



Landscape and Visual Assessment Report

For

Proposed Extension to RIMINGTON LEISURE PARK

Prepared for

HOLGATES (CARAVAN PARKS) LIMITED

Prepared by

Galpin Landscape Architecture

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Landscape and Visual Assessment Accompanying Statement

For

Proposed Extension to RIMINGTON LEISURE PARK



Galpin Landscape Architecture Ltd

Barclays Bank Chambers

3 Crescent Road

Windermere

Cumbria LA23 1EA

info@galpinlandscape.com

telephone: 015394 46115

www.galpinlandscape.com

Contents

	<i>Page Number</i>
1 INTRODUCTION AND SCOPE OF THE ASSESSMENT	3
2 METHODOLOGY	4
3 BASELINE	10
4 LANDSCAPE AND VISUAL ASSESSMENT	14
5 CONCLUSIONS	21
APPENDICES	1

Table 1 Visual Amenity Degree of Significance

Table 2 Viewpoint Locations, Sensitivities, Magnitude of Change and Degree of Significance

FIGURES

Figure 1 ZTV & Viewpoint Location Plan

Figure 2 Landscape Character Areas

Figure 3 Viewpoint 1 & Viewpoint 2 - Existing Views

Figure 4 Viewpoint 3 - Existing View

Figure 5 Viewpoint 4 & Viewpoint 5 - Existing Views

Figure 6 Viewpoint 6 - Existing View

RTP 700 Planting plan Sheet 1 of 2

RTP 701 Planting Plan Sheet 2 of 2

1 INTRODUCTION AND SCOPE OF THE ASSESSMENT

Introduction

- 1.1 This Landscape and Visual Assessment Accompanying Statement is for a proposed extension to the established Rimington Leisure Park.
- 1.2 This statement provides the landscape character and visual amenity assessment relevant to the designed layout.
- 1.3 The purpose of this statement is to gather together the relevant documents that demonstrate the nature of the scheme and summarise the anticipated potential effects upon the landscape character and visual amenity likely to result from the development. This assessment describes and evaluates the change to the landscape and visual amenity and the extent to which these affect perception and views of the landscape.

The Assessment Study Area

- 1.4 The potential effects of likely landscape receptors and visual receptors were initially appraised within a study area of 5km radius. This study area focuses on the main issues of potential landscape and visual effects within a defined study area.

The Proposal

- 1.5 The proposed development is an extension of Rimington Leisure Park for 62 additional caravan units for leisure use. These are set out in two areas one of 15 units (named herein as 'the proposed northern units') and the other with 47 units (names herein as 'the proposed southern units').
- 1.6 Each unit would be accessed by a linking road and each unit would have a gravelled parking bay.
- 1.7 Refer to the architect plans and sections for full details.

Planning Policy and Planning Consultation

- 1.8 For details of relevant planning policy and the planning consultation carried out, refer to the Steven Abbott Associates planning report.

2 METHODOLOGY

Landscape and Visual Assessment Methodology

- 2.1 This assessment has been prepared with reference to current recommended guidelines notably the Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA) published by the Landscape Institute and the Institute of Environmental Assessment in 2013. The GLVIA relies on an appreciation of the existing landscape, a thorough understanding of the development proposals, evaluation of the magnitude of change predicted to result from the proposed development, the sensitivity of the existing landscape to change and the potential to mitigate effects.
- 2.2 Reference has also been made to the following :
- *An Approach to Landscape Character Assessment, Natural England (2014);*
 - *A Landscape Strategy for Lancashire – Landscape Character Assessment, Lancashire County Council (2000);*

Visual Assessment Methodology

- 2.3 The assessment of visual impact has been based on the Guidelines for Landscape and Visual Impact Assessment (GLVIA) Third Edition 2013. The guidelines suggest that visual effects are assessed from a clear understanding of the development proposed and any related landscape mitigation measures. It calls for an understanding of the visual form of the existing landscape, its quality and sensitivity to change taking into account the nature of the development.
- 2.4 The assessment has involved three key stages:
- *Determination of the main areas where effects would occur as a result of the location and orientation of the development, and establishment of the baseline conditions relating to the visual context of the study area and the location and sensitivity of potential visual receptors;*
 - *Evaluation of the potential effects anticipated to result from the introduction of the development into the baseline context. The susceptibility of visual receptors to change in views and how they contribute to the sensitivity. Next the scale, extent and duration and how they contribute to the magnitude of effects are assessed; and*

Proposed Extension to RIMINGTON LEISURE PARK - LVA Report

- *Finally the effects of the anticipated development are assessed by an evaluation of the magnitude of change on the sensitivity to change. The resulting judgments about sensitivity and magnitude inform the judgement of the overall degree of significance.*

Baseline Assessment

2.5 The following specific desk-based tasks have been undertaken:

- *Consultation with Ribble Valley Borough Council Planning Department within the detailed study area regarding methodology, key views and viewpoint locations;*
- *Identification and field assessment of potential receptors within the visual envelope; and*
- *Appreciation of the nature and importance of existing views experienced by the identified receptors.*

2.6 A site appraisal of potential impacts upon visual amenity was carried out. Site recording involved the completion of standardised recording forms and annotation of survey plans, supported by a photographic record of views from key receptor locations and using wireline projections.

Identification of Visual Receptors

2.7 For there to be a visual effect there is the need of a viewer (or visual receptor). Visual receptors include users of residential properties, recreational facilities and other outdoor sites used by the public such as roads, railways and footpaths, which would be likely to experience a change in existing views as a result of the construction and operation of the proposed development.

2.8 Views from nearby key viewpoints are illustrated by photographs; and views from those potential viewpoints with limited visibility of the proposed development proposals are assessed but not illustrated.

Appreciation of Existing Views

2.9 The visual assessment involved an initial desk-based review of OS mapping to establish the wider context, followed by site surveys to establish the form and nature of specific views and the role of the proposed development area in such views.

