# WITCHER WELL | DUNSOP BRIDGE

## SUMMARY LANDSCAPE AND VISUAL IMPACT ASSESSMENT

MR JOHN IBISON

MAY 2019
REV A

Rural Solutions

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JOHN IBISON



MAY 2019

PREPARED BY
RURAL SOLUTIONS LTD

# 1.0 INTRODUCTION

## 1.1 PURPOSE OF THE DOCUMENT

Rural Solutions Limited has been appointed by Mr John Ibison (the 'Client') to undertake a summary Landscape and Visual Impact Assessment (LVIA) of the direct effects on landscape and visual amenity arising from the conversion of an existing building into self-contained holiday accommodation on land at Witcher Well, Dunsop Bridge (the 'Site').

The development is proposed to contain three self-contained units within the existing building supported by low key parking for 6 guest vehicles.

As part of the preparation of this document, a site visit was carried out in March 2019 and May 2020 by a chartered landscape architect to appraise the Site, surrounding area covered by this document (the 'Study Area') and to obtain photographic representations of the landscape character and views of the Site.

See Section 1.3 for a more detailed description of the Site and Figure 1 for a plan illustrating the location which forms the Site (in red), along with the relevant Study Area (in blue). For further details of the Proposed Development, upon which this assessment is based, refer to Section 1.8.

This document provides a summary landscape and visual assessment of the baseline conditions relating to the Site and the Study Area based on a desktop review of all relevant literature, combined with a field appraisal and detailed analysis of the existing landscape character and visual amenity. The summary LVIA considers the potential effects of the Proposed Development upon the following:

- Individual landscape features and elements;
- Landscape character which defines the surrounding characteristics; and
- Visual amenity and the people who view the landscape.

The key objectives of this LVIA are:

- To consider the **landscape character** and **visibility** of the Site within the Study Area and to identify any notable landscape features within the Site;
- To determine the **nature of receptor** (which replaces the previous terminology referred to as 'sensitivity' as recommended by the Institute of Environmental Management and Assessment (IEMA - 2011)) of the landscape and visual receptors to the type of development proposed;
- To identify and describe the extent of changes (this is determined as the **nature of effect** which replaces the previous terminology referred to as 'magnitude of change' as recommended by IEMA - 2011) arising from the Proposed Development which may influence the existing landscape character and visual amenity; and
- To identify and describe a range of suitable **mitigation** measures to help reduce impacts of the Proposed Development and help to enhance the surrounding landscape and visual context.

LVIA's are considered important components of the overall landscape, planning and design process, when seeking to provide the best 'environmental fit' for any given development. This document is provided as supporting information for a planning application.

## 1.2 DOCUMENT STRUCTURE

The report is structured as follows:

- Introduction, Outline Methodology and Proposed Development;
- Description of the existing landscape characteristics of the Site and its context;
- Analysis of potential landscape effects arising from the Proposed Development;
- Description of the existing visual characteristics of the Site and its context;
- Analysis of potential visual effects arising from the Proposed Development; and
- Conclusions on landscape and visual effects which are considered to be important.

# 1.0 INTRODUCTION

## 1.3 THE SITE

The Site (Figure. 1) is known locally as Witcher Well and is located 2.1km to the north of the village of Dunsop Bridge and approximately 14km north-west of the Lancashire town of Clitheroe. The Site is located within the administrative boundary of Ribble Valley Borough Council, Lancashire and is located within the Forest of Bowland Area of Outstanding Natural Beauty (AONB).

The Site comprises of one main building with further outbuildings surrounded by undulating upland pasture and forms Witcher Well Fish Hatchery, previously used to hatch Salmon and Sea Trout.

The Client's ownership boundary extends to approximately 3.47 hectares, with the Site area comprising of 0.5 hectares.

Dunsop River and a public bridleway forms the Site's eastern boundary, with a conifer plantation forming the west-facing slope to Beatrix Fell. The western Site boundary is formed by conifer plantation which characterises the lower east-facing slope of Staple Oak Fell. Calder Moor, further conifer planting, is located immediately to the north of the Site. The surrounding fells form a V-shaped valley which runs appropriately north-south and is highly characteristic of the area. Coniferous planting and the existing topography heavily contain views to and from the Site, with views south providing the only opportunity for long distance visual context.

Witcher Well spring is situated approximately 360m to the west of the Site. Whitendale Road forms the access road to the Site from Dunsop Bridge Village and is designated as a Public Right of Way - Bridleway LA|16579.

A private farmstead is situated to the south of the site, with Blackburn Corporation Waterworks to the North of the site. Further north, along Whitendale Road lies an information point. A public car park with facilities is situated in the village of Dunsop Bridge to the south of the site.

The Site itself is located within an area of landscape designated as 'Open Access Land' as established by the CRoW Act 2000.

Refer to figures 3 to 10 to provide a photographic record of the Site and the Study Area.

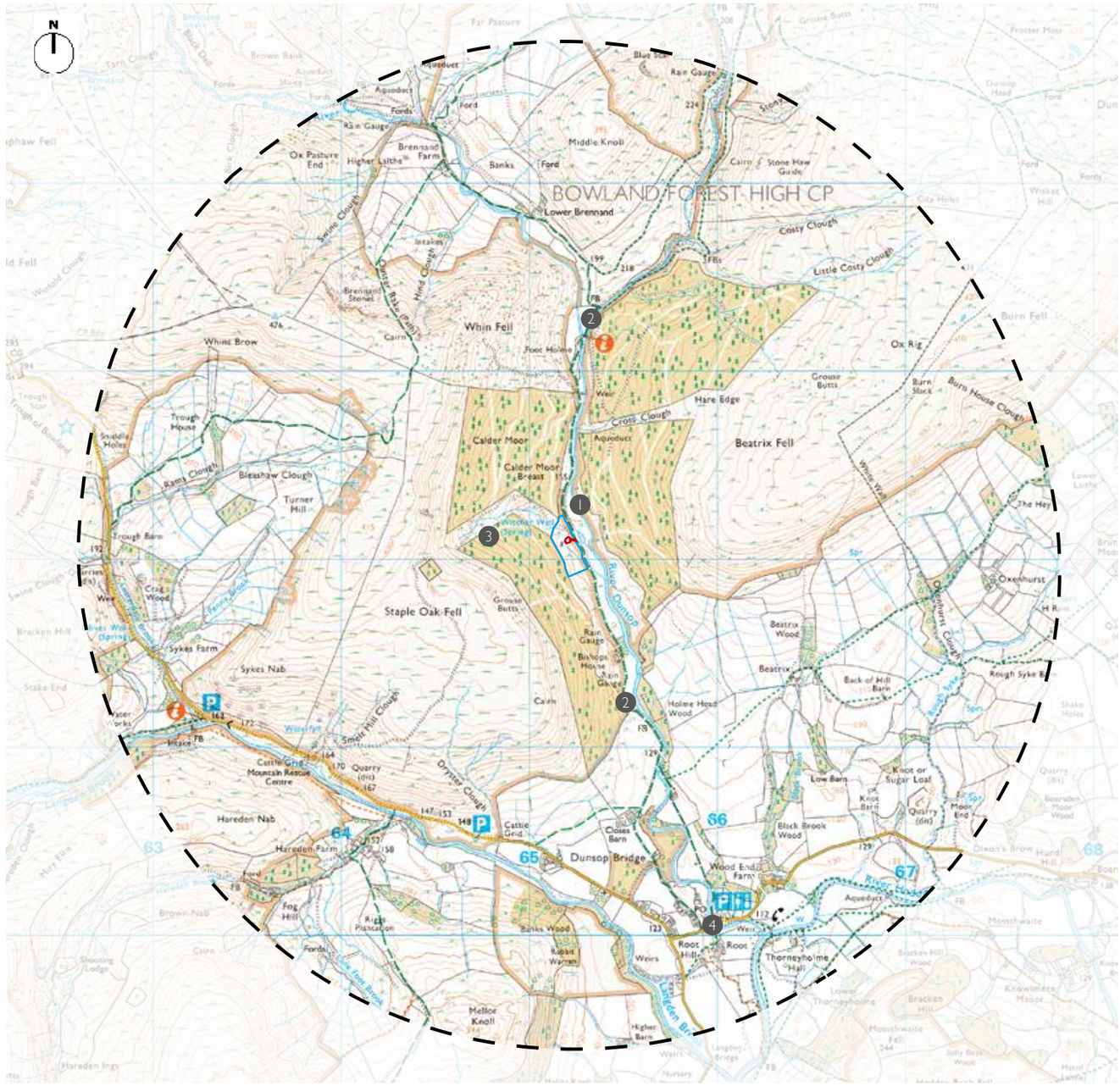



Figure 1 - Extract of OS Base illustrating Site location

1. River Dunsop
2. PRoW (Bridleway LA:16579) / Whitendale Road
3. Witcher Well (Spring)
4. Dunsop Bridge Village

Application Site

Ownership Boundary

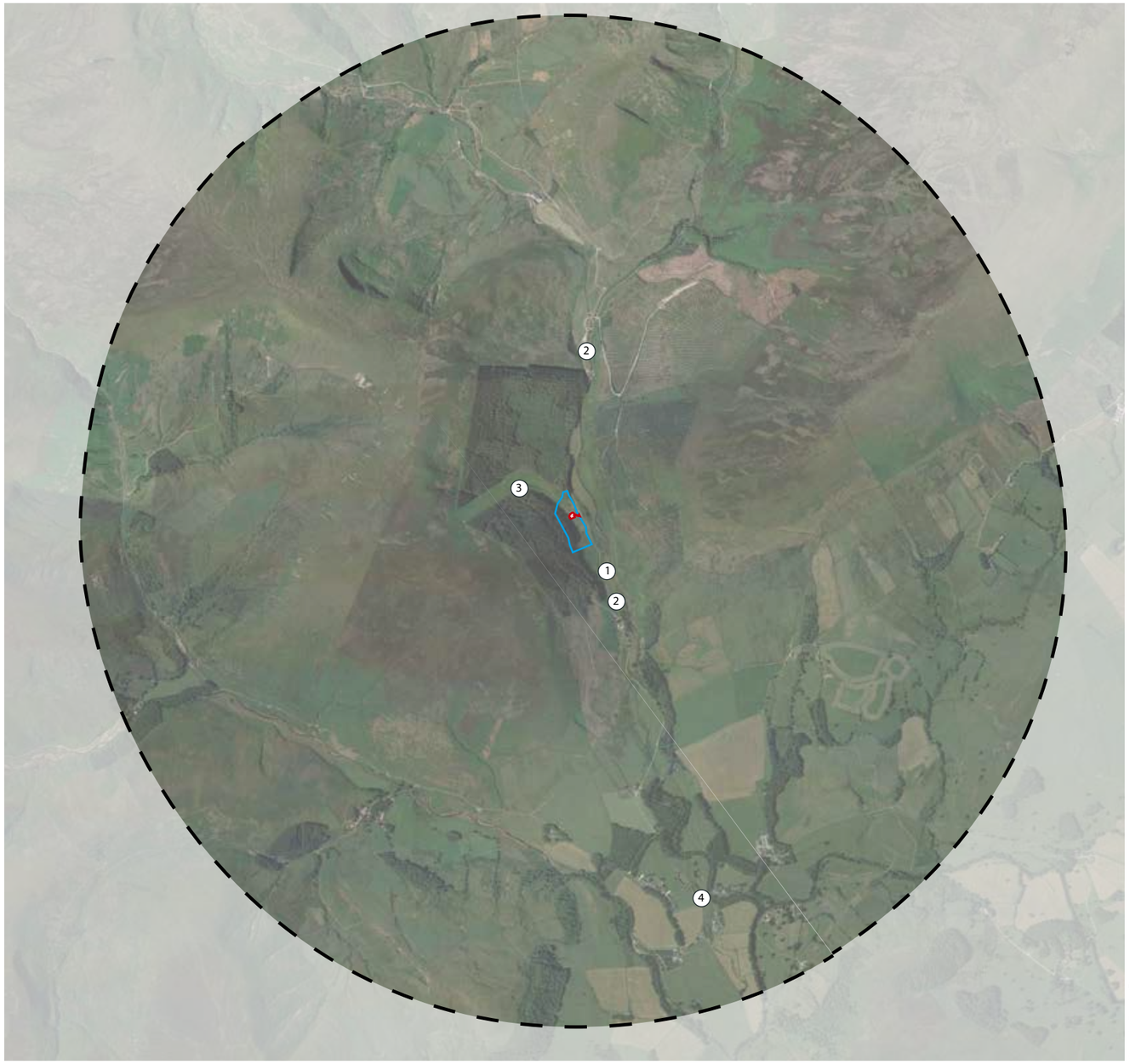
2.5km Study Area

## 1.4 THE STUDY AREA

The extent of the Study Area (Figure 2) relating to this LVIA is determined by the scale and nature of the Proposed Development and its anticipated effects associated with a range of landscape and visual receptors.

The extent of the area covered by the LVIA (the Study Area) is determined by a combination of professional judgement based on the consideration of the scale and nature of the Proposed Development (Section 1.8) and its likely significant effects on landscape and visual receptors in the surrounding area, along with field survey verification.

Following this preliminary assessment, it was concluded that, due to topography, existing vegetation and the pattern of existing development within the surrounding area, it is unlikely that the Proposed Development would cause any significant landscape and / or visual effects on sensitive receptors located further than 2.5km from the Site. The Study Area is therefore limited to the appraisal of landscape and visual baseline conditions and effects within the 2.5km radius from the boundaries of the Site.




1. River Dunsop
2. PRoW (Bridleway LA:16579) / Whitendale Road
3. Witcher Well (Spring)
4. Dunsop Bridge Village

Figure 2 - Extract of aerial photography illustrating Site location and Study Area

# 1.0 INTRODUCTION

Figure 3 -View looking north-west along private access road with Staple Oak Fell in the distance.

Figure 4 - View looking north along approach road to Site with backdrop of Calder Moor behind.

Figure 5 - View looking north-west towards the Site with plantation located to the slopes of Staple Oak Fell to the left of view.

Figure 6 - View of Site showing existing water tank in foreground, with additional outbuildings for conversion / removal.

Figure 7 - View from the Site looking South down the valley with Staple Oak Fell to the right of view.

Figure 8 - View looking southwards down the valley with Beatrix Fell to the left of view.

Figure 9 - View from top of the valley looking south towards the Site, Calder Brest Moor and Staple Oak Fell in the distance.

Figure 10 - View of River Dunsop with waterworks building in the distance.

# 1.0 INTRODUCTION

## 1.5 METHODOLOGY

A detailed methodology to support the LVIA has been based on the following industry best-practice standard guidance - 'Guidelines for Landscape and Visual Impact Assessment', Third Edition. (2013) by the Landscape Institute and Institute of Environmental Management and Assessment, referred to as GLVIA3 within this report.

### Photography

The photography accompanying the LVIA has been produced using the guidance within the Landscape Institute Advice Note 01/11 'Photography and photomontage in landscape and visual impact appraisal' as a basis, to provide a realistic representation of visibility based on those experienced with the naked eye.

Photographs illustrating viewpoints for assessment (Section 6.0) were taken using a Canon EOS 600D digital SLR camera together with a 50mm fixed lens. The camera height was approximately 1.65m. Where viewpoints consisted of more than one image, Adobe Photoshop CC 2018 was used to merge the images together.

### Baseline Assessment

A baseline assessment illustrates the landscape context within the Study Area and is informed by an initial desktop review. This desktop review helps to identify an appropriate and proportionate extent of Study Area along with identifying potential viewpoint locations which are likely to support further assessment within the field.

The baseline assessment will be compiled using the following:

- A brief review of relevant landscape planning policy;
- Landscape designations;
- National and local landscape character assessments;
- Ordnance Survey mapping; and
- Aerial mapping.

### Site Assessment

Following the completion of the desktop study, a site appraisal is carried out to assess the potential landscape and visual receptors which may be affected by the Proposed Development within the Site and provides an opportunity to verify the findings of the baseline assessment. A field survey was carried out by a qualified Landscape Architect in March 2019.

### Landscape and Visual Impact Assessment

Following a review of the baseline landscape and visual context of The Site and its Study Area, along with the site assessment, the appraisal section considers a combination of assessments in relation to the nature of a landscape or visual receptor along with defining the anticipated magnitude of landscape or visual effects. Sections 3.0 and 4.0 of the detailed methodology supporting this report (see Appendix A) illustrate the distinction between a landscape and a visual receptor and the associated assessment methodology used.

## 1.6 SOURCES OF INFORMATION

The following sources of information have been used in this study:

- Digital Ordnance Survey Mapping, Promap;
- Aerial photography of the Site, Google Earth Pro (2017);
- National Planning Policy Framework (February 2019);
- Natural England National Character Area Profile 34: Bowland Fells;
- Ribble Valley Core Strategy;
- Magic Map by Natural England (Interactive website providing geographic information about the natural environment); and
- Fieldwork conducted by Rural Solutions in January 2019.

## 1.7 LIMITATIONS OF ASSESSMENT

- During both Site visits, access to viewpoints located within registered common land were difficult to reach and the validity of these as assessable receptors questionable.
- Conditions underfoot made accessing these viewpoints extremely difficult due to the vegetation growth and lack of clear designated footpaths.
- Whilst common land is legally accessible, on both visits hostility and intimidating confrontation was experienced towards the landscape architect surveying for apparent deviation from the PRoW. Whilst common land, these experiences of confrontation are likely to deter roaming and an experience from these viewpoints.
- Viewpoint J did not form part of the assessment as access was not possible.
- Viewpoint M, although included within this assessment, was difficult to access due to no footpath, established ground vegetation and steep topography. Whilst this view is included the value and merit as significant receptor in reality is questionable due to the extreme challenges in reaching.

## 1.8 PROPOSED DEVELOPMENT

The Proposed Development seeks to convert the existing hatchery building into three self-contained holiday units with informal low-key parking for 6 guest vehicles. Access will remain in the same location with a minor adjustment to the entrance arrangement.

Potential landscape and visual effects resulting from the Proposed Development may be summarised as:

- Direct temporary change in the landscape character of the Site during construction arising from earthworks and the presence of construction machinery required to construct the car parking and general plot infrastructure.
- Indirect temporary changes in landscape character within the Study Area during construction as a result of views of machinery, traffic movements and construction activity required to construct the Proposed Development.
- Permanent direct change in the landscape character of the Site through a change in land use from agriculture industry (fish hatchery) forming part of the open countryside to providing tourism accommodation.
- Permanent indirect change on the character of the adjacent landscape associated with six parking spaces.
- Temporary and permanent changes in visual amenity within the Study Area arising from views of construction activity and tourism accommodation.


Figure 11 - Proposed Site Plan - Prepared by Mason Gillibrand April 2020

# 2.0 PLANNING CONTEXT

## 2.1 PLANNING CONTEXT

The relevant planning policies relating to the Proposed Development, in particular landscape and visual aspects, are briefly summarised within this section and include the following;

- National Planning Policy Framework (2019); and
- Ribble Valley Borough Council Core Strategy 2008-2028, Adopted 16th December 2014.

## 2.2 NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) sets out the Government's planning guidance and policy approach. The NPPF Is therefore a key component in the consideration and determination of all planning applications for proposed development within England. It also provides a framework within which locally-prepared plans can be produced. The extracted text below illustrates landscape related policies and guidance relating to the site, with the most relevant statements highlighted in green.

***Chapter 2. Achieving sustainable development***

*Paragraph 10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.*

*Paragraph 11. Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:*

a. *Plans should positively seek **opportunities to meet the development needs of their area**, and be sufficiently flexible to adapt to rapid change;*
b. *Strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:*
    *i. The application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or*
    *ii. Any **adverse impacts** of doing so would **significantly and demonstrably outweigh the benefits**, when assessed against the policies in this Framework taken as a whole.*

***Chapter 6. Supporting a prosperous rural economy***

*Paragraph 83. Planning policies and decisions should enable:*

a. *The **sustainable growth and expansion of all types of business in rural areas**, both through conversion of existing buildings and well-designed new buildings;*
b. *The **development and diversification of agricultural and other land-based rural businesses**;*
c. ***Sustainable rural tourism and leisure developments which respect the character of the countryside;** and*
d. *The retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*

*Paragraph 84. Planning policies and decisions should recognise that **sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport.** In these circumstances it will be important to ensure that **development is sensitive to its surroundings, does not have an unacceptable impact on local roads** and **exploits any opportunities to make a location more sustainable** (for example by improving the scope for access on foot, by cycling or by public transport). The **use of previously developed land**, and **sites that are physically well-related to existing settlements, should be encouraged** where suitable opportunities exist.*

***Chapter 15. Conserving and enhancing the natural environment***

*Paragraph 170. Planning policies and decisions should contribute to and enhance the natural and local environment by:*

a. ***Protecting and enhancing valued landscapes,** sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
b. *Recognising the **intrinsic character and beauty of the countryside,** and the wider benefits from natural capital and ecosystem services – i**ncluding the economic and other benefits of the best and most versatile agricultural land,** and of trees and woodland;*
c. *Maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
d. *Minimising impacts on and **providing net gains for biodiversity,** including by establishing coherent ecological networks that are more resilient to current and future pressures;*
e. *Preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
f. *Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.*

*Paragraph 171: Plans should: d**istinguish 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 (where significant development of agricultural land is demonstrated to be necessary, **areas of poorer quality land should be preferred** to those of a higher quality); take a strategic approach to **maintaining and enhancing***

# 2.0 PLANNING CONTEXT

***networks of habitats and green infrastructure**; and **plan for the enhancement of natural capital** at a catchment or landscape scale across local authority boundaries.*

*Paragraph 172. Great weight should be given to **conserving and enhancing landscape and scenic beauty in** National Parks, the Broads and **Areas of Outstanding Natural Beauty,** which have the highest status of protection in relation to these issues. The **conservation and enhancement of wildlife and cultural heritage are also important** considerations in these areas, and **should be given great weight** in National Parks and the Broads. The **scale and extent of development** within these designated areas **should be limited. Planning permission should be refused for major development** other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:*

a. *The **need for the development**, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;*
b. *The cost of, and scope for, **developing outside the designated area**, or **meeting the need for it in some other way**; and*
c. *Any **detrimental effect on the environment**, the landscape and recreational opportunities, and the extent to which **that could be moderated**.*

*Paragraph 180. Planning policies and decisions should also ensure that new development is **appropriate for its location** taking into account the l**ikely effects (including cumulative effects) of pollution on health, living conditions and the natural environment,** as well as the **potential sensitivity of the site** or the wider area to impacts that could arise from the development. In doing so they should:*

a. ***Mitigate and reduce to a minimum potential adverse impacts** resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;*
b. ***Identify and protect tranquil areas** which have remained relatively undisturbed by noise and **are prized for their recreational and amenity value** for this reason; and*
c. ***Limit the impact of light pollution** from artificial light on local amenity, intrinsically dark landscapes and nature conservation.*

*The National Planning Policy Framework, Ministry of Housing, Communities and Local Government*
*February 2019*

## 2.3 RIBBLE VALLEY BOROUGH COUNCIL CORE STRATEGY 2008-2028

Ribble Valley Core Strategy is the Council's new development plan for the Borough, shaping development for the next 15 years to 2028. This Strategy provides a framework for the Borough and will be the starting point when considering planning applications.

Landscape-related policies and key statements within the Ribble Valley Core Strategy adopted 16th December 2014, that are generally considered to be relevant to the Site and the Study Area have been listed below:

- Key Statement EN2: Landscape;
- Key Statement EN4: Biodiversity and geodiversity;
- Key Statement EC3: Visitor Economy;
- Policy DME2: Landscape and townscape protection;
- Policy DME3: Site and species protection and conservation;
- Policy DME6: Water Management;
- Policy DMB3: Recreation and tourism development.

Having considered the local planning policies in further detail and assessed the Districtwide Local Plan map (Figure 12), which covers the Study Area, the most relevant sections of the policy to the Site and the Proposed Development wording have been highlighted in green.

Further analysis of planning policy is not considered within this report. For in-depth analysis of the Proposed Development and relevant planning policies, please refer to Rural Solutions Planning Document dated May 2020.

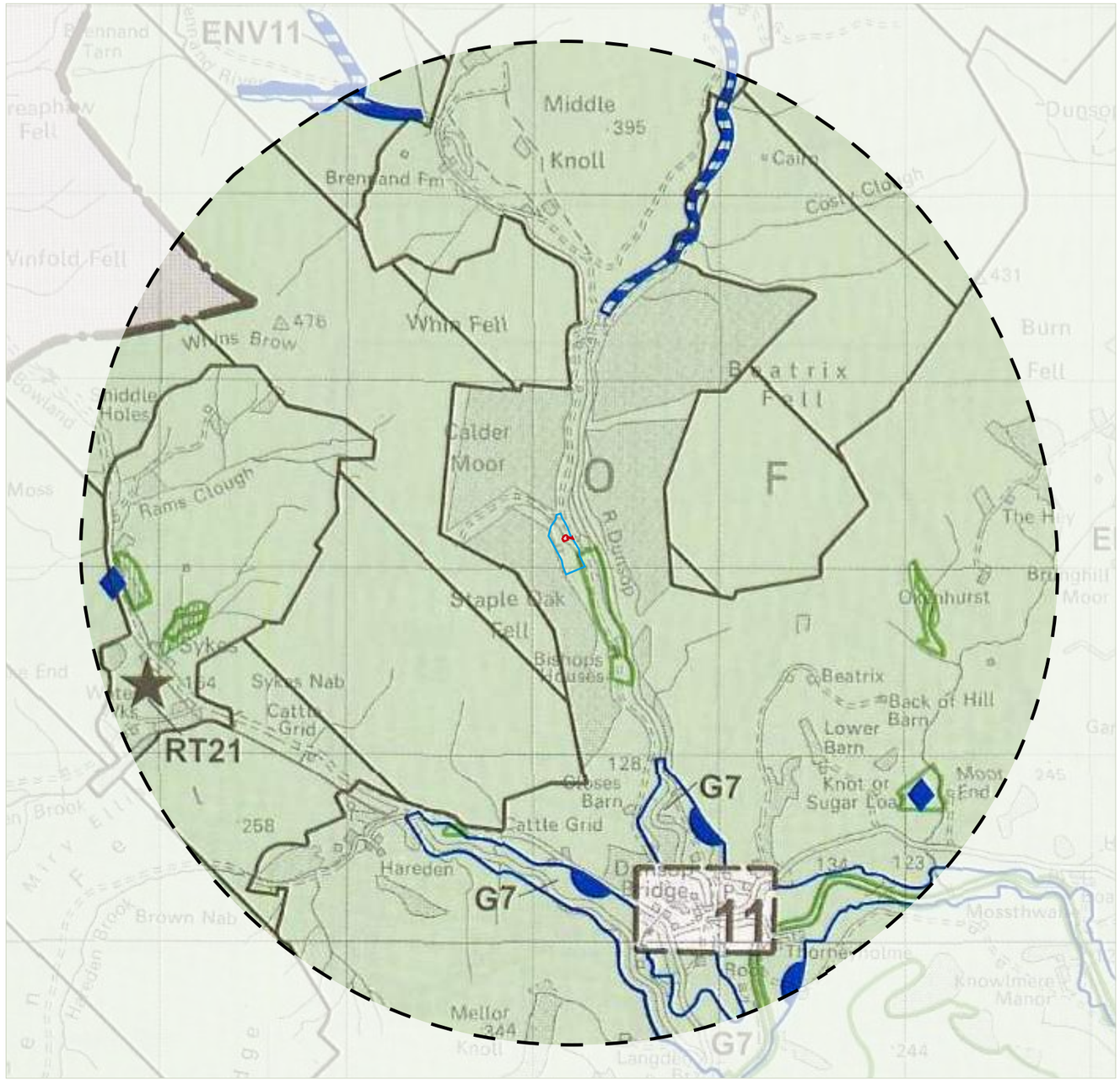



Figure 12 - Extract from Ribble Valley Borough Council Districtwide Local Plan Map, Proposal Map North.

