

**Viewpoint 1: Highmoor Park, by the junction with Pendle Road, looking northeast towards the proposed site access**



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| <p><b>Type of Viewer and distance from the application Site</b></p> | <p>Viewer Type<br/>Road users and residents on Pendle Road (see inset)</p>  | <p>Distance from Site<br/>90 m</p> |
| <p><b>Existing View</b></p>   | <p>The photograph is located at the southern end of Highmoor Park, looking towards the proposed site entrance. The existing trees create an attractive 'green approach' to the residential estate from Pendle Road and restrict views into the site. The site is screened from the public carpark with picnic tables (to the right of the photograph) by intervening trees.</p>   |                                    |
| <p><b>Potential Changes to the View</b></p>                         | <p>The proposed residential properties would be completely screened by intervening vegetation. The proposed access road would be partially visible, where it joins Highmoor Park, although changes to character and composition of the residential /parkland views along Highmoor Park, Pendle Road, or from the adjacent carpark/picnic area would be relatively small. (Depending on the proposed junction arrangement and the amount of vegetation to be removed).</p> |                                    |

**Viewpoint 2: Access track (Public footpath) from Highmoor Park to Highmoor Farm**



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| <p><b>Type of Viewer and distance from the application Site</b></p> | <p>Viewer Type<br/>Footpath users (Public Right-of-Way 3-1-FP10)</p>  | <p>Distance from Site<br/>The viewpoint is within the site boundary</p> |
| <p><b>Existing View</b></p>   | <p>The photograph represents views approaching Highmoor Farm from Highmoor Park. The footpath is a strategic route providing access from Clitheroe to the open countryside/ AONB east of the A59. It is flanked by mature trees and hedgerows, which provide an attractive setting to the route and restrict outward views across the adjacent farmland. The inset shows partial views, from the footpath, of the residential properties to the north, which overlook the site. (See inset)</p>   |   |
| <p><b>Potential Changes to the View</b></p>                         | <p>The proposed dwellings would be substantially screened where the existing trees and hedgerows are retained. To facilitate construction of the proposed site access road a short section of vegetation either side of the track will be removed, opening up views of the development adversely affecting the setting of the path. In time this could be mitigated with replacement planting, although the during interim period the change to the character and composition of the views at the western end of the track would be adversely affected.</p> |   |

**Viewpoint 3: Public Footpath northwest of Highmoor Farm looking west across the site towards Clitheroe Castle**



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| <p><b>Type of Viewer and distance from the application Site</b></p> | <p>Viewer Type<br/>Footpath users (Public Right-of-Way 3-1-FP9/10)</p>   | <p>Distance from Site<br/>400 m</p> |
| <p><b>Existing View</b></p>   | <p>The footpath appears to be a well-used route, providing access from Clitheroe to the open farmland east of the A59 and the Pendle Hills. Heading from the A59 towards Clitheroe the existing settlement boundary is substantially screened by mature trees, although houses on Highmoor Park in front of the Clitheroe Castle are reasonably prominent. The overhead powerlines and the dilapidated sports pavilion detract from the rural character of the view.</p> |                                     |
| <p><b>Potential Changes to the View</b></p>                         | <p>The proposed development would increase the prominence of the settlement edge, although changes to the character or composition of the view compared to existing would be relatively small. The retained trees would provide a degree of screening and could be augmented with planting on the eastern site boundary. From this location the development would not obstruct views of the castle or the distant hills on the far horizon.</p>                          |                                     |

**Viewpoint 4: Unnamed Lane east of the site (Cycle Route 91) looking towards Clitheroe**



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| <p><b>Type of Viewer and distance from the application Site</b></p> | <p>Viewer Type<br/>Road and cycle route users (Cycle Route 91)</p>  | <p>Distance from Site<br/>600 m south of the site.</p> |
| <p><b>Existing View</b></p>   | <p>The viewpoint is located to the east of the site. It represents typical views from Cycle Route 91, which runs parallel to the A59. Long-distance views across the Ribble Valley are afforded to cyclists, although the site itself is largely obscured by intervening landform.</p>  |  |
| <p><b>Potential Changes to the View</b></p>                         | <p>The ZTV mapping indicates that theoretical views of the development would be possible from short sections of the cycle route, although due to the screening afforded by the landform it is unlikely that the proposed development would have any effect on the setting of the cycle route or views across the Ribble Valley.</p> |  |

**Viewpoint 5: Recreation ground east of the site, looking towards Highmoor Farm**



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| <p><b>Type of Viewer and distance from the application Site</b></p> | <p>Viewer Type<br/>Users of sports pitches (Recreational facility)</p>   | <p>Distance from Site<br/>247 m east of the site</p> |
| <p><b>Existing View</b></p>   | <p>The viewpoint represents typical views from the sports pitches which adjoin the site. The pitches are located on a northwest facing hillside which affords players long-distance views across the Ribble Valley. Clitheroe Castle and St Mary Magdalene Church spire are prominent landmarks. The dilapidated sports pavilion (inset) detracts from the views. Despite its proximity large parts of the site are screened by mature trees and woodland.</p> |  |
| <p><b>Potential Changes to the View</b></p>                         | <p>The proposed development would be partially visible, through gaps in the trees. (Conversely the pitches and pavilion would be visible from the proposed dwellings on the eastern edge of the site). Where visible the development would be viewed against an existing urban backdrop and would not change the overall character of the views. Nor would it obstruct the distant horizon, the landmark castle or the church spire.</p>                       |  |