- 2.10 Site survey notes were recorded using a standardised spreadsheet that included receptor type and number, the nature of the existing view, the distance, angle and extent of the view of the proposed development, etc.
- 2.11 The evaluation involved the following tasks:
- Analysis of the sensitivity of the viewpoint receptors to the anticipated change in their view; and
 - Identification of the anticipated magnitude of change in existing views at these locations.

Receptor Sensitivity

- 2.12 The sensitivity of a receptor to the proposed development has been considered in relation to the susceptibility of the receptor, for example, the inhabitants of a residential dwelling are generally considered more sensitive to change than occupiers of a factory unit. The susceptibility of visual receptors to change in views and visual amenity depends on the activity or occupation of people. The people are the visual receptors who may be residents, recreational users, visitors and commuters. The judgement of susceptibility to change and value are assessed and how they contribute to the sensitivity of the visual receptor. The importance of the changed view to the receptor also contributes to an understanding of sensitivity to change. Therefore, orientation, nature of use, scenic quality and receptors' expectations of the changed view in respect of existing context are all considered as a part of this evaluation. For example, a front-on changed view from the main habitable rooms of a dwelling would result in higher sensitivity to change than a side-on or rear changed view from the same receptor. The sensitivity of a receptor therefore depends upon the nature of the receptor and the importance to that receptor of the view being changed.
- 2.13 In this assessment sensitivity is ranked on the following scale, which has been adapted from GLVIA methodology:
- **High sensitivity:** *dwellings, footpaths, tracks and vantage points where the changes form part of an important/principal view such as a renowned local viewpoint;*
 - **Medium sensitivity:** *dwellings, footpaths, tracks and vantage points where the changes form part of a less important view, and roads where the changes form part of an important view; and*
 - **Low sensitivity:** *dwellings, footpaths, tracks and vantage points where the changes form part of an unimportant view, roads where the changes form a part*

of a less important view, and farm buildings (not used as dwellings) and industrial buildings where the changes form part of an important view.

Magnitude of Change

- 2.14 The magnitude of change considers the extent of the proposed development visible, the extent of the existing view that would be occupied by the proposed development, the influence of the proposed development within the view and the viewing distance from the receptor to the proposed development. This has involved a combination of site, and desk based analysis. On site, the elements of the proposed development potentially visible were recorded on the survey sheets. The analysis also involved the use of wireline projections and draft photomontages to assist the assessors with the evaluation.
- 2.15 In the assessment of visual effects, the magnitude of change is considered in terms of the type of change taking place in a view from a receptor and the degree of change which would take place in that view.
- 2.16 Magnitude of change is measured on the following scale, which has been adapted from GLVIA methodology:
- **High magnitude:** *where the proposed development would cause a very noticeable change in the existing view;*
 - **Medium magnitude:** *where the proposed development would cause a noticeable change in the existing view;*
 - **Low magnitude:** *where the proposed development would cause a perceptible change in the existing view; and*
 - **Negligible:** *where the proposed development would cause a largely imperceptible change in the existing view.*

Assessment of Effects

- 2.17 The main criteria used to evaluate the visual impact are centred on the extent to which the proposed development would modify established views. The assessment of effects is based on consideration of both sensitivity to change and magnitude of change.
- 2.18 The determination of the effects is derived from the assessment of sensitivity to change and the magnitude of change combined with professional judgement.
- 2.19 The final assessment adopts the following categories to illustrate the level of visual effects:

- **Substantial adverse (or beneficial) degree of significance:** very noticeable deterioration/ improvement in the existing view;
- **Moderate adverse (or beneficial) degree of significance:** noticeable deterioration/improvement in the existing view;
- **Slight adverse (or beneficial) degree of significance:** perceptible deterioration/ improvement in the existing view; and
- **Negligible degree of significance:** largely imperceptible deterioration or improvement in the existing view.

2.20 For the purposes of this appraisal, a degree of significance of moderate and above are considered to be significant and are applicable for landscape and visual assessments that require an EIA.

2.21 An assessment has been made of the visual effects upon receptors which would occur as a result of the proposed development at the viewpoint locations. However, the visual prominence of the development would vary according to weather conditions. The assessment has therefore been carried out in accordance with best practice, by assuming the “worst case” scenario; that is, on a clear, bright day in winter. The assessment also takes into account changes in vehicle movement patterns and other proposal-related operations.

Visual Baseline Conditions

Viewpoints

2.22 The following specific desk-based tasks have been undertaken:

- *Consultation with the local planning authority, Ribble Valley Borough Council regarding methodology, key views and viewpoint locations.*
- *Identification and field assessment of potential receptors within the visual envelope and an appraisal of their sensitivity.*
- *Appreciation of the nature and importance of existing views experienced by the identified receptors.*

2.23 The visual assessment involved an initial desk-based review of OS mapping to establish the wider context within which views initially appear to be set, followed by site surveys to establish the form and nature of specific views and the role of the proposed development area in such views.

2.24 Table 2 shows the chosen viewpoints and reasons for inclusion in the assessment.

Methodology for Preparation of Photographs

- 2.25 The site survey includes a photographic record of the viewpoints. At each of the viewpoints the following details are recorded;
- *the grid reference (of the viewpoint)*
 - *the angle of view (of the photo viewpoint)*
 - *the ground height level or elevation*
 - *the viewer height (measured to the lens of the camera)*
 - *the date (of survey)*
 - *the direction of view (to the development)*
 - *the distance to the development (from the viewpoint)*
 - *the grid reference of the development*
 - *the height of the development*
- 2.26 The photographs have been taken using a digital SLR camera with a full frame sensor using a 50mm fixed focal length lens, giving a focal length equivalent to 50mm on a 35mm film camera.

3 BASELINE

The Landscape Character of the Proposed Site

- 3.1 The existing caravan park has a number of established caravan units with associated buildings and road system. The site is well sign-posted from the A682 and is settled in an area which has managed hedgerows with hedgerow trees and some copses.
- 3.2 The landcover is a mix of arable farmland, grassland, woodland and the leisure park.
- 3.3 The landform is sloping from north east to south west and forms a winding valley to Thistleber Beck which runs through the leisure park.

