



Gladman Developments Ltd

Henthorn Road, Clitheroe

LANDSCAPE AND VISUAL APPRAISAL

28 October 2019

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1.0 INTRODUCTION

- 1.1 This Landscape and Visual Appraisal (LVA) has been carried out for land at Henthorn Road by FPCR Environment and Design Ltd (FPCR). The purpose of this LVA study is to provide an assessment of the likely landscape and visual effects of the proposed development. The landscape and visual effects have been considered in relation to the proposals detailed in the planning application (Development Framework) and Design and Access Statement (DAS).
- 1.2 FPCR is a multi-disciplinary environmental and design consultancy with over 60 years' experience of architecture, landscape, ecology, urban design, masterplanning and environmental impact assessment. The practice is a member of the Landscape Institute and Institute of Environmental Management and Assessment and is frequently called upon to provide expert evidence on landscape and visual issues at Public and Local Plan Inquiries.

Site Location

- 1.3 The site is situated adjacent to the south-western edge of the settlement of Clitheroe, within the borough of Ribble Valley. It is divided into two parts north and south of Henthorn Road.
- 1.4 Figure 1 shows the location and context of the site.

Proposed Development

- 1.5 The proposed development is for up to 160 dwellings, with associated access and within a green infrastructure framework comprising attenuation, habitat enhancements and public open space provision.

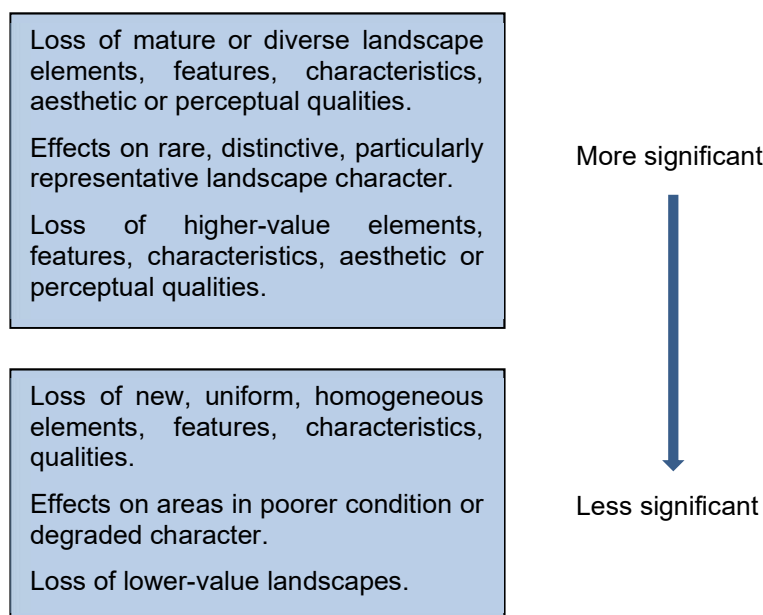
2.0 METHODOLOGY

- 2.1 This LVA has been prepared based upon the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013.
- 2.2 In summary, the GLVIA3 states:
- “Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the effects of change resulting from development on both landscape as an environmental resource in its own right and on people’s views and visual amenity.”* (GLVIA3 paragraph 1.1.)
- 2.3 There are two components of LVIA:
- *“Assessment of landscape effects; assessing effects on the landscape as a resource in its own right;*
 - *Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.”* (GLVIA3 paragraph 2.21.)
- 2.4 The components of this report include: baseline studies; description and details of the landscape proposals and mitigation measures to be adopted as part of the scheme; and identification and description of likely effects arising from the proposed development.
- 2.5 In terms of baseline studies, the assessment provides an understanding of the landscape that may be affected, its constituent elements, character, condition and value. For the visual baseline, this includes an understanding of the area in which the development may be visible, the people who may experience views, and the nature of views.

Assessment of Landscape Effects

- 2.6 GLVIA3 states that *“An assessment of landscape effects deals with the effects of change and development on landscape as a resource”* (GLVIA3 paragraph 5.1).
- 2.7 The baseline landscape is described by reference to existing published Landscape Character Assessments and by a description of the site and its context.
- 2.8 A range of landscape effects can arise through development. These can include:
- Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;
 - Addition of new elements that influence character and distinctiveness of the landscape;
 - Combined effects of these changes.
- 2.9 The characteristics of the existing landscape resource are considered in respect of the susceptibility of the landscape resource to the change arising from this development. The value of the existing landscape is also considered.
- 2.10 Each effect on landscape receptors is assessed in terms of size or scale, the geographical extent of the area influenced and its duration and reversibility. In terms of size or scale of change, the judgement takes account of the extent of the existing landscape elements that will be lost or changed, and the degree to which the aesthetic or perceptual aspects or key characteristics of the landscape will be altered by removal or addition of new elements.

- 2.11 The level of effect is determined by considering the sensitivity of the landscape receptors and the magnitude of effect on the landscape. Final conclusions on the overall landscape effects are drawn from the assessment components described. This appraisal describes the nature of the landscape effects, and whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1) and longer term (year 15).
- 2.12 GLVIA3 sets out some guidance on the underlying principles, which are used in this appraisal. This includes Figure 5.10, Scale of significance. Whilst this scheme is not EIA development, and judgements on significance are not therefore required, the Figure does provide useful guidance on reaching an overall judgement on the level of effects. This is repeated below (note this includes the correction of a typo, from the published document)



- 2.13 The criteria used in the appraisal are set out in Appendix A.

Assessment of Visual Effects

- 2.14 An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity. This appraisal describes the nature of the visual effects and, whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1 Winter) and longer term (year 15 Summer).
- 2.15 The first stage in the assessment is to identify approximate visibility/ visibility mapping. This is done by either a computerised Zone of Theoretical Visibility (ZTV)¹, or by manual methods using map study and field evaluation. A series of viewpoints are included within the assessment that are representative of views towards the site from surrounding visual receptors. Other views of the site are included where it supports the description and understanding of the site's landscape and visual characteristics.

¹ Zone of Theoretical Visibility (ZTV): A map usually digitally produced, showing areas of land within which a development is theoretically visible. [GLVIA3]

2.16 The views also typically represent what can be seen from a variety of distances from the development and different viewing experiences.

2.17 It is important to remember that visual receptors are all people. For each affected viewpoint, the assessment considers both the susceptibility to change in views and the value attached to views.

“The visual receptors most susceptible to change are generally likely to include:

- *Residents at home;*
 - *People, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views;*
 - *Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience;*
 - *Communities where views contribute to the landscape setting enjoyed by residents in the area;*
- Travellers on road, rail or other transport routes tend to fall into an intermediate category of moderate susceptibility to change. Where travel involves recognised scenic routes awareness of views is likely to be particularly high.” (GLVIA3 paragraph 6.33.)*

“Visual receptors likely to be less sensitive to change include:

- *People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape;*
- *People at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life (although there may on occasion be cases where views are an important contributor to the setting and to the to the quality of working life).” (GLVIA3 paragraph 6.34.)*

2.18 Each of the visual effects is evaluated in terms of its size or scale, the geographical extent of the area influenced and its duration or reversibility.

2.19 In terms of size or scale, the magnitude of visual effects takes account of:

- *“The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including proportion of the view occupied by the proposed development;*
- *The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line height, colour and texture;*
- *The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses” (GLVIA3 paragraph 6.39).*

2.20 The geographical extent of the visual effect in each viewpoint is likely to reflect:

- The angle of view in relation to the main activity of the receptor;
- The distance of the viewpoint from the proposed development;
- The extent of the area over which the changes would be visible.

- 2.21 As with landscape effects, the duration of the effect could be short to long term or permanent and the same definitions apply.
- 2.22 GLVIA3 states that there are no hard and fast rules about what makes a significant effect, but the following points should be noted;
- *Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant*
 - *Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant*
 - *Large-scale changes which introduce new, non characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view. (GLVIA3 paragraph 6.44)*
- 2.23 The criteria used in this appraisal are set out in Appendix A.

Overall Landscape and Visual Effects

- 2.24 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.
- 2.25 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following terms have been used for this appraisal:
- **Major**
 - **Moderate**
 - **Minor**
 - **Negligible**
- 2.26 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

3.0 PLANNING POLICY

National Planning Policy

National Planning Policy Framework (NPPF, February 2019)

- 3.1 The NPPF sets out the Government's economic, environmental and social planning policy and in combination these policies give the Government's vision of sustainable development. The NPPF emphasises the need for well-designed places, promoting healthy and safe communities and conserving and enhancing the natural environment.
- 3.2 Regarding landscape and green infrastructure, the Natural Environment section of the NPPF provides a policy context for the countryside and green infrastructure. The key objectives include protecting and enhancing valued landscapes and, minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 3.3 Paragraph 170 states at part a) that planning policies and decisions should protect and enhance valued landscapes and goes on to clarify that this should be in a manner commensurate with their statutory status or identified quality in the development plan. Part b) states that planning policies and decisions should recognise *"the intrinsic character and beauty of the countryside"*.
- 3.4 Paragraph 171 advises that:
"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 Framework; 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".
- 3.5 Paragraph 172 goes on to add:
"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".
- 3.6 The site is within an undesignated landscape with no special protected status. The character of the site and its immediate context is assessed within this report to help inform decisions regarding *"the intrinsic character and beauty of the countryside"*. The potential to enhance green infrastructure networks is also considered.

Planning Practice Guidance (PPG)

- 3.7 The PPG was first published on the 6th March 2014 and is a regularly updated online planning resource which provides guidance on the NPPF and the planning system. The NPPF continues to be the primary document for decision making.

Local Planning Policy

Core Strategy 2008-2028 A Local Plan for Ribble Valley Adoption Version

- 3.8 The Core Strategy was adopted by Ribble Valley Borough Council (RVBC) in December 2014.

- 3.9 The following policies are of relevance to landscape and visual matters and the proposed development:

Key Statement EN2: Landscape

“The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area.

The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced.

As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.

Key Statement DME2: Landscape and Townscape Protection

Development proposals will be refused which significantly harm important landscape or landscape features ... 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.

Other Relevant Strategies, Guidelines or Documents

A Landscape Strategy for Lancashire – Landscape Character Assessment & Strategy, Dec 2000

- 3.10 This document was prepared in 2000 by Lancashire County Council and more recently formed part of the LDF Core Strategy Evidence base. It is considered further in the following section of this report.

Forest of Bowland Area of Outstanding Natural Beauty, Landscape Character Assessment, Sept 2009

- 3.11 This document, prepared for Lancashire County Council, is not included within the RVBC evidence base list. It covers the Forest of Bowland AONB and the study area extends across much of the Ribble Valley Borough. It is considered further in the following section of this report.

4.0 BASELINE CONDITIONS

Landscape Character

National Character

4.1 National Character Area (NCA) profiles have been prepared by Natural England for the 159 NCAs defined across England. These NCA profiles include a description of the natural and cultural features that shape the landscape, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics. Figure 3 illustrates the NCAs and other defined character areas within the context of the site.

4.2 At this very broad landscape scale, the site lies within Natural England's National Character Area (NCA) 33 'Bowland Fringe and Pendle Hill'. This NCA covers an extensive landscape tract and is described as:

"...a transitional landscape that wraps around the dramatic upland core of the Bowland Fells, underpinned by Carboniferous geology. Over half of this NCA, along with the Bowland Fells, makes up the Forest of Bowland Area of Outstanding Natural Beauty...In contrast to the predominantly rural feel of the area, this NCA includes several relatively urban areas including Clitheroe, Bentham and Longridge".

4.3 The Key Characteristics for the NCA are:

- *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.*
- *The Bowland Fells provide a dramatic backdrop to the north, with extensive views across the river valleys and Lancashire plain below.*
- *On the northern edge of the area, drumlins are characteristic, while on the south, strong mounded outcrops or 'reef knolls' of limestone form distinct landscape features in the Ribble and Hodder valleys.*
- *Semi-natural woodland, much of which is ancient, occurs in the main valley bottoms, side valleys and ridges, and is dominated by oak, ash and alder.*
- *Small- to medium-sized fields are defined by hedgerows with mature hedgerow trees. Drystone walls are also common in some areas. Metal railings around estate boundaries and highway corners and junctions are characteristic of the southern and western edges of the NCA.*
- *Land use is mainly permanent, improved pasture for livestock and dairy farming.*
- *To the west, this NCA includes part of the Bowland Fells Special Protection Area (SPA), designated for its important populations of hen harrier, merlin and lesser black-backed gull.*
- *There are species-rich hay meadows, including several that are nationally and internationally designated.*
- *Rough grazing, rushy pasture and traditionally managed meadows at higher elevations are of national importance for breeding waders such as redshank, lapwing, curlew and snipe. These are also important habitats for breeding skylark.*

- *There are numerous rivers of importance for many protected species, including bullheads, salmon, trout, eels, otters, kingfishers and dippers. There are also many brooks and small reservoirs.*
- *There are many archaeological sites, particularly on the moorland fringes and in valleys where agriculture has been less intensive.*
- *A network of winding, hedge-lined lanes connect small, often linear, villages, hamlets and scattered farmsteads, mostly in local stone. Traditional stone barns are commonplace on higher ground, and are of stone with slate or stone flag roofs.*
- *Isolated country houses set in formal parkland are typical of the area, and may be enclosed by belts of woodland and estate fencing.*
- *The relatively urban areas of Clitheroe, Bentham and Longridge provide a contrast to the rural feel of the area.*

4.4 With specific reference to Clitheroe, the description also states:

... Settlement expansion dating from the 19th and 20th centuries is generally restricted to the south and south-east (Clitheroe and Longridge)...

... The lowest areas of tranquillity lie along the major road corridors such as the M6, A65 and A59, as well as around the towns of Clitheroe and Longridge.

4.5 The following 'Statement of Environmental Opportunity' (SEO) is of some limited relevance:

SEO 1: Protect and enhance the distinctive landscape character of the Bowland Fringe and Pendle Hill NCA for its sense of place, historical and cultural heritage, tranquillity, accessibility and recreational opportunities.

For example, by:

- *Managing development (especially around the fringes of the NCA), in order to maintain the rural character of the landscape, tranquillity and sense of remoteness. Protecting the area from development on ridgelines and hilltops, to maintain the predominantly open character of the landscape.*
- The site is adjacent to the Pendleton Brook. SEO 4 recommends:
"Retain riparian and wetland habitats, and ensure that they are well managed and well connected to the high density of waterbodies. Enhance the network to further increase biodiversity, improve its ability to buffer pollution, increase flood mitigation and improve water quality.

For example, by:

- *Conserving and managing the numerous watercourses and bodies...*
- *Restoring and managing field ponds and wetlands throughout the valley flood plain and undulating lowland farmland...*
- *Encouraging the management and restoration of riparian woodland for protection against river bank erosion and for their value as habitat corridors.*
- *Protecting water quality through the use of extensive grazing and permanent grassland creation adjacent to watercourses to reduce run-off.*

4.6 Identified 'Landscape Opportunities' include:

- *Protect views to and from the area from large-scale developments that may erode the open and undeveloped character of the area.*
- *Control built development to maintain vernacular styles and materials and the character of the built environment locally.*

4.7 With reference to 'development' it is recommended that:

"To protect the rural quality of the open countryside, it is essential to control and manage the development of the urban fringe and farmsteads to ensure the use of appropriate materials and styles".