***KEY STATEMENT EN2: LANDSCAPE***

*The landscape and character of the **Forest of Bowland AONB** 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 AONB** 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 EN4: BIODIVERSITY AND GEODIVERSITY***

*The Council will seek wherever possible to **conserve and enhance the area's biodiversity and geodiversity** and to avoid the fragmentation and isolation of natural habitats and help develop green corridors. Where appropriate, cross-Local Authority boundary working will continue to take place to achieve this.*

***Negative impacts** on biodiversity through development proposals **should be avoided. Development** proposals that adversely affect a site of recognised environmental or ecological importance will only be permitted where a developer can demonstrate that the negative effects of a proposed **development can be mitigated**, or as a last resort, **compensated for.** It will be the developer's responsibility to identify and agree an acceptable scheme, accompanied by **appropriate survey information**, before an application is determined. There should, as a principle be a **net enhancement of biodiversity.***

*These sites are as follows:*

***Sites of Special Scientific Interest (SSSIs)***

- *Local Nature Reserves (LNRs);*
- ***Local Biological Heritage sites (LBHs);***
- *Special Areas of Conservation (SACs) and **Special Protection Areas (SPAs);***
- ***Local Geodiversity Heritage Sites;***
- *Ancient Woodlands;*
- *Lancashire Biodiversity Action Plan priority habitats- and species;*
- *European Directive on Protected Species and Habitats - Annexe I Habitats and Annexe II Species; and*
- *Habitats and Species of Principal Importance in England.*

*With respect to sites designated through European legislation the Authority will be bound by the provisions of the relevant Habitats Directives and Regulations. For those sites that are not statutorily designated and compensation could be managed through a mechanism such as biodiversity off-setting via conservation credits.*

***KEY STATEMENT EC3: VISITOR ECONOMY***

*Proposals that contribute to and **strengthen the visitor economy of Ribble Valley will be encouraged,** including the **creation of new accommodation and tourism facilities** through the **conversion of existing buildings** or associated with existing attractions. Significant new attractions will be supported, in circumstances where they would **deliver overall improvements to the environment and benefits to local communities** and **employment opportunities**.*

***POLICY DME2: LANDSCAPE AND TOWNSCAPE PROTECTION***

***Development** proposals **will be refused which significantly harm important landscape or landscape features** including:*

- *Traditional stone walls;*
- *Ponds;*
- *Characteristic herb rich meadows and pastures;*
- *Woodlands;*
- *Copses;*
- *Hedgerows and individual trees (other than in exceptional circumstances where satisfactory works of mitigation or enhancement would be achieved, including rebuilding, replanting and landscape management);*
- *Townscape elements such as the scale, form, and materials that contribute to the characteristic townscapes of the area;*
- ***Upland landscapes and associated habitats** such as blanket bog; and*
- *Botanically rich roadside verges (that are worthy of protection).*

***POLICY DME3: SITE AND SPECIES PROTECTION AND CONSERVATION***

***DEVELOPMENT PROPOSALS** that are **likely to adversely affect the following** will not be granted planning permission. Exceptions will only be made where it can clearly be demonstrated that the benefits of a development at a site outweigh both the local and the wider impacts. Planning conditions or agreements will be used to secure protection or, in the case of any exceptional development as defined above, to mitigate any harm, unless arrangements can be made through planning conditions or agreements to secure their protection:*

1. *Wildlife species protected by law;*
2. ***SSSI's;***
3. *Priority habitats or species identified in the Lancashire biodiversity action plan;*

4. *Local nature reserves;*
5. ***County Biological Heritage Site;***
6. *Special Areas Of Conservation (SACs);*
7. ***Special Protected Areas (SPAs);*** *and*
8. *Any Acknowledged Nature Conservation Value of Sites or Species.*

*Developers are encouraged to consider incorporating measures to* ***enhance biodiversity*** *where appropriate that will complement priority habitats and species identified in the Lancashire BAP.*

*With regard to sites designated under* ***European legislation*** *the authority will follow the relevant processes as defined within the* ***Habitats Regulations 2010****. Development will not be permitted unless either it is established that it is not likely to have a* ***significant effect*** *on any Ramsar site or* ***Natura 2000 site*** *(including* ***special protection areas,*** *potential special protection areas, special areas of conservation, candidate special areas of conservation), either alone or in combination with other projects, or it is ascertained,* ***following appropriate assessment****, that it will* ***not adversely affect the integrity of any*** *Ramsar site or* ***Natura 2000 site****. The Habitats Regulations include provision for* ***development which may cause an adverse effect*** *on integrity to* ***be allowed under exceptional circumstances.*** *These include where there are no alternative solutions, imperative reasons of overriding public interest can be demonstrated and* ***appropriate compensatory measures are implemented.*** *In terms of the protection of the soil resource and high quality agricultural land development and land management practices should seek to a****void soil erosion****; a****void contamination of land*** *and* ***promote restoration, protect the peat resource*** *and* ***recognise the importance of peat in particular for its carbon sequestration value, water quality improvements*** *for both drinking water and* ***biodiversity, reduction of local flood risk*** *and r****eduction of moorland wildfire risk****. The important* ***link between soil quality, the natural environment and the landscape should be recognised.***

*By pro-actively considering these important features through the development management process the council will deliver the core strategy vision and support the delivery of sustainable development reflecting the development strategy and key statements.*

***POLICY DME6: WATER MANAGEMENT***

***Development will not be permitted*** where the proposal would be at an ***unacceptable risk of flooding*** or ***exacerbate flooding elsewhere***.

*Applications for development should include appropriate measures for the conservation, protection and management of water such that development contributes to:*

*1.* ***Preventing pollution*** *of surface and / or groundwater;*

*2.* ***Reducing water consumption;*** *and*
*3.* ***Reducing the risk of surface water flooding*** *(for example the use of Sustainable Drainage Systems).*

*As a part of the consideration of water management issues, and in parallel with flood Management objectives, the authority will also seek the* ***protection of the borough's Water courses*** *for their biodiversity value.*

*All applications for planning permission should include* ***details for surface water drainage*** *and means of disposal based on* ***sustainable drainage principles****. The use of the Public sewerage system is the least sustainable form of surface water drainage and therefore development proposals will be expected to investigate and identify more sustainable alternatives to help reduce the risk of surface water flooding and environmental impact.*

***POLICY DMB3: RECREATION AND TOURISM DEVELOPMENT***

*Planning permission will be granted for development proposals that* ***extend the range of tourism and visitor facilities in the borough.*** *This is subject to the following criteria being met:*

1. *The proposal must not conflict with other policies of this plan;*
2. *The proposal must be* ***physically well related to*** *an existing main settlement or village or* ***to an existing group of buildings****, except where the proposed facilities are required in conjunction with a particular countryside attraction and there are no suitable existing buildings or developed sites available;*
3. *The* ***development should not undermine the character, quality or visual amenities*** *of the plan area by virtue of its scale, siting, materials or design;*
4. *The proposals should be* ***well related to the existing highway network****. It* ***should not generate additional traffic movements*** *of a scale and type* ***likely to cause undue problems or disturbance.*** *Where possible the proposals should be well related to the public transport network;*
5. *The site should be large enough to* ***accommodate the necessary car parking, service areas*** *and* ***appropriate landscaped areas;*** *and*
6. *The proposal must take into account any* ***nature conservation impacts*** *using suitable survey information and where possible seek to incorporate any important existing associations within the development. Failing this then* ***adequate mitigation will be sought****.*

*In the* ***Forest of Bowland AONB,*** *the following criteria will also apply:*

1. *The proposal should* ***display a high standard of design*** *appropriate to the area.*
2. *The site should* ***not introduce built development into an area largely devoid of structures*** *(other than those directly related to agriculture or forestry uses).*

# 2.0 PLANNING CONTEXT

*In the AONB it is important that **development is not of a large scale**. In the AONB and immediately adjacent areas proposals should **contribute to the protection, conservation and enhancement** of the natural beauty **of the landscape**. Within the open countryside proposals will be required to be in keeping with the character of the landscape area and should **reflect the local vernacular, scale, style, features and building materials.** Recreation and tourism development are often well suited to rural areas and there is a need to have in place **effective measures to ensure that facilities and infrastructure can be enhanced in a sustainable way**.*

## 2.4 FOREST OF BOWLAND AONB

The Study Area is situated within the heart of the Forest of Bowland AONB (Figure 13) which has been designated for conservation due to its significant landscape value. The AONB forms part of the extensive Pennine Chain, extending eastwards into the Yorkshire Dales National Park and southwards across Lancashire. It is a nationally protected landscape and internationally important for its heather moorland, blanket bog and rare birds. The document used to reference this section is 'Lancashire County Council Forest of Bowland Area of Outstanding Natural Beauty Landscape Character Assessment, 2009' by Chris Blandford Associates. This assessment aims to provide a framework for developing an understanding of the character of the landscape located within the Study Area and future management needs.

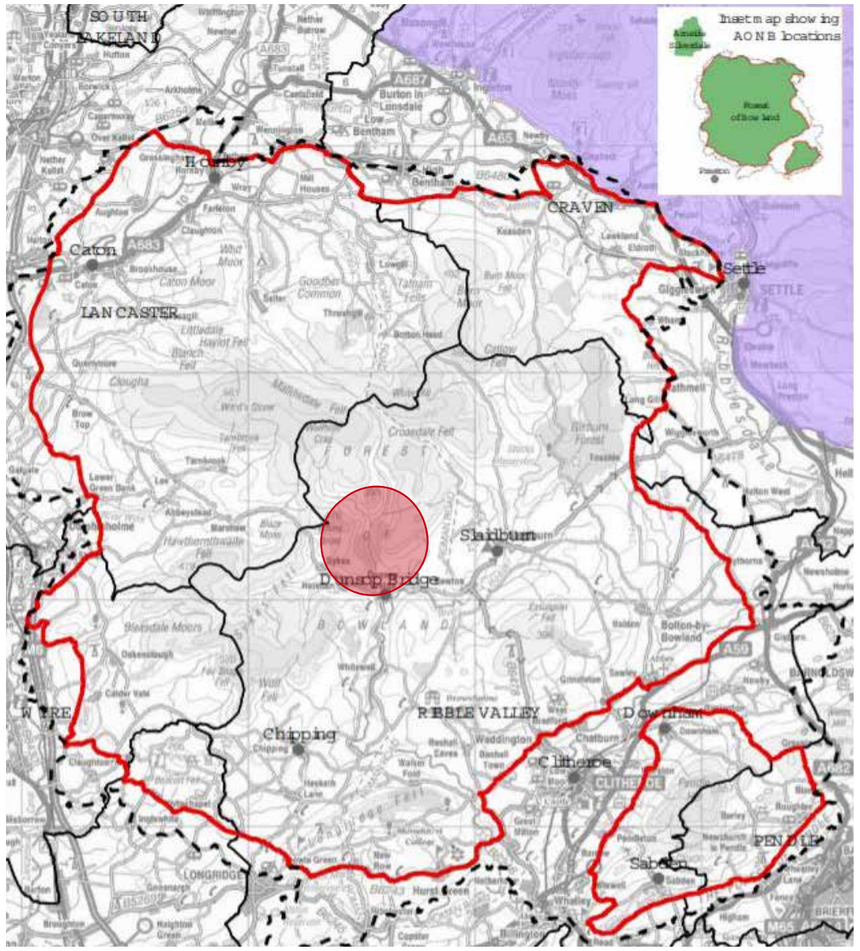



Figure 13 - Map extracted from the Forest of Bowland AONB Landscape Character Assessment

The following text has been extracted from the Lancashire County Council Forest of Bowland Area of Outstanding Natural Beauty Landscape Character Assessment. The most relevant sections of the character assessment, relating to the Site and the Proposed Development, have been highlighted in green below:

### *LANCASHIRE COUNTY COUNCIL FOREST OF BOWLAND AONB LANDSCAPE CHARACTER ASSESSMENT*

*Situated in the north-west of England, the Forest of Bowland AONB covers 803 square kilometres of rural land in the counties of Lancashire (730 sq.km) and North Yorkshire (73 sq.km). The Rivers Lune and Ribble run along the northern and southern boundaries of the area. To the west is the Fylde plain, while the eastern side of the AONB boundary follows the edge of the Yorkshire Dales National Park for a short distance. On its south-eastern edge, Pendle Hill forms a discrete landscape feature, which is geologically linked to the rest of the AONB but separated from the main area by the valley of the River Ribble. The Forest of Bowland is one of two AONB's within Lancashire and is partly situated within six Local Authority areas, the majority of the AONB located within* ***Ribble Valley Borough Council.***

*The Forest of Bowland is a* ***nationally protected landscape****. The Bowland Fells are nationally important for their blanketbog, heather moorland, wet heath and flushed plant communities, as well as their upland breeding bird community (reflected in their definition as a* ***Special Protection Area (SPA)*** *and* ***Site of Special Scientific Interest (SSSI)****. The Fells are also of international importance for their breeding raptors (most notably hen harrier, merlin and peregrine), whilst the heath and blanket bog support golden plover, meadow pipit, skylark, whinchaf and wheatear. The fell fringes and lower lying areas of farmland also support lapwing, curlew, redshank and snipe.*

*Thirteen percent of the AONB is designated as a* ***SSSI*** *for its habitats and* ***geological features****. The extensive heather moorlands of the Bowland Fells are internationally important as a habitat for upland birds and have been designated as a* ***SPA*** *under the European Birds Directive in recognition of this. They are also nationally important for blanket bog, heather moorland and flushed plant communities.*

*The AONB remains a predominantly* ***rural landscape.*** *The higher areas are* ***dominated by moor, heath and rough grassland,*** *whilst the* ***lowland fringes encompass a patchwork of improved pasture and meadows. Agriculture is the dominant land use*** *within Bowland Fells AONB.* ***Rough grazing*** *is also a major land use on the moors and heaths of the hills and plateaux.* ***Woodland*** *within the Forest of Bowland* ***consists of a combination of small deciduous and coniferous woodland patches****, and linear woodland along river and brook corridors. The Central Bowland Fells* (where Site and Study Area is situated), *which rise to the north of Slaidburn and west of Chipping are underlain by a combination of gritstones and limestones.*

# 3.0 LANDSCAPE BASELINE

## 3.1 LANDSCAPE CHARACTER CONTEXT

The purpose of this section is to provide an understanding of the landscape within the Study Area that may be affected - its constituent elements, its character, its condition, the way the landscape is experienced and the value attached to it.

This section identifies the components of the landscape that are likely to be affected by the Proposed Development, referred to as the landscape receptors, such as overall character and individual features.

Landscape Character is assessed at different scales, from the national level to county, district and site specific. Assessment of the landscape can help in:

- Understanding how and why landscapes are important;
- Promoting an appreciation of landscape issues;
- Successfully accommodating new development within the landscape; and
- Guiding and directing landscape change.

*'Put simply, landscape character is what makes an area unique. It is defined as "A distinct, recognisable and consistent pattern of elements, be it natural (soil, landform) and/or human (for example settlement and development) in the landscape that makes one landscape different from another."*

(Natural England definition)

## 3.2 NATIONAL CHARACTER AREAS

In 1996, the former Countryside Agency (previously an amalgamation of the Countryside Commission and the Rural Development Commission - Defra) and English Nature, with support from English Heritage, produced The Character of England Map, 159 Joint Character Areas (JCA) for the whole of England. In 2006, Natural England was formed (through the amalgamation of the Countryside Agency and English Nature) and was made responsible for revising and maintaining all 159 JCAs, now known as National Character Areas (NCAs). 159 NCA profiles are areas that 'share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries'. The documentation of these NCAs help to support a good approach to 'decision-making framework for the natural environment'.

The Site is classified in the 'Character of England Map' (Figure 14) as falling into NCA Profile **34: Bowland Fells.**

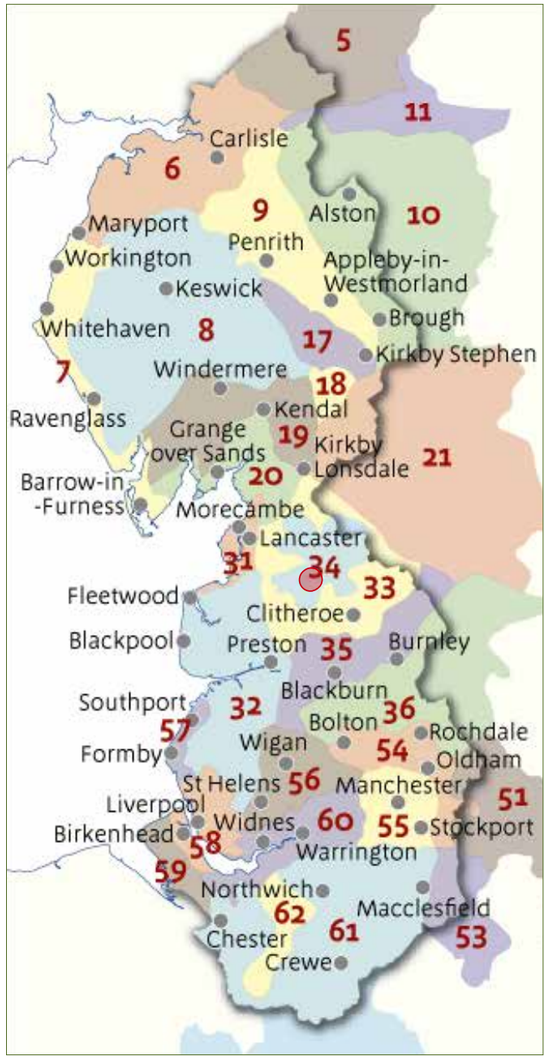



Figure 14 - Extract illustrating the Study Area in context with the regional National Character Area (NCAs) in the north-west of England

Approximate Location of Study Area

# 3.0 LANDSCAPE BASELINE

## Character Area 34: Bowland Fells

The Study Area is classified in the 'Character of England Map' as falling within the National Character Area (NCA) 34: Bowland Fells. The NCA form a distinctive upland block on the boundary between north Lancashire and the Yorkshire Dales. The landscape is wild and windswept, with steep escarpments, upland pasture and expansive open moorland. The NCA 34 is located within the Forest of Bowland AONB (Figure 15) and also contains areas of moorland, designated as a Special Protection Area due to its international importance for breeding birds.

The key landscape characteristics of NCA 34 have been extracted below with features directly relating to the Study Area highlighted below:

- *The large-scale, sweeping landform of the Bowland Fells is incised by **narrow, wooded, intimate valleys** and **cloughs. Steeply sloping** sculptural escarpments and **exposed moorland tops** contrast with the surrounding **lush green valleys** of the Lune, Ribble, **Hodder** and Wyre.*
- *The dominant feature is the central upland core of **Carboniferous Millstone Grit fells,** with its large areas of **moorland habitat** – including some of England's most extensive tracts of blanket bog.*
- *Extensive **coniferous plantations**, such as Gisburn Forest, occur to the south-east and east.*
- *The **moorland is ringed by extensive rough grazing enclosures** with **mosaics of woodland, unimproved meadows, pasture, marshes and streams.** These upland pastures are enclosed by drystone walls and are grazed mainly by sheep, with some cattle.*
- *The area's many **rivers and streams** provide habitat for nationally and internationally important species such as salmon, trout, eels, bullheads, grayling, otters, kingfishers and dippers.*
- ***Piecemeal, irregular-shaped fields** around individual farms **are found on the slopes,** where there is also a complex system of **narrow lanes** with occasional wide historic drove roads. Systematic division of the majority of the commons resulted in **more regular enclosures on higher ground**.*
- *The area is **sparsely populated**, with the **scattered settlements** restricted to **villages, hamlets and isolated farmhouses**.*
- *Traditional **farmhouses** are generally of **gritstone** and typically shelter a barn under the same roof line (laithe houses). There is strong unity of building materials, styles and village form.*
- *Large areas of the Bowland Fells are managed for field sports, principally red grouse shooting on the heather moors and pheasant rearing in plantations below the Fells. **Fishing** is also very popular.*
- ***Large areas of open access land** enable access to and **enjoyment** of, the many natural and cultural features of the landscape, and thus improve opportunities to **experience escapism and inspiration.***

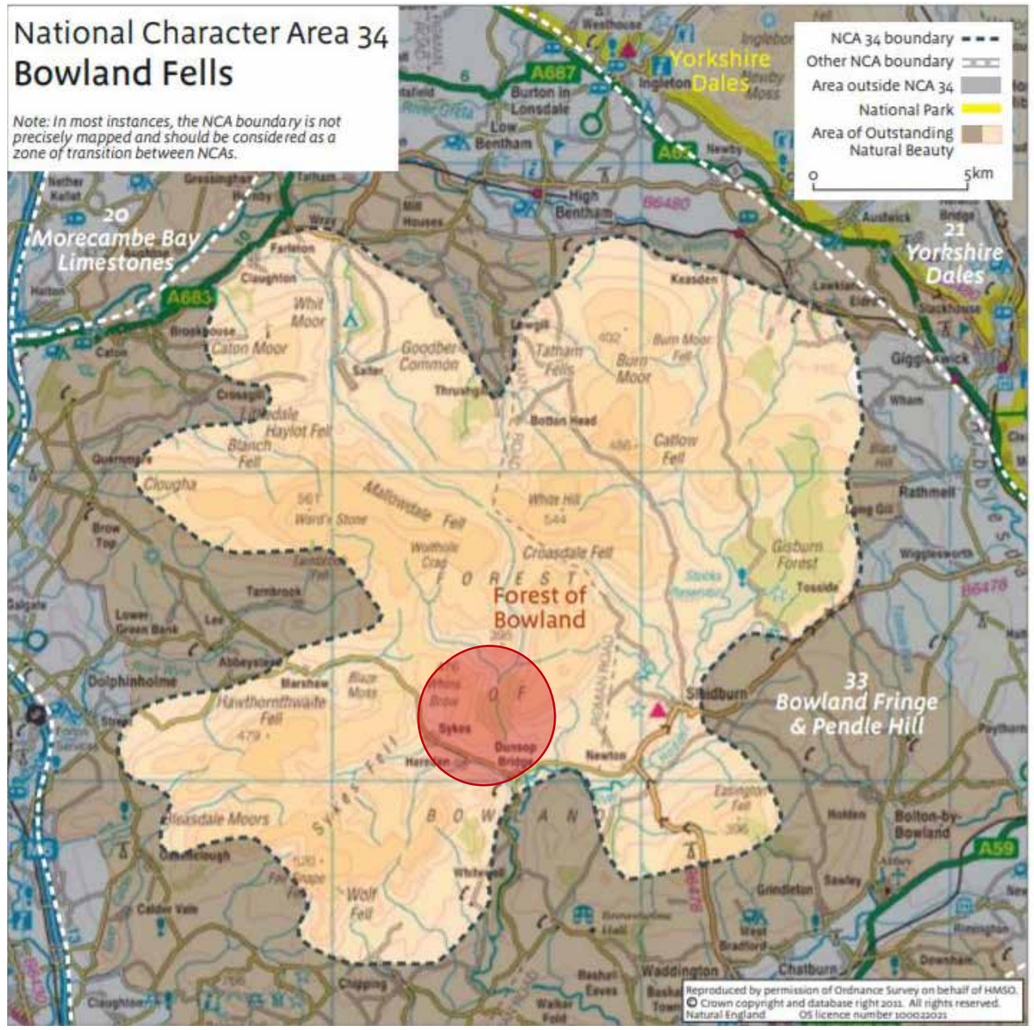



Figure 15 - Extracted map from Natural England Profile 34: Bowland Fells

Approximate Location of Study Area

## 3.3 REGIONAL LANDSCAPE CHARACTER TYPES

The Site is covered by an existing landscape assessment 'A Landscape Strategy for Lancashire – Landscape Character Assessment', October 1999, Environmental Resources Management for Lancashire County Council. The landscape character assessment identifies specific landscape character of twenty one landscape character types (LCTs) (and three urban landscape character types) that occur within the region. Figure 16 illustrates that the Site is located within the Moorland Hills LCT. This LCT has been further subdivided into seven Landscape Character Areas (LCA), with the Site falling within LCT 2b. Central Bowland Fells.