Landscape Character Area

- 3.4 The site resides in the Lancashire Landscape Character Assessment in Landscape Character Area 5e Lower Ribblesdale (Clitheroe to Gisburn) and 13a Gargrave Drumlin Field.
- 3.5 The key characteristics of **Landscape Character Area 5 - Undulating Low-Land Farmland** are:
- 3.6 *'Generally below 150m, the Undulating Lowland Farmland lies between the major valleys and the moorland fringes. The under lying geology is largely masked by heavy boulder clays and hedgerows predominate over stone walls. This lowland landscape is traversed by deeply incised, wooded cloughs and gorges. There are also many mixed farm woodlands, copses and hedgerow trees, creating an impression of a well wooded landscape from ground level and a patchwork of wood and pasture from raised viewpoints on the fells. Some of the most picturesque stone villages of the county occur within this well settled landscape type. The towns of Longridge and Clitheroe also occur within this type, but are not typical of the settlement pattern. The area also has many country houses whose boundary walls and designed landscapes add to the species diversity and visual appeal. There is a high density of farms and scattered cottages outside the clustered settlements, linked by a network of minor roads.'*
- 3.7 Within this landscape character area, the key characteristics of **Landscape Character Area 5e - Lower Ribblesdale** are:
- 3.8 *'This area forms the southern valley side of the Ribble, between Copster (Clitheroe to Green and Gisburn, on the lowland fringes of Pendle Hill. It is a Gisburn) 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.'

- 3.9 The key characteristics of **Landscape Character Area 13 - Drumlin Field** are:
- 3.10 *'This distinctive landscape type is characterised by a `field' of rolling drumlins. The consistent orientation of the hills gives the landscape a uniform grain, which is sometimes difficult to appreciate from within the field. The regular green hillocks are between about 100m and 200m high with steep sides and broad rounded tops. Pasture predominates and fields are bounded by clipped hedges or, more often, stone walls, which rise up over the hillocks accentuating the relief of the hills. Ridge and furrow patterns on drumlin sides reflect historic land uses. Narrow streams wind through the drumlins draining the field. Small mixed woodlands and the many designed landscapes associated with large country houses. Major roads often cross or skirt the edge of the drumlin fields; settlement is dispersed, with small hamlets and farmsteads in sheltered sites on the mid-slope of the drumlins.'*
- 3.11 Within this landscape character area, the key characteristics of **Landscape Character Area - 13a Gargrave Area** are:
- 3.12 *'This area of drumlins occurs to the east of Ribblesdale and is a typical drumlin field consisting of large scale regular hillocks reaching over 200m AOD. Associated with the drumlins is the localised feature of Salterford flats, a former glacial lake. Although the drumlins have been formed from boulder clay, the underlying limestone geology is evident in the stone walls and local stone buildings which punctuate the scenery. Whilst the settlement pattern is dominated by farms, hamlets and villages, the small towns of Barnoldswick and Earby also lie on the edge of this area. There are a large number of designed landscapes in this area: Coniston Hall, Gledstone Hall, Hellifield Peel and Broughton Hall, which all enhance visual amenity locally. There are long distance views from the highest hills.'*

Landscape Designations

- 3.13 Within 1km of the study area, there are Listed Buildings records of Higher Gazegill Farm House and Farm and two milestones.
- 3.14 Within 2km of the study area, there are Scheduled Ancient Monuments of; Bomber Camp Romano-British Farmstead and associated enclosure to the North-east of the site, and the Northern part of Rimington Lead Mines and part of medieval common open land field system and three limestone clamp kilns, to the South-west of the site.

- 3.15 There are several Ancient Woodlands North of the study area.
- 3.16 There is a Registered Park and Garden – Gisburne Park North of the study area.

Baseline Views

- 3.17 The area was examined on site from different viewpoints to establish the potential effects of the proposed development. Out of these viewpoints, the following have been chosen as representative viewpoints of the area, typical of different visual receptors.
- 3.18 The existing site is an established leisure park set within a secluded and screened location.

VP1

- 3.19 Viewpoint 1 (See Figure 3) – on the A682 junction to Rimington Lane and Cross Hill Lane. This location is near the existing signpost and further down Cross Hill Lane is the entrance to the existing park.

VP2

- 3.20 Viewpoint 2 (See Figure 3) – Public footpath to the north of caravan park.

VP3

- 3.21 Viewpoint 3 (See Figure 4) – Public footpath at edge of fields south west of the caravan park.

VP4

- 3.22 Viewpoint 4 (See Figure 5) – Public footpath at edge of fields south of the caravan park.

VP5

- 3.23 Viewpoint 5 (See Figure 5) – Public footpath on Hardacre Hill, east of the site.

VP6

- 3.24 Viewpoint 6 (See Figure 6) – Public footpath east of the A682 and north east of the caravan park.

Other Views

- 3.25 The above key viewpoints are representative views of the site around the proposal. Beyond these, the following visual receptors are within the study area.

Recreational Users Views

- 3.26 Within the study area there are national and local routes of the Ribble Way, the Pendle Way and the Pennine Bridleway.
- 3.27 There are a number of public rights of way around the proposal, the nearest of these have all been included in the key viewpoints.

Road Users Views

Road Users within the study area, would use the A682, A59, Rimington Lane, Cross Hill Lane, Howgill Lane, Martin Top Lane, Coal Pit Lane and other minor roads in the area.

Residents Views

- 3.28 Neighbouring properties in the study area include dwellings to the west - Eel Beck Farm, Thistleber, Mylah, Filed House, Dudland Hollins; to the south - Gazegill and Howgill; to the east - Todber Valley Holiday Park and What Close; and to the north - Westby Hal Farm and Shuttleworth Hall.