Forest of Bowland Area of Outstanding Natural Beauty, Landscape Character Assessment, Sept 2009

4.8 This Landscape Character Assessment has been undertaken for the Forest of Bowland AONB. However, it also covers land outside of the AONB including the Ribble Valley and Clitheroe. It subdivides the landscape into 14 landscape character types and 82 Landscape Character Areas (LCAs). The character types and areas applicable to the site and wider landscape context are shown at Figure 3A. Clitheroe and the site are located within 'Undulating Lowland Farmland with Settlement & Industry: H1 Clitheroe and Chatburn' LCA. This area is described as:

- *Landscape pattern within this Landscape Character Area is dominated by the large town of Clitheroe, which is situated at the convergence of major road and railway corridors;*
- *These corridors introduce a source of noise and visual intrusion and disturb the overall sense of tranquillity;*
- *Clitheroe contains an assortment of housing (much of which is terraced and built from local stone) and commercial buildings;*
- *The tower of Clitheroe Castle (situated on a limestone outcrop above the town) is a landmark within views towards this area;*
- *At the eastern edge of the area, the small village of Chatburn, with its rows of terraced cottages, further contributes to settlement pattern;*
- *Large-scale quarries and associated works (including tall vertical chimneys) to the east of Clitheroe and west of Chatburn are a dominant human influence within views to this landscape from surrounding Landscape Character Types and Areas;*
- *Views northwards, across the corridor of the River Ribble are dominated by the rising mass of the central Moorland Hills and Plateau, whilst Pendle Hill contributes to recognisable sense of place within views southwards;*
- *At the edges of the urban development, patchworks of predominantly pastoral fields are delineated by, in places remnant, hedgerows, with frequent hedgerow trees.*

4.9 The current landscape condition' of this LCA is described at paragraph 4.9.10 as:

"The overall condition of the Undulating Lowland Farmland with Settlement and Industry Landscape Character Type is considered to be moderate. Most landscape features are generally well managed".

- 4.10 The document recognises the “pressure for expansion of the main towns of Clitheroe and Whalley, as the demand for housing increases”.
- 4.11 Paragraph 4.9.13 sets out the ‘Sensitivities and Capacity for Change’ as:

“The ecological sensitivity of this Landscape Character Type is represented by the combination of hedges, hedgerow trees and diverse narrow stream corridors. There is also a rich built heritage within the main towns and villages. In addition, the landscape displays a mature structure of hedgerows and hedgerow trees. Overall, landscape character and visual sensitivity is considered to be moderate. In places, hedgerows limit views, whilst there is strong intervisibility with the Unenclosed and Enclosed Moorland Hills, which provide a backdrop to most views from this lower landscape. Industrial chimneys and other industrial buildings at the edges of Clitheroe are also visible within most views to this Landscape Character Type from adjacent Landscape Character Types and Areas within the AONB”.

The Forest of Bowland AONB Landscape Character Assessment recommends the following relevant ‘Guidelines for Managing Landscape Change’:

- *Conserve and enhance hedges and hedgerow trees;*
- *Ensure that any potential new urban development includes a robust planting of native tree and shrub planting at the edges;*
- *Encourage the use of local building materials, in particular gritstone and limestone;*
- *Ensure new development does not extend onto prominent hillsides;*
- *Maintain consistency of building materials, details and design;*
- *Conserve the pattern and distinctive settings to settlements;*
- *Conserve open views towards the surrounding higher Moorland Plateaux and Unenclosed and Enclosed Moorland Hills Landscape Character Types; and*
- *Conserve open and framed views across and into the corridor of the River Ribble.*

A Landscape Strategy for Lancashire – Landscape Character Assessment & Strategy, Dec 2000

- 4.12 This Landscape Character Assessment has been undertaken at a County level. It subdivides the landscape into 21 landscape types and 81 landscape character areas (LCAs). The character types and areas applicable to the site and wider landscape context are shown at Figure 3B. Clitheroe and the site lie within the ‘*Undulating Lowland Farmland: 5e Lower Ribblesdale (Clitheroe to Gisburn)*’ LCA.
- 4.13 The landscape character of the site and its’ wider context is described as:

“This area forms the southern valley side of the Ribble, between Copster 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”.

- 4.14 The accompanying ‘A Landscape Strategy for Lancashire’ document lists ‘Key Environmental Features’ as:
- *Wooded river corridors and gorges*
 - *Hedgerows and hedgerow trees*
 - *Small mixed woodlands*
 - *Historic villages, stone bridges and stone walls*
 - *Limestone outcrops and knolls*
 - *Roman remains and roads*
 - *Historic drove roads*
 - *Country houses, and estates*
- 4.15 Under the heading ‘Local Forces for Change and their Landscape Implications’ include:
- “Increasing pressures for residential development on the edges of settlements, such as Ribchester, influences the landscape setting and approach to these small rural settlements. Many new developments use imported inappropriate materials such as red brick, which can be intrusive in this rural setting”.*
- 4.16 The ‘Landscape Strategy’ includes: “Conserve the distinctive settings to rural settlements” and the following is recommended:
- *ensure new development on the edges of villages reflects the characteristic clustered form; development should be sited to retain views to landscape features and landmarks, such as church towers on the approaches to villages...*
 - *encourage tree planting as an integral part of new development, creating links with existing farm woodlands and the network of hedgerows*

Designations

- 4.17 Designations are identified on Figure 4.
- 4.18 The site is not covered by any statutory or non-statutory landscape designations at either a National or Local level, such as National Parks, AONB’s, Special Landscape Areas, or AGLV’s.
- 4.19 A small number of grade II listed buildings are present within the wider context including Henthorn Farm house within the residential area further to the north on Henthorn Road, Siddows Farm House to the south, Primrose House and Lower Standen Farmhouse, both to the east. There is a cluster of listed buildings to the north, around Edisford Bridge which is also a designated Scheduled Monument, no inter-visibility has been identified between the site and these buildings.
- 4.20 At increasing distance, Clitheroe Castle on an outcrop of land, within the heart of the town is a Scheduled Monument and its grounds are identified as a Grade II Registered Park and Gardens. The Castle and grounds are surrounded by the Clitheroe Conservation Area which extends to the north.

- 4.21 The distant hills of the Forest of Bowland Area of Outstanding Natural Beauty (AONB) surround the Ribble Valley and Clitheroe. The lower reaches of Pendle Hill at Pendleton are approximately 2.75km from the site boundary. RVBC, in the Core Strategy observe that over 70% of the Borough falls within the AONB designation.

Topography

- 4.22 The following should be read in conjunction with Figure 5.

Context – Landform

- 4.23 The site and Clitheroe are within the base of the Ribble Valley close to the River Ribble at around 60-100 metres above ordnance datum. The river flows from north-east to south-west through a broad valley and is contained by the hills of the Forest of Bowland AONB, which rise to over 400 metres at Pendle Hill, east of Clitheroe.
- 4.24 A series of limestone reef knoll outcrops are dotted around the area, the most distinctive being the site of the castle within the core of Clitheroe. Clitheroe Castle is a prominent local landmark within and around the settlement.

Site - Landform

- 4.25 The parcel of land north of Henthorn Road slopes gently from around 58 metres at the north-western boundary down to approximately 51.5 metres at the southern corner adjacent to Henthorn Road. The larger parcel to the south incorporates a small watercourse which runs close to and broadly parallel with Henthorn Road and outfalls into the Pendleton Brook which defines a part of the southern site boundary. The site levels fall generally from 59.8 metres in the north-east corner to around 50 metres at the top of bank within the south-west corner. The southern corner of the site incorporates level changes and several stepped banks down to Pendleton Brook.

Site and Immediate Context

- 4.26 An assessment of landscape character of the site and its immediate context has been carried out, providing a finer level of assessment than the published studies.
- 4.27 The site comprises two grassed fields bisected by Henthorn Road and by a small watercourse south of Henthorn Road. A discrete post and wire fence also divides the southern field in two.
- 4.28 North of Henthorn Road, the smaller field is bordered by mature trees around Siddows Hall on its north-western boundary, the adjoining field to the north-east has planning approval for residential development and is separated by a field boundary hedgerow with a single tree, a hedgerow along the south-eastern boundary provides separation from Henthorn Road and the south-western boundary is bordered by the Ribble Way long distance trail and the driveway access to Siddows Hall and contained by woodland and hedgerows. The first short section of the trail from Henthorn Road falls within the site boundary.
- 4.29 South of Henthorn Road the larger site area is bordered by a hedgerow alongside Henthorn Road, and separated from residential development along the north-eastern boundary by a hedgerow with occasional trees and a watercourse along a part of this boundary. Where the watercourse extends across the site it is not defined by vegetation. The south-eastern boundary is defined by a hedgerow with mature trees and links to the vegetated Pendleton Brook which defines the southern edge of

the site. A single property, Langdales, adjoins the south-west corner. A public right of way passes through the southern part of this field from Henthorn Road and alongside Pendleton Brook to the east. Two small power lines cross the field.

- 4.30 The immediate context of the site is influenced by the modern Clitheroe settlement edge and includes the field with permission for residential development to the north. Areas of woodland and the heavily vegetated course of the Pendleton Brook largely contain the site to the south, providing visual separation from the water treatment works and waste disposal facilities further to the south.
- 4.31 Clitheroe Castle, on a rocky outcrop within the centre of Clitheroe, and the surrounding hills of the Forest of Bowland AONB, including Pendle Hill, form a distant backdrop to the site and to Clitheroe as a whole.

Site Features

- 4.32 The site features are generally limited to the site peripheries and comprise boundary hedgerows and trees, and the watercourse that crosses through the southern part of the site close to Henthorn Road. There are two individual mature trees standing within the southern field. The Pendleton Brook borders part of the southern site boundary.

Landscape Value

- 4.33 In terms of "landscape value" it is appropriate to examine the role of the site and its immediate context in terms of the range of local factors set out in the GLVIA3 (Box 5.1, page 84), and summarised in the methodology. This considers the landscape in terms of a range of factors as set out below. As a starting point, landscape designations have been considered.
- 4.34 Landscape Designations: The site and its immediate landscape context are not subject to any national, local or other landscape designations. The Forest of Bowland AONB forms a distant backdrop to the site and to Clitheroe as a whole.
- 4.35 Landscape Quality (Condition): The site comprises grassed fields, with an internal watercourse and is defined by hedgerows and trees which appear to be in generally good condition.
- 4.36 Scenic Quality: The site and its immediate landscape is considered to be reasonably attractive greenfield on the edge of the settlement and is locally typical. It is not judged to be of unusual scenic quality in comparison with the general landscape character of the wider Ribble Valley Borough. It is influenced by the adjacent settlement edge and by the power lines that cross the site.
- 4.37 Rarity and Representativeness: Neither the site, nor the immediately peripheral landscape contain any rare or unusual landscape features.
- 4.38 Conservation Interest: The site itself is not of any designated ecological value. The boundary hedgerows and trees, two internal trees, internal watercourse and its adjacent grassed banks and the Pendleton Brook along part of the southern site boundary, all provide some cover and foraging for protected species. There are no significant heritage interactions within the immediate context. At some distance Clitheroe Castle, on a rocky outcrop within the centre of the town, provides a backdrop to the town, as does the Pendle Hill outlier to the Forest of Bowland AONB to the east of the town.

- 4.39 Recreational Value: A public footpath crosses the southern part of the site from Henthorn Road just north of Pendleton Brook. There is no public access to the remainder of the southern field or to the northern field although part of the northern site area boundary incorporates a short section of the track used for the Ribble Valley Way. The path through the southern site area links to the Ribble Way on Henthorn Road. The Ribble Way borders the south-western edge of the western field before dropping down to meet the River Ribble.
- 4.40 Perceptual Aspects: The site is not “wild” nor particularly tranquil due to its settlement edge location.
- 4.41 Associations: As far as it is known the site and the immediate landscape are not subject to any specific cultural associations in terms of artists or writers, nor known events in history.
- 4.42 In conclusion and having appraised the above factors it is judged that the site and the immediate landscape is of medium landscape value.

Visual Baseline

- 4.43 A visual appraisal has been undertaken for the site. This has explored the nature of the existing visual amenity of the area and sought to establish the approximate visibility of the site from surrounding locations and receptors. A series of photo viewpoints have been selected which support this analysis.
- 4.44 Photographs have been taken to illustrate a view from a specific vantage point, or to demonstrate a representative view for those receptors that are moving through the landscape, e.g. rights of way users. The photographs may demonstrate varying degrees of visibility and include both short and long-range views. The photographs were taken on the 19th September 2019 and seasonal differences have been taken into account when determining the visual effects on these receptors.

Photo Viewpoints

- 4.45 An assessment of the likely visual effects of the proposed development upon surrounding receptors is detailed in the subsequent section. Figures 6 and 7 detail the locations of the Photo Viewpoints and Figure 8-20 illustrate the photo viewpoints. They are briefly described below.

Viewpoint 1: View south-west along Henthorn Road from the settlement edge

- 4.46 For road users and residents of Henthorn Road in views along Henthorn Road the site is screened from view by intervening properties and hedgerows.

Viewpoints 2 and 3: Views south into the site from Henthorn Road

- 4.47 Adjacent to the site hedgerows alongside the lane provide visual containment. For Henthorn Road users views into the southern part of the site are limited to those through a field gate at a gap in the hedgerow. Viewpoint 3 shows the view looking directly through the field gate. The southern field within the site is contained by trees alongside the Pendleton Brook at its boundary and by other trees and woodland within the landscape beyond.

Viewpoint 4: View east from Ribble Way (3-1-FP17) across the site

- 4.48 For users of the Ribble Way PRow there are brief elevated views across the site towards the settlement edge, with Pendle Hill forming the backdrop to the view.

Viewpoint 5: View north east from Ribble Way (3-1-FP17) towards Siddows Hall

- 4.49 This photograph is included to illustrate the boundary treatment and enclosure of Siddows Hall, just north of the site.

Viewpoint 6: View east from the public footpath (3-1-FP17) adjacent to Henthorn Road

- 4.50 Taken from the public footpath as it enters the site from Henthorn Road, this represents the view for walkers of the PRow and for residents of a single property (Langdales) positioned adjacent to the western corner of the southern field. There are open views across the southern field within the site to the settlement edge. The remainder of the field is largely contained by trees alongside the Pendleton Brook, although there are some heavily filtered views out with glimpses of fields to the east.

Viewpoint 7: View north-west across the site from public footpath 3-1-FP17

- 4.51 For users of the PRow within the site, this shows the view north-west, the northern field within the site rises to meet the trees that enclose Siddows Hall at the northern site boundary. The adjoining field with permission for residential development is visible adjacent to the northern field, with the current Clitheroe settlement edge beyond. To the east views are against largely curtailed by the tree cover, there are heavily filtered glimpse views to fields to the east.

Viewpoints 8-10: Views from the south of the site

- 4.52 Just south of the site for users of Henthorn Road travelling north and users of the Ribble Way, which follows this section of road, there is a brief glimpse view from the bridge over the Pendleton Brook across the southern part of the site (Viewpoint 8). Elsewhere vegetation alongside the Brook and road screens the site from view (Viewpoint 9). Similarly in workers views travelling along the access to the sewage works the site is generally screened from view by intervening tree cover, there is a brief glimpse through a gap in tree cover towards the site.

Viewpoint 11: View west from public footpath 3-1-FP17

- 4.53 For users of the PRow just east of the site the adjacent settlement edge is visible filtered by tree cover. The tree cover extends along the southern site boundary, filtering views towards the site. The southernmost part of the site is more distant and views to here are more open.

Viewpoints 12-17: Views towards the site from public footpaths east of the railway line

- 4.54 This represents a range of views towards the site for users of the PRow. Intervening tree cover largely screens the site from view and there are only occasional glimpses of parts of the site and of existing properties at the adjacent settlement edge, positioned amongst trees. Viewpoint 16 is taken to represent the nearest public viewpoint to properties at Lower Standen. No views to the site are identified from here.

Viewpoint 18: View south-west from Clitheroe Castle

- 4.55 This view is taken from the walls of Clitheroe Castle within the centre of the town. The site is distantly visible in views south-west from the castle, beyond the settlement in the foreground, but is not readily discernible. The site and settlement are well integrated within the landscape by substantial tree cover, with the hills of the Forest of Bowland AONB forming the distant backdrop.