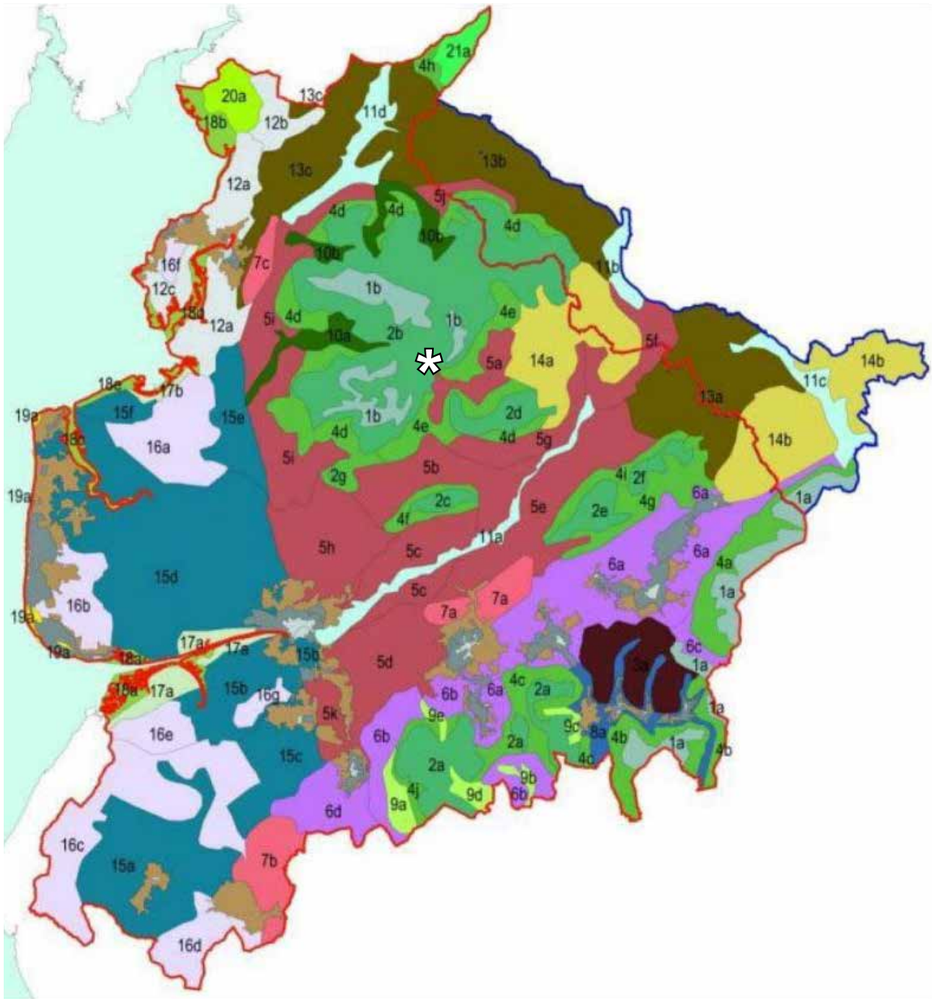



Figure 16 - Landscape Character Types and Landscape Character Areas, extracted map from a Landscape Strategy for Lancashire, 2000

Approximate Location of Site

The following description has been extracted from the published local landscape character assessment:

- ***Exposed upland rolling landform*** *affords long distance views across the valleys and to distant hill sides.*
- *A* ***sparse settlement pattern*** *of isolated stone farmsteads (and rarely, clustered upland valley hamlets) contributes to the characteristic* ***sense of remoteness****.*
- *Rushy and waterlogged marginal pastures provide valuable habitats for breeding wading birds.*
- *Dry stone walls of roughly hewn blocks with through stones reflect the exposed, upland setting and provide distinctive, memorable landscape patterns.*
- ***Heather-clad hillsides*** *produce dramatic swathes of colour in the autumn.*
- ***Semi-natural clough woodlands*** *reflect the topography and are important wildlife habitats.*
- ***Large woodland blocks, both deciduous and coniferous****, provide shelter and habitats for wildlife.*
- ***Streams and brooks*** *create the distinctive* ***deeply incised, narrow gullies*** *on the smooth fell sides.*
- *Wealth of historical and archaeological interest reflects the historic evolution of the area and exploitation of its elevated profile eg Bronze Age tumuli on Waddington Fell.*

# 3.0 LANDSCAPE BASELINE

## 3.4 LOCAL LANDSCAPE CHARACTER AREAS

Following on from the Regional Landscape Character Assessment, a more recent Local Landscape Character Assessment has been undertaken for Lancashire County Council entitled 'Forest of Bowland Area of Outstanding Natural Beauty Landscape Character Assessment, September 2009, by Chris Blandford Associates. This assessment focuses on the local landscape character of the Forest of Bowland AONB in which the Site is located.

More recently, The Site is classified in the Landscape Strategy for Lancashire as falling within Landscape Character Assessment Area of Central Bowland Fells. This report defines fourteen landscape Character types which illustrate that the Study Area falls within LCT B: Unenclosed Moorland Hills.

The key landscape characteristics of LCT B: Unenclosed Moorland Hills have been extracted below with features directly relating to the Study Area highlighted below:

***Landscape Character Description***

- *The rolling Moorland Hills cloak the edges of the Moorland Plateaux, and generally occur at lower elevations. The hills have distinctive rounded profiles, and they are characterised by a* ***lack of dry stone walls*** *– giving them a* ***sense of remoteness and tranquillity,*** *with little evidence of human activity. The songs of meadow pipits, skylarks and red grouse are common within these landscapes.*
- *The hills are of gritstone origin, the layers of this harder stone being interspersed with softer shales, which in places has led to the formation of terraces and crags. The* ***steep slopes are often incised by fast flowing streams which create cloughs,*** *which are sometimes wooded if they are protected from grazing sheep.* ***Blocks of conifer woodlands also dot the hillsides in some areas*** *– providing stark clues as to the management of the land for forestry and latterly for shooting game. Otherwise the hills are cloaked with* ***acid grassland****, with a patchwork of* ***heather, bilberry, blanket bog and bracken****.*
- *The Unenclosed Moorland Hills retain a* ***strong sense of openness****, with* ***dark night skies*** *and the calls of curlew and skylark can often be heard in the daytime. There are* ***long open views down into the lowlands and valleys,*** *with a few shooting huts, tracks, towers and gritstone outcrops providing the only landmarks in an otherwise smooth and uninterrupted landscape.*

***Physical Features***

- *The rolling Unenclosed Moorland Hills are generally at lower elevations than the higher Moorland Plateaux. Although grit crags and glacial erratics provide some texture to the smooth profiles, the steep escarpments create distinctive and* ***dramatic landforms which are steeply incised and drained by fast flowing streams.*** *The Moorland Hills are formed by the Millstone Grit series. These rocks were laid down in alternating thick bands of coarse, cemented sand and gritstone separated by weaker shales. The gritstones form the fell tops, while the softer rocks form lower areas. The slopes are of even gradient and are covered by shallow podzolised soils. Peat generally covers higher summits (above 400m). The area tends to have a* ***soft rounded topography,*** *the slopes having been smoothed by ice and further softened by the boulder clay mantle of glacial deposition. The erosive action of water flowing off the main hill summits has cut* ***deeply incised valleys,*** *ravines or* ***cloughs.*** *These form a radial pattern of drainage from the higher ground.*
- *Little Mearley Clough, on the steeply sloping western side of Pendle Hill (which falls partly within this Landscape Character Type) is designated as a SSSI for its considerable geological interest. It provides excellent exposure of rock layers originally laid down during the Namurian period of geological history about 320 million years ago. It has been proposed as the standard for this interval of geological time and is thus a site of National importance.*

***Cultural and Historical***

- *Mesolithic hunting camps probably existed here, although the ephemeral nature of the remains means that visible evidence is rare. Forest clearance by Neolithic and Bronze Age farmers contributed to the spread of heathland and probably mosses and blanket bog. This led to the decline in the natural woodlands which have not recovered since..... Whilst there has been* ***little new development in the last 150 years****, changes have occurred as a result of abandonment of farmsteads, desertion of the more marginal lands,* ***reversion to rushy pasture*** *and other changes in vegetation management. The suitability of the fells and popularity throughout the modern period of grouse shooting has ensured the continued management of heather moorland.*

***Development, Settlement and Buildings***

- *Small, isolated gritstone buildings (previously used for stock shelter), although rare, are focal points in the landscape and fields in their vicinity are enclosed by an associated enclosure of stone walls, however most of this landscape lies above the upper limit of enclosure;*
- *A* ***few minor public roads cross the Unenclosed Moorland Hills****, however these are generally unfenced;*
- *Access tracks for shooting and shooting huts and butts are common built features;*
- *Occasional shooting cabins (usually of gritstone construction) are also present.*

The LCT has been further subdivided into landscape character areas (LCA) to recognise the subtle variation in the landscape characteristics. A total of nine LCAs have been identified and Figure 17 illustrates the Study Area is located within LCA B7: Langden.

The key landscape characteristics of LCA B7: Langden have been extracted below with features directly relating to the Study Area highlighted below:

- *To the north of Bleasdale, the ruins of Langden Castle (a gritstone building with a tin roof and ornate gothic windows) provides a landmark within views across the area;*
- *Langden Brook, which contains a patchwork of pebbles along its bed and meanders gently through the adjacent moorland hills (which are **incised with small streams and cloughs**) is also a recognisable landscape feature;*
- *This area includes **several farmsteads** and small hamlets;*
- *The Trough of Bowland, a pass connecting the valleys of the Marshaw Wyre and the Langden Brook, crosses this landscape character area, providing a dramatic route which facilitates **open views across the surrounding Unenclosed Moorland Hills**;*
- *The grey stone along the Trough Road is a recognisable landscape feature which demarcates the old boundary between Lancashire and Yorkshire;*
- *Buildings include the remains of Trough House, an **abandoned stone farmstead and Whitendale Farm** which is nestled at the bottom of the fells;*
- *Totridge provides a dramatic skyline backdrop within views southwards;*
- *T**he Whitendale and Brennand river valleys** cut through this area of Moorland Hills. **Lush, green pastures** associated with the **fast-flowing river corridors** contrast with the more **muted colours** of the **surrounding Brennand and Whitendale Fells;** both valleys contain **isolated traditional working farmsteads**;*
- *Where the course of the **Brennand and Whitendale rivers** converge to form the upper reaches of the **River Dunsop**, **engineered, water industry infrastructure** such as water **pumping stations, pipelines** and **associated buildings** are **visible human influence** along the river corridor;*
- *Boundaries are generally demarcated by gritstone walls, with a change to occasional limestone walls to the north of Sykes Farm.*

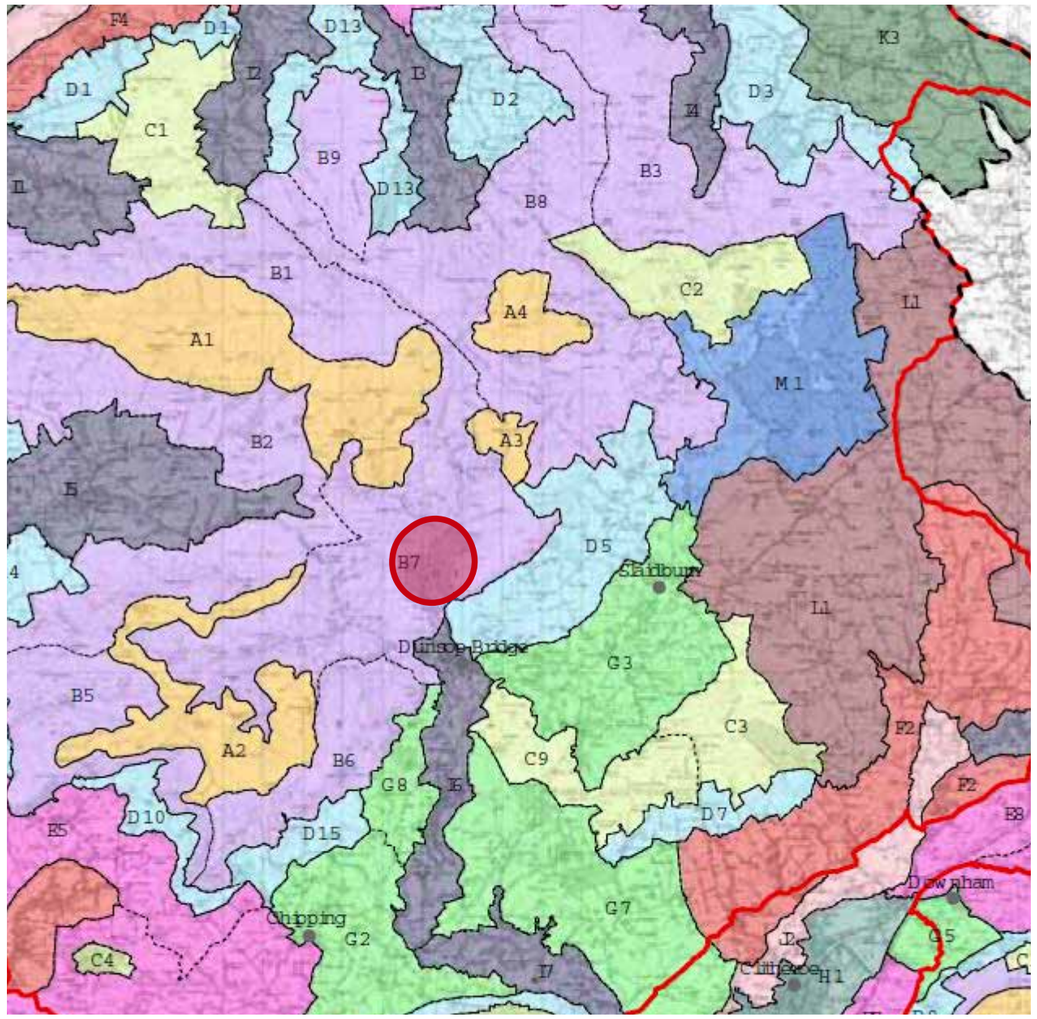



Figure 17 - Extracted map from Forest of Bowland AONB Landscape Character Assessment

Approximate Location of Study Area

# 3.0 LANDSCAPE BASELINE

## 3.5 LANDSCAPE DESIGNATIONS AND CONTEXT

The landscape context of the Study Area has been mapped to illustrate the baseline understanding of Site's surrounding landscape characteristics. Figure 18 illustrates the extent of the NCA, and the position of listed buildings in relation to the Site and Study Area.

The Site falls within the administrative boundary of Ribble Valley Borough Council. There is a single statutory designation which covers the site. There are a limited number of landscape designations near to the Site which should be considered during subsequent design development work.

- Application Site
- Ownership Boundary
- 2.5km Study Area
- NCA Profile 34: Bowland Fells
- Sites of Special Scientific Interest - Bowland Fells
- Ancient and Semi Natural Woodland
  - ① Crag Wood
  - ② Sykes Farm Wood
  - ③ Unnamed
  - ④ Oxenhurst Clough Wood
- Special Protection Area - Bowland Fells
- Registered Common Land
  - ⑤ Burn Fell and Dunsop Fell
  - ⑥ Sykes Green
- Grade II Listed Buildings
  - ⑦ Rose Cottage and Farm Building
  - ⑧ Hareden Farmhouse
  - ⑨ Hareden Cottage
  - ⑩ Church of St Hubert
  - ⑪ Milestone
  - ⑫ Dunsop Bridge
  - ⑬ House 110m west of Beatrix Farmhouse
  - ⑭ Oxenhurst Farmhouse
- PRoW - Bridleway
  - ⑮ 3-8-BW 8
  - ⑯ 3-8-BW 10
- PRoW - Footpath
  - ⑰ 3-8-FP 1
  - ⑱ 3-8-FP 7
  - ⑲ 3-8-FP 16
- Tree Preservation Orders (TPO)
  Location are approximate as graphic does not necessarily represent exact or individual locations
- Local Wildlife Sites
  - ⑳ Valley of the River Dunsop
  - ㉑ Oxenhurst Clough Wood
  - ㉒ Crag Wood and Quarry
  - ㉓ Sykes Farm Wood
  - ㉔ Hareden Mire
- Regional Important Geological Sites (No records found)

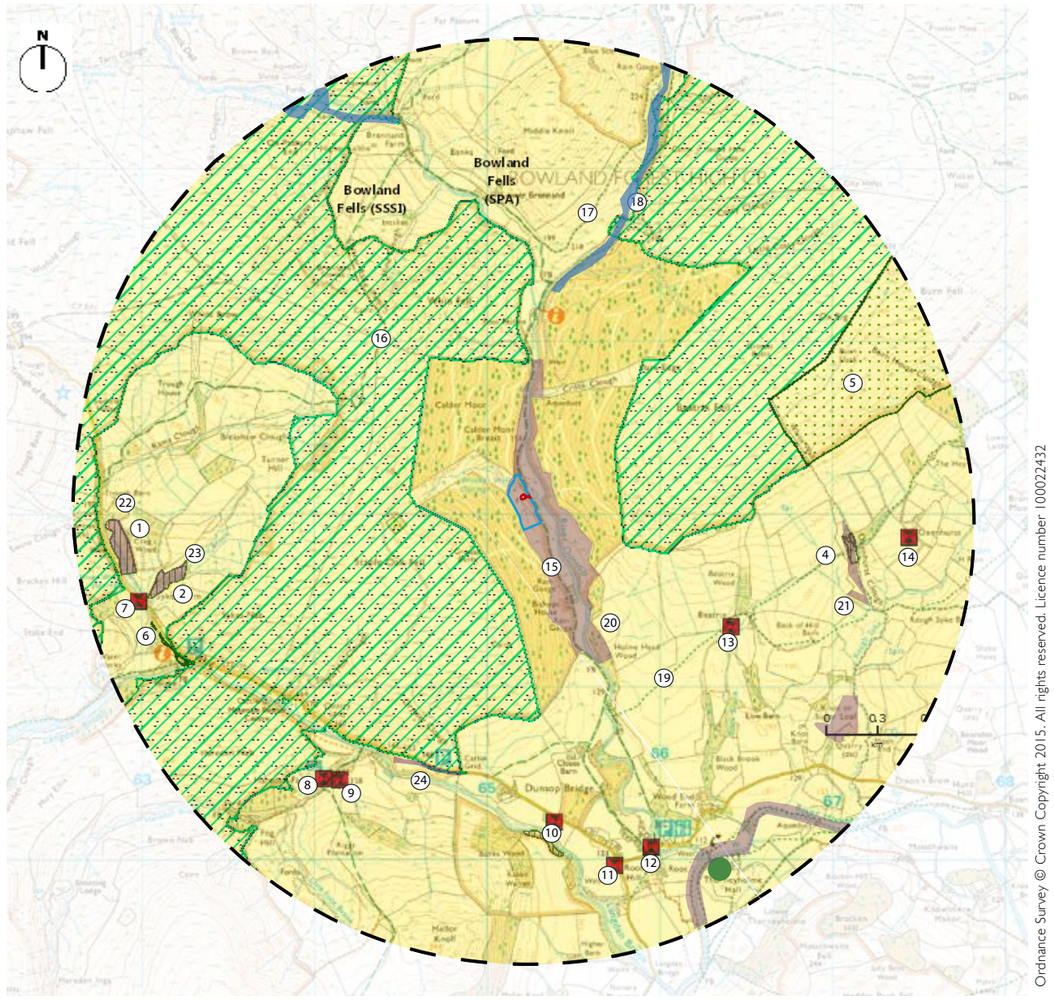



Figure 18. Landscape Designations and Context within Study Area

### Settlement

There are no defined settlements based on the Built Up Areas (December 2011) Boundaries. However, the small village of Dunsop Bridge is located approximately 2.17km to the south-east of the Site. The Site does not have direct intervisibility with the Site, therefore no further consideration has been made within this report.

### Green Belt

The Site and Study Area is not located with a Green Belt.

### Areas of Outstanding Natural Beauty (AONB)

The Site and Study Area is located within an AONB as listed below:

- Forest of Bowland AONB.

### National Parks

The Site and Study Area is not located with a National Park.

### Country Park

There are no Country Parks within the Site or located within the Study Area.

### Site of Special Scientific Interest (SSSI)

There are no SSSI's located within the Site. However, there is a single SSSI's located within the Study Area and wraps around the Site as listed below:

- Bowland Fells SSSI 0.6km west and 0.4km east of the Site.

It is recommended that due to the presence of a SSSI within the Study Area, further consideration should be made by a specialist ecologist to assess the potential ecological effects arising from the Proposed Development. No further consideration has been made within this report.

### Local Nature Reserve (LNR)

There are no LNR's within the Site or within the Study Area.

### Local Wildlife Sites (LWS)

The Site is covered by a LWS - Valley of the River Dunsop. A number of other LWS exist within the wider Study Area, although due to distance, intervening vegetation and topography, these have no direct intervisibility with the Site therefore no further consideration will be made within this report.

### Regional Important Geological Sites (RIGS)

There are no RIGS located within the Site, however two areas exist located to the north of the Study. Due to distance, intervening vegetation and topography, it is considered that these have no direct intervisibility with the Site, therefore no further consideration will be made within this report.

### Special Areas of Conservation (SAC)

There are no SACs covering the Site or the Study Area.

### Special Protection Area (SPA)

The Site is not located with a SPA, although a designation does exist within the Study Area and has been listed below:

- Bowland Fells, located 0.6km west and 0.4km east of the Site.

It is recommended that due to the presence of a SSSI within the Study Area, further consideration should be made by a specialist ecologist to assess the potential ecological effects arising from the Proposed Development. No further consideration has been made within this report.

### Tree Preservation Orders (TPO)

The Site does not contain any trees with by TPO. There are a small number of trees with TPO located approximately 240m to the south of the Site, associated with Wharfedale Caravan and Motorhome Club Site. In addition, there are further TPO within the Study Area and are associated with existing settlements of Threshfield and Grassington. Due to their location and the intervening vegetation, it is considered that the Proposed Development is not likely to give rise to important landscape effects on the existing TPO's, therefore no further consideration has been made within this report.

### Conservation Areas

The Site and the Study Area are not located within a Conservation Area.

### Listed Buildings & Structures

There are no Listed Buildings or Structures within the Site. However, a house located 110 metres west of Beatrix Farmhouse, East of the site, is Grade II listed.
The closest listed structure (House 110 metres west of Beatrix Farmhouse) is approximately 1.4km from the Site:

1. House 110 metres west of Beatrix Farmhouse (Listing number: 1072268). Other listed properties located 2 metres from the Site and Study Area include:
2. Hareden Farm Cottage (Listing number: 1072269), approximately 1.9 km from the Site
3. Hareden Farmhouse (Listing number: 1072270), approximately 2.0 km from the Site
4. Church of St Hubert (Listing number: 1441745), approximately 1.9 km from the Site.

Due to lack of intervisibility and distance from the Site to the listed buildings, it is unlikely that any important landscape impacts will arise from the Proposed Development within the Site therefore no further consideration has been made within this report. There is limited intervisibility from the listed structures towards the Site, due to topography and intervening vegetation, therefore no further consideration has been made within this report.

### Scheduled Monuments

There are no scheduled monuments located within the Site or Study Area.

### Registered Parks and Gardens

There are no Registered Parks and Gardens affecting the Site or located within the Study Area.

### Public Rights Of Way (PRoW)

The PRoW (bridleway) runs through the Site and the Study Area towards Dunsop Bridge, a public footpath runs diagonally to the South-East running through Beatrix Wood. This footpath does not affect the Site or Study Area.

# 3.0 LANDSCAPE BASELINE

## 3.6 SITE SPECIFIC LANDSCAPE APPRAISAL

A summary description of the site specific landscape has been carried out. Figure 19 illustrates the landscape features which influence the Site's character and visual amenity. Figures 20 to 22 illustrate the direct landscape character of the Site. The following is a description of key landscape features:

### Soft Landscape Features

- The Site is predominantly undulating upland pasture with no notable vegetation of any height or significance;
- The upland pasture contains clumps of rushes (*Juncus* species) illustrating evidence of a highly saturated landscape; and
- Newly planted trees are evident to the west of the Site boundary.

### Drainage

- A small stream runs through the Site to the south, creating small areas of marsh, and feeds into the River Dunsop which is located approximate 75m to the east of the southern extents of the Site boundary; and
- Between the Site and the river, areas of low lying landscape have become saturated and pockets of standing water has formed.

### Urbanising Influences

- The Site comprises of one main building with further outbuildings and water tank structure;
- The outbuildings provide storage space and currently house an electricity substation and the Witcher Well, which provides the main water supply to the hatchery;
- A diesel powered generator is located to the north of the Site and a settlement pool to the south.
- Overhead utilities run through the Site; and
- The valley contained sporadic low level structures and associated infrastructure previously associated with the water industry.

### Access & Boundaries

- The main vehicular access to the Site is limited to a single road (Whitendale Road) which connects Dunsop Bridge to remote farmsteads at Brennard Farm and Whitendale to the north of the Site;
- Site boundaries consist of inconspicuous timber post and wire fencing which surrounds the site and is typical of boundary treatments within the wider valley, usually associated with ancillary buildings; and
- A low stone wall is located to the eastern edge of Whitendale Road, however visible stone walls are limited in this part of the Study Area.

### Topography

- The Site is located at the lower section of the slopes associated with Staple Oak Fell; and
- The topography of the Site slopes approximately 7.0m from high to low in a south-easterly direction, from approximately 155.50m down to 148.50m and shapes views to the south along the valley corridor.


Figure 19 - Key landscape features

Figure 20 - View of the eastern boundary of the Site looking north.

Figure 21 - View from Whitendale Road looking north towards the main fish hatchery building within the Site.

Figure 22 - View from the eastern boundary of the Site looking north.

# 4.0 ANALYSIS OF LANDSCAPE EFFECTS

## 4.1 LANDSCAPE CONDITION AND QUALITY

The Site's current land use is considered to be rural agriculture with the surrounding landscape forming rough pasture to a former fish hatchery site. The Site is located within a river valley corridor located within unenclosed upland moorland. The Site forms a small part of the existing valley and has previously been associated with rural fisheries industry and illustrates a landscape which has not been intensively managed, other than forming part of upland rough pasture, assumed to be previously grazed although access for grazing is now prevented due to the relatively recent erection of timber post and wire fencing.

The surrounding landscape condition is one of a semi-natural character, although the coniferous woodland plantation is somewhat incongruous within the wider landscape and is currently under extensive woodland management. A large area of plantation to the west-facing slopes of Beatrix Fell has recently been felled.

The general condition of the Site is dominated by the remaining disused buildings and infrastructure associated with the previous agricultural use. Overhead utilities combine with the built structures and increase the human influences on the site, detracting from the relatively remote rural setting of the wider valley landscape. The visual impact of the existing main building and associated structures reduces the overall landscape qualities of the Site. Generally, a lack of perceivable function provides an indication of the lost agricultural industry.

The undulating nature of the site creates interesting topographic forms as small streams meander through the site, eventually draining into the River Dunsop. Over time, the presence of tussocky forms of rushes indicates nature has taken over the character of the Site, as the lush green pasture slowly decreases its dominance within the view.

The landscape fringes of the Site to the northern and western edges blend seamlessly with the undulating slopes of the landscape beyond. Overall, the site contributes to a high degree of recreational value given the remote location and the access road not forming part of a through route for high numbers of visitors.

The urbanising structures associated with the Site, although would be considered to a certain degree to be somewhat incongruous within this context of the sensitivities of the Forest of Bowland AONB, they are characteristic of the wider valley and other structures associated with the water industry infrastructure located in close proximity to rivers. The building structures scale and dominance are limited within the landscape due to the dramatic nature of the existing topography. The buildings appear to be well nestled within the landscape, reducing their negative impacts.