4 LANDSCAPE AND VISUAL ASSESSMENT

The Landscape Character of the Proposed Site

- 5.1 The proposed areas for extensions are (1) pasture field and (2) arable field.
- 5.2 (1) The pasture field would keep the good percentage of the existing grass around the proposed areas of the caravan units and access road.
- 5.3 (2) The arable field would include the proposed caravan units and access roads and include new grass areas in between, changing the landcover to grass.
- 5.4 The fields would change and form an extension and subsequently be part of the whole established, existing caravan park.
- 5.5 The proposed planting once established would tie in the area with the existing woodland and existing hedgerows would form strong boundaries to the site.

Landscape Character Area

- 5.6 There would only be a minor change the key characteristics of the Landscape Character Area 5 - Undulating Low-Land Farmland and Landscape Character Area 13 - Drumlin Field.
- 5.7 There is particular reference to hedgerows, copses, woodlands and hedgerow trees as key characteristics.
- 5.8 The proposal benefits from the additional of these landscape elements being planted as part of the proposal. This is seen as a positive benefit to the introduction of the proposed units and an improvement to the existing landscape character.

Landscape Designations

- 5.9 The proposed site is not within a landscape designation.
- 5.10 The Listed Building Higher Gazegill Farm House is not in the ZTV and therefore has no association with the proposed units. The two milestones would not be affected by the proposed units due the existence of the existing caravan units.
- 5.11 There would be no effect on the setting of the Scheduled Ancient Monuments of Bomber Camp Romano-British Farmstead and associated enclosure and Northern part of Rimington Lead Mines, part of medieval common open land field system and three limestone clamp kilns.
- 5.12 There would be no effect on the settings of the Ancient Woodlands.
- 5.13 There would be no effect on the Registered Park and Garden – Gisburne Park as this is out of the ZTV area and therefore there is no association with the site.

Visual Amenity Assessment

5.14 This section addresses issues relating to potential degree of significance upon the visual amenity of the study area likely to result from the proposals. It describes and evaluates the potential change in views of the existing landscape during construction and once in operation, and the extent to which these affect residents, visitors and users of the landscape.

Basis of Assessment

5.15 The key elements and characteristics of the proposed development which may give rise to visual effects are as follows:

- The proposed lodge units
- The access road

5.16 All disturbed areas would be restricted as far as practicable to the specified areas and the temporary construction compound.

5.17 The existing stitched panoramic photos and records from the site assessments have usefully demonstrated the typical views around the area.

The Effect on the Visual Amenity during construction

5.18 Construction activities which have the potential to affect the views from visual amenity receptors include:

- Deliveries to site and vehicle movements on and off site
- Construction of new access road
- Presence of machinery and plant for construction
- Installation of Caravan Units
- Reinstatement works to areas disturbed by construction activities

5.19 From the description of the construction activities as outlined above, any effects on the visual amenity receptors and their views during the construction phase would be for a temporary duration.

5.20 The new access road would affect the views from limited visual amenity receptors. Other short-term effects would be associated with machinery and plant movements present on site.

5.21 Therefore, the short-term temporary nature of the construction activities on the visual amenity receptors and their views would ensure that the overall effects would be negligible.

Assessment of Effects

- 5.22 The existing site is an established leisure park set within a secluded and screened location.
- 5.23 The views of the site are limited to the north by the landform.
- 5.24 The ZTV demonstrates the limitations of the visibility of the proposed additional units. The ZTV has been modelled using a height of 4.5m for the additional units shown in location. This shows where these additional units would be seen although this is a bare earth model and therefore it does not take into account the existing vegetation and buildings on site. However, it is an extremely useful tool to demonstrate where potential views may be and the limitations of views.

Visual Receptors

- 5.25 As described in the baseline, a series of 6 key representative viewpoints were identified, due to the limited area of the ZTV. The following viewpoints have been chosen as key viewpoints representative of different visual receptors in the study area.

VP1

- 5.26 Viewpoint 1 (See Figure 3) – on the A682 junction to Rimington Lane and Cross Hill Lane.
- 5.27 The **Existing View** The existing view is from the junction of the busy A682 Road which adjoins Rimington Lane and Cross Hill Lane. The view includes the access road to the existing Rimington CP and glimpses of some caravan units. There are a number of trees within the view.
- 5.28 The **Change in View** would be the addition of the proposed southern units, seen behind the existing caravan units. The proposed northern units would not be seen as they would be screened by trees and vegetation.
- 5.29 The **Sensitivity** of the receptors (road users) would be **Low**.
- 5.30 The **Magnitude of Change** would be **Low**, as there would be only a small element of the view where the proposed units southern would be seen.
- 5.31 The **Degree of Significance** is judged to be **Slight**.

VP2

- 5.32 Viewpoint 2 (See Figure 3) – Public footpath to the north of caravan park.
- 5.33 The **Existing View** The existing view is across the public right on the open field and then there are mature trees including the existing caravan park with includes far reaching views beyond.

- 5.34 The **Change in View** would be barely perceptible, due to the existing mature trees and vegetation in the foreground. There would probably be no view of the proposed northern units and just some possible glimpses, if that, of the proposed southern units.
- 5.35 The **Sensitivity** of the receptors (recreational users) would be **Medium**.
- 5.36 The **Magnitude of Change** would be **Negligible**.
- 5.37 The **Degree of Significance** is judged to be **Negligible**.

VP3

- 5.38 Viewpoint 3 (See Figure 4) – Public footpath at edge of fields south west of the caravan park.
- 5.39 The **Existing View** is from the public right of way which passes this corner of the site and then links to the far side of the field passing across the field. The existing caravans are seen at this point.
- 5.40 The **Change in View** would be possible glimpses of the proposed northern units behind existing caravan units in front. The view of the row of existing caravan units would be superseded by a new line of caravans - the proposed southern units. From this point of the public right of way, the caravan units are already the most visible. Further along this footpath, the land descends, and the view diminishes. This is an existing view of caravans seen in this location, which would remain as the view of caravans from this angle of view.
- 5.41 The **Sensitivity** of the receptors (recreational users) would be **Medium**.
- 5.42 The **Magnitude of Change** would be **Medium**.
- 5.43 The **Degree of Significance** is judged to be **Moderate**.