Viewpoint 19: View south-east from Bashall Town

- 4.56 The site is located approximately 2km from the viewpoint. At this distance there is no clear view available for visitors to Bashall Town. Clitheroe is visible distantly within the valley with Pendle Hill forming a distant backdrop. Whilst Clitheroe is visible, the site itself is not discernible due to the distance and tree cover around the site and settlement.

Viewpoints 21 & 22: Views from the Forest of Bowland AONB

- 4.57 These viewpoints are long distance views towards the site and Clitheroe from the Forest of Bowland AONB. Viewpoint 20 is taken from close to the dry ski slope on Pendle Hill, just past the Nick of Pendle on Clitheroe Road. Clitheroe is distantly visible and at this distance, the site being positioned adjacent to the south-western edge of the settlement furthest from the viewpoint, is not readily discernible. From viewpoint 21 on Birdy Brow at the eastern edge of Longridge Fell, Clitheroe is again distantly visible within the base of the valley, however the site is not readily discernible, hidden by the substantial tree cover within the valley and around the settlement.

Summary of Visual Baseline

- 4.58 The baseline analysis results in a number of reasoned conclusions which are summarised below:
- The site is openly viewed from a limited number of locations; comprising the adjoining settlement edge (southern field), adjacent to the site on Henthorn Road, from a single property (Langdales) and from the Ribble Way and PRow that passes through the site.
 - Trees and hedgerows along the site boundaries along with trees and woodland within the wider context, in combination with the landform generally restrict views from the wider area and only heavily filtered views to small parts of the site have been identified from two locations immediately to the south and from the network of public footpaths to the east of the site.
 - Very long-distance views from elevated land, including from Clitheroe Castle and from the Forest of Bowland AONB show Clitheroe within the wider landscape, the site is not readily discernible at the distances involved.

5.0 LANDSCAPE PROPOSALS

Introduction

- 5.1 The development proposals are described in the Design and Access Statement and other information accompanying the planning application. The existing landscape resource and the visual receptors and amenity of the site have been considered by the planning and design process and have informed the resultant scheme. This approach has entailed collaboration between landscape, urban design, ecological and other professionals. The landscape components of the scheme are an important integral part of the proposals.

Landscape Design and GI Objectives

- 5.2 The key objectives of the landscape and GI proposals for the scheme are to:
- Provide multi-functional green infrastructure that will deliver a range of landscape, biodiversity, recreational and SuDS benefits;
 - Provide a high quality, attractive landscape setting for the proposed development that is in keeping with local landscape character, seeking opportunities for landscape gain;
 - Address any recommendations appropriate to the site made by Natural England, Forest of Bowland AONB board and Lancashire County Council in their Landscape Character guidance;
 - Maintain and enhance the landscape and biodiversity features of the site;
 - Maintain and enhance the recreational experience across the site for users of the internal and peripheral public footpaths; and
 - Minimise landscape and visual effects of the built development on peripheral residential receptors.

Landscape and Green Infrastructure (GI) Proposals

- 5.3 The landscape and GI proposals for the scheme are detailed in the Design and Access Statement accompanying the planning application. In summary these proposals include:
- The provision of 2.95 hectares of land dedicated to landscape, GI, public open space, play and habitat related proposals – representing approximately 40% of the total site area;
 - Retention of the watercourse through the site within the surrounding area of grassland. This will be managed as a wildflower meadow for ecological benefit;
 - Retention of peripheral hedgerows within the green infrastructure, primarily within greenways. Where appropriate these greenways will be strengthened through supplementary native tree planting;
 - Three short sections of the frontage hedgerow alongside Henthorn Road will be removed in order to accommodate a new vehicle access with associated footpath to the southern site area and an emergency and pedestrian access to the northern field. A further short section of hedgerow will be removed to provide vehicle access to the northern field from the adjacent permitted development site;

- Where the hedgerow is removed to accommodate a new footpath adjacent to the Henthorn Road vehicle access, this can either be replaced with new native hedgerow planting behind the footpath, or translocated;
- A single tree within the southern field will also be removed;
- New informal footpath connections will be provided through the green spaces of the site to connect to the existing public right of way network. There is the potential to connect into the adjacent settlement edge from the southern field, subject to landowner agreement;
- SuDS are proposed within the lower part of the site – three landscaped drainage ponds are proposed and will provide buffers to the Ribble Valley Way and Pendleton Brook; and
- The Pendle Hill outlier of the Forest of Bowland AONB forms the backdrop to the settlement of Clitheroe. The public open spaces and alignment of streets will be arranged to provide views from the development out towards Pendle Hill and towards Clitheroe Castle within the town centre.

- 5.4 The Green Infrastructure proposals have been designed to respond to the landscape policy requirements of the Core Strategy (policies EN2 and DME2) and to recommendations provided within 'A Landscape Strategy for Lancashire – Landscape Character Assessment & Strategy' and the Forest of Bowland AONB Landscape Character Assessment. The proposals are devised to provide an appropriate, locally characteristic soft green edge to the settlement that incorporates robust planting of native shrub and tree planting; conserves and enhances hedgerows, hedgerow trees and watercourses; conserves open views towards surrounding elevated land; utilises appropriate building materials and reflects the existing settlement form.

Landscape Management

- 5.5 All of the landscape areas and public open space features will be managed and maintained. This would be achieved through the implementation of a comprehensive Landscape Management Plan (LMP), to ensure the successful establishment and continued thriving of the landscape proposals.

6.0 LANDSCAPE AND VISUAL EFFECTS

- 6.1 The following section outlines the likely landscape and visual effects that would arise from proposed development on the site. Schedules detailing these likely landscape and visual effects for the receptors are included in Appendices B and C respectively. Please refer to these in conjunction with the following descriptions.

Landscape Effects

- 6.2 The following provides a summary of the landscape effects assessment included at Appendix B.

Construction

- 6.3 The location and design of temporary site compounds, lighting, signage and perimeter screen fencing, combined with effective project management will seek to ensure that the potential landscape effects are minimised during the construction phase. It is anticipated that the construction working methods will adopt best practices and be agreed with the Local Planning Authorities and Statutory Bodies where necessary.
- 6.4 Other than short sections of hedgerow to be removed to facilitate the access proposals and a single tree within the southern field, no vegetation will need to be removed as part of the works to facilitate the development, any vegetation that is to be removed is only proposed for removal in the interests of good management and will be described in the Arboricultural Method Statement or ecologist method statements. Retained trees and hedgerows will be protected in measures in accordance with BS 5837 (Trees in relation to construction). These will be implemented prior to the commencement of construction work within the vicinity of the specific areas of planting. The removal of any vegetation will be undertaken outside the bird nesting season (or if unavoidable, will be inspected prior to removal by a suitably qualified ecologist and only removed following confirmation that there are no nesting birds present).
- 6.5 In landscape terms, the effects arising during the construction phase will not lead to any long-term harm as the construction phase is transitory in nature and over the short term. It will generally reflect the overall change to the landscape character of the site and loss of landscape features (loss of arable fields and sections of hedgerow as outlined in the subsequent Operational Effects section).
- 6.6 Overall and relative to the local landscape character and resources, it is judged there will be a temporary **Moderate/Major Adverse** landscape effect on the site and immediate context during the peak of the construction phase.

Operation (following Completion)

- 6.7 The masterplanning process has sought to minimise the impact of the development upon the landscape and this includes conservation of the majority of the landscape features of the site; the hedgerow field boundaries and trees, and the watercourse with associated vegetation and grassland. The retained features can be managed as part of the green infrastructure proposals for the site. The proposals also include planting and management of new trees and hedgerows and creation of new SuDS drainage features.
- 6.8 The site and immediate context are considered to be of medium susceptibility to change and of medium landscape value.

- 6.9 For the site to accommodate development there will be an inevitable disruption and change in the site's landscape. Given the adjacent settlement edge with ongoing residential development context to the site and the containment that this provides, it is judged that there will be a medium magnitude of landscape change on the site and its immediate context as a result of the change from a single grassed field to built development with green infrastructure. The assessed effects on completion are **Moderate Adverse**. As the proposed green infrastructure planting matures it will complement the soft green edge design approach to this edge of Clitheroe and also deliver some local landscape benefits, partially offsetting the adverse effects resulting from the development, reducing the assessed effects to **Minor / Moderate Adverse**.
- 6.10 The landscape features of the site are assessed as being of medium susceptibility to change and of medium value. With the exception of short sections of the hedgerow to be removed to facilitate new vehicle, emergency and pedestrian access points, and a single tree (two further trees are recommended for removal in the interest of good management), these will be retained as part of the green infrastructure for the development and strengthened with further native tree planting, SuDS creation and grassland management.
- 6.11 The green infrastructure proposals seek to respond to local landscape character and the recommendations of the various published landscape character and green infrastructure strategy documents. At the outset the loss of small areas of vegetation will result in a medium magnitude of change to the landscape features (vegetation) and a **Minor / Moderate Adverse** effect. The watercourse within the site will be crossed by the access road, but no further landscape changes are proposed, resulting in a **Minor/Moderate Adverse** effect. As landscape planting and new water features establish and mature this will deliver some beneficial changes enhancing the landscape features of the site, resulting in **Minor/Moderate Beneficial** effects in the longer term.
- 6.12 The wider landscape character areas comprise the national character area *NCA33: Bowland Fringe and Pendle Hill*, the county LCA '*Undulating Lowland Farmland: 5e Lower Ribblesdale (Clitheroe to Gisburn)*' and the AONB LCA '*Undulating Lowland Farmland with Settlement & Industry: H1 Clitheroe and Chatburn*'. The site is well related and contained adjacent to the settlement edge bordered by substantial boundary hedgerows and trees, and adjoining the existing settlement edge a further field that has permission for residential development. Given the large-scale of the published character areas the assessed magnitude of change is **Negligible** and the resultant assessed effects on completion are also **Negligible**. The green infrastructure proposals have been designed in response to the various recommendations provided within the publications, whilst the green infrastructure planting will deliver landscape benefits as it matures these will be local to the site and adjacent settlement edge and the overall effect on the published landscape character areas will remain **Negligible**.

Visual Effects

- 6.13 The following provides a summary of the visual effects assessment included at Appendix C.

Construction

- 6.14 All construction works will be carried out in accordance with best practice procedures to minimise, as far as practicable, adverse effects on visual amenity.

- 6.15 Construction activities and plant movements within the site will be visible from a relatively limited number of receptors. The clearest views towards the activities and plant movements etc. will be experienced by local receptors particularly users of Henthorn Road as they pass the site (receptor B), by users of the Ribble Way Long Distance trail (receptor C) as it passes the site and users of the public footpath through the site (receptor F). For residents at the adjacent settlement edge (receptor A), due to the substantial site boundary hedgerows, open views would generally be restricted to upstairs windows, with intervening existing landscaping and construction activities set back within the site. Clearer and closer proximity views will be possible for residents of properties adjacent to the southern field within the site. For these receptors, construction effects are assessed as up to **Moderate / Major Adverse**.
- 6.16 Siddows Hall is enclosed within trees and during the summer months views out are likely to be heavily restricted by the trees, during winter months views out may become more open, a range of potential construction effects from **Minor/Moderate Adverse** (summer) to **Moderate/Major Adverse** (winter) has therefore been assessed. A second property adjacent to the site, Langdales, has side windows orientated towards the site. In views to the rear the southern part of the site there would be views of construction of the SuDS basins and oblique views of construction activities north and south from side windows. The assessed construction effect is **Moderate/Major Adverse**.
- 6.17 At greater distances from the site (receptors G-I) any construction activities would be glimpsed as a minor, distant component of wider panoramic views and effects would be primarily **Negligible** and at worst **Minor Adverse**.
- 6.18 Two long distance viewpoints from the Forest of Bowland AONB (receptors J and K) have been included in order to consider the views from this sensitive landscape receptor. The construction activities will form a very minor component and imperceptible change to the wider panoramic view. The assessed construction effects are therefore **Negligible**.

Operation (following Completion)

- 6.19 The following provides a summary of the visual effects assessment included at Appendix C.

Residential Properties and Settlement

- 6.20 Residents at home with primary views from ground floor / garden and upper floors are considered to have a high visual susceptibility to change and residents with secondary views (primarily from first floor level) are considered to be of medium susceptibility.
- 6.21 Very few residential receptors have been identified with potential views of the site. These comprise the settlement edge and two properties to the south of the site.
- 6.22 The majority of views from the Clitheroe settlement edge (receptor A) will be restricted by intervening vegetation, with views limited to upstairs windows. Views from the properties that border the southern field within the site will be relatively open. Where properties border the site, they will have clearer views of construction activities and new properties once constructed. Retained boundary vegetation will soften the view. For more distant properties intervening land and vegetation will minimise the magnitude of change. Planting as it matures will assist in further assimilating the development within the view. A range of effects is anticipated depending upon the

extent of the view from each property. The assessed effects are **Minor / Moderate to Moderate Adverse** at year 1 reducing to **Negligible to Moderate Adverse** by year 15.

- 6.23 In relation to Siddows Hall (receptor D) the assessment was undertaken during the summer, when the trees that enclosed the garden of this property heavily restrict views into the site and is based on views from the closest publicly accessible viewpoints to the property. Photo 5 shows that the garden of the property is bounded by close board fencing that would prevent views out at ground level. It is likely that primary windows of the property are orientated across the site. During the summer months, views from the property to the construction / development will at most be glimpses through the dense tree cover. The magnitude of change to the view in summer months is assessed as low due to the restriction posed by the tree cover. In winter months the view may become more open, and should this be the case the visual effects would become much greater with views to the adjacent development potentially replacing longer rural views out. A range of potential effects at year 1 and 15 from **Minor/Moderate Adverse** (summer) to **Moderate/Major Adverse** (winter) has therefore been assessed.
- 6.24 It is expected that residents of Langdales (receptor E); a single property on Henthorn Road south of the site will be an oblique view across the site to the settlement edge from side windows of this property. The property has side windows orientated towards the site. Development within the site will be set back from the property and from Henthorn Road. Whilst development will bring any existing views of the settlement edge closer to the receptor a substantial landscape buffer will be retained in views along Henthorn Road and intervening tree planting will soften the development edge as it matures. In views to the rear the southern part of the site will remain free of built development, and will overlook SuDS basins and retained meadow grassland with additional tree planting. The assessed effect is **Moderate Adverse** at year 1 reducing to **Moderate/Minor Adverse** by year 15 as planting at the development edge matures.

Public Rights of Way (PROW) and Other Footpaths etc

- 6.25 Public rights of way / footways where attention is primarily focused on the landscape and on particular views are considered to have a high susceptibility to change.
- 6.26 A small number of recreational paths and rights of way within the site, in close proximity to the site and within the wider landscape to the east have been identified from which the development would be visible to varying extents.
- 6.27 For users of Ribble Way (receptor C) there are views across the site from the trail as it passes alongside the northern field of the site and rises to the north adjacent to Siddows Hall before dropping out of view. Views from the stretch of the footpath that follows Henthorn Road south of the site are restricted by hedgerows and tree cover. For the stretch where views are open, there are long elevated views across the site to the settlement edge, with Pendle Hill in the distance. Much of the foreground to the view will remain as GI with the development set back in the site, effectively bringing the settlement edge much closer to the receptor. Proposed planting will soften the development edge as it matures. The assessed effects are **Moderate/Major Adverse** at year 1 reducing to **Moderate Adverse** by year 15.
- 6.28 For users of the public footpath through the site (receptor F) the path currently passes through an open field and there are views to the settlement edge to the north of the field. Users of the public footpath through the site will experience construction activities to the north and south of the path as new dwellings and the SuDS basins are constructed. Following completion, the southern edge

of the development will be set back from the footpath, with intervening landscaping which would most likely comprise a native hedgerow and trees and with the SuDS basins set within a grassed landscape with trees to the south. The assessed effects are **Moderate/Major Adverse** at year 1 reducing to **Moderate Adverse** by year 15.