Given the dramatic undulating topography, the buildings don't appear to break the skyline nor do they dominate the view, and from a distance, the cumulative effects of the individual urbanising elements of the Site are not necessarily dominant within the view. Also, the existing building height is limited to a single storey as their influence is restricted to a more localised landscape effect. The condition and quality of the landscape within the wider Study Area is considered to be high and in good condition. The Study Area is located within the Forest of Bowland AONB and illustrates attractive landscape features such as the elevated upland fells, the dramatic topography and the tranquil incised river corridors. These landscape features combine to provides important high levels of scenic quality which provides a range of benefits for large numbers of visitors and local residents and the wide range of wildlife located within it.

## 4.2 RELATIONSHIP BETWEEN THE PROPOSED DEVELOPMENT & LANDSCAPE RECEPTORS

It is considered that there are two potential ways in which the relationship between the Proposed Development and the landscape receptors could occur: through the removal, causing direct loss, of landscape elements which characterise the landscape receptor, therefore would result in changes to the existing landscape character or through the addition of new landscape elements which change the existing landscape character.

The Proposed Development forms an area of existing rural agriculture, surrounded by rough pasture. The function of the site would still be considered as rural in nature, although the main function of the Site would be replaced by accommodation associated with a rural tourism business together with associated infrastructure forming part of the Proposed Development. With the exception of the loss of localised areas of rough pasture, the Proposed Development would not involve the loss of other distinctive landscape features. The undulating landform which characterises the existing Site would also be retained.

It is considered that change in the existing landscape character would be focused on the Site itself due to the inclusion of a limited number of parking spaces. Therefore, the change in the Site's existing landscape character is not likely to influence that of the wider Study Area.

Effects on existing landscape character beyond the Site would be dependent on inter-visibility within the wider Study Area and should be assessed further.

## 4.3 LANDSCAPE RECEPTORS

At a regional scale, the Study Area is located within NCA Profile 34: Bowland Fells, and includes such varied landscape components that changes in the scale of the Site would not notably affect its overall character. In addition, based on the broad-scale of the NCA, the generalisation of the assessment and the relatively small area of the Site and the limited extent of the Study Area, it is considered that any changes in the scale of the Site would not give rise to important landscape affects which would affect the overall landscape character of the NCA. As no important landscape effects are anticipated, consideration of the effects at the NCA level is not considered further as part of this summary LVIA.

For the purposes of this report, the landscape effects of the Proposed Development will be assessed based on the anticipated impacts on the Study Area and those impacts associated directly with the Site. As the Study Area is located directly within LCA B7: Langden, as defined by Forest of Bowland Area of Outstanding Natural Beauty Landscape Character Assessment (2009), direct effects on landscape character at the Study Area scale would also be relevant to the LCA, therefore form part of a combined

# 4.0 ANALYSIS OF LANDSCAPE EFFECTS

assessment.

## 4.4 LANDSCAPE VALUE

Landscape value is assessed both at the local 'Site' scale and for the wider landscape of the 'Study Area', taking the Site's contribution to overall landscape character and value into account, along with any important landscape receptors as identified within the landscape baseline.

Table 1 indicates the factors which are considered to determine the overall landscape value of the Site and Table 2 indicates the factors which are considered to determine the landscape value of the Study Area / LCA.

| FACTOR | THE SITE | VALUE |
|---|---|---|
| **Landscape Quality / Condition** | The Site is comprised of an area of upland rough pasture forming part of wider river valley within an area of semi-natural character. The Site is dominated by the existing built structures which are not considered to form highly distinctive or attractive features. Overhead utilities form incongruous features within the Site. The Site appears neglected now the previous agricultural fishery use has ceased. The presence of reeds within the landscape add to the somewhat neglected feel of the Site. The Site generally lacks any planting of note, although it blends well with it's wider surroundings. The recent enclosure of the Site is somewhat uncharacteristic of the open landscape river corridor. Overall, the landscape features within the Site are limited therefore the Site does not warrant a high landscape value. | Low |
| **Scenic Quality** | The Site contributes positively to the wider scenic landscape qualities, although the site is influenced by negative detracting landscape features through the presence of existing buildings. However, the Site is not considered to possess landscape features which would warrant a high landscape value. | Medium |
| **Rarity** | The Site does not contain any rare landscape features. | Low |
| **Representativeness** | The Site shares limited characteristics with the wider landscape setting through undulating topography, rough pasture and structure previous associated with agricultural industries. It is not considered that the Site is highly valued. The Site is characterised largely by the disused buildings rather than the surrounding landscape setting. | Low |
| **Conservation Interests** | The Site is located within the AONB and the Site itself forms part of a Local Wildlife Designation. | High |
| **Recreation value** | The Site currently offers no public access for recreational activities, although does form part of registered common land. | Medium |
| **Perceptual aspects** | The Site is considered to possess relatively high levels of tranquillity, along with the feeling of being remote. Although the large numbers of people using the adjacent PRoW / Whitendale Road affect the overall rating. | Medium |
| **Associations** | The Site is directly linked to the fisheries industry due to the use as a previous fish hatchery. | Medium |
| **Overall Landscape Value of the Site** | | **Medium** |

Table 1 - Landscape Value of the Site

| FACTOR | THE STUDY AREA / LCA | VALUE |
|---|---|---|
| **Landscape Quality / Condition** | The Study Area is in good condition, with key characteristic elements that make up the receptor generally intact. Development is limited to a low number of remote farmsteads to the north. Generally development does not impact on the landscape setting of the Study Area. Overall, the landscape character forms a key factor in attracting high levels of visitors to the area. | High |
| **Scenic Quality** | The Study Area contributes positively to the overall rural landscape setting. It contains similar landscape qualities as replicated within the wider NCA. The scenic quality is considered to warrant a high value assessment due to the presence of a nationally recognised landscape designation - AONB. | High |
| **Rarity** | There are landscape elements considered to be rare and nationally important such as upland moorland and peat bogs. | High |
| **Representativeness** | The Study Area is representative of key landscape features within the LCA such as steep valley sides, areas of exposed and extensive open moorland, picturesque river valley corridor. The Study Area is not heavily influenced by infrastructure or development and is illustrative of a highly attractive landscape in terms of its overall landscape character and the landscape features contained within. | High |
| **Conservation Interests** | There are no Scheduled Monuments and Listed Buildings are generally sparse across the lower southern section of the Study Area. The Study Area contains nationally and internationally significant upland landscape areas associated with rare breeding birds worthy of conservation. An extensive area is covered by a SSSI designation and a Special Protection Area. Small pockets of ancient woodland exist, areas of Local Wildlife Sites, Regionally Important Geological Sites. Remains of structures previously relating to the water industry form interesting features for conservation, hinting at the past uses of the landscape. | High |
| **Recreation value** | The Study Area contains a number of PRoW which provides a high level of recreational enjoyment. PRoW are generally well connected and form part of popular circular walks. | High |
| **Perceptual aspects** | The Study Area is perceived as a tranquil landscape, when away from the transport infrastructure and the busy town of Dunsop Bridge The Study Area has a high level of recreational value as a result. Areas of exposed upland along with dramatic topographical land form dominate and help to promote a landscape which is generally unspoilt. Areas of forestry activity associated with coniferous plantations detract from the enjoyment of the landscape. | High |
| **Associations** | The previous use of the Site relates to agricultural industry through the previous use as a fish hatchery which could be considered of some general interest. However, no specific cultural or literary associations of the Study Area have been identified. | Medium |
| **Overall Landscape Value of the Study Area / LCA** | | **High** |

Table 2 - Landscape Value of the Study Area / LCA

In summary, based on the factors identified, which are considered to contribute to the overall landscape value of the Site, the Site has been assessed as being of medium landscape value due to existing landscape and scenic quality, number of conservation interests and recreation value.

The Study Area is considered to be of national value reflecting a high-quality and distinct landscape with a network of recreational opportunities and a number of conservation interests. Overall, taking these factors into account, the Study Area is considered to be of high-value.

# 4.0 ANALYSIS OF LANDSCAPE EFFECTS

## 4.5 APPRAISAL OF LANDSCAPE EFFECTS ON THE SITE

Table 3 illustrates the assessment of landscape effects on The Site.

| SUMMARY ASSESSMENT OF LANDSCAPE EFFECTS ON THE SITE | | | | | |
|---|---|---|---|---|---|
| | CONSTRUCT | YEAR 1 | YEAR 10 | | |
| VALUE | Medium | Medium | Medium | **CONSTRUCTION -** The landscape value of the receptor is **medium**, as the receptor demonstrates opportunities for enhancement, is considered to form part of a regionally important landscape with limited landscape features of importance and contains vacant unused buildings forming a forgotten landscape. The susceptibility of the receptor is **medium** as although it forms part of a wider distinctive landscape and is generally in reasonable condition, the landscape features within the Site are commonplace and represented throughout the wider Study Area. The Site contains structures which are currently visually detracting but does provide a degree of capacity to accommodate change. Overall, the sensitive nature of the landscape receptor is **medium** as the receptor illustrates positive landscape character generally but is influenced by the existing development as these form areas of alteration and detraction, with perceptual aspects considered to be vulnerable to unsympathetic development as demonstrated. With the exception of the loss of rough pasture during construction activity, no other loss of landscape features is predicted. The loss of upland pasture due to construction would be considered a material change of use. The duration of the landscape effects during construction would lead to **temporary** and **reversible** changes due to the nature of construction activity. The landscape size and scale of the effect from construction activity is considered **small** as the receptor will experience partial loss of characteristic landscape features from the removal of small areas of rough pasture resulting in partial change but would not diminish the overall integrity of the receptor. The geographical extent of construction activity is small as the landscape effects are considered to influence the immediate landscape setting only. Construction would result in a medium nature of effect due to the introduction of uncharacteristic construction activity within the receptor. It is considered that construction activity will not give rise to cumulative impacts as these would give rise to localised effects influencing the Site only. It is considered that construction activity would lead to **adverse** effects due to nature of construction activity located within a rural and remote landscape, therefore would be incongruous with no mitigation possible. Overall, taking the **medium** nature of the receptor and the **medium** nature of effect, it is that considered that construction activity will give rise to **moderate** levels of significance of landscape effect. | **YEAR 1** - The Proposed Development would form the primary land use and the perceived open rural character of the receptor would be marginally alter with the introduction of six parking spaces within the Site. Existing structures would be visible and offer some degree of screening the Site from the south only. However, parking represents a change in landscape character and land use, although the development would not be considered uncharacteristic or incongruous due to the presence of existing parking facilities on Site. Parked cars would be visible as planting would offer little screening. The duration of the landscape effects would lead to long-term and but reversible impacts due to the nature of the Proposed Development. The size and scale of the landscape effect on the receptor from the Proposed Development at Year 1 is negligible as the receptor will demonstrate minor change, with the introduction six parking spaces. The geographical extent of the Proposed Development at Year 1 is negligible as the visual effects are such a minor part of the view. Proposed Development would be visible and new planting would be immature and provide no augmentation within the wider landscape setting, although the majority of the existing landscape characteristics of the receptor such as the rough pasture, reeds and undulating topography would remain intact. The Proposed Development would result in a negligible nature of effect due to the limited extent of new development, use of existing structures and overall scale of the Proposed Development located within the receptor. It is considered that Proposed Development at Year 1 will not give rise to cumulative impacts affecting the receptor due to the receptor's location and limited opportunities for further development. It is considered that the Proposed Development would lead to neutral effects due to existing presence of informal parking within the predominantly rural landscape. Overall, taking the medium nature of receptor and the negligible nature of effect, it is considered that the Proposed Development will have no significanct effect at Year 1. | **YEAR 10 -** Planting would be partially mature and will contribute to a reduction in landscape effects from visible development. This planting would begin to combine with the surrounding landscape context of the site in terms of colour and texture and would contribute positively. Existing structures would still be visible although would continue to offer some degree of screening to the proposed parking from the south. However, the Proposed Development would be experienced as a natural extension to the existing cluster of buildings which would not materially affect the openness of the wider landscape setting. It is unlikely that the new landscape features located within the receptor will be a highly noticeable other than when in close proximity. The duration of the landscape effects would continue to lead to long-term and reversible impacts due to the nature of the Proposed Development. The size and scale of the landscape effect on the receptor from the Proposed Development is negligible as the receptor would experience a change in the maturation levels of the existing planting and would be a gradual change over many years. Use of natural materials will have weathered and should allow structures to blend more sympathetically with the landscape. Parked cars would not form a dominant landscape feature due to screening levels of the planting. The geographical extent of the Proposed Development is negligible and likely to be experienced only from close proximity to the receptor. The Proposed Development would result in a negligible nature of effect due to experiencing a small change. The maturing effect of planting, assuming native locally abundant to the area and relatively low level, is not considered to give rise to important effects on existing landscape features. It is considered that the Proposed Development would lead to beneficial effects on the receptor due to the partial screening of existing structures within the Site, along with wider ecological benefits through species diversity and improvements to wildlife connectivity and habitats. Overall, taking the medium nature of receptor and the negligible nature of effect, it is considered that the Proposed Development will have no significant effect at Year 10. |
| REVERSIBILITY | Reversible | Irreversible | Irreversible | | |
| SIZE/ SCALE | Small | Negligible | Negligible | | |
| GEOGRAPHI-CAL EXTENT | Small | Negligible | Negligible | | |
| NATURE OF EFFECT | **Medium** | Negligible | Negligible | | |
| CUMULATIVE | N/A | N/A | N/A | | |
| BENEFICIAL / ADVERSE | Adverse | Neutral | Neutral | | |
| SIGNIFICANCE OF EFFECT | **Moderate** | **Not signifncant** | **Not signifncant** | | |

Table 3 - Landscape Appraisal of Effects on The Site

## 4.6 APPRAISAL OF LANDSCAPE EFFECTS ON THE STUDY AREA / LCA

Table 4 illustrates the assessment of landscape effects on the Study Area / LCA B7: Langden.

| SUMMARY ASSESSMENT OF LANDSCAPE EFFECTS ON LCA B7: LANGDEN | | | | | | |
|---|---|---|---|---|---|---|
| | CONSTRUCT | YEAR 1 | YEAR 10 | | | |
| VALUE | High | High | High | **CONSTRUCTION -** The landscape value of the receptor is **high**, as the receptor is in good landscape condition and provides high levels of scenic value and tranquillity, contains sensitive landscape designations such as AONB, a SSSI, Special Protection Area, Local Wildlife Sites and Regionally Important Geological Sites. The receptor also includes important landscape features such as peat bogs to the upland moors, pockets of ancient woodland and highly distinctive narrow river valleys with dramatic topographical landforms. The susceptibility of the receptor is **high** due to the receptor forming part of a nationally designated landscape, which is highly distinctive and contains sensitive landscape features and generally has limited capacity to accommodate large areas of development. Overall, the nature of the landscape receptor is **high** as the receptor forms part of nationally and regionally sensitive landscape designations, forms part of a landscape which is highly values for its landscape scenic qualities and has a strong sense of place. The duration of the landscape effects during construction would lead to temporary and reversible changes due to the nature of construction activity. The landscape size and scale of the effect from construction activity is negligible as it is considered that the receptor would experience a very minor alteration to the existing landscape characteristics due to loss of rough pasture only, which would not alter the balance of the overall receptor. The geographical extent of construction activity is **negligible** due to landscape effects arising which would influence the immediate landscape setting to the Site only when compared to the size of the receptor. Construction would result in a **negligible** nature of effect due to the large scale of the receptor and the limited effects arising from the Site. It is considered that construction activity **will not** give rise to cumulative impacts as these would give rise to localised effects only. It is considered that construction activity would lead to **adverse** effects due to construction activity located within a high-quality landscape, activity would be incongruous with no mitigation possible. Overall, taking the **highly** sensitive nature of the receptor and the **negligible** nature of effect, it is considered that construction activity **will not** give rise to significant landscape effects. | **YEAR 1**- Planting would be immature and provide limited benefits to the Proposed Development. The Proposed Development is not considered to be incongruous within this location due to the presence of other building structures within the Site and the relatively screened nature of the Site within the context of the wider landscape due to the location within a valley landscape. However, it is acknowledged that the presence of built form located within remote areas of highly valued landscapes can be incongruous, dependant on how they are augmented within the landscape. The duration of the landscape effects would lead to long-term but reversible impacts due to the nature of the Proposed Development. The size and scale of the landscape effect from the Proposed Development is negligible as it is considered that the receptor would experience limited small-scale damage to landscape characteristics as the Proposed Development would introduce six parking spaces and new immature planting which would demonstrate small changes within the landscape. The geographical extent of the Proposed Development is negligible due to the landscape effects influencing the immediate landscape setting to the site only. The Proposed Development would result in a negligible nature of effect due to the limited extent of new development when compared to the overall size of the receptor, use of existing structures, the limited extent of the Site. It is considered that Proposed Development will not give rise to cumulative impacts affecting the receptor due to the receptor's location, it's large scale when compared to that of the Site and the limited opportunities for further development. It is considered that the Proposed Development would lead to neutral effects due to existing presence of informal parking structures on site within the predominantly rural landscape. Overall, taking the highly sensitive nature of the receptor and the negligible nature of effect, it is that considered that the Proposed Development will not give rise to significant landscape effects at Year 1. | **YEAR 10** - Planting associated would be partially mature. This would begin to illustrate similar characteristics of wider landscape. Existing built structures within the Site would still be apparent as these form sporadic structures located along the length of the valley. However, the effects of the Proposed Development would be confined to a limited area of influence. The Site will not form a significantly noticeable feature within the wider receptor, unless in relatively close proximity when approaching the Site from the existing PRoW (3-8-BW 8) to the south. The Proposed Development is not considered to be incongruous due to the presence of existing built structures within the Site and other structures located sporadically along the length of the river valley corridor. The duration of the landscape effects would lead to long-term and reversible impacts due to the nature of the Proposed Development. The size and scale of the landscape effect is negligible as it is considered that the receptor would experience limited landscape effects associated with maturing vegetation characteristic of the wider landscape such as native tree and shrub planting. The geographical extent of the Proposed Development is negligible when compared that the size of the receptor and the landscape effects which would influence the Site only, as the maturing vegetation within the Site would continue to establish. The Proposed Development would result in a negligible magnitude of effect due to the large scale of the receptor and that the Proposed Development would be augmented within the wider landscape. It is considered that Proposed Development will not give rise to cumulative impacts affecting the receptor due to the size and scale of the receptor when compared to that of the Site. It is considered that the Proposed Development could lead to beneficial effects with the receptor due to the partial screening of existing structures within the Site, along with wider ecological benefits through species diversity and improvements to wildlife connectivity and habitats. In addition, further augmentation of the existing development with the Site could help to reduce the impact of overhead utilities. Overall, taking the highly sensitive nature of receptor and the negligible nature of effect, it is that considered that the Proposed Development will not give rise to significant landscape effects. |
| REVERSIBILITY | Reversible | Reversible | Reversible | | | |
| SIZE/ SCALE | Negligible | Negligible | Negligible | | | |
| GEOGRAPHI-CAL EXTENT | Negligible | Negligible | Negligible | | | |
| NATURE OF EFFECT | **Negligible** | **Negligible** | Negligible | | | |
| CUMULATIVE | N/A | N/A | N/A | | | |
| BENEFICIAL / ADVERSE | Adverse | Adverse | Beneficial | | | |
| SIGNIFICANCE OF EFFECT | **Not significant** | **Not significant** | **Not significant** | | | |

Table 4 - Landscape Appraisal of Effects on The Study Area / LCA B7: Langden

# 5.0 VISUAL BASELINE

## 5.1 INTRODUCTION

The visual baseline aims to establish the area in which the Proposed Development may be visible, the different groups of people who may experience views of the Proposed Development and the nature of the views and visual amenity at those points. To gain an understanding of the visual context within which The Site sits, a field survey has been conducted from public receptors within 2.5km of the potential development site. Public Rights of Way within a 2.5km radius of The Site were walked on the day of the field assessment to verify the potential visual envelope for the Proposed Development.

In accordance with the guidance contained within GLVIA3, it is good practice to undertake visual assessments during the winter months, when the trees are bare of leaves, which therefore present a 'worst case scenario' for visual effects. An initial Site survey was undertaken in November 2018 and again in April 2019 by a chartered Landscape Architect.

## 5.2 DEFINING THE STUDY AREA

The extent of the Study Area has been confirmed through the assessment of Ordnance Survey maps and 3D terrain modelling using Google Earth Pro to help set an appropriate and proportionate extent to the Study Area. This assessment was then used to guide the positioning of the viewpoint locations for further assessment. The dramatic and undulating landform limit views of the Site, with key defining views south and north along the river corridor. Initial assessment indicates that views are theoretically possible from a range of short to medium distant vantage points surrounding the Site. Medium to long distant views appear to be located towards the north and south of the Site due to the river valley topography. Mature woodland located to the south of the Site and surrounding Dunsop Bridge appear to screen much of the intervisibility between the Site and existing development.

## 5.3 RANGE OF PEOPLE AND PLACES POTENTIALLY AFFECTED

The range of people and places potential affected is limited due to lack of intervisibility between the Site and high numbers of PRoW along with limited development located within the Study Area and the location of the Site within a steep-sided river valley. Where receptors have a duel function, i.e. a PRoW adjacent to an existing residential development, the primary and most sensitive receptor will be assessed with the secondary receptor acknowledged as part of the assessment process.

### Views from Residential Receptors

There are a limited number of residential dwellings / Farmsteads located within the Study Area. The only potential dwelling to have intervisibility with the Site would be the farmstead at Beatrix to the south-west of the Site. Viewpoint N has been included to represent views from this type of receptor.

### Views from Public Rights of Way

The majority of views to be assessed are taken from a bridleway (Ref: LA|3-8|8) which also forms a transport receptor (Whitendale Road). These views are generally located to the north and south of the south following the river corridor. Other PRoW exist in the way of footpath designations within the Study Area such as footpath (Ref: LA|3-8|1) located to the north of the Site and footpath (Ref: LA|3-8|16) located to the south-east, have been included as part of this assessment. Extensive areas surrounding the site are registered as common access land, therefore, views from this receptor have also been included. Viewpoints A to P represent views from recreational receptors.

### Views from Transport Receptors

Views from transport receptors are limited due to the remote location of the Site and lack of main arterial routes within the Study Area. Views from Whitendale Road which runs approximately north-south provide direct access to the Site, with the Site's eastern border located along the western edge of the road. Whitendale Road has the potential to gain short to medium distant views of the Site. The receptor is also designated as a bridleway and shares receptor locations with PRoW. Dunsop Bridge Car Park is located to the south of the Site and has been included given the high frequency of visitor numbers. For clarity of assessment, PRoW have been considered as a more sensitive receptor. Viewpoints D, E, F, H, I, K, L and Q have been included to represent views from transport receptors.

### Views from Heritage Receptors

Within the Study Area, heritage assets are limited with the only one listed structure having the potential to experienced direct intervisibility with the Site - Grade II listed dwelling 110m west of Beatrix Farmhouse to the south-east of the Site. View N has been included to represent views from this receptor, which is also considered as a residential receptor.

## 5.4 VISUAL RELATIONSHIP WITH THE PROPOSED DEVELOPMENT

The nature of the existing landform limits the majority of available views of the Site from within the wider Study Area to along the River Dunsop river corridor. Although common access land is located to the upper moorland areas, access is extremely limited with a general lack of defined paths and extensive vegetation making conditions underfoot difficult. A lack of a key vantage point or landscape feature reducing the reason for access within this area of the Study Area.

Opportunities to view the site from long distances are limited with views from Dunsop Bridge likely to be screened or filtered by existing mature woodland blocks, with opportunities to view the Site in isolation reduced as it becomes difficult to distinguish within the valley corridor. With the exception of locations within relatively close proximity of the Site such as along Whitendale Road / Bridleway (Ref: LA|3-8|8), land located within the red line boundary of the Site is generally not discernible within the wider landscape.

The Proposed Development will introduce small scale development into rural views and could change the nature of the view, particularly in close proximity. On this basis, fifteen viewpoints were selected to represent the typical range of views of the Site from within the Study Area. These are illustrated on Figure 23.