VP4

- 5.44 Viewpoint 4 (See Figure 5) – Public footpath at edge of fields south of the caravan park.
- 5.45 The **Existing View** includes the established caravan park across an open field.
- 5.46 The **Change in View** would be unchanged for the view of the proposed northern units, as these would be screened. The proposed southern units would appear in front of the existing caravan units and be nearer to the viewer. At this location, the photograph shows the array of existing caravans. The footpath runs alongside these caravan units and therefore the magnitude of change would increase along this route to High.
- 5.47 The **Sensitivity** of the receptors (recreational users) would be **Medium**.
- 5.48 The **Magnitude of Change** would be **High**.

5.49 The **Degree of Significance** is judged to be **Moderate / Substantial**.

VP5

5.50 Viewpoint 5 (See Figure 5) – Public footpath on Hardacre Hill, east of the site.

5.51 The **Existing View** is across a field towards the existing caravan park behind hedgerows and hedgerow trees.

5.52 The **Change in View** would be a glimpsed view, through any gaps in existing hedgerows of only the proposed southern units, the proposed northern units would not be seen.

5.53 The **Sensitivity** of the receptors (recreational users) would be **Medium**.

5.54 The **Magnitude of Change** would be **Negligible**.

5.55 The **Degree of Significance** is judged to be **Negligible**.

VP6

5.56 Viewpoint 6 (See Figure 6) – Public footpath east of the A682 and north east of the caravan park.

5.57 The **Existing View** is from an elevated location, which is a panoramic view including the neighbouring solar array and Todber Valley Holiday Park. The view towards the existing caravan park of Rimington Leisure Park is fairly screened, with large, mature trees in the foreground.

5.58 The **Change in View** would be negligible, if any for both the proposed northern and southern units.

5.59 The **Sensitivity** of the receptors (recreational users) would be **Medium**.

5.60 The **Magnitude of Change** would be **Negligible**.

5.61 The **Degree of Significance** is judged to be **Negligible**.

Recreational Users Views

5.62 There would be no views of the proposed northern and southern units from the Ribble Way, the Pendle Way and the Pennine Bridleway.

5.63 There are a number of public rights of way around the proposal, the nearest of these have all been included in the key viewpoints.

Road Users Views

5.64 From the A682, road users may see the existing site as a glimpse (see VP1) beyond this, it is unlikely that the proposed caravans would be seen.

5.65 There would be no views of the proposal from the A59.

Proposed Extension to RIMINGTON LEISURE PARK - LVA Report

- 5.66 From Rimington Lane, there would be glimpses of the proposed units, at gateways, gaps in existing hedgerows, but mostly this lane is screened by hedgerow.
- 5.67 The existing established entrance to the leisure park is on Cross Hill Lane, any views of the proposed caravan units would be screened by existing caravan units.
- 5.68 There would be mostly no views from Howgill Lane, although higher up and on Martin Top Lane and towards Rimington there could be glimpses of the proposal.
- 5.69 There would be no views from Coal Pit Lane.

Residents Views

- 5.70 Built up areas away, such as Rimington and Newby are at a distance from the leisure park and have localised vegetative screened views.
- 5.71 The neighbouring dwellings at Eel Beck Farm are the closest to the existing leisure park and views are already screened by existing woodland. Further woodland planting would reinforce the existing screening of views.
- 5.72 There are unlikely to be views from Thistleber, Mylah, Filed House and Dudland Hollins as there are existing, mature trees and hedgerows screening views.
- 5.73 There would be no views from Gazegill, Howgill, Todber Valley Holiday Park and What Close.

Mitigation Measures

- 5.74 The main mitigation measures would be the planting of trees and hedgerows within the site.
- 5.75 The planting of indigenous trees and hedgerows is encouraged to ensure that the landscape character is maintained and enhanced.
- 5.76 The mitigation measures of tree and hedgerow planting would provide the following benefits:
 - Enhancing the landscape character
 - Screen or limit views of the caravans
 - Improve and add habitats
 - Increase biodiversity
- 5.77 This additional planting can be seen on the accompanying Planting Plan which provides detailed specifications in schedules of trees and hedge species. Included in the planting plan are:
 - Woodland Tree planting to provide a buffer area of planting between adjoining fields, public right of ways and residents. These would be managed to ensure successful establishment and thinning over time.

Proposed Extension to RIMINGTON LEISURE PARK - LVA Report

- The Willow and Alder are positioned closer to the beck and would enjoy these wetter conditions. These can be coppiced or thinned as they establish a good height.
- The new hedgerow and 'gapping up' of existing hedgerows would ensure that there is an established boundary and fits with the existing hedgerow in this area.

5.78 The mitigation measures would ensure that all possible procedures have been taken to ensure that the proposed development fits into the existing landscape.

5 CONCLUSIONS

The Proposal

- 5.1 The proposed development is an extension of Rimington Leisure Park for 62 additional caravan units for leisure use. These are set out in two areas one of 15 units and the other with 47 units.

Landscape Character

- 5.2 There would only be a minor change in the key characteristics of the Landscape Character Area 5 - Undulating Low-Land Farmland and Landscape Character Area 13 - Drumlin Field and positive benefits of the proposed planting.

Landscape designations

- 5.3 There would be little or no effect on landscape designations.

Visual Amenity

- 5.4 The existing site is an established leisure park set within a screened location and views limited to the north by the landform and demonstrated on the ZTV plan.
- 5.5 The visual amenity assessment has identified key visual receptors within the vicinity of the site including public footpaths and residential areas. There would be Medium magnitude of change for some recreational users on public footpaths nearest to the proposal. Although close to the proposal, the nearest residential visual receptors already are screened from the site and this would be reinforced by more planting.
- 5.6 Recreational users on the Ribble Way, the Pendle Way and the Pennine Bridleway would not see the proposal.
- 5.7 There would be glimpses of views from some roads, but mostly unnoticeable.
- 5.8 Overall, the proposed units would fit into the existing landscape of the leisure park which is well-contained site with mature trees. The landform also assists in limiting views to the north and to some extent to the west and east.

