953	45
PROW	SD7706 4975 – SD7719 4978	150
Barret Hill Brow	SD7714 4955 – SD7703 4974	70

Locations and images are shown as Appendix 2.

Zone of Visual Impact

- Significant Impact
- Moderate Impact



Visual Assessment

V	Visual receptor	Sensitivity of receptor	Magnitude of change	Significance of change	Description of effect
V1	Springfield	High	High	Substantial	The development is directly to the rear of the property. A screen hedge form part of the proposals.
V2	Brow Foot	High	High	Substantial	The development is to the rear of the property within views to the east. Native species planting is proposed.
V3	Holden Chapel	High	High	Substantial	The view of the development is most prominent from the car park. The principle windows in the chapel are on the west side and do not look onto the site. Only two windows have views of the site on the east side.
V4	Chapel House	High	Low	Negligible	High trees and hedgerow restrict views of the site. The principle elevation of the property is to the south.
V5	Barret Hill	High	Low	Negligible	The development is screened by large mature trees
V6	Broxup Barn	High	Negligible	Negligible	The property is screened by existing built structures.
V7	Broxup House	High	Negligible	Negligible	The property is screened by existing built structures.
V8	The Croft	High	Negligible	Negligible	Views of the site are restricted. Only a small area of the lower site is visible.
V9	PROW to north	Medium	Medium	Moderate	The views are restricted to development above the existing hedge line. The current backdrop of built structures are visible.
V10	Barret Hill Brow	Medium	Low	Negligible	From Holden Clough Nursery to Barret Hill Cottage there is only 11 metres of direct sight to the development. The view is where Holden Chapel car park has been created.

Visual Impact

Significant visual impact is restricted to the residents of Springfield and Browfoot together with Holden Chapel. Moderate or Substantial impacts require mitigation.

Mitigation

Springfield

To mitigate the visual impact a screen of Portuguese laurel will be planted across the boundary. The evergreen vegetation will develop a year round screen from the development. Further pleached fruit structures will provide screening from ground floor rooms and diffuse views of parked vehicles. A 7.00m shade plant growing area will form the development immediately within the site.

Browfoot

The existing mixed species hedgerow will be allowed to grow and further mixed native species trees will be planted along the boundary to provide screening. Pleached structures will provide further screening and diffuse views within the site.

Holden Chapel

An existing native species hedgerow bounds the north and west of the site. The current height is approximately 1.5 metres. This will be allowed to increase in height along the full length of both boundaries. Further planting with mixed native species trees will be planted along the boundary to screen the western side of the site.

The applicant is happy to provide hedging along Holden Chapel car park if the owners are in agreement.

PROW

The existing native species hedgerow will be allowed to increase in height which together with pleached structures will effectively screen the views from this PROW. The path is already screened at the higher level by mature trees.

Conclusion

The landscape and visual impacts of the proposed development have been considered. The significant visual impacts have been identified. Mitigation measures have been provided to limit the impacts of development.

Design details for the car park has been given considerable thought. The density of planting within this area together with existing hedgerows being allowed to increase in height and additional native species trees planted on the western boundary will limit landscape impacts. The overall visual appearance will be harmonious with the character of the area

The development will also bring some positive visual impacts for residents along Barret Hill Brow as cars will be removed from the highway.

Appendix 1 – Attached

Appendix 2 - Attached