# 5.0 VISUAL BASELINE

## 5.5 SUMMARY OF VIEWPOINTS AND VISUAL BASELINE

| VIEWPOINT | LOCATION | INTERVISIBILITY WITH SITE |
|---|---|---|
| A | View from recreational receptor - (Registered Common Land) looking south-east towards the Site. | NO |
| B | View from recreational receptor - (Registered Common Land) looking south-south-east towards the Site. | NO |
| C | View from recreational receptor (PRoW - footpath LA\|3-8\|1) / Transport receptor (unnamed track) looking south towards the Site. | YES |
| D | View from recreational receptor (PRoW - bridleway LA\|3-8\|8) / Transport receptor (Whitendale Road) looking south towards the Site. | YES |
| E | View from recreational receptor (PRoW - bridleway LA\|3-8\|8) / Transport receptor (Whitendale Road) looking south towards the Site. | NO |
| F | View from recreational receptor (PRoW - bridleway LA\|3-8\|8) / Transport receptor (Whitendale Road) looking south towards the Site. | YES |
| G | View from recreational receptor - (Registered Common Land) looking south-east towards the Site. | YES |
| H | View from recreational receptor (PRoW - bridleway LA\|3-8\|8) / Transport receptor (Whitendale Road) looking south towards the Site. | YES |
| I | View from recreational receptor (PRoW - bridleway A\|3-8\|8) / Transport receptor (Whitendale Road) looking north-west towards the Site. | YES |
| J | View from recreational receptor - (Registered Common Land) looking north-east towards the Site. | Not Accessible |
| K | View from recreational receptor (PRoW - bridleway LA\|3-8\|8) / Transport receptor (Whitendale Road) looking north-west towards the Site. | NO |
| L | View from recreational receptor (PRoW - bridleway LA\|3-8\|8) / Transport receptor (Whitendale Road) looking north-west towards the Site. | NO |
| M | View from recreational receptor - (Registered Common Land) looking west towards the Site. | YES - very limited accessibility |
| N | View from recreational receptor (PRoW - footpath LA\|3-8\|16) / historic receptor (House 110 Metres west of Beatrix Farmhouse Ref: 1072268) looking north-west towards the Site. | NO |

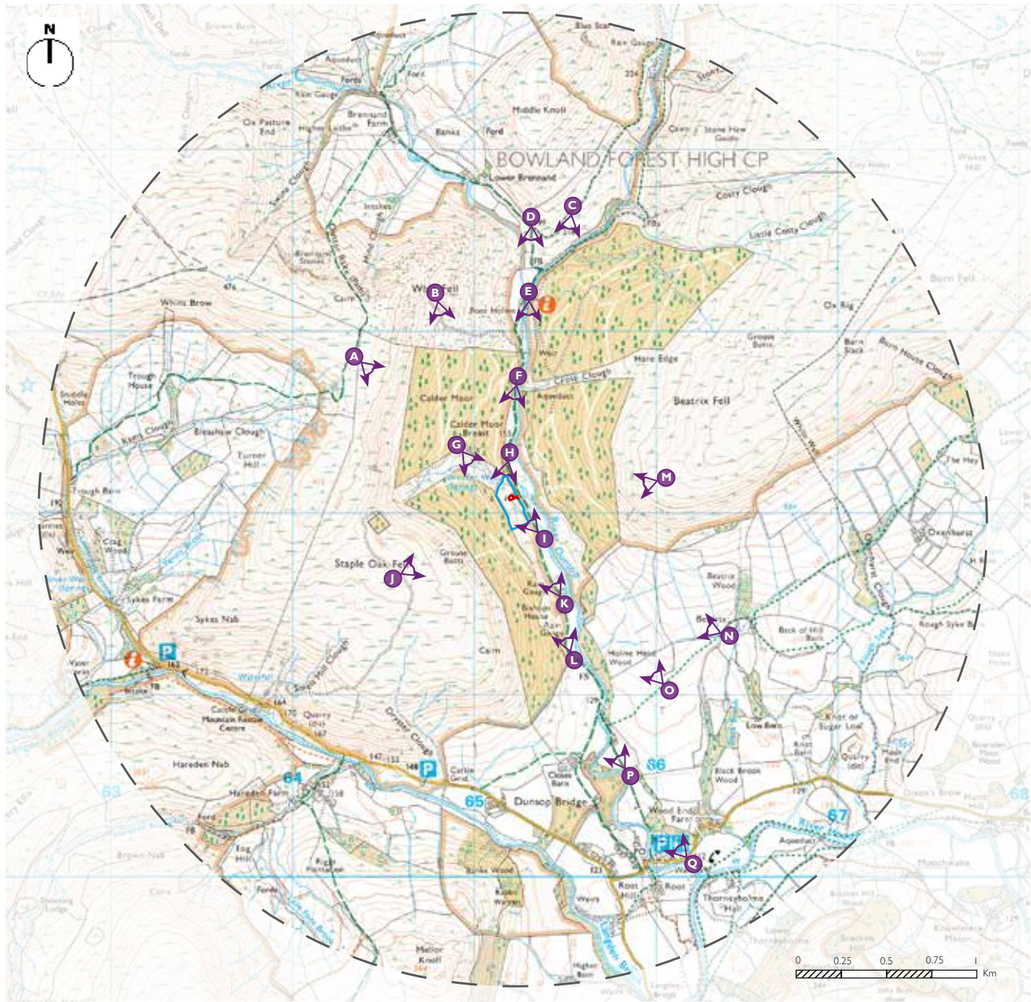





Figure 23 - Initial Viewpoint Locations

| VIEWPOINT | LOCATION | INTERVISIBILITY WITH SITE |
|---|---|---|
| O | View from recreational receptor (PRoW - footpath LA\|3-8\|16) looking north-west towards the Site. | YES |
| P | View from recreational receptor (PRoW - footpath LA\|3-8\|15) looking north-north-west towards the Site. | NO |
| Q | View from transport receptor (Dunsop Bridge Car Park) looking north-north-west towards the Site. | NO |

Table 5. Initial Viewpoint Location Assessment Descriptions

Due to the lack of intervisibilty between viewpoints A, B, E, J, K, L, & N and the Site (refer to Table 5 and Figure. 23: Initial Viewpoint Locations), the viewpoints that will be assessed have been reduced to eight viewpoints. Table 6 and Figure. 24 summarises the viewpoints to be assessed.

| VIEWPOINT | LOCATION |
|---|---|
| C | View from recreational receptor (PRoW - footpath LA\|3-8\|1) / Transport receptor (unnamed track) looking south towards the Site. |
| D | View from recreational receptor (PRoW - bridleway LA\|3-8\|8) / Transport receptor (Whitendale Road) looking south towards the Site. |
| F | View from recreational receptor (PRoW - bridleway LA\|3-8\|8) / Transport receptor (Whitendale Road) looking south towards the Site. |
| G | View from recreational receptor - (Registered Common Land) looking south-east towards the Site. |
| H | View from recreational receptor (PRoW - bridleway LA\|3-8\|8) / Transport receptor (Whitendale Road) looking south towards the Site. |
| I | View from recreational receptor (PRoW - bridleway A\|3-8\|8) / Transport receptor (Whitendale Road) looking north-west towards the Site. |
| O | View from recreational receptor (PRoW - footpath LA\|3-8\|16) looking north-west towards the Site. |
| M | View from recreational receptor - (Registered Common Land) looking west towards the Site. |

Table 6. Final Viewpoint Locations to be Assessment

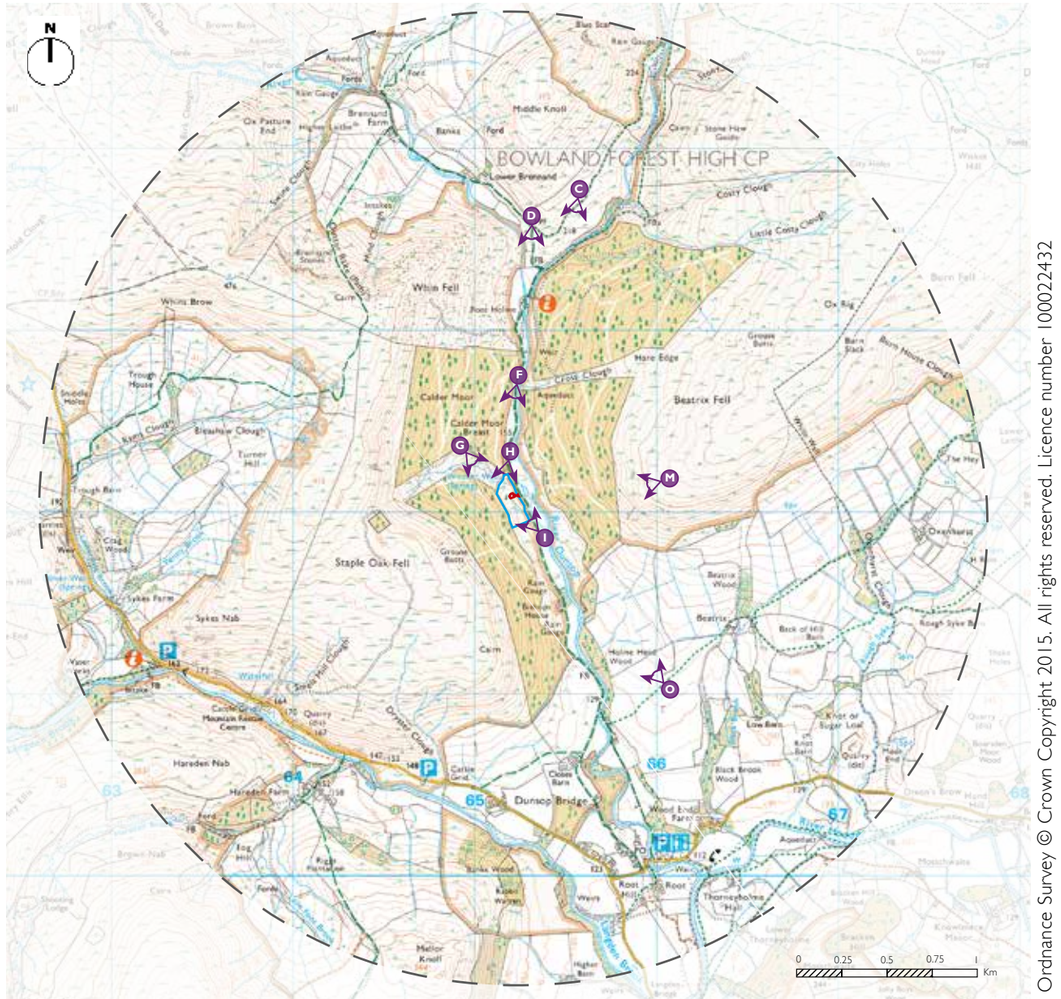





Figure 24 - Final viewpoint locations to be assessed

Application Site

Ownership Boundary

2.5km Study Area

# 5.0 VISUAL BASELINE

| VIEWPOINT REFERENCE | LOCATION | BASELINE VIEW / NATURE OF RECEPTOR |
|---|---|---|
| C | The view is taken from recreational receptor (PRoW - footpath LA\|3-8\|1) which also forms part of a transport receptor (unnamed track) looking south towards the Site. | The view is elevated and looks down towards the Site. The view is characteristically rural and is dominated by the undulating topography of the steep slopes associated with Beatrix Fell to the left of view and Calder Moor to the right of view, with Staple Oak Fell in the distance. The access track weaves its way through the river corridor and together with the view of the overhead utilities, are the only key elements within the view which acts as any form of human interaction. A very small view of the Site is possible to the centre of the view with a glimpse of the smaller existing outbuildings building located to the far west of the Site. Coniferous plantations dominate the landscape in this view, with recent forestry industry activity evident through the clearance and replanting to the left of view. A glimpsed view of rough green pasture is illuminated by the sunlight and is a stark contrast to that of the muted tones of the moorland vegetation to the slopes. |
| D | The view is taken from a recreational receptor (PRoW - bridleway LA\|3-8\|8) which also forms part of a secondary transport receptor (Whitendale Road) looking south towards the Site. | A Similar to the characteristics of viewpoint C, the view is characteristically rural and is dominated by the undulating topography of the steep slopes associated with Beatrix Fell to the left of view and Calder Moor to the right of view, with Staple Oak Fell in the distance. Access tracks associated with the forestry industry wind up the side of Beatrix Fell to the left of view. Coniferous plantations dominate the landscape in this view, with recent forestry industry activity evident through the clearance and replanting to the left of view. Rough green pasture acts as a stark contrast to that of the muted tones of the moorland vegetation to the slopes. Human interaction is clear within the view with views of water industry structures along with overhead utilities and urbanised river structures combining to reduce the rural nature of the view. Stone walls define edges of upland pasture with the undulating nature of the fells characterising the view. A partial view of the main existing building located within the Site is evident, with the western section partially screen from view by the coniferous plantation located to the base of Calder Moor. |
| F | The view is taken from a recreational receptor (PRoW - bridleway LA\|3-8\|8) which also forms a Transport receptor (Whitendale Road) looking south towards the Site. | The view is dominated by the existing landform to the right and left of view which forms the river valley. The view is more enclosed and narrowed as a result. The River Dunsop runs parallel with the bridleway / road. Overhead utilities are evident within the view and follow the river corridor. The stone retaining wall has been constructed forming an additional although sympathetic, man-made structure. The stone gabions in the foreground are slightly more unsympathetic within such a rural location and are somewhat incongruous within the landscape. Visual context is limited as long-distance views are non-existent due to the existing landform and the coniferous plantations. |
| G | This view is taken from a recreational receptor - (Registered Common Land) looking south-east towards the Site. | The view is taken from an elevated position within a contained valley which limits the view. The view is dominated by the valley sides of Beatrix and Staple Oak Fells and woodland plantations which direct the view in a southerly direction. In the valley floor Dunsop River and road are visible. In the mid ground at the base of the valley, the roof and associated structures of the existing fishing hatchery are visisble, however, these form a small and insignificant component of the view which is easily overlooked within the context and elevated location. |

Table 7 - Summary of Viewpoints and Visual Baseline

| VIEWPOINT REFERENCE | LOCATION | BASELINE VIEW / NATURE OF RECEPTOR |
|---|---|---|
| H | The view is taken from a recreational receptor (PRoW - bridleway LA\|3-8\|8) which also forms a Transport receptor (Whitendale Road) looking south towards the Site. | The view opens up to a greater visual context as the slopes to Beatrix Fell are less dominant. The bridleway / road continues to wind through the river corridor along with the continuing presence of the overhead utilities. Coniferous planting is slightly less dominant within the view, although the plantation to Calder Moor is located to the right out of view and is well above head height which helps to increase the feeling of enclosure within the river corridor further north. Verticality within the landscape is emphasized by human interaction through the presence of poles associated with overhead utilities, timber post and wire fencing and the vertical nature of coniferous plantations. The River Dunsop forms a slightly wider corridor in this location with gently undulating localised topography formed from the presence of reeds and rough pasture. The Site's eastern boundary is clear within the centre of the view, with a very small glimpsed view of the main building, much of it screened by the convergence of the slopes associated with Calder Moor and Staple Oak Fell. |
| I | The view is taken from a recreational receptor (PRoW - bridleway LA\|3-8\|8) which also forms a Transport receptor (Whitendale Road) looking north-west towards the Site. | The viewpoint is located at a lower level to that of the Site. The Site dominates the majority of the view, with the main existing building the dominate feature. Views of the outbuildings located to the western boundary of the Site are evident. Overhead utilities are also clearly evident and combine with the existing built structures to increase the urbanising features within the view. The southern extent of Calder Moor provides a dramatic backdrop to the Site, with coniferous plantations providing the dominant planting feature. An access track winds its way up between Calder Moor and Staple Oak Fell. The exposed upland moorland is evident on the skylight above the Site and acts as a reminder of the dramatic landform which characterises the river corridor. Timber post and fencing provide enclosure to the Site. |

| VIEWPOINT REFERENCE | LOCATION | BASELINE VIEW / NATURE OF RECEPTOR |
|---|---|---|
| O | The view is taken from a recreational receptor (PRoW - footpath LA\|3-8\|16) looking north-west towards the Site. | The view is dominated by the rough pasture in the foreground, providing a contrasting texture to the backdrop of the slopes of the feels in the distance. Broadleaved tree planting formed by Holme Head Wood is evident within the view and extends along the river corridor at the base of the slopes to Beatrix Fell. The view is characteristically rural and is dominated by the undulating topography of the steep slopes associated with Calder Moor to the right of view and Staple Oak Fell to the left of view, forming much of the middle-distance view. Overhead utilities are visible from this location along with the access track located to the north of the Site. Coniferous plantations dominate the landscape in this view, with recent forestry industry activity evident through the clearance to the left of view. The northern section of the Site is assumed to be visible although no existing built form is visible within the view. |
| M | View from recreational receptor - (Registered Common Land) looking west towards the Site. | The view is experienced from an elevated vantage point with broad undisturbed panoramas looking west towards Staple Oak Fell. Within the view Calder Moor Plantation is a dominant element with the Dunsop River and road lining the valley bottom as a contrasting element in this rural landscape. The Site and existing buildings are a small and insignificant element of this view. |

Table 7 - Summary of Viewpoints and Visual Baseline Cont.

# 6.0 ANALYSIS OF VISUAL EFFECTS

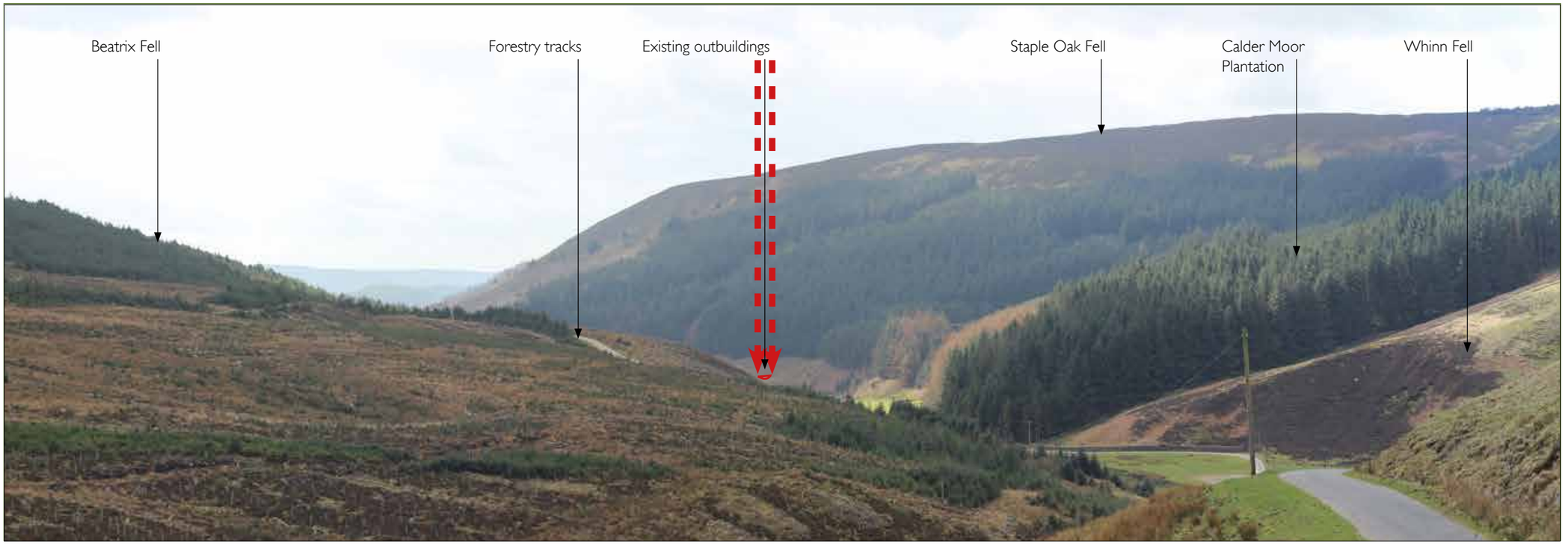
## 6.1 INTRODUCTION

The Proposed Development would not seek the significant removal of landscape elements other than the loss of rough pasture as a direct result of the Proposed Development. Changes in visual amenity / views would relate entirely to effects arising from temporary visibility of construction activity and parked cars along with permanent views of the new parking facilities associated with the Proposed Development.

This chapter assesses the effects on visual amenity based on the following scenarios:

- During the construction period which is anticipated to provide maximum visibility / perception of a change to the existing view (i.e. when construction activity is likely to be visible);
- A winter's day in the first year that the Proposed Development is fully operational and be open to traffic to demonstrate a scenario which is not fully mitigated (prior to planted mitigation being established). This scenario offers the most visibility of the Proposed Development; and
- During the summer of the tenth year after the Proposed Development has opened (i.e. when the planted mitigation measures can be assumed to be substantially effective). This is usually a reflection of the near fully mitigated scenario under normal conditions.

Where a photographic viewpoint has multiple receptor types, the most sensitive receptor has taken precedence within the visual appraisal.






**LEGEND**

Extent of Site visible

Extent of Site

(Indicates the width of the Proposed Development from viewpoint only)

**VIEWPOINT INFORMATION**

| | |
|---|---|
| **Camera** | Canon EOS 600D |
| **Camera height** | 1.65m |
| **Photography date** | 26/03/2019 |
| **Photography time** | 11.17 |
| **Weather** | Dry clear, bright. |

| VIEWPOINT REFERENCE | | CONSTRUC-TION | YEAR 1 | YEAR 10 |
|---|---|---|---|---|
| C | **VALUE** | High | High | High |
| **PRIMARY RECEPTOR TYPE** | **SUSCEPTIBILITY** | High | High | High |
| Recreational (PRoW) | **NATURE OF RECEPTOR** | **High** | **High** | **High** |
| **SECONDARY RECEPTOR TYPE** | **DURATION** | Temporary | Long-term | Long-term |
| Transport | **REVERSIBILITY** | Reversible | Irreversible | Irreversible |
| **GRID REFERENCE** | **SIZE/ SCALE** | Negligible | Negligible | Negligible |
| SD 65497 53629 | **GEOGRAPHICAL EXTENT** | Negligible | Negligible | Negligible |
| **DISTANCE FROM APPLICATION BOUNDARY (M)** | **NATURE OF EFFECT** | **Negligible** | **Negligible** | **Negligible** |
| 1500 | **CUMULATIVE** | N/A | N/A | N/A |
| **ELEVATION (M AOD)** | **BENEFICIAL / NEUTRAL / ADVERSE** | Adverse | Neutral | Neutral |
| 248 | **OVERALL VISUAL EFFECT** | **Not Significant** | **Not Significant** | **Not Significant** |

Table 8 - Analysis of Viewpoint C

## SUMMARY ASSESSMENT OF EFFECTS

**CONSTRUCTION -** The value of view is high, as the view is characterised by a unique landscape forming part of an AONB designation, which is well frequented by visitors. The view offers high levels of scenic value. There is a small glimpsed view of the existing outbuildings located to the western boundary however this has been exposed due to the removal of coniferous planting to Beatrix Fell. The susceptibility of the receptor is high due to the receptor forming part of popular walking route where the people are engaged in outdoor recreation and whose interests are focused on the landscape. The nature of the visual receptor is high as the receptor demonstrates a view that is well balanced, contains attractive features, is noted for its scenic quality which plays an important part of being here, experienced by large numbers. The duration of the visual effect during construction would lead to temporary and reversible changes due to the nature of construction activity. The size and scale of the visual effect from construction activity is negligible as it is considered that the existing view would experience very minor loss of existing rough pasture which forms an insignificant part of the overall view. However, construction activity would be evident within the view and would generally be considered uncharacteristic. No other vegetation removal would be carried out. Existing outbuilding structure would be retained. Ground works associated with the site infrastructure (paths, car park) would be partially visible. Construction activity would be visible associated with alterations to the northern site boundary. The geographical extent of the visual effect during construction activity is negligible as the visual effects from construction activity would not be considered important due to the screening effect of part of the Site and the distance of the receptor from the Site. Overall, construction activity would result in a negligible nature of effect as only a very small part of the Proposed Development would be discernible and overall, the view would experience limited change as the Site forms a negligible proportion of the view. It is considered that construction activity will not give rise to cumulative visual impacts due to the limited opportunity for further development and would lead to adverse visual effects due to the nature of the activity as no mitigation is possible. Overall, taking the high nature of the receptor's sensitivity and the negligible nature of visual effect, it is considered that construction activity will not give rise to important visual effects.

**YEAR 1 -** Proposed Development would introduce new openings and windows to the existing building with the addition of six car parking spaces to the immediate north and a narrow footpath around the building footprint. Any new planting associated with the Proposed Development would be immature and provide no level of screening our augmentation of the built form within the landscape. The general openness of the existing site would remain intact. The full extent of the Proposed Development within the Site would not be discernible from the receptor due to the overlapping nature of the existing topography formed by the lower slopes of Beatrix Fell to the left of view and Calder Moor Breast to the right of view. The duration of the visual effect would lead to long-term and irreversible impacts due to the nature of the Proposed Development. The size and scale of the visual effect from the Proposed Development is negligible as it is considered that the existing view would experience very minor change with the majority of the visual characteristics which define the view remaining intact and the overall distance reducing the effects of the Proposed Development within the view. The geographical extent of the visual effect of the Proposed Development at Year 1 is negligible as the effects of the Proposed Development would not be considered important due to the Proposed Development forming an insignificant part of the overall view. The Proposed Development at Year 1 would result in a negligible nature of effect as only a very small part of the Proposed Development would be discernible therefore the view would experience very little change based on the overall distance from the receptor and would occupy a negligible proportion of the view. Proposed Development at Year 1 will not give rise to cumulative visual impacts due to no other significant proposed developments located within the view, therefore the visual effect is neutral as the proposals would not alter the sense of place. Overall, taking the high nature of the receptor's sensitivity and the negligible nature of visual effect, it is considered that construction activity will not give rise to important visual effects.

**YEAR 10** - After Year 10, any planting associated with the Proposed Development would be partially matured. In addition, the young conifer planting on Beatrix Fell in the foreground of the view will have matured and obscured the view from this viewpoint completely. Proposals would lead to long-term and irreversible impacts due to the nature of the Proposed Development. The size and scale of the visual effect from the Proposed Development is negligible as it is considered that the existing view would be lost in its entirety due to the maturing conifer plantation in the foreground. Maturing conifer planting in the foreground would represent the main change between year 1 and year 10. The geographical extent of the visual effect of the Proposed Development at Year 10 is negligible as the effects of the Proposed Development would not be visible. The Proposed Development at Year 10 would result in a negligible nature of effect as no part of the Proposed Development would be visible from the receptor. It is considered that Year 10, Proposed Development will not give rise to cumulative visual impacts due to due to no other significant proposed developments being located within the view and would lead to neutral visual effects. Overall, taking the high nature of the receptor's sensitivity and the negligible nature of visual effect, it is considered that construction activity will not give rise to important visual effects.