Mitigation Measures

- 5.9 The planting of trees and hedgerows within the site would contribute and add to the existing screening of some views of the proposed units and this would also enhance the landscape character, improve and add habitats and increase biodiversity. These mitigation measures would also ensure that the proposed development fits into the existing landscape.

APPENDICES

Table 1 Visual Amenity Degree of Significance

The following table is a visual guide to understanding how the magnitude of change relates to the degree of significance for different sensitivities of visual receptors. As the assessment is based on subjective judgement and not formulaic calculations, this table is for guidance only.

<i>Magnitude of Change</i>	<i>Degree of Significance</i>		
High	Moderate	Moderate / Substantial	Substantial
Medium	Slight /Moderate	Moderate	Moderate / Substantial
Low	Slight	Slight / Moderate	Moderate
Negligible	Negligible	Negligible	Slight/ Negligible
	Low	Medium	High
	<i>Visual Receptor Sensitivity</i>		

Table 2 Viewpoint Locations, Sensitivities, Magnitude of Change and Degree of Significance

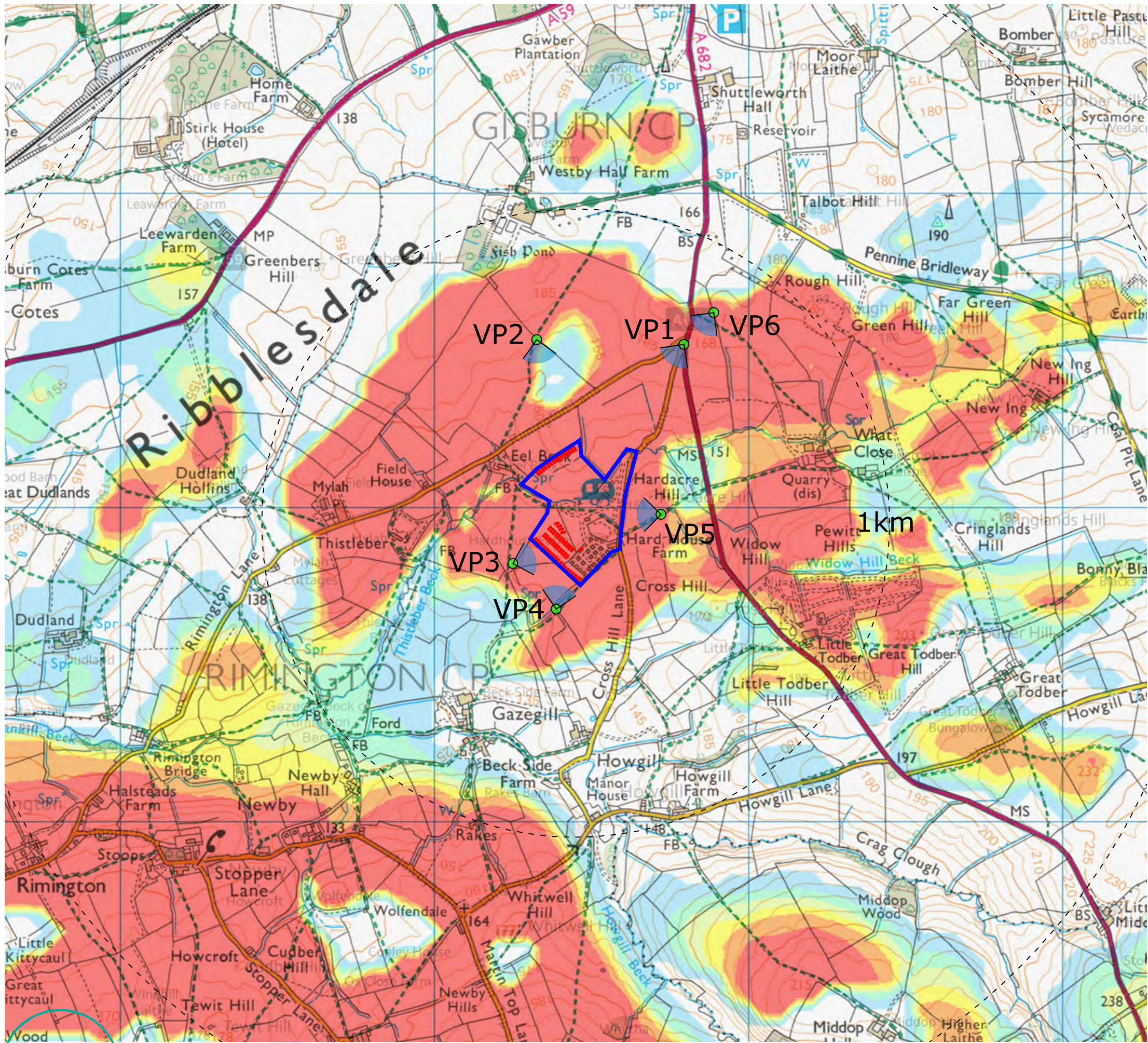
<i>Ref. VP</i>	<i>Location</i>	<i>Distance and direction to site</i>	<i>Grid Ref</i>	<i>Visual Receptors</i>	<i>Rationale for Judgement</i>	<i>Sensitivity</i>	<i>Magnitude of Change</i>	<i>Degree of Significance</i>
VP1	Junction of A682, Rimington Lane, Cross Hill Lane.	478m 216 ⁰	382 795, 447 519	Road Users	The Magnitude of Change would be Low, as there would be only a small element of the view where the proposed southern units would be seen.	Low	Low	Slight
VP2	Public footpath to the north of caravan park.	361m 170 ⁰	382 326, 447 534	Recreational Users	The effects would be barely perceptible of the proposed units.	Medium	Negligible	Negligible