**Viewpoint 6: Abbot Walk, looking southeast across the site towards Pendle Hill**



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| <p><b>Type of Viewer and distance from the application Site</b></p> | <p>Viewer Type<br/>Residential and road users</p>  | <p>Distance from Site<br/>12 m</p> |
| <p><b>Existing View</b></p>   | <p>The photograph represents typical views from the 'modern' houses to the west of the site, many of which have gardens and windows orientated towards the site. Currently many of the residents are afforded pleasant rural views across open fields towards Pendle Hill. The dilapidated sports pavilion is visible in the middle-distance. Some screening is afforded by the hedgerow on the site boundary and within the site.</p>   |                                    |
| <p><b>Potential Changes to the View</b></p>                         | <p>Mature trees and hedgerows within the site would be retained, thus assisting with visual assimilation. Potentially the semi-rural views experienced by residents on the western boundary site are likely to become less open and more urban in character compared to existing. To minimise obstruction and to maintain views of the hills the proposed houses would be set back from the site boundary and a 'green buffer' would be incorporated into the layout. Despite the mitigation measures there would be a pronounced effect on views experienced by residents overlooking the site.</p> |                                    |

**Viewpoint 7: Pendle Road, close to the junction with Claremont Avenue, looking northwest towards Highmoor Farm**



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| <p><b>Type of Viewer and distance from the application Site</b></p> | <p>Viewer Type<br/>Road users and residents</p>  | <p>Distance from Site<br/>212 m, southwest of the site</p> |
| <p><b>Existing View</b></p>   | <p>The viewpoint represents typical views from Pendle Road in the vicinity of Claremont Avenue. Highmoor Farm and the site are partially visible over the roadside hedge, although considerable screening is afforded by trees and hedgerows within the site and the intervening field.</p>  |  |
| <p><b>Potential Changes to the View</b></p>                         | <p>Development along the southwestern edge of the site closest to Pendle Road would be partially visible, although it would not immediately apparent to the casual observer. The development may have a slight urbanising effect on the rural character of the landscape, although this could be reduced by screen planting along the site boundary.</p> |  |

**Viewpoint 8: Bridleway northeast of Pendleton, close to Mearley Hall, looking northwest across the A59 towards Clitheroe**



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| <p><b>Type of Viewer and distance from the application Site</b></p> | <p>Viewer Type<br/>Bridleway Users (Footpath Number: 3-24-BW1)<br/>(Area of Outstanding Natural Beauty)</p>  | <p>Distance from Site<br/>1,700 m southwest of the site</p> |
| <p><b>Existing View</b></p>   | <p>The viewpoint represents typical views from the bridleway and AONB east of the A59, between Pendleton Hall and Marley Hall. Due to its elevation (approximately 60m higher than the site) bridleway users are afforded unrestricted panoramic views across the Ribble Valley. Moving traffic on the A59 is prominent in the middle distance.</p>                          |   |
| <p><b>Potential Changes to the View</b></p>                         | <p>The ZTV (Drawing 02) indicates the development would be theoretically visible from the bridleway, although it would be substantially screened by vegetation and where/if visible it would be viewed against a backdrop of Clitheroe. The proposals would not affect the setting of the bridleway or materially change the character of the view compared to existing.</p> |   |



**Viewpoint: 9: Clitheroe Castle looking east across the site towards Pendle Hill**



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| <p><b>Type of Viewer and distance from the application Site</b></p> | <p>Viewer Type<br/>Visitors to Clitheroe Castle (Scheduled Monument, Conservation Area and Grade I Listed Building)</p>  | <p>Distance from Site<br/>790 m southwest of the site</p> |
| <p><b>Existing View</b></p>   | <p>The viewpoint represents views from the castle ramparts and courtyard looking towards Pendle Hill. The sensitivity of the view is increased by its protected status and its importance as an historic visitor attraction and major landmark. The site is partially visible beyond the settlement edge. Highmoor Farmstead within the site is screened by existing trees.</p>  |   |
| <p><b>Potential Changes to the View</b></p>                         | <p>Due to the viewpoint elevation and the sloping ground within the site the proposed development would be visible, although it would be viewed in conjunction with existing built-form and against a backdrop of higher ground. The existing trees within and around the site would aid landscape and visual assimilation. The proposals would extend the built-form beyond the settlement although they would have comparatively little effect on the character of the view compared to existing and would not change the overall character of the view, or the setting of the castle.</p> |   |