- 6.29 More distantly there are glimpse views from parts of the public footpath network (receptor G) routes located on rising land to the site and from the footpaths there are a range of panoramic views towards the west. Within these views the site is generally screened from view by intervening hedgerows and tree cover. There are occasional glimpses of a small parts of fields within the site and to adjacent properties at the settlement edge within the trees. There will be glimpses of construction activities and the development, however at this distance and given the context the magnitude of change to the view will be negligible – low at most, depending on the varying extent of visibility along the routes. No views were identified from publicly accessible areas close to the grade II listed Standen Farmhouse. Should any views be possible for residents of this property or other residents at Lower Standen they are anticipated to be similar to those from the public rights of way. The assessed effects are **Negligible to Minor Adverse** at year 1 and 15.

Roads & Transport Users

- 6.30 Travellers on road, rail or other transport routes are generally considered to have a medium susceptibility to change and a low susceptibility where views are primarily focused on the transport route.
- 6.31 Identified views from roads are limited to Henthorn Road as it passes the site.
- 6.32 Users of Henthorn Road (receptor B) are considered to have a medium - high susceptibility due to the use of the road by walkers to connect to the network of public footpaths south of the site. The development proposals will result in creation of a new access road and construction activities occurring behind the retained frontage hedgerow within the site. This will result in a temporary, high magnitude of change. On completion new housing will be set back within the site beyond new landscaping with retained watercourse, grassland and tree planting. This will be seen in the context of the adjacent settlement edge and not be incongruous. As the new planting matures the development will further assimilate within its local context. The assessed effects are **Moderate Adverse** at year 1 reducing to **Minor/Moderate Adverse** by year 15.

Other Visual Receptors

- 6.33 Three longer distance views have been identified from sensitive heritage and landscape receptors within the wider context of Clitheroe. These are from Clitheroe Castle (1.4km to the north-east) and from the Forest of Bowland AONB (4.5km to the east and 3.9km to the south-west respectively). These sensitive receptors have been identified as having a high susceptibility to change and views of medium/high value.
- 6.34 For visitors to Clitheroe Castle (receptor J), within the centre of Clitheroe, there are long panoramic views in all directions from the elevated castle walls. The site is distantly glimpsed, beyond existing settlement as part of this wider panoramic view. Trees and woodland help to absorb the site and existing settlement within the landscape. The development will form a minor and barely perceptible change to the wider panoramic view. The assessed effect at year 1 and 15 is **Negligible**.

- 6.35 For visitors to the Forest of Bowland AONB (receptors K and L) the development will form a very minor component and imperceptible change to the wider panoramic view. The assessed effects at year 1 and 15 are therefore **Negligible**.

Night-time Visual Effects

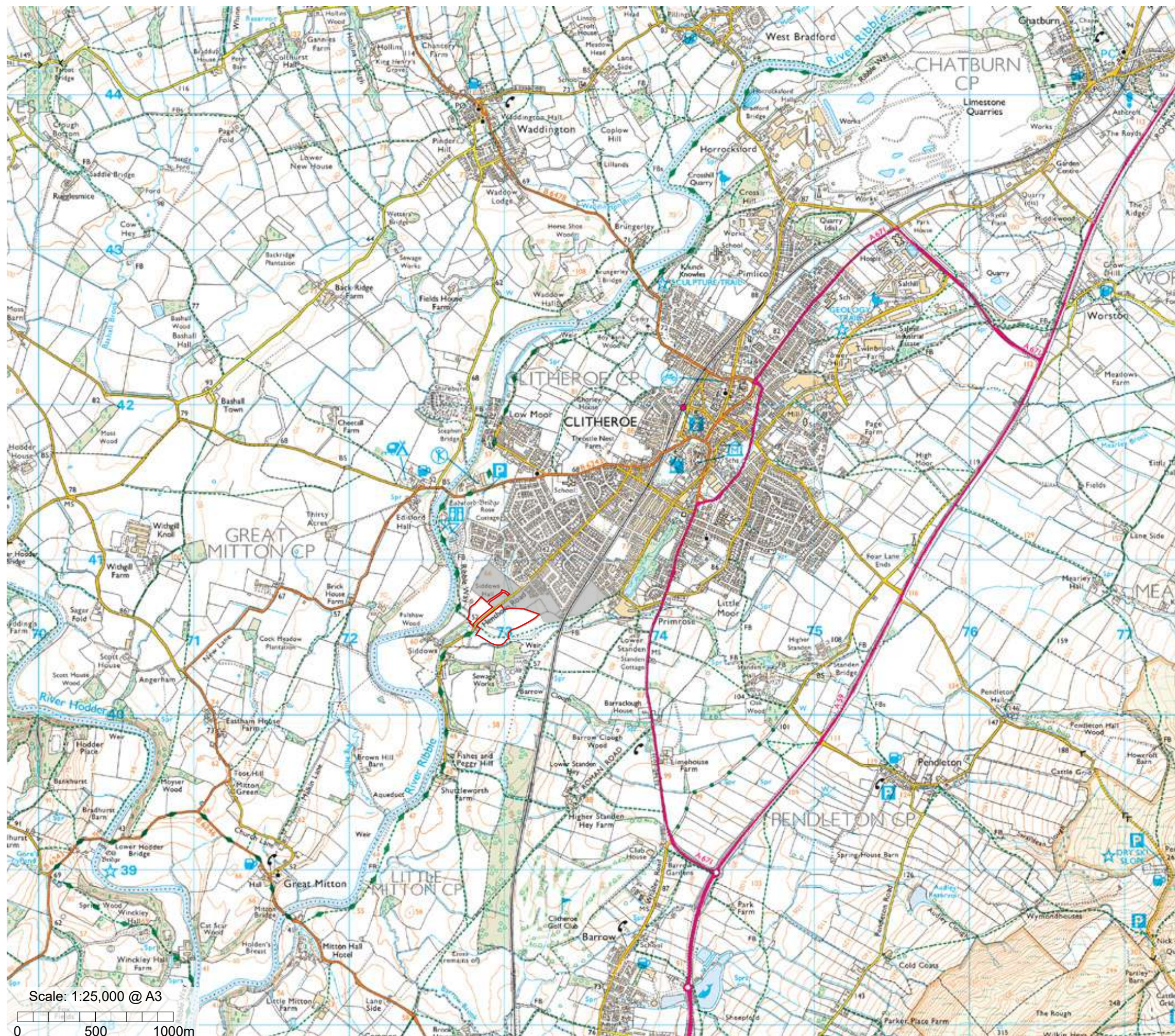
- 6.36 The project will follow the latest best practice guidance on lighting installations to minimise lighting emissions and pollution on the surrounding landscape and on the night time skies.
- 6.37 Given an appropriate mitigating lighting strategy, the extensive peripheral tree, woodland and hedgerow cover and the introduction of new green infrastructure planting that will all absorb some of the lighting effect, in combination with the position of the site adjacent to the settlement edge light sources, the lighting effects on the night-time skies are considered to result in a **Moderate Adverse** effect on completion and a **Minor Adverse** effect by year 15 with a slight increase and extension to the south-west of lighting levels from that already provided by the settlement.

7.0 SUMMARY AND CONCLUSIONS

- 7.1 The LVA has assessed landscape character and visual amenity and the resulting landscape and visual effects of the proposed development on the receiving landscape and visual resource. The landscape and visual effects have been considered in relation to the proposals detailed in the planning application (Development Framework) and Design and Access Statement (DAS).
- 7.2 The site is well related to the settlement edge and fairly well contained within the local landscape context. The wider landscape comprises undulating fields with good hedgerow boundaries, trees and woodland, which provides further containment. Whilst there will inevitably be some adverse landscape and visual effects at the outset (Year 1 of completion), it is judged that the effects of the proposed development and the consequential effects will, however, be localised and limited in their extent.
- 7.3 The design and environment team have worked closely to prepare a scheme which has evolved in response to the constraints and opportunities presented by the site. The design parameters have been led by the existing site constraints; including the internal watercourse and Pendleton Brook, and peripheral hedgerows and trees. Existing landscape features are retained (with the exception of short sections of hedgerows that will be removed to facilitate access and a single tree within the southern field) as part of the Green Infrastructure proposed for the site. The green infrastructure proposals form an inherent part of the scheme design and will provide excellent opportunities for recreation and biodiversity enhancement as well as assisting to further integrate the scheme within the landscape, complementing the existing soft green settlement edge to this part of Clitheroe. This approach reflects the recommendations of the various landscape character assessment publications as described within this report and the requirements of current planning policies relating to landscape matters.
- 7.4 The initial landscape effects for the site and its immediate context are assessed as **Moderate Adverse** at year 1 but will diminish over time as the green infrastructure framework associated with the development delivers local benefits. In the longer term, by Year 15, it is considered that given the creation of multi-functional green infrastructure on approximately 40% of the site, the benefits of the maturing green infrastructure will further integrate the built development within the site and its immediate context, reducing the assessed effect to **Minor / Moderate Adverse**.
- 7.5 The effects on the landscape features of the site will be **Minor/Moderate Adverse** for site vegetation at year 1 due to the removal of short sections of hedgerow for access and removal of a single tree to facilitate the development (two further trees are recommended for removal in the interest of good management). The proposed green infrastructure planting will more than compensate for this loss as it matures. The proposed access over the internal watercourse will result in **Minor/Moderate Adverse** effects at year 1. As landscape planting and new water features establish and mature this will deliver some beneficial changes enhancing the landscape features of the site, resulting in **Minor / Moderate Beneficial** effects.
- 7.6 Given the nature of the site and its context and the proposed retention of its' landscape features within the green infrastructure proposals, the assessed effects at year 1 and by year 15 on the wider landscape encompassing the national landscape character area NCA33: Bowland Fringe and Pendle Hill, the county LCA 'Undulating Lowland Farmland: 5e Lower Ribblesdale (Clitheroe to Gisburn)' and the AONB LCA 'Undulating Lowland Farmland with Settlement & Industry: H1 Clitheroe and Chatburn' is **Negligible** at years 1 and 15.

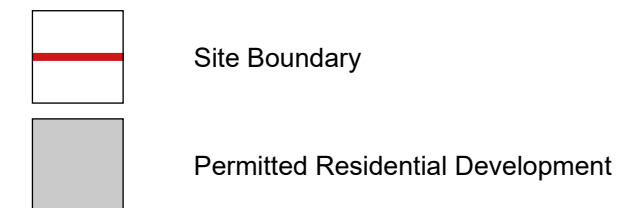
- 7.7 The site is visually well contained within its local landscape context by a combination of hedgerow and tree cover, topography and adjoining settlement. Only a limited number of receptors will have direct views across the development. These comprise users of Henthorn Road as they pass the site (receptor B), residents at the adjacent settlement edge (receptor A), users of a stretch of Ribble Way adjacent to the site (receptor C) and users of the public footpath through the site (receptor F). For these receptors assessed effects are **Minor/Moderate to Moderate / Major Adverse** at the outset, reducing to **Negligible to Moderate Adverse** with the maturing of the peripheral landscape planting.
- 7.8 To a lesser extent a small number of receptors within the local context of the site have views to varying degrees. These receptors are; residents of two properties: Siddows Hall (receptor D) and Langdales (receptor E). The assessed effects on completion range from **Minor/Moderate Adverse to Moderate/Major Adverse** (depending upon winter visibility) for these receptors and for receptor E will reduce by year 15 through the maturing of the green infrastructure planting proposals to **Minor / Moderate Adverse**.
- 7.9 At increasing distance from the site (receptors G and I), there are glimpse views to the site and adjoining settlement edge, viewed distantly as a minor component of a wider panoramic view. Views of the site and settlement edge are heavily filtered by intervening tree cover. There will be glimpses of the development, however at this distance and within the surrounding context the assessed effects at year 1 and 15 would range from **Negligible** to at most **Minor Adverse**, depending on the varying extent of visibility.
- 7.10 Three longer distance views have been identified from sensitive heritage and landscape receptors within the wider context of Clitheroe (receptors H, J and K). These are from Clitheroe Castle (1.4km to the north-east) and from the Forest of Bowland AONB (4.5km to the east and 3.9km to the south-west respectively). From all of these viewpoints trees and woodland help to absorb the site and existing settlement within the landscape. The development will form a minor and barely perceptible (castle view) or imperceptible (AONB view) change to the wider panoramic view. The assessed effect at year 1 and 15 is **Negligible**.
- 7.11 In conclusion, it is assessed that the site's landscape character has the ability in which to absorb change through the introduction of the proposed development and associated green infrastructure. The proposals will be appropriate within this landscape context and it is judged that the effects, as a result of the proposed development, will not give rise to any unacceptable landscape and visual harm.

FIGURES



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client
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project
Henthorn Road,
Clitheroe

drawing title
SITE LOCATION

scale
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Figure 1



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Site Boundary

Permitted Residential Development

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N

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project
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Clitheroe

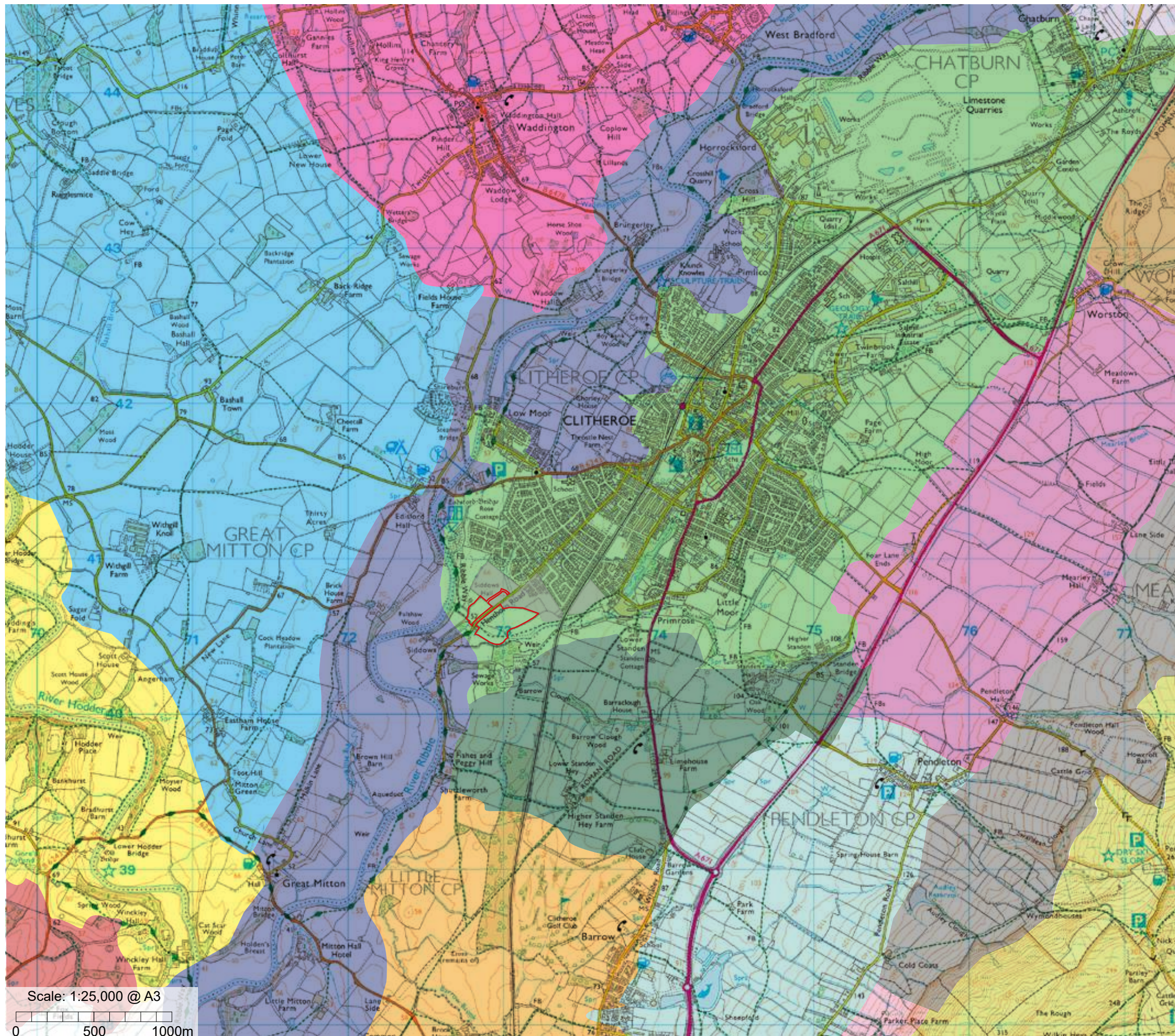
drawing title
AERIAL PHOTOGRAPH

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Figure 2



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- Site Boundary
- Permitted Residential Development
- Forest of Bowland Area of Outstanding Natural Beauty Landscape Character Assessment - September 2009**
- Bowland Landscape Character Types**
- B - Unenclosed Moorland Hills (LCT)