Proposed Extension to RIMINGTON LEISURE PARK - LVA Report

<i>Ref. VP</i>	<i>Location</i>	<i>Distance and direction to site</i>	<i>Grid Ref</i>	<i>Visual Receptors</i>	<i>Rationale for Judgement</i>	<i>Sensitivity</i>	<i>Magnitude of Change</i>	<i>Degree of Significance</i>
VP3	Public footpath at edge of fields south west of the caravan park.	99m 55 ⁰	382 250, 446 821	Recreational Users	Possible glimpses of the proposed northern units behind existing caravan units in front. The proposed southern units would be seen in front of existing caravans and would appear nearer to the viewer.	Medium	Medium	Moderate
VP4	Public footpath at edge of fields south of the caravan park.	114m 10 ⁰	382 388, 446 676	Recreational Users	The view of the proposed northern units would be screened. The proposed southern units would appear in front of the existing caravan units and be nearer to the viewer	Medium	High	Moderate / Substantial

Proposed Extension to RIMINGTON LEISURE PARK - LVA Report







<i>Ref. VP</i>	<i>Location</i>	<i>Distance and direction to site</i>	<i>Grid Ref</i>	<i>Visual Receptors</i>	<i>Rationale for Judgement</i>	<i>Sensitivity</i>	<i>Magnitude of Change</i>	<i>Degree of Significance</i>
VP5	Public footpath on Hardacre Hill, east of the site.	272m 246°	382 722, 446 978	Recreational Users	The Change in View would be a glimpsed view, through any gaps in existing hedgerows of only the proposed southern units, the proposed northern units would not be seen.	Medium	Negligible	Negligible
VP6	Public footpath east of the A682 and north east of the caravan park.	617m 217°	382 890, 447 620	Recreational Users	The view is screened by large, mature trees and the change in view would be negligible, if any for both the proposed northern and southern units.	Medium	Negligible	Negligible









Zone of Theoretical Visibility to the proposed development without screening (bare-earth results)

KEY



ZTV

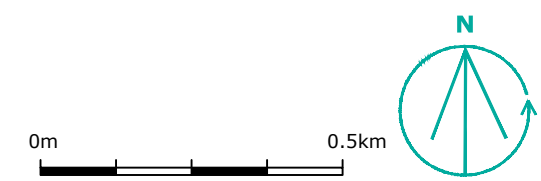
-  81-100% of lodges visible (roof ridge)
-  65-80%
-  49-64%
-  33-48%
-  17-32%%
-  1-16%

Viewpoints


-  VP1 Junction of A682, Rimington Lane & Cross Hill Lane
-  VP2 Public footpath to the north of caravan park
-  VP3 Public footpath at edge of fields south west of the caravan park
-  VP4 Public footpath at edge of fields south of the caravan park
-  VP5 Public footpath on Hardacre Hill, east of the site
-  VP6 Public footpath east of the A682 and north east of the caravan park