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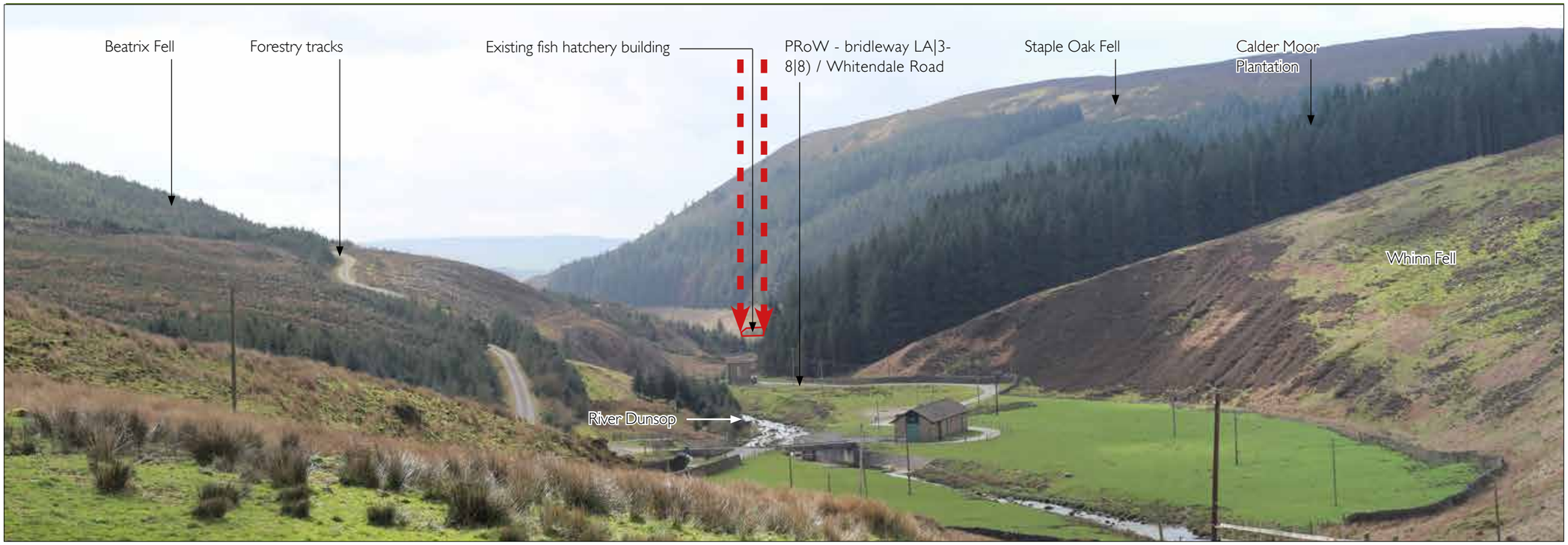





**LEGEND**

Extent of Site visible

Extent of Site

(Indicates the width of the Proposed Development from viewpoint only)

**VIEWPOINT INFORMATION**

| | |
|---|---|
| **Camera** | Canon EOS 600D |
| **Camera height** | 1.65m |
| **Photography date** | 26/03/2019 |
| **Photography time** | 11.06 |
| **Weather** | Dry clear, bright |

| VIEWPOINT REFERENCE | | CONSTRUC-TION | YEAR 1 | YEAR 10 |
|---|---|---|---|---|
| D | **VALUE** | High | High | High |
| **PRIMARY RECEPTOR TYPE** | **SUSCEPTIBILITY** | High | High | High |
| Recreational (PRoW) | **SENSITIVITY** | **High** | **High** | **High** |
| **SECONDARY RECEPTOR TYPE** | **DURATION** | Temporary | Long-term | Long-term |
| Transport | **REVERSIBILITY** | Reversible | Irreversible | Irreversible |
| **GRID REFERENCE** | **SIZE/ SCALE** | Negligible | Negligible | Negligible |
| SD 65313 53567 | **GEOGRAPHICAL EXTENT** | Negligible | Negligible | Negligible |
| **DISTANCE FROM APPLICATION BOUNDARY (M)** | **MAGNITUDE OF EFFECT** | **Negligible** | **Negligible** | **Negligible** |
| 1400 | **CUMULATIVE** | N/A | N/A | N/A |
| **ELEVATION (M AOD)** | **BENEFICIAL / NEUTRAL / ADVERSE** | Adverse | Neutral | Neutral |
| 195 | **SIGNIFICANCE OF EFFECT** | **Not Significant** | **Not Significant** | **Not Significant** |

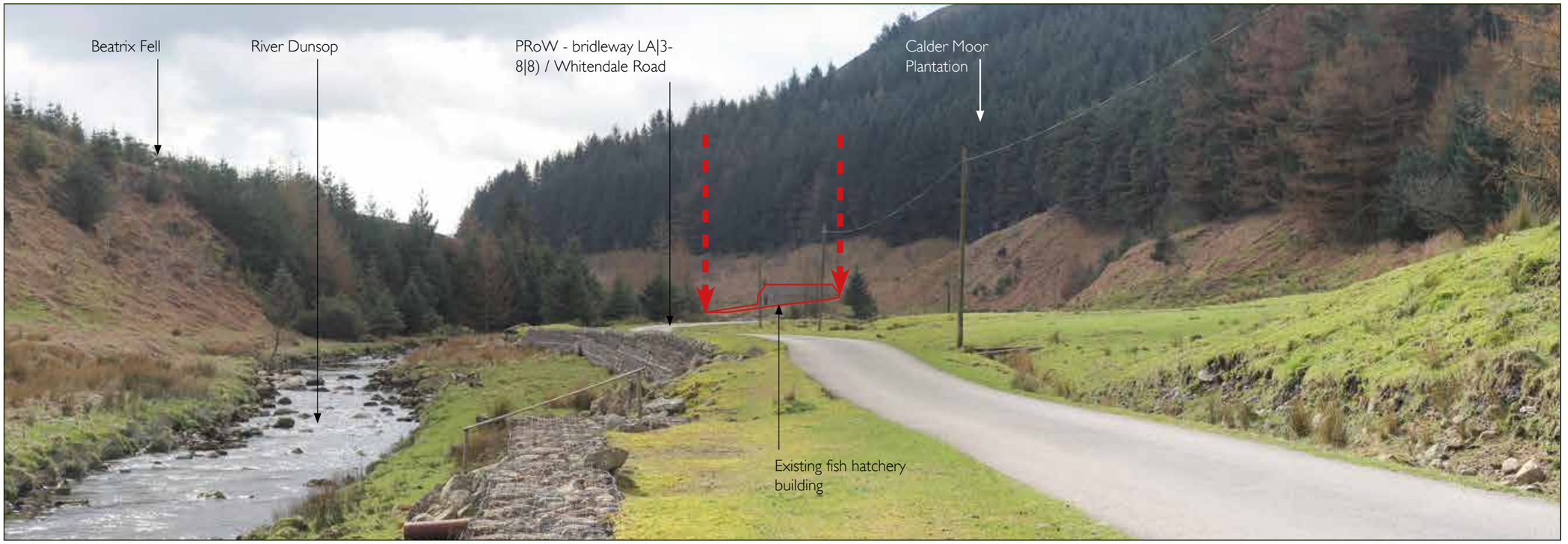
Table 9 - Analysis of Viewpoint D

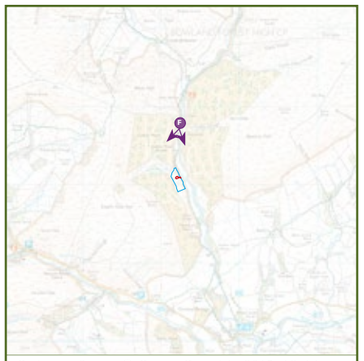
## SUMMARY ASSESSMENT OF EFFECTS

**CONSTRUCTION -** The value of view is high, characterised by a unique landscape forming part of an AONB designation, which is well frequented by visitors. The view offers high levels of scenic value. The susceptibility of the receptor is high as it forms part of popular walking route where the people are engaged in outdoor recreation and whose interests will be focused on the landscape. Overall, the nature of the visual receptor is high as the view is well balanced with the existing landform framing views to the south. However, it does contain visually detracting buildings, man-made vertical features associated with overhead utilities and the urbanising nature of the concrete structures to River Dunsop. The duration of the visual effect would lead to temporary and reversible changes due to the nature of construction activity. The size and scale of the visual effect is negligible as it is considered that the existing view would experience very minor loss of existing rough pasture which forms an insignificant part of the overall view and that the full extent of the Site is not visible due to the presence of coniferous planting to Calder Moor. However, it is acknowledged that construction activity would be evident within the view and would generally be considered uncharacteristic. No other vegetation removal would be carried out. Existing structures through the main fish hatchery building would be retained with ground works associated with the site infrastructure (paths, car park) partially visible. Construction activity would be limited as the main fish hatchery building would be retained. The geographical extent of the visual effect is negligible as the visual effects from construction activity would not be considered important due to the screening effect of part of the Site and the distance of the receptor from the Site. Overall, construction activity would result in a negligible nature of effect as only a very small part of the Proposed Development would be discernible and overall, the view would experience limited change as the Site forms a negligible proportion of the view together with the focus being towards the existing structures in the middle distance. It is considered that construction activity will not give rise to cumulative visual impacts due to no other development sites located within the view and would lead to adverse visual effects due to the nature of the activity as no mitigation is possible. Overall, taking the high nature of the receptor's sensitivity and the negligible nature of visual effect, it is that considered that construction activity will not give rise to important visual effects.

**YEAR 1** - Proposed Development would introduce potential parked cars to the northern boundary of the Site, along with a maintained partial view of the existing fish hatchery building, new infrastructure (access paths and car park) and associated low level planting. New planting would be immature and provide no level of screening or augmentation of built form within the landscape. The full extent of the Proposed Development would not be discernible from the receptor due to the nature of the overlapping landforms of the existing topography formed by the lower slopes of Beatrix Fell and Calder Moor. The existing coniferous plantation located at the based of Calder Moor also provides screening to the majority of the Site. Visible built form would be limited to a partial view of the existing fish hatchery building located to centrally towards the southern boundary of the Site. The duration of the visual effect would lead to long-term and irreversible impacts due to the nature of the Proposed Development. The size and scale of the visual effect is negligible as the existing view would experience very minor change with the majority of the visual characteristics which define the view remaining intact and the overall distance reducing the visual effects of the Proposed Development. The geographical extent of the visual effect is negligible as the effects would not be considered important due to the development forming an insignificant part of the overall view. The Proposed Development would result in a negligible nature of effect as only a very small part of the development would be discernible therefore the view experiences little change. Proposed Development at Year 1 will not give rise to cumulative visual impacts due to no other significant proposed developments located within the view, therefore the visual effect is neutral as the proposals would not alter the sense of place. Overall, taking the high nature of the receptor's sensitivity and the negligible nature of visual effect, it is considered that Proposed Development at year 1 will not give rise to important visual effects.

YEAR 10 - After Year 10, planting associated with the Proposed Development would be partially matured. Views of the existing fish hatchery building would be partially if not fully screened by the maturing conifer plantation in the foreground of Site. Proposals would lead to long-term and irreversible impacts due to the nature of the Proposed Development. The size and scale of the visual effect from the Proposed Development is negligible as it is considered that the existing view would largely be lost by the maturing conifer plantation. The maturing plantation would represent the main change between year 1 and year 10. The geographical extent of the visual effect of the Proposed Development at Year 10 is negligible as the effects of the Proposed Development would not be considered important due to the Proposed Development forming an insignificant part of the overall view. The Proposed Development at Year 10 would result in a negligible nature of effect as only a very small part of the Proposed Development would be discernible therefore the view, if a view remains, would experience very little change based on the overall distance from the receptor and the intervening screening effects of landform and vegetation. The Proposed Development would occupy a negligible proportion of the view as a result. It is considered that Year 10, Proposed Development will not give rise to cumulative visual impacts due to due to no other significant proposed developments being located within the view and would lead to neutral visual effects due to the distance of the receptor from the Site and the insignificant amount of the Proposed Development visible within the view and the changes associated with year 10. Partial mitigation is possible. Overall, taking the high nature of the receptor's sensitivity and the negligible nature of visual effect, it is considered that Proposed Development at year 10 will not give rise to important visual effects.





**LEGEND**

Extent of Site visible

Extent of Site

(Indicates the width of the Proposed Development from viewpoint only)

**VIEWPOINT INFORMATION**

| | |
|---|---|
| **Camera** | Canon EOS 600D |
| **Camera height** | 1.65m |
| **Photography date** | 26/03/2019 |
| **Photography time** | 10.46 |
| **Weather** | Dry clear, bright. |

| VIEWPOINT REFERENCE | | CONSTRUC-TION | YEAR 1 | YEAR 10 |
|---|---|---|---|---|
| F | **VALUE** | Medium | Medium | Medium |
| **PRIMARY RECEPTOR TYPE** | **SUSCEPTIBILITY** | High | High | High |
| Recreational (PRoW) | **SENSITIVITY** | **High** | **High** | **High** |
| **SECONDARY RECEPTOR TYPE** | **DURATION** | Temporary | Long-term | Long-term |
| Transport | **REVERSIBILITY** | Reversible | Irreversible | Irreversible |
| **GRID REFERENCE** | **SIZE/ SCALE** | Small | Negligible | Negligible |
| SD 65222 52683 | **GEOGRAPHICAL EXTENT** | Small | Negligible | Negligible |
| **DISTANCE FROM APPLICATION BOUNDARY (M)** | **MAGNITUDE OF EFFECT** | **Low** | **Low** | **Low** |
| 580 | **CUMULATIVE** | N/A | N/A | N/A |
| **ELEVATION (M AOD)** | **BENEFICIAL / NEUTRAL / ADVERSE** | Adverse | Adverse | Neutral |
| 197 | **SIGNIFICANCE OF EFFECT** | **Moderate** | **Moderate** | **Moderate** |

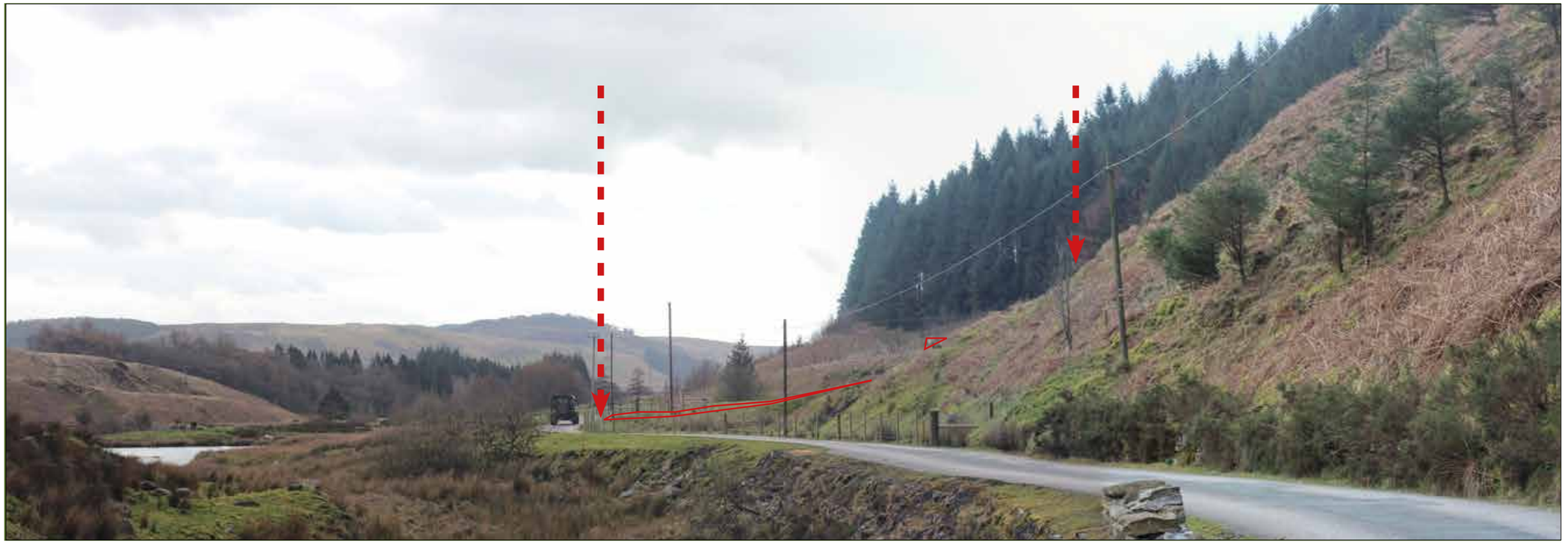
Table 10 - Analysis of Viewpoint F

## SUMMARY ASSESSMENT OF EFFECTS

**CONSTRUCTION -** The value of view is medium, as the view is characterised by a unique landscape forming part of an AONB designation. Coniferous planting dominates the view along with the urbanising nature of overhead utilities located above eye-line, the existing fish hatchery building and road. Visual context is limited due to the relatively flat landform within the view. The view would be considered valuable at a local level as it is not considered to form a widely recognised view. The susceptibility of the receptor is high as it forms part of popular walking routes where the people are engaged in outdoor recreation and whose focus is on the landscape. Overall, the nature of the visual receptor is high as the receptor demonstrates a view that is generally well balanced through dramatic landform, containing views and the part the view plays in a sequential experience. However, it contains visually detracting features such as an existing building, man-made vertical features associated with overhead utilities and the urbanising nature of the gabion retaining structures and road. The duration of the visual effect would lead to temporary and reversible changes due to the nature of construction activity. The size and scale of the visual effect is small as the view would demonstrate the retention of the majority of visual components which define the view and introduce new elements such as construction activity which would be partially visible and would be uncharacteristic within the view. No significant loss of vegetation would be evident. Existing structures would be retained with ground works partially visible. The geographical extent of the visual effect is small as the visual effects from construction activity would form a small part of the overall view and would not form the main focus of the view. The full extent of the Site is not visible due to the screening effects of existing topography, limited intervening evergreen vegetation and the overall distance of the receptor. Overall, construction activity would result in a low nature of effect as the Proposed Development would establish localised changes to the existing view, would be noticeable but not alter the overall balance. Construction activity will not give rise to cumulative visual impacts due to no other development sites located within the view and would lead to adverse visual effects due to the nature of the activity as limited mitigation is possible. Overall, taking the high nature of the receptor's sensitivity and the low nature of visual effect, it is considered that construction activity will give rise to moderate visual effects.

**YEAR 1 -** Proposed Development would introduce parking for six and a new door and window openings in the existing hatchery building. There is the potential for parked cars to be visible to the right of the existing building, although they would form a temporary change within the view, given the nature of accommodation within the Site, part of the visual effect would be screened by existing intervening evergreen vegetation. The majority of the existing fish hatchery building will remain visible within the view and would be experienced together with new infrastructure and associated low level planting, although this would be immature and provide no level of screening or augmentation of built form within the landscape. The full extent of the Proposed Development would not be discernible from the receptor due to the rising landform which is formed by the lower slopes of Calder Moor Breast, the irregular undulating nature of the landform within the Site and the intervening evergreen vegetation. The duration of the visual effect would lead to long-term and irreversible impacts due to the nature of the Proposed Development. The size and scale of the visual effect is negligible as it is considered that the existing view would demonstrate a minimal degree of visual change localised to the site only. The geographical extent of the visual effect is negligible as the effects of the Proposed Development form a small and insignificant part of the overall view limited to the Site. The Proposed Development would result in a low nature of effect as the changes in the view would be noticeable but not alter the balance of features that comprise the view. Proposed Development at Year 1 will not give rise to cumulative visual impacts due to no other significant proposed developments located within the view, therefore the visual effect is neutral as the proposals would not alter the sense of place. Overall, taking the high nature of the receptor's sensitivity and the low nature of visual effect, it is considered that Proposed Development at year 1 will give rise to moderate visual effects.

**YEAR 10** - After Year 10, planting associated with the Proposed Development would be partially matured and would introduce new maturing planting. Proposals would lead to long-term and irreversible impacts due to the nature of the Proposed Development. The size and scale of the visual effect from the Proposed Development is negligible as it is considered that the existing view would experience very minor change from maturing planting, with the majority of the visual characteristics which define the view remaining intact. Maturing planting of the conifers in the foreground would represent the main change between year 1 and year 10. The geographical extent of the visual effect of the Proposed Development at Year 10 is negligible as the effects of the Proposed Development would form a small and isolated part of the overall view. The Proposed Development at Year 10 would result in a negligible nature of effect as there will be little perceptible change. It is considered that Year 10, Proposed Development will not give rise to cumulative visual impacts due to due to no other significant proposed developments being located within the view and would lead to neutral visual effects due to the Proposed Development not materially effecting the existing visual amenity and the limited changes associated with year 10. Partial mitigation is possible. Overall, taking the high nature of the receptor's sensitivity and the low nature of visual effect, it is considered that Proposed Development at year 10 will give rise to moderate visual effects.





**LEGEND**

Extent of Site visible

Extent of Site

(Indicates the width of the Proposed Development from viewpoint only)

**VIEWPOINT INFORMATION**

| | |
|---|---|
| **Camera** | Canon EOS 600D |
| **Camera height** | 1.65m |
| **Photography date** | 26/03/2019 |
| **Photography time** | 10.40 |
| **Weather** | Dry clear, bright. |

| VIEWPOINT REFERENCE | | CONSTRUC-TION | YEAR 1 | YEAR 10 |
|---|---|---|---|---|
| H | **VALUE** | High | High | High |
| **PRIMARY RECEPTOR TYPE** | **SUSCEPTIBILITY** | High | High | High |
| Recreational (PRoW) | **SENSITIVITY** | **High** | **High** | **High** |
| **SECONDARY RECEPTOR TYPE** | **DURATION** | Temporary | Long-term | Long-term |
| Transport | **REVERSIBILITY** | Reversible | Irreversible | Irreversible |
| **GRID REFERENCE** | **SIZE/ SCALE** | Small | Negligible | **Negligible** |
| SD 65175 52327 | **GEOGRAPHICAL EXTENT** | Small | Negligible | **Negligible** |
| **DISTANCE FROM APPLICATION BOUNDARY (M)** | **MAGNITUDE OF EFFECT** | **Low** | **Low** | **Negligible** |
| 260 | **CUMULATIVE** | N/A | N/A | N/A |
| **ELEVATION (M AOD)** | **BENEFICIAL / NEUTRAL / ADVERSE** | Adverse | Adverse | Neutral |
| 168 | **SIGNIFICANCE OF EFFECT** | **Moderate** | **Moderate** | **Not Significant** |

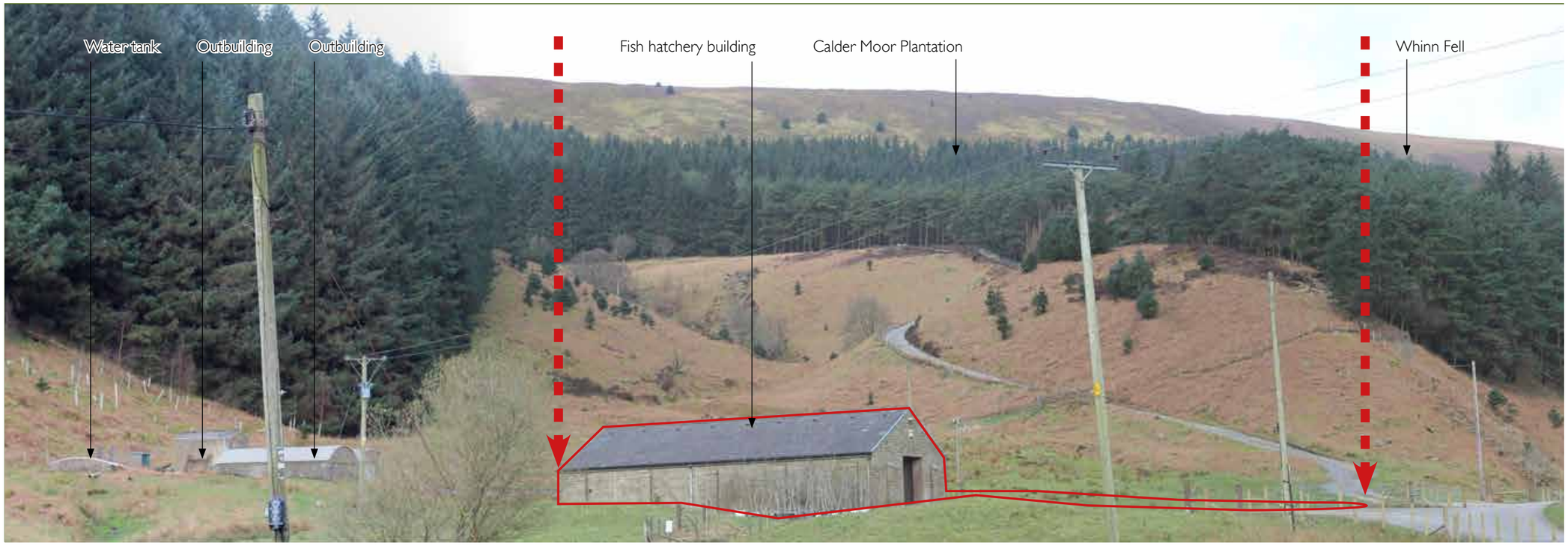
Table 11 - Analysis of Viewpoint H

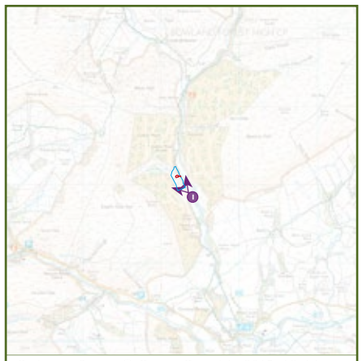
## SUMMARY ASSESSMENT OF EFFECTS

**CONSTRUCTION -** The value of view is high, as it is characterised by a unique landscape forming part of an AONB designation, which is well frequented by visitors. The view offers high levels of scenic value, with views of undulating topography and general visual context to the south along the river valley. The susceptibility of the receptor is high due to the receptor forming part of popular walking routes where the people are engaged in outdoor recreation and whose focus is on landscape. Overall, the nature of the visual receptor is high as the receptor demonstrates a view that is generally well balanced through dramatic landform framing views to the south. However, it does contain visually detracting features such as a very small glimpsed view of the gable to the main fish hatchery building. The timber post and wire fencing is evident to the eastern boundary of the Site. Man-made vertical features associated with overhead utilities form an urbanising feature within the view. The duration of the visual effect would lead to temporary and reversible changes due to the nature of construction activity. The size and scale of the visual effect is small as the view would demonstrate the retention of the majority of visual components which define the view and introduce new elements such as construction activity which would be partially visible and would be considered uncharacteristic within the view. No significant loss of vegetation would be evident within the view other than a small section of rough pasture. The geographical extent of the visual effect is small as the visual effects from construction activity would form a small part of the overall view and would not form the focus of the view. The full extent of the Site is not visible due to the screening effects of existing topography associated with the lower slopes of Calder Moor Breast. Overall, construction activity would result in a low nature of effect as the Proposed Development would establish localised changes to the existing view, would be noticeable but not alter the overall balance of the visual features which define the view. It is considered that construction activity will not give rise to cumulative visual impacts due to no other development sites located within the view and would lead to adverse visual effects due to the nature of the activity as limited mitigation is possible. Overall, taking the high nature of the receptor's sensitivity and the low nature of visual effect, it is considered that construction activity will give rise to moderate visual effects.

**YEAR 1 -** Proposed Development would introduce new visible built form through the presence of parked cars and immature planting located to the eastern boundary of the Site, close to the PRoW / Whitendale Road. The visible extent of the eves to the existing fish hatchery building forms a negligible component of the overall view and would be retained. However, any significant vegetation growth to the lower slopes of Calder Moor Breast would screen views of building structures altogether. Overall, the full extent of the Proposed Development within the Site would not be discernible from the receptor due to the existing landform which is formed by the lower slopes of Calder Moor Breast to the right of view. The duration of the visual effect would lead to long-term and irreversible impacts due to the nature of the Proposed Development. The size and scale of the visual effect from the Proposed Development is negligible as it is considered that alteration of the landscape will minor. The geographical extent of the visual effect of the Proposed Development at Year 1 is negligible as the effects would be limited to influencing the site only. The Proposed Development at Year 1 would result in a low nature of effect as the changes in the view would be limited in the area they effect with mitigation possible.. Proposed Development at Year 1 will not give rise to cumulative visual impacts due to no other significant proposed developments located within the view, therefore the visual effect is neutral as the proposals would not alter the sense of place. Overall, taking the high nature of the receptor's sensitivity and the low nature of visual effect, it is considered that Proposed Development at year 1 will give rise to moderate visual effects.