B4 - Pendle Hill (LCA)
- D - Moorland Fringe (LCT)

D8 - Pendleton (LCA)

D12 - Upper Sabden Valley (LCA)
- E - Undulating Lowland Farmland (LCT)

E6 - Pendleton (LCA)

E7 - Worston (LCA)

E8 - Dudland & Gisburn (LCA)
- F - Undulating Lowland Farmland with Wooded Brooks (LCT)

F2 - Bolton by Bowland to Waddington (LCA)
- G - Undulating Lowland Farmland with Parkland (LCT)

G4 - Hurst Green (LCA)

G5 - Downham (LCA)

G7 - Browsholme (LCA)
- H - Undulating Lowland Farmland with Settlement & Industry (LCT)

H1 - Clitheroe & Chatburn (LCA)

H2 - Higher & Lower Standen (LCA)

H3 - Barrow & Whalley (LCA)
- I - Wooded Rural Valleys (LCT)

I7 - Lower Hodder (LCA)
- J - Valley Floodplain (LCT)

J2 - Ribble (LCA)

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BOWLAND LANDSCAPE
CHARACTER

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Scale

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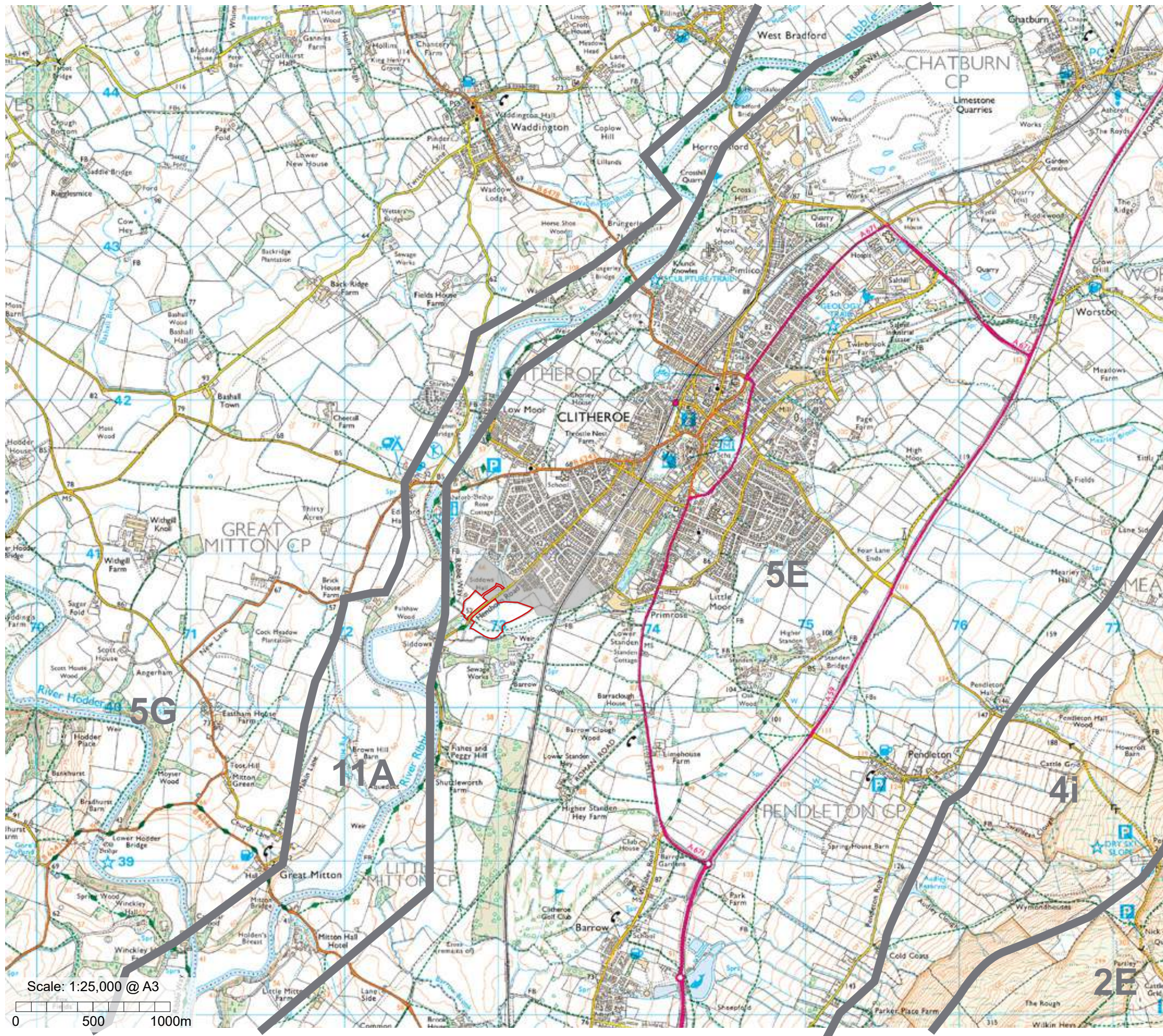
North Arrow

N

Figure 3A

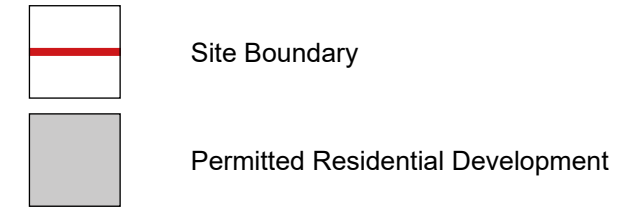
FPCR Environment and Design Ltd, Lockington Hall, Lockington, Derby, DE74 2RH ■ t: 01509 672772 ■ f: 01509 674565 ■ e: mail@fpcr.co.uk ■ w: www.fpcr.co.uk
masterplanning ■ environmental assessment ■ landscape design ■ urban design ■ ecology ■ architecture ■ arboriculture

K:\9000\9053\LANDS\LVA\9053 LVIA Fig 3A - Bowland Landscape Character.indd



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Forest of Bowland Area of Outstanding Natural Beauty Landscape Character Assessment - September 2009

Lancashire Landscape Character Types

- 2 - Moorland Hills (LCT)
 - 2E - Pendle Hill (LCA)
- 4 - Moorland Fringe (LCT)
 - 4i - North Pendle Fringe (LCA)
- 5 - Undulating Lowland Farmland (LCT)
 - 5E - Lower Ribblesdale (Clitheroe to Gisburn) (LCA)
 - 5G - South Bowland Fringes (LCA)
- 11 - Valley Floodplains (LCT)
 - 11A - Lower Ribble Valley (LCA)

Note: National Character Area (NCA) 33: Bowland Fringe and Pendle Hill covers all mapping extents shown.



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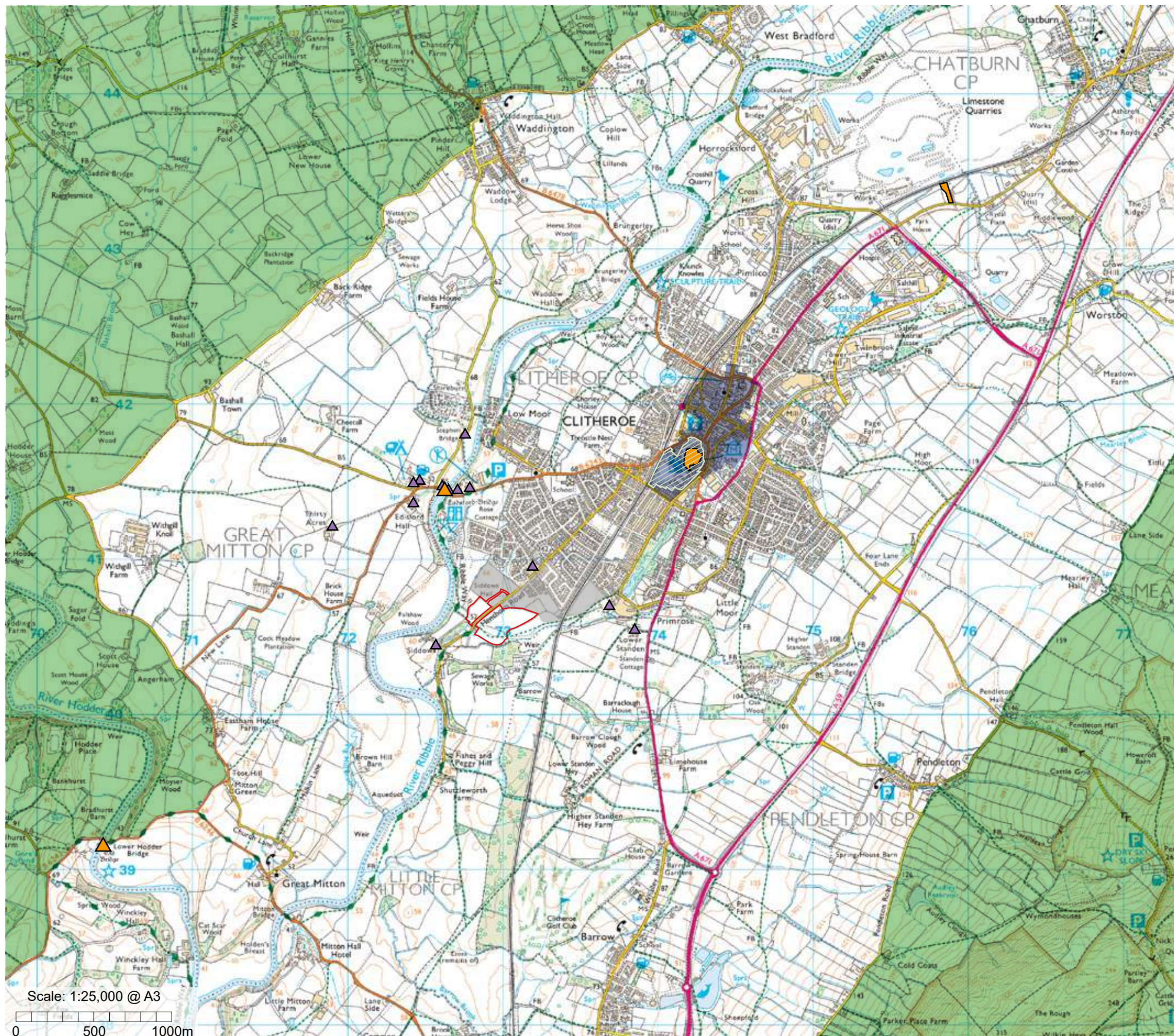
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LANCASHIRE LANDSCAPE
CHARACTER

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Figure 3B



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-  Site Boundary
-  Permitted Residential Development
-  Forest of Bowland Area of Outstanding Natural Beauty (AONB)
-  Scheduled Monument
-  Listed Buildings within 1km from the Site Boundary
-  Grade II Registered Park & Garden

Ribble Valley Borough Council

-  Clitheroe Conservation Area

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drawing title
DESIGNATIONS

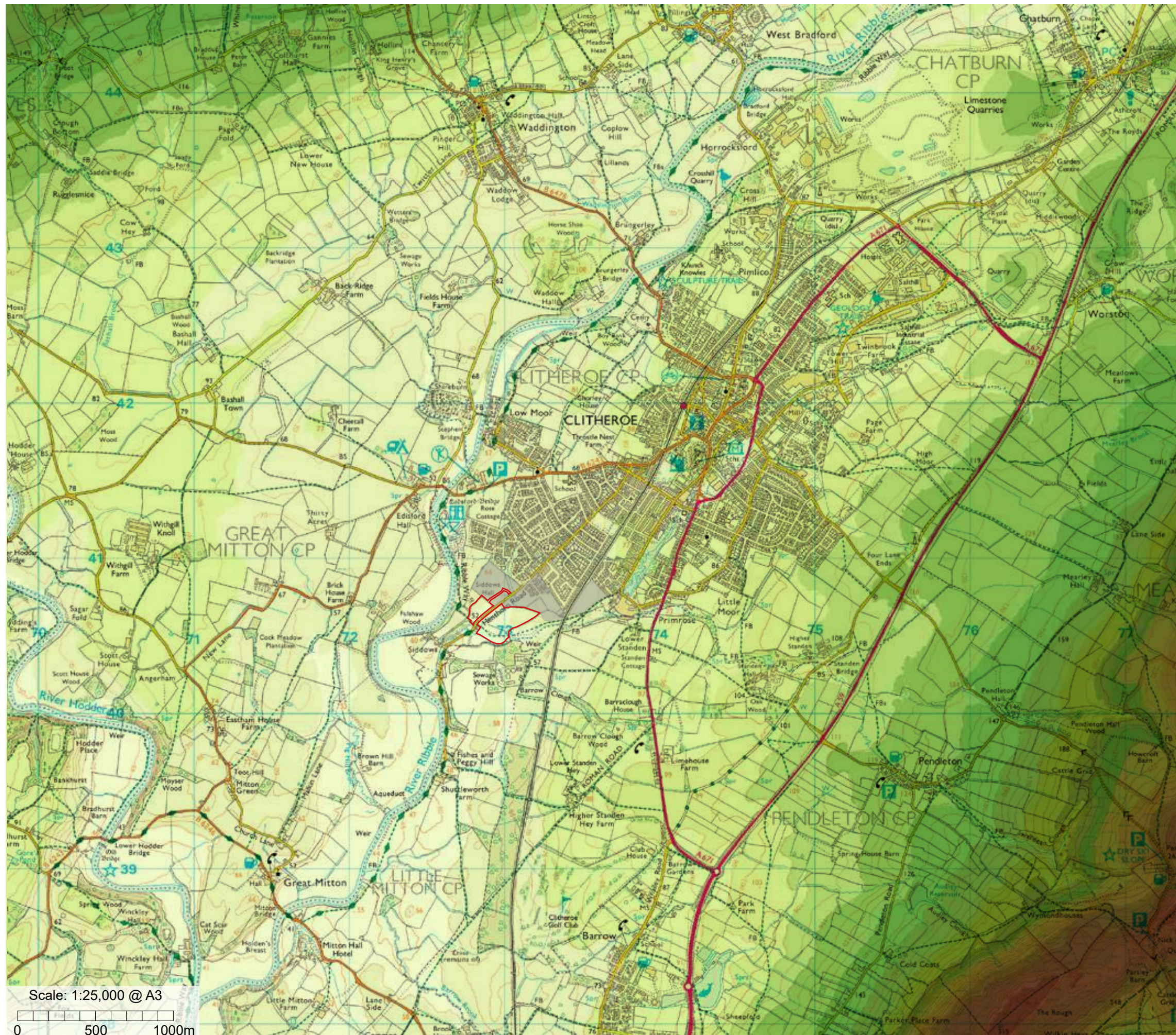
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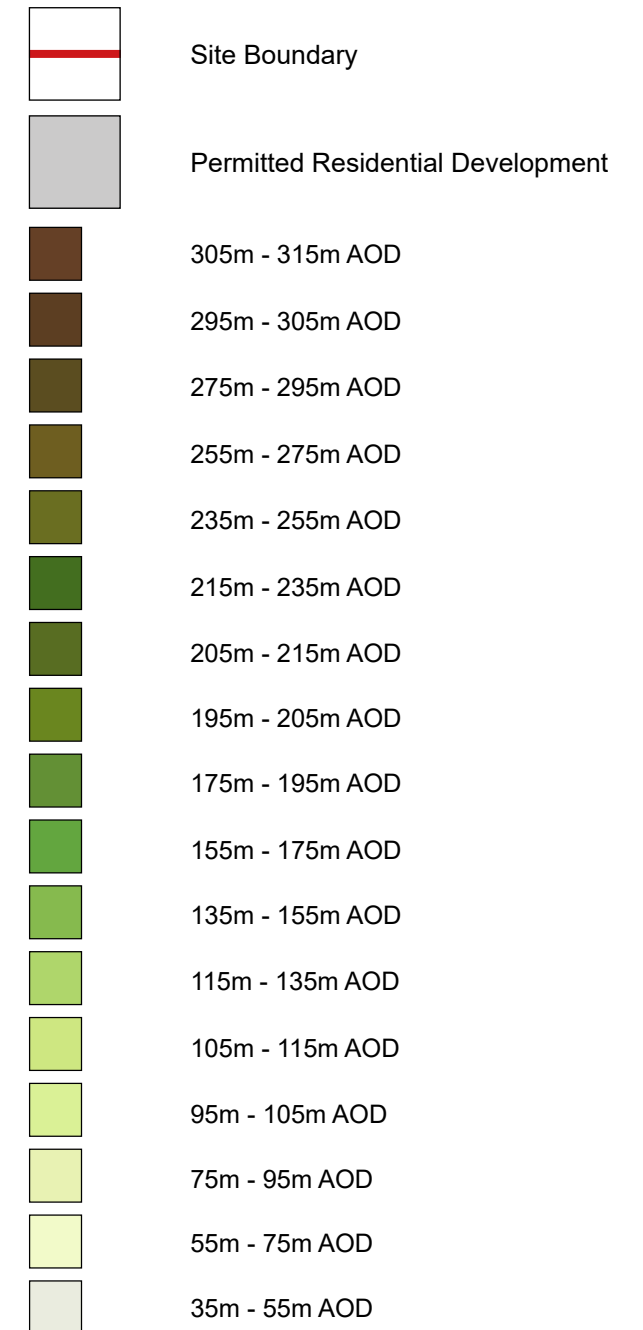