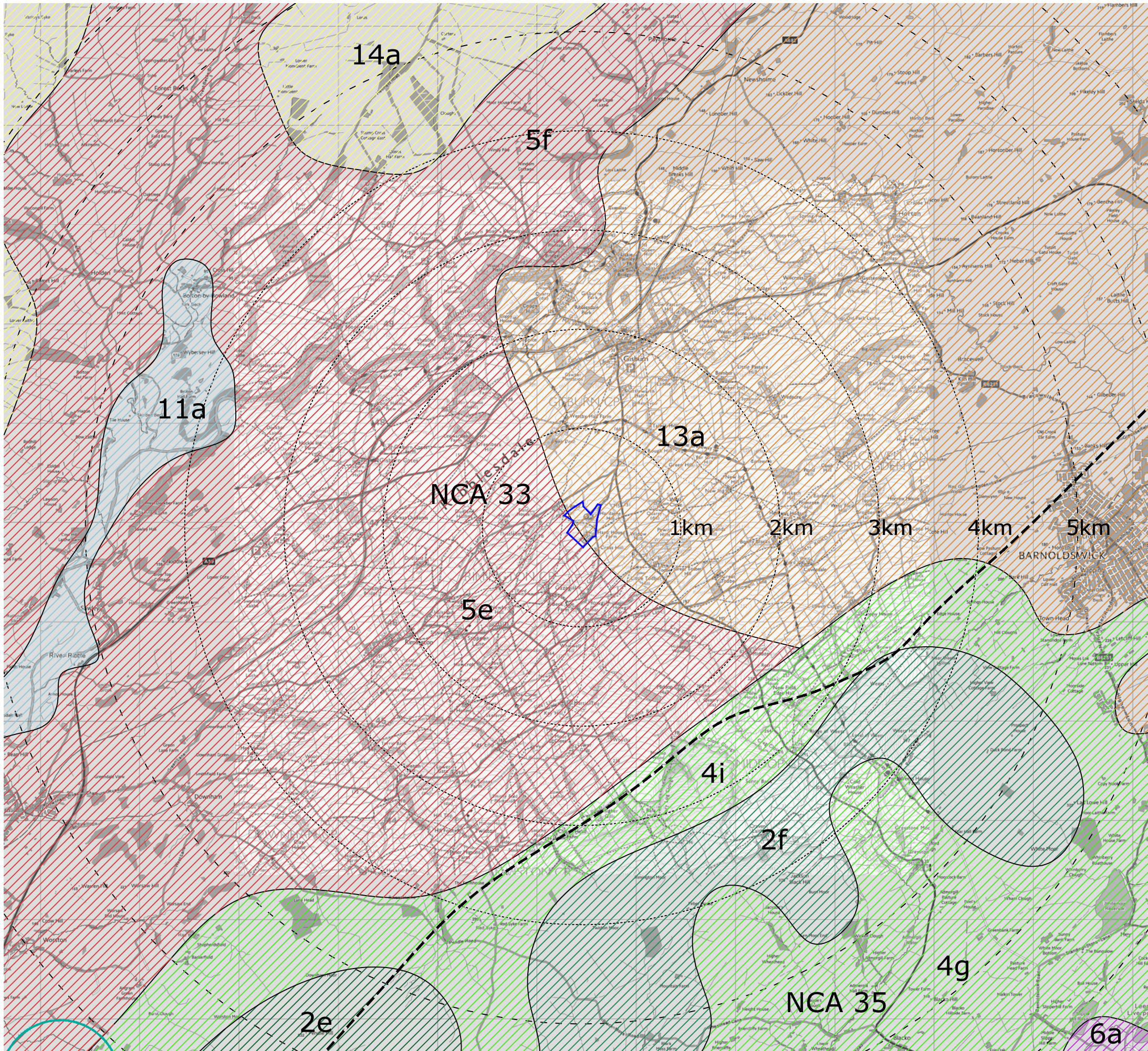
General

-  1km Radii from Site
-  Proposed Development



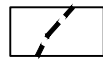


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	<p>Client M Holgate</p>	<p>Project Rimington Leisure park Extension</p>	<p>Project Location Hardcore Lane, Rimington</p>	<p>Drawing Title ZTV & Viewpoint Location Plan</p>	<p>Scale 1 map square/1km 1:12,500 @ A3</p>	<p>Date October 2019</p>	<p>Drawing Number Figure 1</p>
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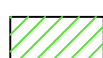
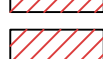
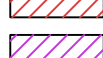
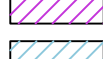
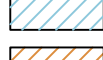



KEY

National Character Areas

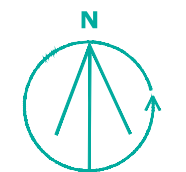
-  NCA 33 / 35 boundary
-  33 Bowland Bridge & Pendle Hill
-  35 Lancashire Valleys

Landscape Character Areas

-  2e Pendle Hill
-  2f White Moor/Burn Moor
-  4g South Pendle Fringe
-  4i North Pendle Fringe
-  5e Lower Ribblesdale (Clitheroe to Gisburn)
-  5f Lower Ribblesdale (Gisburn to Hellifield)
-  6a Calder Valley
-  11a Lower Ribble Valley
-  13a Gargrave Drumlin Field
-  14a Slaidburn - Giggleswick
-  Proposed Development

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0m  2km





Viewpoint 1: Junction of A682, Rimington Lane & Cross Hill Lane

Viewer Height	Ground Height	Viewpoint Grid Reference	Date of Photo	Time of Photo	Field of View	Direction of View	Distance to Development	Principal Distance	Correct Image Size	Camera Used	Lens Used
1.5m	167.4	382 795 447 519	2/10/19	11:59	90°	216.5°	478m	522mm	820 x 220mm	Canon EOS 5D Mk2	Canon EF 50mm f/1.4 USM



Viewpoint 2: Public footpath to the north of caravan park

Viewer Height	Ground Height	Viewpoint Grid Reference	Date of Photo	Time of Photo	Field of View	Direction of View	Distance to Development	Principal Distance	Correct Image Size	Camera Used	Lens Used
1.5m	154.7	382 326 447 534	2/10/19	12:48	90°	170.7°	361m	522mm	820 x 220mm	Canon EOS 5D Mk2	Canon EF 50mm f/1.4 USM



Client	Project	Project Location	Drawing Title	Scale	Date	Drawing Number
M Holgate	Rimington Leisure park Extension	Hardcore Lane, Rimington	Viewpoints 1 & 2	To be viewed at A3	October 2019	Figure 3



Viewpoint 3: Public footpath at edge of fields south west of the caravan park

Viewer Height	Ground Height	Viewpoint Grid Reference	Date of Photo	Time of Photo	Field of View	Direction of View	Distance to Development	Principal Distance	Correct Image Size	Camera Used	Lens Used
1.5m	148.9	382 250 446 821	2/10/19	13:27	90°	55°	99m	522mm	820 x 220mm	Canon EOS 5D Mk2	Canon EF 50mm f/1.4 USM



Viewpoint 3: Continued

Viewer Height	Ground Height	Viewpoint Grid Reference	Date of Photo	Time of Photo	Field of View	Direction of View	Distance to Development	Principal Distance	Correct Image Size	Camera Used	Lens Used
1.5m	148.9	382 250 446 821	2/10/19	13:27	90°	73.1°	99m	522mm	820 x 220mm	Canon EOS 5D Mk2	Canon EF 50mm f/1.4 USM



Viewpoint 4: Public footpath at edge of fields south of the caravan park

Viewer Height	Ground Height	Viewpoint Grid Reference	Date of Photo	Time of Photo	Field of View	Direction of View	Distance to Development	Principal Distance	Correct Image Size	Camera Used	Lens Used
1.5m	150.8	382 388 446 676	2/10/19	15:27	90°	10.6°	114m	522mm	820 x 220mm	Canon EOS 5D Mk2	Canon EF 50mm f/1.4 USM



Viewpoint 5: Public footpath on Hardacre Hill, east of the site

Viewer Height	Ground Height	Viewpoint Grid Reference	Date of Photo	Time of Photo	Field of View	Direction of View	Distance to Development	Principal Distance	Correct Image Size	Camera Used	Lens Used
1.5m	152.9	382 722 446 978	2/10/19	15:41	90°	269.3°	272m	522mm	820 x 220mm	Canon EOS 5D Mk2	Canon EF 50mm f/1.4 USM



Client
M Holgate

Project
Rimington Leisure park
Extension

Project Location
Hardcore Lane, Rimington

Drawing Title
Viewpoints 4 & 5

Scale
To be viewed at A3

Date
October 2019

Drawing Number
Figure 5



Viewpoint 6: Public footpath east of the A682 & north east of the caravan park

Viewer Height	Ground Height	Viewpoint Grid Reference	Date of Photo	Time of Photo	Field of View	Direction of View	Distance to Development	Principal Distance	Correct Image Size	Camera Used	Lens Used
1.5m	176.2	382 890 447 620	2/10/19	16:18	90°	217.1°	617m	522mm	820 x 220mm	Canon EOS 5D Mk2	Canon EF 50mm f/1.4 USM



Client	Project	Project Location	Drawing Title	Scale	Date	Drawing Number
M Holgate	Rimington Leisure park Extension	Hardcore Lane, Rimington	Viewpoint 6	To be viewed at A3	October 2019	Figure 6