**YEAR 10** - After Year 10, planting associated with the Proposed Development would be partially mature and would introduce new maturing planting to the edge of the car park. It is anticipated that the visual effects from parked cars would be partially screened from view. Views of the eves to the existing fish hatchery building to the right of view would still be visible, subject to the extent of growth of vegetation to Calder Moor Breast. Proposals would lead to long-term and irreversible impacts due to the nature of the Proposed Development. The size and scale of the visual effect from the Proposed Development is negligible as it is considered that the existing view would experience very minor change from maturing planting to the eastern edge of the Site, with the majority of the visual characteristics which define the view remaining intact, helping to reducing the effects of the Proposed Development within the landscape. Maturing planting would represent the main change between year 1 and year 10, together with the temporary nature of parked cars. The geographical extent of the visual effect of the Proposed Development at Year 10 is negligible as the effects of the Proposed Development would form a small part of the overall view due to the limitations of low-level planting. The Proposed Development at Year 10 would result in a negligible nature of effect as only as limited changes within the view would be experienced. It is considered that Year 10, Proposed Development will not give rise to cumulative visual impacts due to due to no other significant proposed developments being located within the view and would lead to neutral visual effects due to the Proposed Development not materially effecting the existing visual amenity and the limited changes associated with year 10. Partial mitigation is possible. Overall, taking the high nature of the receptor's sensitivity and the negligible nature of visual effect, it is considered that Proposed Development at year 10 will be remain neutral with no significant visual effects.





**LEGEND**

Extent of Site visible

Extent of Site

(Indicates the width of the Proposed Development from viewpoint only)

**VIEWPOINT INFORMATION**

| | |
|---|---|
| **Camera** | Canon EOS 600D |
| **Camera height** | 1.65m |
| **Photography date** | 26/03/2019 |
| **Photography time** | 10.32 |
| **Weather** | Dry clear, bright. |

| VIEWPOINT REFERENCE | | CONSTRUC-TION | YEAR 1 | YEAR 10 |
|---|---|---|---|---|
| 1 | **VALUE** | High | High | High |
| **PRIMARY RECEPTOR TYPE** | **SUSCEPTIBILITY** | High | High | High |
| Recreational (PRoW) | **SENSITIVITY** | **High** | **High** | **High** |
| **SECONDARY RECEPTOR TYPE** | **DURATION** | Temporary | Long-term | Long-term |
| Transport | **REVERSIBILITY** | Reversible | Irreversible | Irreversible |
| **GRID REFERENCE** | **SIZE/ SCALE** | Small | Small | Small |
| SD 65308 51972 | **GEOGRAPHICAL EXTENT** | Medium | Small | Small |
| **DISTANCE FROM APPLICATION BOUNDARY (M)** | **MAGNITUDE OF EFFECT** | **Medium** | **Low** | **Low** |
| 210 | **CUMULATIVE** | N/A | N/A | N/A |
| **ELEVATION (M AOD)** | **BENEFICIAL / NEUTRAL / ADVERSE** | Adverse | Adverse | Beneficial |
| 149 | **SIGNIFICANCE OF EFFECT** | **Substantial** | **Moderate** | **Moderate** |

Table 12 - Analysis of Viewpoint 1

## SUMMARY ASSESSMENT OF EFFECTS

**CONSTRUCTION -** The value of view is high, as the view is characterised by a unique landscape forming part of an AONB designation, which is well frequented by visitors. The view offers high levels of scenic value, with views of unique and dramatic undulating topography. The susceptibility of the receptor is high due to it forming part of popular walking routes where the people are engaged in outdoor recreation and whose interests are focused on landscape. Overall, the nature of the visual receptor is high as the receptor demonstrates a view that is generally well balanced through dramatic landform framing views to the south. Although remote, the view clearly demonstrates urbanising features and visually detracting features such as the main fish hatchery building, and outbuildings / structures located within the Site. Timber post and wire fencing is evident to the eastern boundary of the Site which combined with other the man-made vertical elements and road form urbanising features within the view. The duration of the visual effect would lead to temporary and reversible changes due to the nature of construction activity. The size and scale of the visual effect is small as the view would experience limited loss of existing rough pasture and the addition of construction activity forming the infrastructure. However, these changes would not fundamentally change the visual characteristics which define the view. No other significant loss of vegetation would be evident within the view. The geographical extent of the visual effect is medium as the visual effects would result in the Proposed Development forming the focus of the view as you approach the Site form the south. The full extent of the Site is not clearly visible due to the screening effects of the existing fish hatchery building and the undulating landform characterising the Sites existing topography. Overall, construction activity would result in a medium nature of effect as the Proposed Development would give rise to visual effects which would markedly change the nature of the view given the central location of the Site within the view and the short distance of the view. Limited mitigation is possible. It is considered that construction activity will not give rise to cumulative visual impacts due to no other development sites located within the view and would lead to adverse visual effects due to the nature of the activity as limited mitigation is possible. Overall, taking the high nature of the receptor's sensitivity and the medium nature of visual effect, it is considered that construction activity will give rise to substantial visual effects.

**YEAR 1** - Proposed Development would introduce new parking facilities to the north of the existing hatchery building. Parked cars would be partially visible to the centre right of the view and immature planting located to the eastern boundary of the Site, close to the PRoW / Whitendale Road. Although the full extent of the Site is not visible, due to the receptor being located lower than the Site, a proportion of the existing structure and parking will be visible. The lower sections to the retained / modified outbuilding to the left of the view would be partially screened by the existing landform. The duration of the visual effect would lead to long-term and irreversible impacts due to the nature of the Proposed Development. The size and scale of the visual effect from the Proposed Development is small as it is considered that the existing view would experience some small-scale damage with parked cars within the view, albeit temporary in their nature. The geographical extent of the visual effect of the Proposed Development at Year 1 is small as the effects would influence setting to the site only. The Proposed Development at Year 1 would result in a low nature of effect as the changes in the view as a result of small numbers of cars on a temporary basis in the view. Proposed Development at Year 1 will not give rise to cumulative visual impacts due to due to no other significant proposed developments being located within the view, although changes would lead to adverse visual effects due to visible presence of parked cars in a semi-rural landscape. Overall, taking the high nature of the receptor's sensitivity and the low nature of visual effect, it is considered that Proposed Development at year 1 will give rise to moderate visual effects.

**YEAR 10** - After Year 10, planting associated with the Proposed Development would be partially mature and would introduce new maturing planting within the view. It is anticipated that the visual effects from parked cars would be partially screened from view as a result of maturing vegetation. Proposals would lead to long-term and irreversible impacts due to the nature of the Proposed Development. The size and scale of the visual effect from the Proposed Development is small as it is considered that the existing view would experience very minor change from maturing planting within the Site, with the majority of the visual characteristics which define the view remaining intact, helping to reducing the effects of the Proposed Development within the view and augment the car park area within the landscape. Maturing planting would represent the main change between year 1 and year 10, together with the temporary nature of parked cars. The geographical extent of the visual effect of the Proposed Development at Year 10 is small as the effects would primarily influence the immediate site. The Proposed Development at Year 10 would result in a low nature of effect as only as limited changes within the view would be experienced, these would be noticeable but not alter the overall balance of the view. It is considered that Year 10, Proposed Development will not give rise to cumulative visual impacts due to due to no other significant proposed developments being located within the view and would lead to beneficial visual effects due to the Proposed Development not materially effecting the existing visual amenity and the limited changes associated with year 10. The Proposed Development would provide a new function for the existing redundant buildings, preventing them from falling into disrepair and developing into significant visual detractors. Overall, taking the high nature of the receptor's sensitivity and the low nature of visual effect, it is considered that Proposed Development at year 10 will give rise to moderate visual effects.

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**LEGEND**

Extent of Site visible

Extent of Site

(Indicates the width of the Proposed Development from viewpoint only)

**VIEWPOINT INFORMATION**

| | |
|---|---|
| **Camera** | Canon EOS 600D |
| **Camera height** | 1.65m |
| **Photography date** | 26/03/2019 |
| **Photography time** | 14.18 |
| **Weather** | Dry clear, bright. |

| VIEWPOINT REFERENCE | | CONSTRUCTION | YEAR 1 | YEAR 10 |
|---|---|---|---|---|
| O | **VALUE** | Medium | Medium | Medium |
| **PRIMARY RECEPTOR TYPE** | **SUSCEPTIBILITY** | High | High | High |
| Recreational (PRoW) | **SENSITIVITY** | **High** | **High** | **High** |
| **SECONDARY RECEPTOR TYPE** | **DURATION** | Temporary | Long-term | Long-term |
| N / A | **REVERSIBILITY** | Reversible | Irreversible | Irreversible |
| **GRID REFERENCE** | **SIZE/ SCALE** | Negligible | Negligible | Negligible |
| SD 66048 51117 | **GEOGRAPHICAL EXTENT** | Negligible | Negligible | Negligible |
| **DISTANCE FROM APPLICATION BOUNDARY (M)** | **MAGNITUDE OF EFFECT** | **Negligible** | **Negligible** | **Negligible** |
| 1300 | **CUMULATIVE** | N/A | N/A | N/A |
| **ELEVATION (M AOD)** | **BENEFICIAL / NEUTRAL / ADVERSE** | Adverse | Neutral | Neutral |
| 168 | **SIGNIFICANCE OF EFFECT** | **Not Significant** | **Not Significant** | **Not Significant** |

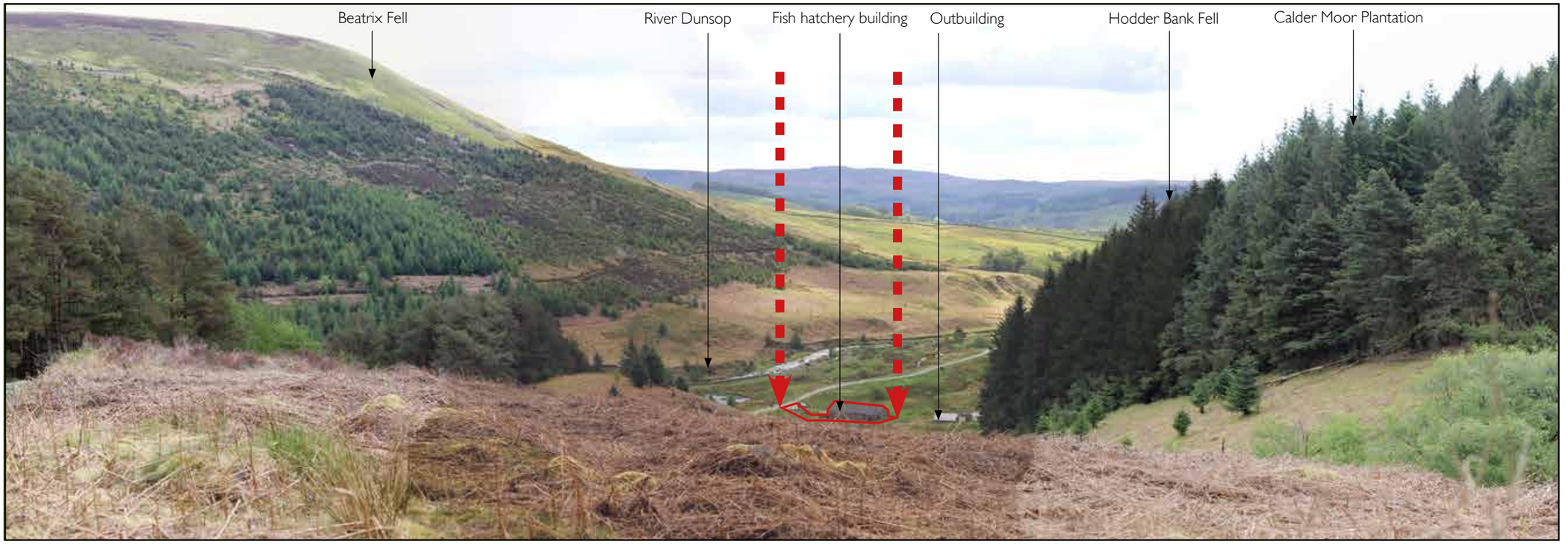
Table 13 - Analysis of Viewpoint O

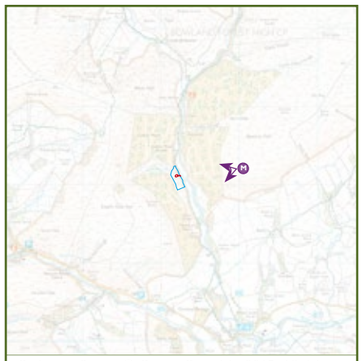
## SUMMARY ASSESSMENT OF EFFECTS

**CONSTRUCTION -** The value of view is medium, as the view is characterised by a unique landscape forming part of an AONB designation, which is well frequented by visitors. The view provides a high level of recreational enjoyment and offers high levels of scenic value. The susceptibility of the receptor is high due to the receptor forming part of popular wider circular routes where the people are engaged in outdoor recreation and whose interests will be focused on the landscape. Overall, the nature of the visual receptor is high as the receptor demonstrates a view that is well balanced, contains attractive features, is noted for its scenic quality which plays an important part of being here and is experienced by large numbers. The duration of the visual effect during construction would lead to temporary and reversible changes due to the nature of construction activity. The size and scale of the visual effect from construction activity is negligible as it is considered that the existing view would experience very minor loss of existing rough pasture which forms an insignificant part of the overall view. However, it is acknowledged that construction activity to a small extent would be evident within the view and would generally be considered uncharacteristic. No other vegetation removal would be carried out. Existing structures, although not visible, such as the fish hatchery building and one of the outbuildings would be retained with ground works associated with the site infrastructure (paths, car park) partially visible. The geographical extent of the visual effect during construction activity is negligible as the visual effects from construction activity would not be considered important due to the screening effect of part of the Site and the distance of the receptor from the Site. Overall, construction activity would result in a negligible nature of effect as only a very small part of the Proposed Development would be discernible and overall, the view would experience limited change as the Site forms a negligible proportion of the view. It is considered that construction activity will not give rise to cumulative visual impacts due to the limited opportunity for further development. It is considered that construction activity would lead to adverse visual effects due to the nature of the activity as no mitigation is possible. Overall, taking the high nature of the receptor's sensitivity and the negligible nature of visual effect, it is considered that construction activity will not give rise to important visual effects.

YEAR 1 - Proposed Development is limited to the building renovations, parking and hard standing to the existing hatchery footprint and would be slightly elevated due to the existing topography. The full extent of the Proposed Development, including the raised section to the existing outbuilding, would not be visible from this receptor due to the screening effects of the existing stonewall to the perimeter of the field in the foreground and the existing topography of the lower slopes of Beatrix Fell. Any new planting would be immature and would not be visible. Existing development located within the Site would not be visible. The duration of the visual effect would lead to long-term and irreversible impacts due to the nature of the Proposed Development. The size and scale of the visual effect from the Proposed Development is negligible as it is considered that the existing view would not experience obvious change. The geographical extent of the visual effect of the Proposed Development at Year 1 is negligible as the visual effects from the Proposed Development would not be considered as important. The Proposed Development at Year 1 would result in a negligible nature of effect as the changes in the view would be small, located at distance and would not form a prominent feature within the view. Proposed Development at Year 1 will not give rise to cumulative visual impacts due to no other significant proposed developments being located within the view, although changes would lead to neutral visual effects due to the limited visual changes within the view due. Overall, taking the high nature of the receptor's sensitivity and the negligible nature of visual effect, it is considered the proposed development will not give rise to significant visual effects.

YEAR 10 - After Year 10, planting associated with the Proposed Development would be partially mature, with the upper sections of trees discernible within the view. Proposals would lead to long-term and irreversible impacts due to the nature of the Proposed Development. The size and scale of the visual effect from the Proposed Development is negligible as it is considered that the existing view would experience very minor change within the Site, with the majority of the visual characteristics which define the overall view remaining intact. Maturing tree planting would represent the main change between year 1 and year 10. The geographical extent of the visual effect of the Proposed Development at Year 10 is negligible as the effects as a result of the Proposed Development would not be considered important and would not form the main focus of the view. The Proposed Development at Year 10 would result in a negligible nature of effect as only a very limted section part of the development would be discernible. It is considered that Year 10, Proposed Development will not give rise to cumulative visual impacts due to due to no other significant proposed developments being located within the view and would lead to neutral visual effects due to the Proposed Development not materially effecting the existing visual amenity and the limited changes associated with year 10. Partial mitigation is possible. Overall, taking the high nature of the receptor's sensitivity and the negligible nature of visual effect, it is considered that construction activity will not give rise to important visual effects.





**LEGEND**

Extent of Site visible

Extent of Site

(Indicates the width of the Proposed Development from viewpoint only)

**VIEWPOINT INFORMATION**

| | |
|---|---|
| **Camera** | Canon EOS 600D |
| **Camera height** | 1.65m |
| **Photography date** | 13/05/2020 |
| **Photography time** | 09.19 |
| **Weather** | Dry clear, bright. |

| VIEWPOINT REFERENCE | | CONSTRUC-TION | YEAR 1 | YEAR 10 |
|---|---|---|---|---|
| G | **VALUE** | High | High | High |
| **PRIMARY RECEPTOR TYPE** | **SUSCEPTIBILITY** | High | High | High |
| Recreational (Common Land) | **SENSITIVITY** | **High** | **High** | **High** |
| **SECONDARY RECEPTOR TYPE** | **DURATION** | Temporary | Long-term | Long-term |
| N / A | **REVERSIBILITY** | Reversible | Irreversible | Irreversible |
| **GRID REFERENCE** | **SIZE/ SCALE** | Small | Negligible | Negligible |
| SD 64888 52349 | **GEOGRAPHICAL EXTENT** | Small | Negligible | Negligible |
| **DISTANCE FROM APPLICATION BOUNDARY (M)** | **MAGNITUDE OF EFFECT** | **Low** | **Low** | **Low** |
| 580 | **CUMULATIVE** | N/A | N/A | N/A |
| **ELEVATION (M AOD)** | **BENEFICIAL / NEUTRAL / ADVERSE** | Adverse | Neutral | Neutral |
| 400 | **SIGNIFICANCE OF EFFECT** | **Moderate** | **Moderate** | **Moderate** |

Table 14- Analysis of Viewpoint G

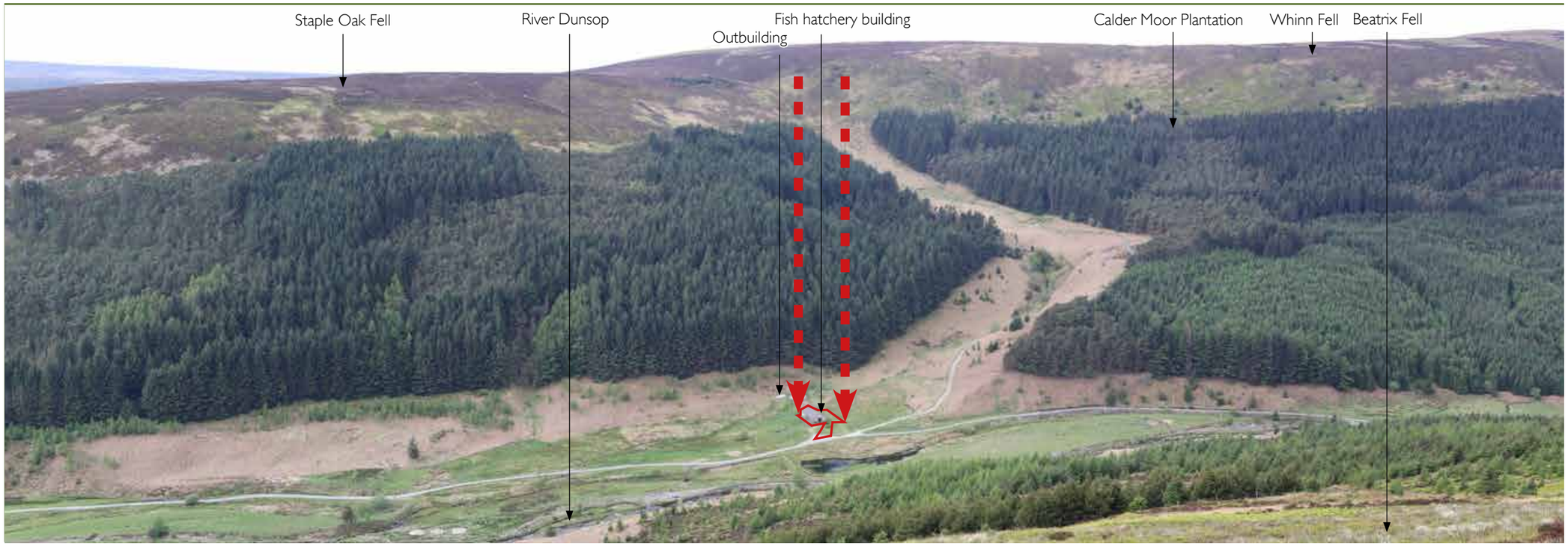
## SUMMARY ASSESSMENT OF EFFECTS

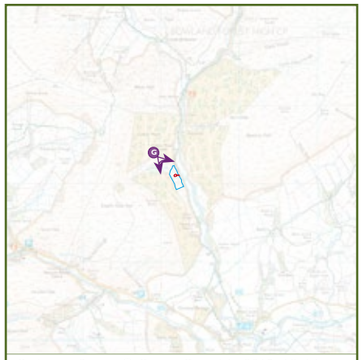
**CONSTRUCTION** - The value of view is high, as the view is characterised by a unique landscape forming part of an AONB designation, which is well frequented by visitors. The view offers high levels of scenic value, with views of unique and dramatic undulating topography. The susceptibility of the receptor is high due to its location within the publicly accessible Common Land. Overall, the nature of the visual receptor is high as the receptor demonstrates a view that is generally well balanced through dramatic landform framing views to the south. The duration of the visual effect would lead to temporary and reversible changes due to the nature of construction activity. The size and scale of the visual effect is small as the view would demonstrate the retention of the majority of visual components which define the view and introduce new elements such as construction activity which would be partially visible and would be uncharacteristic within the view. No significant loss of vegetation would be evident. Existing structures would be retained with ground works partially visible. The geographical extent of the visual effect is small as the visual effects from construction activity would form a small part of the overall view and would not form the main focus of the view. The full extent of the Site is not visible due to the screening effects of existing topography, limited intervening evergreen vegetation and the overall distance of the receptor. Overall, construction activity would result in a low nature of effect as the Proposed Development would establish localised changes to the existing view, would be noticeable but not alter the overall balance. Construction activity will not give rise to cumulative visual impacts due to no other development sites located within the view and would lead to adverse visual effects due to the nature of the activity as limited mitigation is possible. Overall, taking the high nature of the receptor's sensitivity and the low nature of visual effect, it is considered that construction activity will give rise to moderate visual effects.

**YEAR 1** - Proposed Development would introduce parking for six and a new door and window openings in the existing hatchery building. There is the potential for parked cars to be visible to the right of the existing building, although they would form a temporary change within the view, given the nature of accommodation within the Site, part of the visual effect would be screened by existing intervening evergreen vegetation. The majority of the existing fish hatchery building will remain visible within the view and would be experienced together with new infrastructure and associated low level planting, although this would be immature and provide no level of screening or augmentation of built form within the landscape. The full extent of the Proposed Development would not be discernible from the receptor due to the rising landform which is formed by the lower slopes of Calder Moor Breast, the irregular undulating nature of the landform within the Site and the intervening evergreen vegetation. The duration of the visual effect would lead to long-term and irreversible impacts due to the nature of the Proposed Development. The size and scale of the visual effect is negligible as it is considered that the existing view would demonstrate a minimal degree of visual change localised to the site only. The geographical extent of the visual effect is negligible as the effects of the Proposed Development form a small and insignificant part of the overall view limited to the Site. The Proposed Development would result in a low nature of effect as the changes in the view would be noticeable but not alter the balance of features that comprise the view. Proposed Development at Year 1 will not give rise to cumulative visual impacts due to no other significant proposed developments located within the view, therefore the visual effect is neutral as the proposals would not alter the sense of place. Overall, taking the high nature of the receptor's sensitivity and the low nature of visual effect, it is considered that Proposed Development at year 1 will give rise to moderate visual effects.

**YEAR 10** - After Year 10, planting associated with the Proposed Development would be partially matured and would introduce new maturing planting. Proposals would lead to long-term and irreversible impacts due to the nature of the Proposed Development. The size and scale of the visual effect from the Proposed Development is negligible as it is considered that the existing view would experience very minor change from maturing planting, with the majority of the visual characteristics which define the view remaining intact.

The geographical extent of the visual effect of the Proposed Development at Year 10 is negligible as the effects of the Proposed Development would form a small and isolated part of the overall view. The Proposed Development at Year 10 would result in a negligible nature of effect as there will be little perceptible change. It is considered that Year 10, Proposed Development will not give rise to cumulative visual impacts due to due to no other significant proposed developments being located within the view and would lead to neutral visual effects due to the Proposed Development not materially effecting the existing visual amenity and the limited changes associated with year 10. Partial mitigation is possible. Overall, taking the high nature of the receptor's sensitivity and the low nature of visual effect, it is considered that Proposed Development at year 10 will give rise to moderate visual effects.





**LEGEND**

Extent of Site visible

Extent of Site

(Indicates the width of the Proposed Development from viewpoint only)

**VIEWPOINT INFORMATION**

| | |
|---|---|
| **Camera** | Canon EOS 600D |
| **Camera height** | 1.65m |
| **Photography date** | 13/05/2020 |
| **Photography time** | 11.12 |
| **Weather** | Dry clear, bright. |

| VIEWPOINT REFERENCE | | CONSTRUC-TION | YEAR 1 | YEAR 10 |
|---|---|---|---|---|
| M | **VALUE** | High | High | High |
| **PRIMARY RECEPTOR TYPE** | **SUSCEPTIBILITY** | High | High | High |
| Common Land | **SENSITIVITY** | **High** | **High** | **High** |
| **SECONDARY RECEPTOR TYPE** | **DURATION** | Temporary | Long-term | Long-term |
| N / A | **REVERSIBILITY** | Reversible | Irreversible | Irreversible |
| **GRID REFERENCE** | **SIZE/ SCALE** | **Neglible** | **Neglible** | **Neglible** |
| SD 65892 52076 | **GEOGRAPHICAL EXTENT** | **Neglible** | **Neglible** | **Neglible** |
| **DISTANCE FROM APPLICATION BOUNDARY (M)** | **MAGNITUDE OF EFFECT** | **Low** | **Neglible** | **Neglible** |
| 700 | **CUMULATIVE** | N/A | N/A | N/A |
| **ELEVATION (M AOD)** | **BENEFICIAL / NEUTRAL / ADVERSE** | Adverse | Neutral | Neutral |
| 370 | **SIGNIFICANCE OF EFFECT** | **Moderate** | **Not Significant** | **Not Significant** |

Table 15 - Analysis of Viewpoint M

## SUMMARY ASSESSMENT OF EFFECTS

**CONSTRUCTION** - The value of view is high, as the view is characterised by a unique landscape forming part of an AONB designation, which is well frequented by visitors. The view offers high levels of scenic value, with views of unique and dramatic undulating topography. The susceptibility of the receptor is high due to the distinctive and intact cohesive landscape. Overall, the nature of the visual receptor is high as the receptor demonstrates a view that is generally well balanced through dramatic landform framing views to the south. The duration of the visual effect would lead to temporary and reversible changes due to the nature of construction activity. The size and scale of the visual effect is negligible as the view would experience very minor loss of landscape characteristics. The geographical extent of the visual effect is negligible as the visual effects would be limited to the site setting only which forms a minor part of the view. Overall, construction activity would result in a low nature of effect as construction would give rise to visual effects which would change only a small part of the view. It is considered that construction activity will not give rise to cumulative visual impacts due to no other development sites located within the view and would lead to adverse visual effects due to the nature of the activity as limited mitigation is possible. Overall, taking the high nature of the receptor's sensitivity and the low nature of visual effect, it is considered that construction activity will give rise to moderate visual effects.