Figure 4



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Clitheroe

drawing title
TOPOGRAPHY

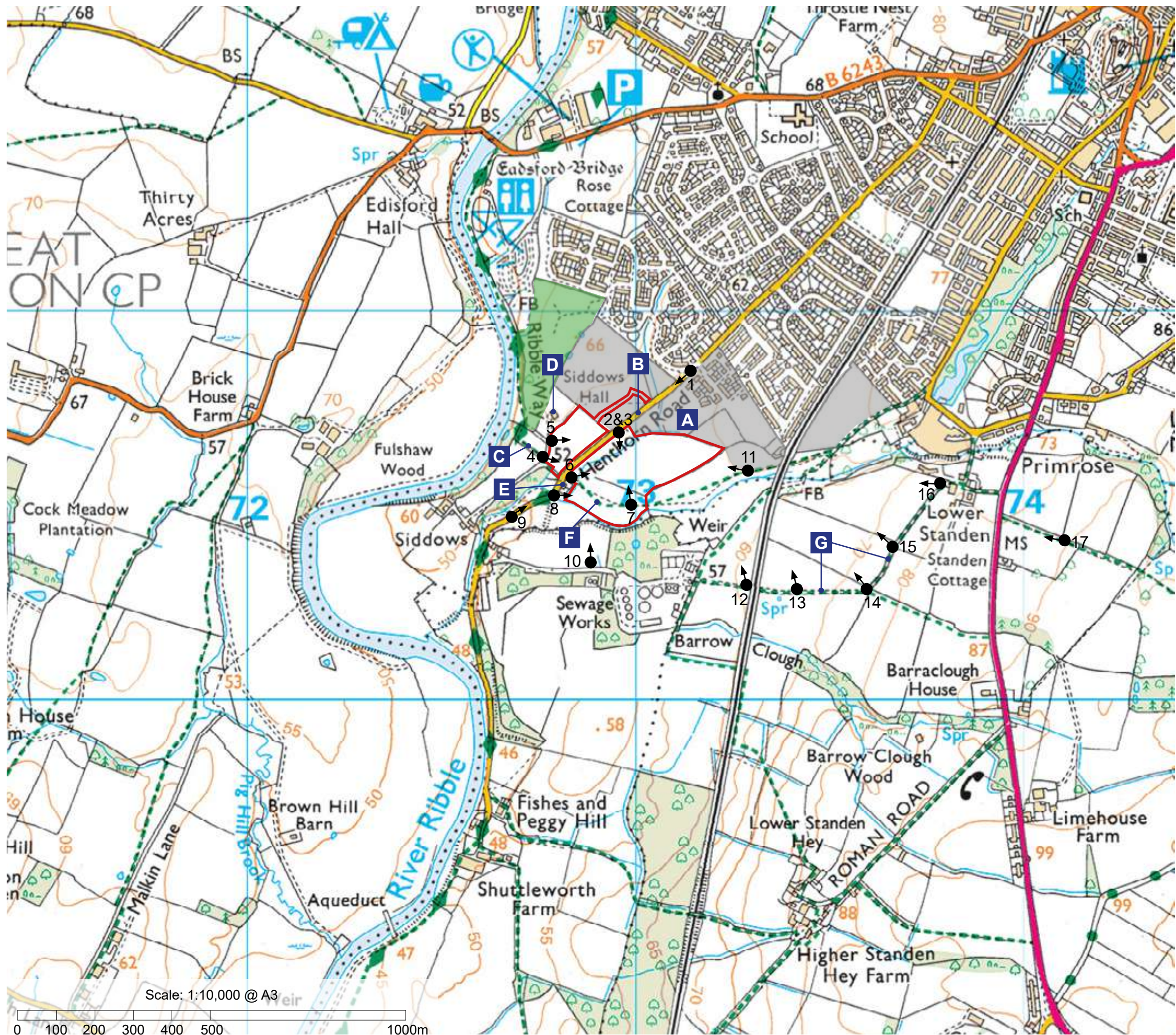
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MST

issue date
25 October 2019
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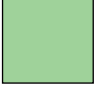
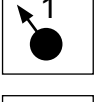


Figure 5



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-  Site Boundary
-  Permitted Residential Development
-  New Community Park
-  Photo Viewpoints
-  Receptors

client
Gladman Developments Ltd

project
Henthorn Road,
Clitheroe

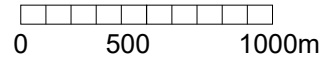
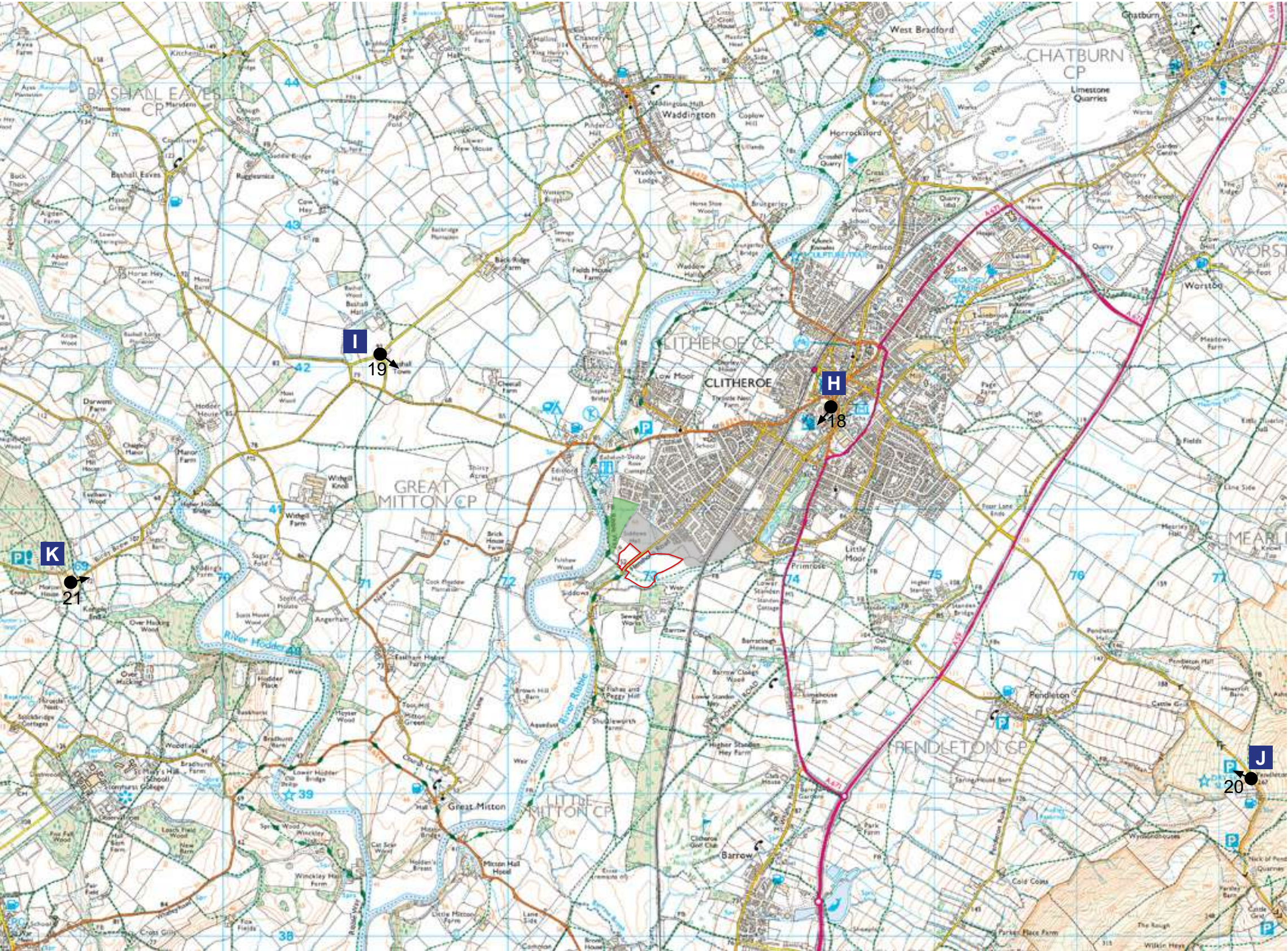
drawing title
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Figure 6



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-  Site Boundary
-  Permitted Residential Development
-  New Community Park
-  Photo Viewpoints
-  Receptors



client
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project
Henthorn Road,
Clitheroe

drawing title
LONG DISTANCE VIEWPOINTS

scale
NTS @ A3

drawn
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issue date
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-



Figure 7

Approximate direction of the site



PHOTO VIEWPOINT 1: View south-west along Henthorn Road from the settlement edge

The site

Henthorn Road



PHOTO VIEWPOINT 2: View south into the site from Henthorn Road



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project
Henthorn Road,
Clitheroe

drawing title
PHOTO VIEWPOINTS 1 & 2

scale
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-

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Figure 8



PHOTO VIEWPOINT 3: View south through field gate on Henthorn Road

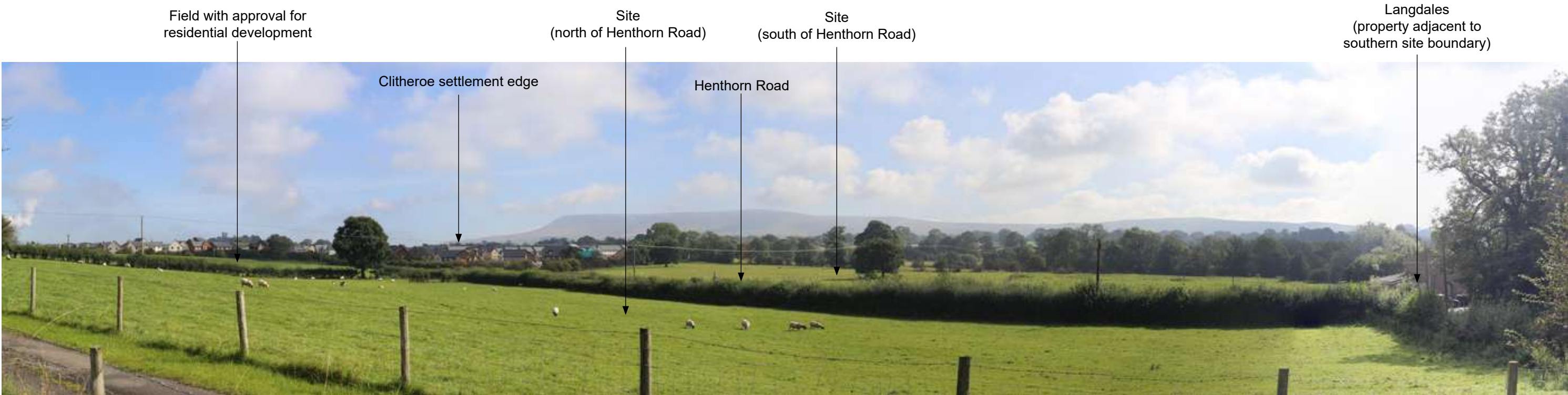


PHOTO VIEWPOINT 4: View east from Ribble Way (3-1-FP17) across the site

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project
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Clitheroe
drawing title
PHOTO VIEWPOINTS 3 & 4
scale
NTS @ A3
drawing / figure number
drawn
MST
issue date
25 October 2019
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Figure 9

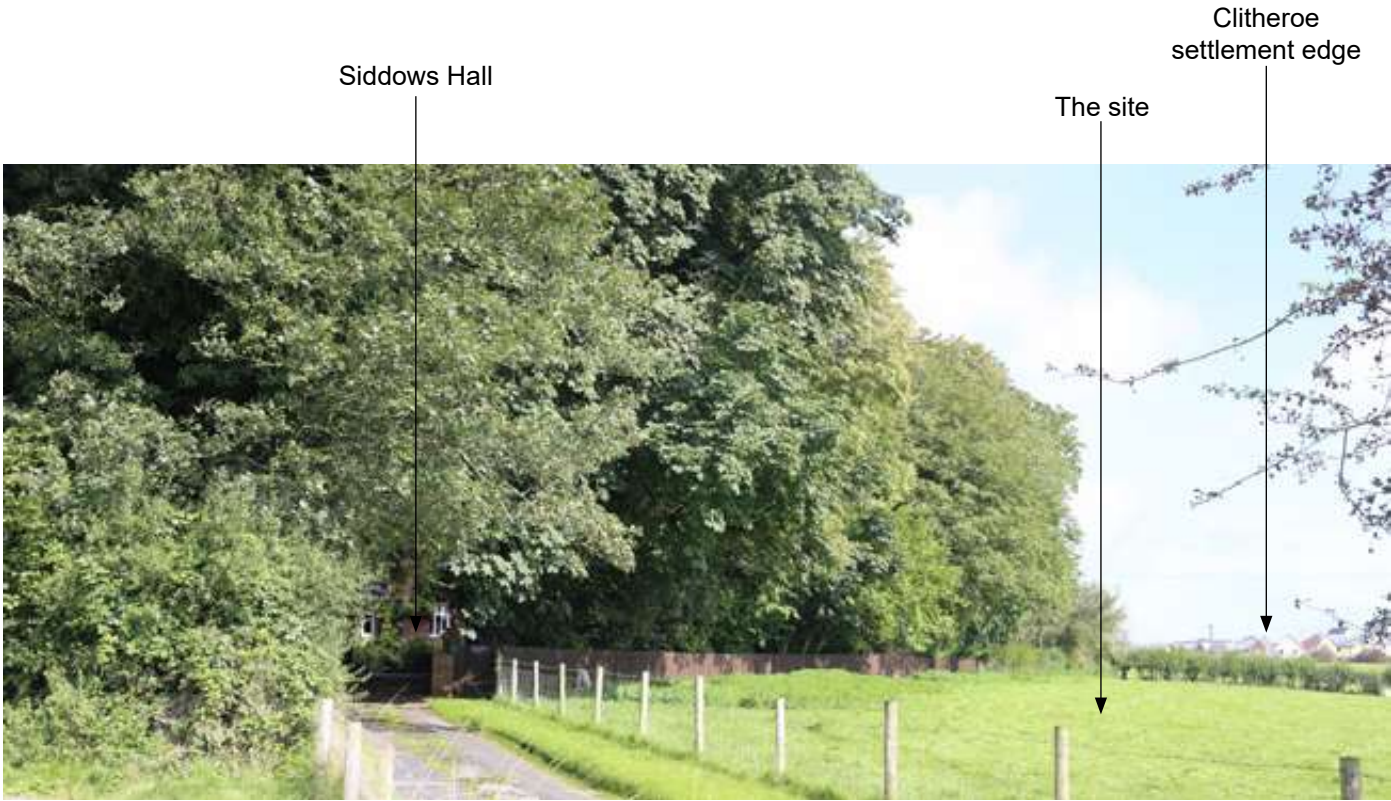


PHOTO VIEWPOINT 5: View north east from Ribble Way (3-1-FP17) towards Siddows Hall



PHOTO VIEWPOINT 6: View east from the public footpath (3-1-FP17) adjacent to Henthorn Road

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drawing title
PHOTO VIEWPOINTS 5 & 6
scale
NTS @ A3
drawing / figure number
drawn
MST
issue date
25 October 2019
rev
-

Figure 10

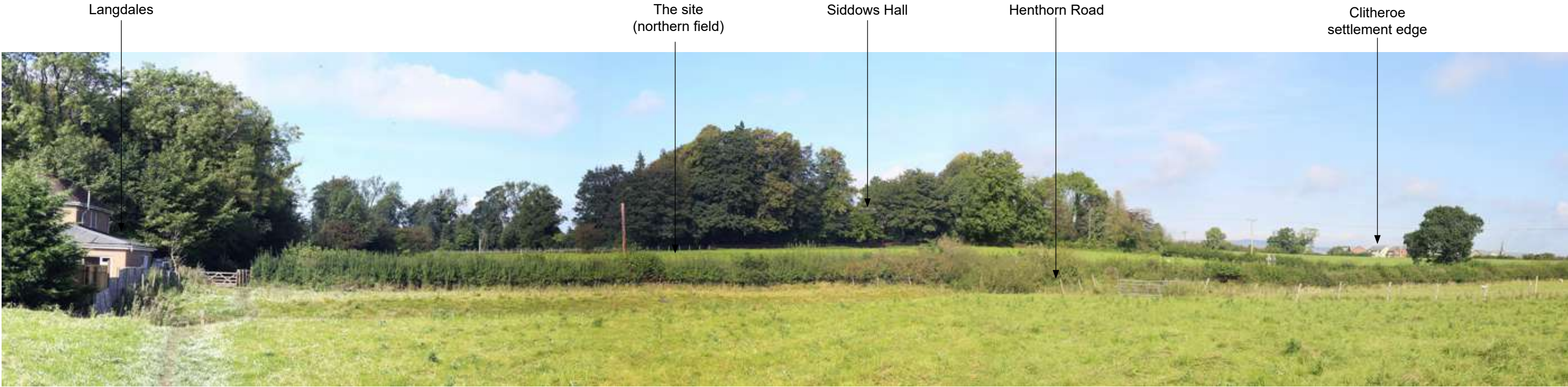


PHOTO VIEWPOINT 7: View north-west across the site from public footpath 3-1-FP17



PHOTO VIEWPOINT 7 Cont'd



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Clitheroe

drawing title
PHOTO VIEWPOINT 7

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Figure 11

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PHOTO VIEWPOINT 8: View east from Henthorn Road (and Ribble Way)

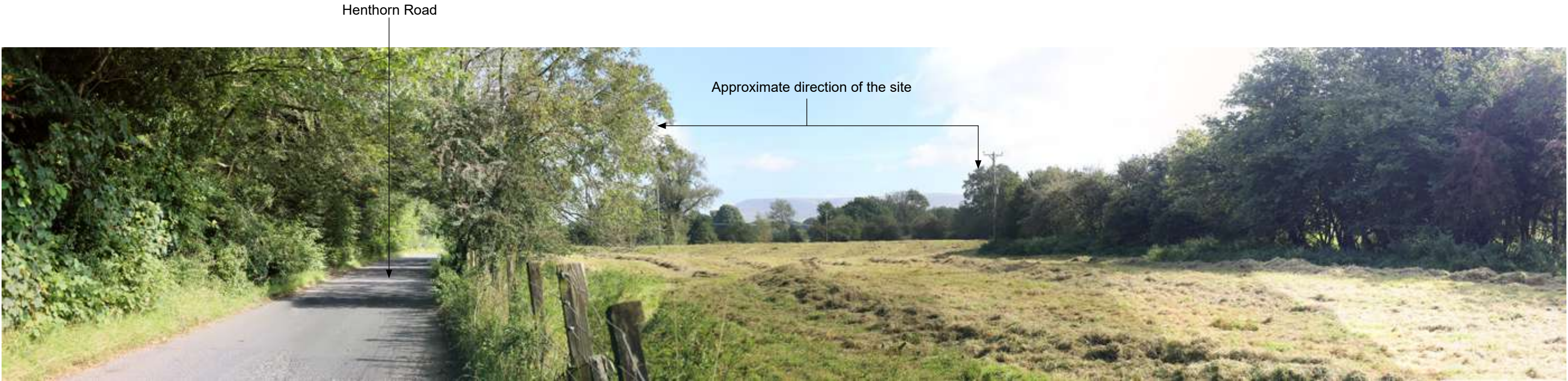


PHOTO VIEWPOINT 9: View north-east from Henthorn Road



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Clitheroe

drawing title
PHOTO VIEWPOINTS 8 & 9

scale
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Figure 12



PHOTO VIEWPOINT 10: View north from the lane to the Sewage Works

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Clitheroe
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PHOTO VIEWPOINT 10
scale
NTS @ A3
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Figure 13



PHOTO VIEWPOINT 11: View west from public footpath 3-1-FP17



PHOTO VIEWPOINT 11 Cont'd



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PHOTO VIEWPOINT 11

scale
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Figure 14

Sewage Works

Approximate direction of the site

Clitheroe settlement edge



PHOTO VIEWPOINT 12: View north from public footpath 3-32-FP4

Approximate direction of the site

Clitheroe settlement edge



PHOTO VIEWPOINT 13: View north-west from public footpath 3-32-FP4



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PHOTO VIEWPOINTS 12 & 13

scale
NTS @ A3

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Figure 15



PHOTO VIEWPOINT 14: View north-west from the junction of public footpaths 3-32-FP4 and 3-32-FP3



PHOTO VIEWPOINT 15: View west from public footpath 3-32-FP2



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Clitheroe

drawing title
PHOTO VIEWPOINTS 14 & 15

scale NTS @ A3	drawn MST	issue date 25 October 2019
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Figure 16



PHOTO VIEWPOINT 16: View west from public footpath 3-32-FP2, adjacent to Lower Standen



PHOTO VIEWPOINT 16 Cont'd



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project
Henthorn Road,
Clitheroe

drawing title
PHOTO VIEWPOINT 16

scale
NTS @ A3

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Figure 17



PHOTO VIEWPOINT 17: View west from public footpath 3-32-FP12



PHOTO VIEWPOINT 18: View south-west from Clitheroe Castle



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project
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Clitheroe

drawing title
PHOTO VIEWPOINTS 17 & 18

scale NTS @ A3	drawn MST	issue date 25 October 2019
drawing / figure number		rev

Figure 18

Approximate direction of the site



PHOTO VIEWPOINT 19: View south-east from Bashall Town

Approximate direction of the site



PHOTO VIEWPOINT 20: View north-west from Pendle Hill



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project
Henthorn Road,
Clitheroe

drawing title
PHOTO VIEWPOINTS 19 & 20

scale
NTS @ A3

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drawing / figure number

Figure 19

Approximate direction of the site



PHOTO VIEWPOINT 21: View north-east from the eastern edge of Longridge Fell (Birdy Brow)



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project
Henthorn Road,
Clitheroe

drawing title
PHOTO VIEWPOINT 21

scale
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Figure 20

APPENDIX A

Appendix A

Landscape and Visual Appraisal – Methodology and Assessment Criteria

Introduction

- 1.0 The methodology for the Landscape and Visual Appraisal (LVA) undertaken for the proposed development is detailed in the LVA report. The following information should be read in conjunction with this methodology.
- 1.1 As advised in the Guidelines for Landscape and Visual Impact Assessment (3rd Edition) (GLVIA3), the judgements made in respect of both landscape and visual effects are a combination of an assessment of the sensitivity of the receptor and the magnitude of the landscape or visual effect. The following details the definitions and criteria used in assessing sensitivity and magnitude for landscape and visual receptors.
- 1.2 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as High/ Medium or Moderate/ Minor etc. This indicates that the assessment lies between the respective definitions or encompasses aspects of both.

Landscape

Landscape Sensitivity

- 1.3 Landscape receptors are assessed in terms of their 'Landscape Sensitivity'. This combines judgements on the value to be attached to the landscape and the susceptibility to change of the landscape from the type of change or development proposed. The definition and criteria adopted for these contributory factors is detailed below.
- 1.4 There can be complex relationships between the value attached to landscape receptors and their susceptibility to change which can be especially important when considering change within or close to designated landscapes. For example, an internationally, nationally or locally valued landscape does not automatically or by definition have a high susceptibility to all types of change. The type of change or development proposed may not compromise the specific basis for the value attached to the landscape.

Landscape Value

- 1.5 Value can apply to a landscape area as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. The following criteria have been used to categorise landscape value. Where there is no clear existing evidence on landscape value, an assessment is made based on the criteria/ factors identified below (based on the guidance in GLVIA3 paragraph 5.28, Box 5.1).
- | | |
|---------------------------------|-------------------------|
| • Landscape quality (condition) | • Conservation interest |
| • Scenic quality | • Recreation value |
| • Rarity | • Perceptual aspects |
| • Representativeness | • Associations |

Landscape Value	Definition
High	Landscape receptors of high importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.
Medium	Landscape receptors of medium importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.
Low	Landscape receptors of low importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.

Landscape Susceptibility to Change

- 1.6 This means the ability of the landscape receptor (overall character type/ area or individual element/ feature) to accommodate the change (i.e. the proposed development) without undue consequences for the maintenance of the baseline position and/ or the achievement of landscape planning policies and strategies. The definition and criteria for the assessment of Landscape Susceptibility to Change is as follows:

Landscape Susceptibility to Change	Definition
High	A highly distinctive and cohesive landscape receptor, with positive characteristics and features with no or very few detracting or intrusive elements. Landscape features intact and in very good condition and/ or rare. Limited capacity to accept the type of change/ development proposed.
Medium	Distinctive and more commonplace landscape receptor, with some positive characteristics/ features and some detracting or intrusive elements. Landscape features in moderate condition. Capacity to accept well planned and designed change/ development of the type proposed.
Low	Landscape receptor of mixed character with a lack of coherence and including detracting or intrusive elements. Landscape features that may be in poor or improving condition and few that could not be replaced. Greater capacity to accept the type of change/ development proposed.

Magnitude of Landscape Effects

- 1.7 The magnitude of landscape effects is the degree of change to the landscape receptor in terms of its size or scale of change, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the separate considerations of Scale or Size of the Degree of Change and Reversibility. The geographical extent and duration of change are described where relevant in the appraisal.

Scale or Size of the Degree of Landscape Change

Scale or Size of the Degree of Landscape Change	Definition
High	Total loss of or substantial alteration to key characteristics / features and the introduction of new elements totally uncharacteristic to the receiving landscape. Overall landscape receptor will be fundamentally changed.
Medium	Partial loss of or alteration to one or more key characteristics / features and the introduction of new elements that would be evident but not necessarily uncharacteristic to the receiving landscape. Overall landscape receptor will be obviously changed.
Low	Limited loss of, or alteration to one or more key characteristics/ features and the introduction of new elements evident and/ or characteristic to the receiving landscape. Overall landscape receptor will be perceptibly changed.
Negligible	Very minor alteration to one or more key characteristics/ features and the introduction of new elements characteristic to the receiving landscape. Overall landscape receptor will be minimally changed.
None	No loss or alteration to the key characteristics/ features, representing 'no change'.

Reversibility

Reversibility	Definition
Irreversible	The development would be permanent and the assessment site could not be returned to its current/ former use.
Reversible	The development could be deconstructed/ demolished and the assessment site could be returned to broadly its current/ historic use (although that may be subject to qualification depending on the nature of the development).

Visual

Sensitivity of Visual Receptors

- 1.8 Visual sensitivity assesses each visual receptor in terms of their susceptibility to change in views and visual amenity and also the value attached to particular views. The definition and criteria adopted for these contributory factors is detailed below.

Visual Susceptibility to Change

- 1.9 The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of; firstly, the occupation or activity of people experiencing the view at particular locations; and secondly, the extent to which their attention or interest may therefore be focussed on the views and visual amenity they experience.

Visual Susceptibility to Change	Definition
High	Residents at home with primary views from ground floor/garden and upper floors. Public rights of way/ footways where attention is primarily focussed on the landscape and on particular views. Visitors to heritage assets or other attractions whose attention or interest is likely to be focussed on the landscape and/ or on particular views. Communities where views make an important contribution to the landscape setting enjoyed by residents. Travellers on recognised scenic routes.
Medium	Residents at home with secondary views (primarily from first floor level). Public rights of way/ footways where attention is not primarily focussed on the landscape and/ or particular views. Travellers on road, rail or other transport routes.
Low	Users of outdoor recreational facilities where the view is less important to the activities (e.g. sports pitches). Travellers on road, rail or other transport where views are primarily focussed on the transport route. People at their place of work where views of the landscape are not important to the quality of the working life.

Value of Views

- 1.10 The value attached to a view takes account of any recognition attached to a particular view and/ or any indicators of the value attached to views, for example through guidebooks or defined viewpoints or references in literature or art.

Value of Views	Definition
High	A unique or identified view (e.g. shown as such on Ordnance Survey map, guidebook or tourist map) or one noted in literature or art. A view where a heritage asset makes an important contribution to the view.
Medium	A typical and/ or representative view from a particular receptor.
Low	An undistinguished or unremarkable view from a particular receptor.

Magnitude of Visual Effects

- 1.11 Magnitude of Visual Effects evaluates each of the visual effects in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the Scale or Size (including the degree of contrast) of Visual Change. The distance and nature of the view and whether the receptor's view will be stationary or moving are also detailed in the Visual Effects Table.

Scale or Size of the Degree of Visual Change	Definition
High	The proposal will result in a large and immediately apparent change in the view, being a dominant and new and/ or incongruous feature in the landscape.
Medium	The proposal will result in an obvious and recognisable change in the view and will be readily noticed by the viewer.
Low	The proposal will constitute a minor component of the wider view or a more recognisable component that reflects those apparent in the existing view. Awareness of the proposals will not have a marked effect on the overall nature of the view.
Negligible/ None	Only a very small part of the proposal will be discernible and it will have very little or no effect on the nature of the view.

Level of Effect

- 1.12 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.
- 1.13 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following descriptive thresholds have been used for this appraisal:
- **Major**
 - **Moderate**
 - **Minor**
 - **Negligible**
- 1.14 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

APPENDIX B

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
National Landscape Character									
Natural England, National Character Area Profile (NCA) 33: <i>Bowland Fringe and Pendle Hill</i>	Varies from Low – High	Varies from Low – High	Varies from Low – High	Construction: Negligible Completion: Negligible Year 15: Negligible	N/A	This NCA covers an extensive landscape tract from Pendle Hill in the south to the M6 in the west, to the boundary of the Yorkshire Dales in the north-east and almost as far as Morecambe Bay in the north west. The character area description is broad but includes specific reference to Clitheroe stating that “<i>The relatively urban areas of Clitheroe, Bentham and Longridge provide a contrast to the rural feel of the area</i>”. Natural England recommends: “<i>Managing development (especially around the fringes of the NCA), in order to maintain the rural character of the landscape, tranquillity and sense of remoteness</i>” and “<i>To protect the rural quality of the open countryside, it is essential to control and manage the development of the urban fringe and farmsteads to ensure the use of appropriate materials and styles</i>”. Development of the site, adjacent to the Clitheroe settlement edge would result in a negligible magnitude of change on the NCA as a whole during construction, following development and at year 15. Whilst the development proposals will incorporate the recommended measures above and will retain and enhance the landscape features of the site, the resultant magnitude of change would remain negligible in the context of the NCA as a whole.	Negligible	Negligible	Negligible
Landscape Character Assessment: AONB									
Forest of Bowland Area of Outstanding Natural Beauty, Landscape Character Assessment, Sept 2009: <i>Undulating Lowland Farmland with Settlement & Industry: H1 Clitheroe and Chatburn</i> ’ LCA.	Medium	Medium	Medium	Construction: Negligible Completion: Negligible Year 15: Negligible	N/A	The LCA description applies to Clitheroe and the landscape around its southern, eastern and northern peripheries and encompasses Chatburn to the north. At this scale the landscape character description remains general to Clitheroe and its fringes. The assessment considers that the overall condition of this landscape character type is ‘moderate’ with “<i>most landscape features generally well managed</i>”. The guidelines recommend: “<i>Conserve and enhance hedges and hedgerow trees; Ensure that any potential new urban development includes a robust planting of native tree and shrub planting at the edges; Encourage the use of local building materials, in particular gritstone and limestone; Ensure new development does not extend onto prominent hillsides; Maintain consistency of building materials, details and design; Conserve the pattern and distinctive settings to settlements; Conserve open views towards the surrounding higher Moorland Plateaux and Unenclosed and Enclosed Moorland Hills Landscape Character Types; and Conserve open and framed views across and into the corridor of the River Ribble</i>”. The proposals use a combination of the recommended approaches within the Development Framework and green infrastructure design to complement the existing attractive green settlement edge. This will deliver some local benefits to the landscape features of the site by year 15 as the proposed landscaping and management practices take effect. The development proposals form a minor settlement extension that would result in a negligible magnitude of the change on the character area overall.	Negligible	Negligible	Negligible
	“Overall, landscape character and visual sensitivity is considered to be moderate” (paragraph 4.9.13).								

Appendix B: Landscape Effects Table (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
Landscape Character Assessment: County									
A Landscape Strategy for Lancashire – Landscape Character Assessment & Strategy, December 2000: <i>Undulating Lowland Farmland: 5e Lower Ribblesdale (Clitheroe to Gisburn) LCA</i>	Varies from Low-High	Varies from Low- High	Varies from Low- High	Construction: Negligible Completion: Negligible Year 15: Negligible	N/A	The LCA covers a broader area than that defined within the AONB assessment. Area 5E includes Clitheroe and Chatburn but also extends some distance to the south and east of the settlement to include Pendleton at the foot of Pendle Hill and as far north-east as Gisburn. As such the character description is also less specific to the context of the site. It describes the area as “ <i>a particularly well settled area</i> ”. The accompanying Landscape Strategy identifies “ <i>hedgerows and hedgerow trees</i> ” as one of the ‘Key Environmental Features’ of this area. The Strategy recommends; “ <i>ensure new development on the edges of villages reflects the characteristic clustered form; development should be sited to retain views to landscape features and landmarks, such as church towers on the approaches to villages...</i> ” and “ <i>encourage tree planting as an integral part of new development, creating links with existing farm woodlands and the network of hedgerows</i> ”. The proposals use these recommended approaches within the Development Framework and green infrastructure design to complement the existing attractive green settlement edge. This will deliver some local benefits to the landscape features of the site by year 15 as the proposed landscaping and management practices take effect. The development proposals form a minor settlement extension, in keeping with the described existing characteristics of this LCA that would result in a negligible magnitude of the change on this extensive character area overall.	Negligible	Negligible	Negligible
Landscape Character: Site and Immediate Context									

Appendix B: Landscape Effects Table (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
Site and Immediate Context	Medium	Medium	Medium	Construction: Medium/High Completion: Medium Year 15: Medium/Low	N/A	The site comprises two grassed fields bisected by Henthorn Road and by a small watercourse south of Henthorn Road. A discrete post and wire fence also divides the southern field in two. The site is bounded by hedgerows and trees and in part by the Pendleton Brook. The immediate context of the site comprises the south-western settlement edge of Clitheroe and several small fields, parts of which have approval for residential development. Trees and woodland provide separation from the wider landscape. A detailed description of this area is included within the report. Within this context, construction activities will result in a temporary medium/high magnitude of change to this area and on completion development will result the replacement of parts of the fields within the site with residential properties, but will retain approximately 40% of the site as GI which will incorporate retained landscape features of the site, resulting in a medium magnitude of change to the site and immediate context. As the green infrastructure planting matures it will further integrate the development within its settlement edge context and deliver benefits to the local landscape, partially offsetting the adverse effects resulting from the extension of the settlement.	Moderate / Major Adverse	Moderate Adverse	Minor / Moderate Adverse
Site Landscape Features/ Characteristics									

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
Site Landscape Features <i>Woodland, Trees, Hedgerows and Vegetation</i>	Medium	Medium	Medium	Construction: Medium Completion: Medium Year 15: Low	N/A	Landscape features on the site comprise the field boundary hedgerows with associated trees, boundary trees and two single trees within the southern field. A single tree within the southern field and two trees on the northern boundary (the latter recommended for removal in the interest of good management within the tree survey report) are proposed for removal, all other trees on the site will be retained. Short sections of hedgerow are to be removed to provide for access to the site. Further tree and hedgerow planting is proposed as part of the green infrastructure for the development. The green infrastructure proposals seek to respond to local landscape character and the recommendations of the various published landscape character and green infrastructure strategy documents. At the outset the limited loss of vegetation on the site will result in a low adverse magnitude of change to the landscape features overall. As landscape planting matures the magnitude of change to the landscape features of the site overall will change to low and beneficial.	Minor / Moderate Adverse	Minor / Moderate Adverse	Minor / Moderate Beneficial
Site Landscape Features <i>Water Features and Watercourses</i>	Medium	Medium	Medium	Construction: Low Completion: Low Year 15: Low	N/A	A watercourse with associated vegetation passes through the southern field within the site and the Pendleton Brook borders part of the southern site boundary. The new access will cross the watercourse that passes and an outfall will be necessary to the Pendleton Brook from the SUDS within the site, otherwise there are no proposals that would result in changes to the watercourses. They will be retained within broad landscape buffers that will include new native planting, grassland that will be placed under a meadow management regime and new SuDS basins, all will be designed to provide for wildlife benefits. The development proposals result in a low magnitude of change at construction and completion, with the development set back beyond the retained landscape buffers. The new SuDS proposals will as the landscaping matures complement and enhance the wetland characteristics of the watercourse.	Minor / Moderate Adverse	Minor / Moderate Adverse	Minor / Moderate Beneficial

APPENDIX C

APPENDIX C: VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type, Location and photographs (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion (Winter)	Overall Effect at 15 Years Post Completion (Summer)
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project		Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial
A	Residents at the Clitheroe Settlement edge (photo 1)	Medium to High	Medium	Medium	Adjacent – 250 metres approx..	Partial - Glimpse	Permanent	Construction: Low to High Completion: Low to Medium Year 15: Negligible to Medium	The majority of views from the settlement edge will be restricted by intervening vegetation, with views limited to upstairs windows. Views from the properties that border the southern field within the site will be relatively open. Where properties border the site, they will have clearer views of construction activities and new properties once constructed. Retained boundary vegetation will soften the view. For more distant properties intervening land and vegetation will minimise the magnitude of change. Planting as it matures will assist in further assimilating the development within the view. A range of effects is anticipated depending upon the extent of the view from each property.	Minor / Moderate to Moderate / Major Adverse	Minor / Moderate to Moderate Adverse	Negligible to Moderate Adverse
B	Users of Henthorn Road as they pass the site (photos 2 & 3)	Medium-High	Medium	Medium	Adjacent	Full	Transient	Construction: High Completion: Medium Year 15: Low / Medium	The development proposals will result in creation of a new access road and construction activities occurring behind the retained frontage hedgerow within the site. This will result in a temporary, high magnitude of change. On completion new housing will be set back within the site beyond new landscaping with retained watercourse, grassland and tree planting. This will be seen in the context of the adjacent settlement edge and not be incongruous. As the new planting matures the development will further assimilate within its local context.	Moderate / Major Adverse	Moderate Adverse	Minor / Moderate Adverse
C	Users of Ribble Way long distance trail (photo 4)	High	Medium	Medium /High	Adjacent	Full	Transient	Construction: Medium/High Completion: Medium Year 15: Medium/Low	There are views across the site from the trail as it passes alongside the northern field of the site and rises to the north adjacent to Siddows Hall before dropping out of view. Views from the stretch of the footpath that follows Henthorn Road south of the site are restricted by hedgerows and tree cover. For the stretch where views are open, there are long elevated views across the site to the settlement edge, with Pendle Hill in the distance. Much of the foreground to the view will remain as GI with the development set	Moderate / Major Adverse	Moderate / Major Adverse	Moderate Adverse

									back in the site, effectively bringing the settlement edge much closer to the receptor. Proposed planting will soften the development edge as it matures.			
D	Residents of Siddows Hall (photo 5)	High	Low-Medium	Medium	Adjacent	Glimpse	Permanent	Construction: Low - High Completion: Low - High Year 15: Low - High	The assessment was undertaken during the summer, when the trees that enclosed the garden of this property heavily restrict views into the site and is based on views from the closest publicly accessible viewpoints to the property. Photo 5 shows that the garden of the property is bounded by close board fencing that would prevent views out at ground level. It is likely that primary windows of the property are orientated across the site. During the summer months, views from the property to the construction / development will at most be glimpses through the dense tree cover. The magnitude of change to the view in summer months is assessed as low due to the restriction posed by the tree cover. In winter months the view may become more open, and should this be the case the visual effects would become much greater with views to the adjacent development potentially replacing longer rural views out.	Minor/Moderate Adverse (summer) Potential for Moderate/Major Adverse (winter)	Minor/Moderate Adverse (summer) Potential for Moderate/Major Adverse (winter)	Minor/Moderate Adverse (summer) Potential for Moderate/Major Adverse (winter)
E	Residents of Langdales – a single property on Henthorn Road adjoining the site (photo 6)	Medium	Medium	Medium	Adjacent	Full	Permanent	Construction: Medium/High Completion: Medium Year 15: Medium/Low	The property has side windows orientated towards the site. Development within the site will be set back from the property and from Henthorn Road. Whilst development will bring any existing views of the settlement edge closer to the receptor a substantial landscape buffer will be retained in views along Henthorn Road and intervening tree planting will soften the development edge as it matures. In views to the rear the southern part of the site will remain free of built development, although there would be some disturbance during construction of the SuDS basins.	Moderate / Major Adverse	Moderate Adverse	Moderate / Minor Adverse
F	Users of the public footpath through the site (photos 6 & 7)	High	Medium	Medium / High	Within the site	Partial	Transient	Construction: High Completion: Medium / High Year 15: Medium	The path currently passes through an open field and there are views to the settlement edge to the north of the field. Users of the public footpath through the site will experience construction activities to the north and south of the path as new dwellings and the SuDS basins are constructed. Following completion, the southern edge of the development will be set back from the footpath, with intervening landscaping which would most likely comprise a native hedgerow and trees and with the SuDS basins set within a grassed landscape with trees to the south.	Moderate / Major Adverse	Moderate / Major Adverse	Moderate Adverse
G	Users of the public footpath network east of the site and residents at Lower Standen (photos 12-17)	High	Medium	Medium/High	300m-1km	Glimpse	Transient	Construction: Negligible - Low Completion: Negligible - Low Year 15: Negligible - Low	From the footpaths there are a range of panoramic views towards the west. Within these views the site is generally screened from view by intervening hedgerows and tree cover. There are occasional glimpses of a small parts of fields within the site and to adjacent properties at the settlement edge within the trees. There will be glimpses of construction activities and the development, however at this distance and given the context the magnitude of change to the view will be negligible – low at most, depending on the varying extent of visibility along the routes. No views were identified from publicly accessible areas close to the grade II listed Standen Farmhouse. Should any views be possible for residents of this property or other residents at Lower Standen they are anticipated to be similar to those from the public rights of way.	Negligible – Minor Adverse	Negligible – Minor Adverse	Negligible – Minor Adverse

H	Visitors to Clitheroe Castle (photo 18)	High	Medium/ High	Medium/ High	1.4km	Full	Permanent	Construction: Negligible Completion: Negligible Year 15: Negligible	There are long panoramic views in all directions from the elevated castle walls within the centre of Clitheroe. The site is distantly glimpsed, beyond existing settlement as part of this wider panoramic view. Trees and woodland help to absorb the site and existing settlement within the landscape. The construction activities and development will form a minor and barely perceptible change to the wider panoramic view.	Negligible	Negligible	Negligible
I	Users of the car park at Bashall Town (photo 19)	Medium	Medium	Medium	2km	Glimpse	Transient	Construction: Negligible Completion: Negligible Year 15: Negligible	There are views across fields towards the site and southern edge of Clitheroe. Views are heavily filtered by intervening tree cover. The site is not discernible. Should the construction and development be glimpsed at all, they will be seen in this context and as a distant minor component of a wider panoramic view.	Negligible	Negligible	Negligible
J	Users of PRow on Pendle Hill, users of the ski slope restaurant and road users (Forest of Bowland AONB) (photo 20)	High	Medium/ High	Medium/ High	4.5km	Full	Transient / Permanent depending on use	Construction: Negligible Completion: Negligible Year 15: Negligible	Clitheroe is distantly visible and at this distance, the site being positioned adjacent to the south-western edge of the settlement furthest from the viewpoint, is not readily discernible. The construction activities and development will form a very minor component and imperceptible change to the wider panoramic view.	Negligible	Negligible	Negligible
K	Users of PRow on Longridge Fell above Birdy Brow (Forest of Bowland AONB) (photo 21)	High	Medium/ High	Medium/ High	3.9km	Glimpse	Transient	Construction: Negligible Completion: Negligible Year 15: Negligible	Clitheroe is distantly visible within the base of the valley. However, the site is not readily discernible, hidden by the substantial tree cover within the valley and around the settlement. The construction activities and development will form a very minor component and imperceptible change to the wider panoramic view.	Negligible	Negligible	Negligible