**YEAR 1** - Proposed Development would introduce new parking for six vehicles to the immediate north of the existing hatchery. The duration of the visual effect would lead to long-term and irreversible impacts due to the nature of the Proposed Development. The size and scale of the visual effect is negligible as the view would experience very minor loss of landscape characteristics. The geographical extent of the visual effect is negligible as the visual effects would be limited to the site setting only which forms a minor part of the view. The Proposed Development at Year 1 would result in a negligible nature of effect as the changes in the view would be limited, over a small area with little perceptibility. Proposed Development at Year 1 will not give rise to cumulative visual impacts due to due to no other significant proposed developments being located within the view, although changes would lead to neutral visual effects as the visual character. Overall, taking the high nature of the receptor's sensitivity and the negligible nature of visual effect, it is considered the proposed development will not give rise to significant visual effects.

**YEAR 10** - After Year 10, planting associated with the Proposed Development would be partially mature and would introduce new maturing planting within the view. It is anticipated that the visual effects from parked cars would be partially screened from view as a result of maturing vegetation. Proposals would lead to long-term and irreversible impacts due to the nature of the Proposed Development. The size and scale of the visual effect is negligible as the view would experience very minor loss of landscape characteristics. The geographical extent of the visual effect is negligible as the visual effects would be limited to the site setting only which forms a minor part of the view. The Proposed Development at Year 1 would result in a negligible nature of effect as the changes in the view would be limited, over a small area with little perceptibility. Proposed Development at Year 1 will not give rise to cumulative visual impacts due to due to no other significant proposed developments being located within the view, although changes would lead to neutral visual effects as the visual character. Overall, taking the high nature of the receptor's sensitivity and the negligible nature of visual effect, it is considered the proposed development will not give rise to significant visual effects.

# 7.0 MITIGATION AND CONCLUSIONS

## 7.1 PROPOSED LANDSCAPE MITIGATION

Vegetation removal associated with the Proposed Development would be limited to the removal of areas to form a new parking area and pathways to access existing buildings. The majority of the existing areas of upland pasture would remain and form part of the setting to the Proposed Development.

The current level of landscape planting within the Site is limited as extensive planting is not characteristic within the valley corridor and is predominantly formed by the adjacent coniferous plantations and sporadic clumps of naturalised planting more closely related to the River Dunsop. The majority of the edges to the plantations are formed by hard defined lines which are not considered sympathetic to the existing landform. Examples exist within the wider river valley where a small number of trees break this edge and act as either single specimens or small clumps of trees.

Planting included as part of the Proposed Development would be immature at year 1 and provide little benefit to the development. This planting would begin to mature by year 10, therefore its role in contributing to the reduction of landscape and visual effects arising from the Proposed Development would be considered as positive and ongoing establishment would help to reduce landscape and visual effects further. New careful consideration of naturalistic scrub planting is proposed as part of the mitigation measures to help reduce effects generally. Extensive green infrastructure proposals located within the Site are not considered appropriate given the semi-rural location within an upland river corridor which is considered to have limited extensive planting forming part of its characteristics. A balance is required to ensure that any mitigation planting included does not in itself have an adverse effect on the existing landscape character and visual amenity surrounding the Site.

Increase in species diversity, additional wildlife habitats and a low impact and resource efficient approach to appropriate landscape management and maintenance operations would allow areas within the Site to continue to naturalise through the ongoing establishment of areas of longer grass. This would provide a transition between areas of grazed upland pasture adding to the ecological enhancements of the Site. It is considered that areas of the Site could help to form valuable wildlife habitats and contribute positively to its wider setting. The presence of the undulating landform and new planting would help to reduce the overall landscape and visual effects of the Proposed Development, although the built form would still be considered a noticeable feature within the landscape, but not necessarily considered as uncharacteristic.

By locating the new car park close to the existing hatchery, the extent of the proposed development does not extend into the wider landscape which in turn reduces the impact the Proposed Development.

Recommendations to support reducing the visual impact of the Proposed Development within the Site are as follows:

- Inclusion of well-considered native planting proposals to help reduce the exposure of built form and parked cars and ensuring a naturalistic character is promoted. Ornamental shrub species should be avoided although berrying species would provide wider wildlife benefits. This planting should be focused on informal groupings to provide a naturalistic character and will help to integrate the Proposed Development with the surrounding landscape and offer screening benefits of parked cars;
- Planting proposals should be accompanied by landscape maintenance and management plan, which integrates seamlessly with the wider landscape and ensures that operations provide a cohesive landscape character, avoiding a disconnect between the Site and its existing landscape setting;
- Enhance the ecological value of the Site by providing a wider variety of habitats that are likely to support a range of wildlife species.
- Promote the restoration of dwarf shrub communities and bog-mosses (Sphagna);
- Consider the removal of timber post and wire fencing to improve the visual character and allow better wildlife connectivity. Any requirement for enclosure or part enclosure should be considered using more traditional methods such as drystone walls and or timber post and rail fencing;
- Maintain upland springs through appropriate management and ensure that they are not affected by new structures;
- Use native and locally abundant species to support the character of the wider landscape;
- Excess spoil from any excavations arising as a result of the Proposed Development could be retained on-site and combined with partially buried rubble, obtained from any demolitions works to promote a valuable reptile habitat. This will help to establish potential areas for reptile hibernaculas / basking banks to provide south and east facing aspects, if possible or retained and utilised as low mounds, contoured sensitively into the existing topography to help screen lower parts of the new and existing built structures; and
- Limit light spill by the use of low level lighting, downward focused and adopt a lighting curfew.

## 7.2 CONCLUSIONS

The Proposed Development is relatively well screened from contextual views from within the Study Area due to the existing landform and the presence of large coniferous plantations. The Proposed Development is located within the landscape designated as an AONB, although the Site forms an insignificant part of the wider AONB. The Site forms part of the open countryside, although previous agricultural land use has resulted in a small cluster of existing buildings being located within a river valley which is characterised by sporadic structures, with other structures being more closely related to the water industry.

Summary of Landscape Effects

The Proposed Development is considered to have a moderate significance of effect during construction and at year 1 on the Site, with effects at year 10 and beyond considered slight. During the construction phase, adverse effects on landscape character are predicted due to the nature of construction activity, its presence within the Site along with having an incongruous influence on the character of the Site and the change in use from agriculture to a construction site. Construction effects would be temporary and reversible. At the wider Study Area scale, the landscape effects of the Proposed Development are not considered to be significant due to the small-scale nature of the Proposed Development

At year 1, alterations to the existing structure within the Site, along with the small and insignificant extent of associated infrastructure through pathways, road access to car parking and the car park itself.

# 7.0 MITIGATION AND CONCLUSIONS

This would represent a slight change in the character of the Site, although the Proposed Development would not occupy the majority of the Site due to the retention of much of the existing landscape as possible and the majority of the existing buildings which characterise the Site. These changes would be permanent and irreversible and therefore effects would be considered as not significant. At the wider Study Area scale, the landscape effects of the Proposed Development are considered to not significant due to the limited change and small size of the site in the context of the Study Area.

At year 10, planting would be partially mature and parking softened within the established landscape. The Proposed Development would form a long-term and irreversible feature within Site. Given the presence of existing structures within the Site, it is considered that changes in the landscape character on the Site would be neutral due to the limited changes.

At the wider Study Area scale, the landscape effects of the Proposed Development at year 10 are not considered to be significant due to the small scale nature of the Proposed Development and the presence of existing structures located within the wider Study Area, in particular, the river corridor.

Summary of Visual Effects

The visual effects throughout the construction phase will be short-term. Reversible adverse effects upon the local visual resource will occur given the nature of construction activity. The majority of these will be views of construction vehicles and machinery used to build the Proposed Development.

All construction works should be carried out in full accordance with best practice procedures to minimise and protect, as far as practicable, potentially adverse effects upon the local visual resource. All retained areas of landscape should be protected by protective fencing during the construction phase to avoid accidental damage to sensitive natural landscape features.

The construction phase will be relatively short term and its impact upon visual amenity is considered to be of limited significance to viewpoints C, D and O, and will not substantially adversely affect the visual resource and receptors, with the exception of viewpoints F and H where construction activity will be visible from the PRoW due to the close proximity of the receptor and viewpoints G & M where construction activity will be visible from common land which would provide moderate significance of visual effects. Effects on Viewpoint I is considered to be substantial based on this being the closest of all the viewpoints and would be expected, i.e. the closer the viewpoint, the greater the significance of effect.

Effects from construction will largely be confined to the application site and its immediate environs and will give rise to a range of effects overall from not significant to substantial. A Construction Management Plan is recommended in order to ensure the health and longevity of the landscape features so that the visual impact of the construction of the Proposed Development is mitigated with a maintenance plan for proposed new planting.

Following the baseline review, visual impacts of the Proposed Development have been evaluated from eight representative locations within the Study Area surrounding the Site. The significance of effect for the viewpoints within the operational phase of Year 1 ranges from not significant through to moderate due to immature planting providing no additional screening or augmentation benefits and the range of assessment levels correspond with the distance of the receptors form the Site.

In year 10, it is considered that three of the viewpoints (F, G, H and I) are considered to give rise to moderate levels of significance of effect, with the remaining four viewpoints (C, D, O and M) not considered significant. Viewpoint I is one of the closet of all viewpoints and is assessed at 210m away from the southern boundary of the Site, therefore a higher level of effect would be anticipated, as the magnitude of change within the view would be one of the greatest of all viewpoints.

For viewpoints C, D, O and M, the visual effects are not considered significant during year 10 as effects will largely be confined to the Site and its immediate environs. The majority of these viewpoints benefit from surrounding landform along with dramatic topography which helps to reduce the overall visual effect of the Site.

Overall Summary

The Proposed Development is of a very small-scale and when compared to the scale of the Study Area. Proposed Development would seek to retain and reinforce common landscape characteristics demonstrated extensively in the surrounding landscape. It is therefore considered that the Proposed Development, subject to additional mitigation measures as suggested in the previous section, would not be incongruous within the existing immediate landscape due to the presence of existing structures within the Site.

Existing built form located within the Study Area, particularly along the river corridor, is relatively well screened from views within the surrounding wider landscape context. When views are experience from elevated positions, the Site is slightly more exposed to the receptor and mitigation planting is less effective. However, the vast majority of these elevated views are from medium to long distances away from the Site therefore the effect on the receptor is reduced.

The Proposed Development responds to the arrangement of the existing structures on the Site. It is not the intention to completely hide the Proposed Development, as this indicates that the proposal is likely to give rise to adverse landscape and visual effects. Within the Site, there is the opportunity to utilise the existing built form, take into account the undulating nature of the landform and improve the landscape setting of the Site.

On the basis of appropriate mitigation measures being implemented within the site, it is predicted that the magnitude of impact is largely due to the change in the nature of the view, rather than the introduction of new uncharacteristic landscape features.

# MITIGATION AND CONCLUSIONS 7.0

In conclusion, there is no over-riding landscape or visual reasons, identified by this LVIA, to suggest that the Proposed Development would cause important levels of harm to either the landscape and visual integrity of the national or local landscape character areas or the area of landscape covered by the AONB, which should result in a refusal during the planning permission process.

# APPENDIX A

# APPENDIX A - LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY

## 1.0 INTRODUCTION

The methodology to support a Landscape and Visual Impact Assessment (LVIA) has been based on the following industry best-practice standard guidance:

- Guidelines for Landscape and Visual Impact Assessment, Third Edition. (2013) by the Landscape Institute and Institute of Environmental Management and Assessment, referred to as GLVIA3 within this methodology;
- Advice Note 01/11 - An Approach to Landscape Character Assessment (2014) by Natural England; and
- Photography and photomontage in landscape and visual impact assessment (2011) by the Landscape Institute.

### Photography

The photography accompanying the LVIA has been produced using the guidance within the Landscape Institute Advice Note 01/11 'Photography and photomontage in landscape and visual impact appraisal' as a basis, to provide a realistic representation of visibility based on those experienced with the naked eye.

### Zone of Theoretical Visibility Mapping and Analysis

The Zone of Theoretical Visibility (ZTV) mapping has been confirmed through the assessment of Ordnance Survey maps and 3D terrain modelling to help guide the initial production of an 'assumed' Zone of Theoretical Visibility (ZTV). The results provide a good basis for understanding theoretical visibility of the Proposed Development and help in identifying potential viewpoints. This data was then used to guide the positioning of the initial set of ten viewpoints for further assessment. Following the site assessment work, the assumed ZTV was reduced to indicate the effects of existing landscape features which reduced the visibility of the Proposed Development. The Reduced Buffers ZTV takes into account localised landscape features such as woodland, mature trees, hedgerows and local topographic features which have important screening properties.

## 2.0 APPRAISAL PROCESS

### Baseline Assessment

A baseline assessment illustrates the landscape context of the Site and is informed by an initial desktop review. This desktop review helps to identify an appropriate and proportionate extent of Study Area along with identifying potential viewpoint locations which are likely to support further assessment within the field. The baseline assessment is compiled from reviewing the following:

- Relevant landscape planning policy;
- Landscape designations;
- National and local landscape character assessments;
- Ordnance Survey mapping; and
- Aerial mapping.

### Site Assessment

Following the completion of the desktop study, a site appraisal is carried out to assess potential landscape and visual receptors which may be affected by the development within the Site and provides an opportunity to verify the findings of the baselines assessment.

### Landscape and Visual Appraisal

GLVIA3 (page 21: paragraph 2.21) defines two distinct components of an LVIA as follows:

1. *Assessment of landscape effects: assessing effects on the landscape as a resource in its own right; and*
2. *Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.*

Following a review of the baseline landscape and visual context of the Site and its Study Area along with the site assessment, the appraisal section considers a combination of assessments in relation to the nature of a landscape or visual receptor along with defining the anticipated nature of landscape or visual effects. The following Sections 3.0 and 4.0 of this methodology illustrate the distinction between a landscape and a visual receptor and the associated assessment methodology used.

## 3.0 LANDSCAPE ASSESSMENT METHODOLOGY

The prediction of landscape effects arising from a Proposed Development within a Study Area is defined by GLVIA3. It states the following steps should be undertaken in order to identify and describe the landscape effects:

- identify the landscape receptors that are likely to affected by the scheme; and
- identify the interactions between the landscape receptors and different components of the scheme at its different stages.

Landscape receptors are defined by GLVIA3 (Page 86: Paragraph 5.34) as "***components of the landscape that are likely to be affected by the scheme"***. These can include overall landscape character and key landscape characteristics, individual landscape elements or landscape features and specific aesthetic or perceptual landscape characteristics.

## THE NATURE OF LANDSCAPE RECEPTORS (SENSITIVITY)

The interaction between the different components of a Proposed Development and landscape receptors has potential to result in landscape effects (both adverse and beneficial). Landscape receptors are assessed in terms of their 'nature of receptor', previously refereed to as a receptors 'sensitivity' based on combined judgements relating to their landscape value and their susceptibility to change. The definition relating to these complex judgements are detailed below.

### LANDSCAPE VALUE

Landscape value can be applied to a landscape area, part of a landscape or to individual features within the landscape, which can help to establish the overall landscape character of the Site and the Study Area. It is also important to determine the nature of the landscape receptor likely to be affected (sensitivity) at both Site and Study Area scale.

The value of a landscape receptor is linked to it's importance in terms of any designations that may apply, or it's importance as a landscape or landscape resource, which may be due to a number of factors defining such criteria. GLVIA3 states that people within a community will value the landscape differently and for very different reasons dependant on their relationship with the landscape. Where landscapes have no formal landscape designations such as National Parks, Areas of Outstanding Natural Beauty (AONB), Conservation Area etc., they may still be valued locally.

The following criteria have been identified (GLVIA3 Page 84: Paragraph 5.28) in determining the influence of landscape value:

| LANDSCAPE VALUE |
|---|
| Landscape quality (condition) |
| Scenic quality |
| Rarity |
| Representativeness |
| Conservation interests |
| Recreation value |
| Perceptual aspects |
| Associations |

Table 1: Landscape Value

An assessment will be made on the landscape value for each landscape receptor and will be informed by the following defining criteria as illustrated in Table 2.

| | DEFINING CRITERIA |
|---|---|
| **High** | Landscape receptors of international or national importance either by designation or demonstrates a high level of positive attributes as defined in the landscape factors used to assess the value of a landscape. May contain elements / features which could be described as unique, nationally scarce or mature vegetation such as ancient woodlands. Lacks detracting/ degrading features and has limited opportunity for enhancing existing landscape value. |
| **Medium** | Landscape receptors of regional or local importance either by designated or undesignated landscape which illustrates locally importance landscape features with some evidence of detracting/ degrading features. Demonstrates opportunities for enhancing existing landscape value. |
| **Low** | Landscape receptors which lack designations and does not demonstrate significant locally important landscape features or demonstrates a low level of positive attributes as defined in the landscape factors used to assess the value of a landscape. High level of detracting / degrading features with areas of alteration or erosion of features. |

Table 2: Landscape Value Defining Criteria

### LANDSCAPE SUSCEPTIBILITY TO CHANGE

Landscape susceptibility to change is the ability of the landscape (overall landscape character area / type or individual landscape element or landscape feature) to ***"accommodate the Proposed Development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies"*** (GLVIA3 Page 89: Paragraph 5.40). The criteria level in relation to landscape susceptibility to change is illustrated in Table 3.

# LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY - APPENDIX A

| | DEFINING CRITERIA |
|---|---|
| **High** | The landscape receptor is a highly distinctive and cohesive landscape and/or with high value characteristics or features and is essentially intact and in a very good condition with very few detracting or visually intrusive elements. Is likely to have a strong landscape pattern / texture. The landscape receptor has a limited capacity to accommodate the type of change or Proposed Development without effecting its overall integrity. |
| **Medium** | The landscape receptor is distinctive, represents common landscape characteristics and in a very reasonable condition with some detracting or visually intrusive elements. Is likely to have a landscape pattern which is mostly intact. The landscape receptor has some capacity to accommodate the type of change or Proposed Development without effecting its overall integrity. |
| **Low** | The landscape receptor is likely to be simple, possibly with a mixed character and or monotonous with indistinct features. Landscape lacking coherence and includes detracting or visually intrusive elements, with landscape features which may be in poor or improving condition and few which could not be replaced. Is likely to have a minimal variation in landscape pattern. The landscape receptor is robust and has a greater capacity to accommodate the Proposed Development without effecting its overall integrity. |
| **Very Low** | Landscape which is generally limited in value, which illustrates area or areas of significant alteration, degradation or the erosion of landscape features. The landscape receptor is extremely robust and illustrates a high capacity to accommodate the Proposed Development without effecting its overall integrity. |

Table 3: Landscape Susceptibility to Change Defining Criteria

### OVERALL NATURE OF LANDSCAPE RECEPTORS (SENSITIVITY)

By combining Landscape Susceptibility to Change together with Landscape Value, an overall nature of the landscape receptor (sensitivity) can be demonstrated. However, a combination of 'high' landscape susceptibility and 'high' landscape value is likely to demonstrate the highest landscape sensitivity, whereas a 'low' landscape susceptibility and a 'low' landscape value is likely to demonstrate the lowest level of landscape sensitivity. A summary of the defining criteria relating to the different levels of sensitivity is illustrated in Table 4.

| | DEFINING CRITERIA |
|---|---|
| **High** | Areas of landscape character that are highly valued for their scenic quality (including most statutorily designated landscapes); and / or<br>Elements / features that could be described as unique; or are nationally scarce; or mature vegetation with provenance such as ancient woodland or mature parkland trees.<br>Mature landscape features which are characteristic of and contribute to a sense of place and illustrates time-depth in a landscape and if replaceable, could not be replaced other than in the long term. |
| **Medium** | Areas that have a positive landscape character but include some areas of alteration / degradation / or erosion of features; and / or<br>Perceptual / aesthetic aspects has some vulnerability to unsympathetic development; and / or<br>Features / elements that are locally commonplace; unusual locally but in moderate/poor condition; or mature vegetation that is in moderate/poor condition or readily replicated. |
| **Low** | Areas that are relatively bland or neutral in character with few/no notable features; and / or<br>A landscape that includes areas of alteration/degradation or erosion of features; and / or<br>Landscape elements/features that are common place or make little contribution to local distinctiveness. |
| **Negligible** | Damaged or substantially modified landscapes with few characteristic features of value, capable of absorbing major change; and / or<br>Landscape elements/features that might be considered to detract from landscape character such as obtrusive man-made artefacts (e.g. power lines, large scale developments, etc.). |

Table 4: Nature of Landscape Receptors Summary Defining Criteria

## NATURE OF LANDSCAPE EFFECTS (MAGNITUDE)

The Magnitude of Landscape Effects illustrates the degree of change to a landscape receptor in terms of its size or scale of the change, the geographical extent of the area which is impacted by the change and its duration and the ability to reverse the change. Table 5 sets out the categories and criteria adopted in respect of the separate considerations of Scale or Size of the Degree of Change.

### SCALE OR SIZE OF THE DEGREE OF LANDSCAPE CHANGE

| | DEFINING CRITERIA |
|---|---|
| **High** | Total or substantial loss or large-scale damage to landscape characteristics / features and the introduction of new uncharacteristic elements resulting in the integrity of the landscape being compromised. Overall landscape receptor will be fundamentally changed. |
| **Medium** | Partial loss or medium scale damage to landscape characteristics / features and the introduction of new elements but not necessarily uncharacteristic resulting in a partial change to the element / feature which may in some cases diminish its overall integrity. Overall landscape receptor will demonstrate obvious change. |
| **Small** | Limited or a slight loss or small-scale damage to landscape characteristics / features and the introduction of new elements which are characteristic of the surrounding landscape, with its integrity remaining unchanged. Overall landscape receptor will demonstrate some change. |
| **Negligible** | Very minor loss or alteration to one or more key landscape characteristics / features and the introduction of new elements which are characteristic of the surrounding landscape. Overall landscape receptor illustrates minimal change. |
| **None** | No loss or alteration to any key landscape characteristics / features within the site. Overall landscape receptor remains unchanged. |

Table 5: Landscape Size / Scale Defining Criteria

### GEOGRAPHICAL EXTENT

| | DEFINING CRITERIA |
|---|---|
| **Large** | Landscape effects which could influence a number of landscape types or character areas. |
| **Medium** | Landscape effects which could influence landscape type or character area in which the Site is located. |
| **Small** | Landscape effects which could influence the immediate landscape setting to the Site only. |
| **Negligible** | Landscape effects which could be limited to influencing the Site only. |

Table 6: Geographical Extent Defining Criteria

### DURATION

| | DEFINING CRITERIA |
|---|---|
| **Long-term** | 10 Years + |
| **Medium-term** | 5 to 10 Years |
| **Short-term** | 1 to 5 Years |
| **Temporary** | 12 months or less |

Table 7: Duration of Landscape Effect Defining Criteria

# APPENDIX A - LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY

## OVERALL LANDSCAPE NATURE OF EFFECT

The assessment of a landscape receptors ability to respond to scale or size of the degree of change provides us with an opportunity to summarise the overall nature of effect for each receptor. The overall nature of effect for landscape receptors can be interpreted as per Table 8.

| | DEFINING CRITERIA |
|---|---|
| **High** | Introduction of incongruous development which would result in noticeable change, total loss or large scale damage over an extensive area, affecting many key characteristics and the experience of the landscape. Changes would be permanent and long-term demonstrating substantial changes to the perceived / aesthetic qualities of a landscape. Total loss or substantial loss and or damage to landscape features or components which cannot be mitigated. |
| **Medium** | Introduction of uncharacteristic development which would result in noticeable change over a large area, or more intensive change over a limited area, affecting some key characteristics and the experience of the landscape. Changes would be medium to long-term and be permanent to partially reversible demonstrating noticeable changes to the perceived / aesthetic qualities of a landscape. Demonstrate loss or damage to landscape features or components which may be partially mitigated. |
| **Low** | Introduction of development that is not uncharacteristic which would result in a small change over a limited area affecting few landscape characteristics. Changes would be short to medium-term and be permanent to partially reversible with partial changes to the perceived / aesthetic qualities of a landscape. Demonstrate partial loss or damage to landscape features or components which can be mitigated. |
| **Negligible** | Little perceptible change to the landscape characteristics. Changes would be short-term and reversible and demonstrate limited changes to the perceived / aesthetic qualities of a landscape resulting in the existing character remaining largely intact. Changes would be small scale to a small proportion of landscape features. |

Table 8: Overall Landscape Nature of Effect Defining Criteria

## BENEFICIAL, NEUTRAL OR ADVERSE CHANGE

The overall assessment of the nature of effect should be assessed in terms of its beneficial, neutral or adverse change. Beneficial change would demonstrate that development, or part of it, would be in keeping with the existing landscape character surrounding the site and would therefore make a positive visual or physical change to key landscape characteristics. Removal or the reduction of the impact of uncharacteristic or degrading landscape features would also demonstrate a benefit of the Proposed Development.

Neutral change would demonstrate that development would not materially effect the existing landscape character therefore demonstrates that the development would; maintain the character (including overall quality and value) of the landscape, blend seamlessly with the characteristic landscape features and elements, and or enable a sense of place to be retained.

Adverse changes would demonstrate that development, or part of it, would be experienced as uncharacteristic change within the landscape or introduce uncharacteristic elements which would be perceived as intrusive within the existing landscape character. These changes would be associated with having a negative visual and or physical effect.

## Assessment of Landscape Effects and their Significance

Overall, the assessment of landscape effects and their significance seeks to combine the overall nature of a landscape receptor (sensitivity) and the overall nature of effect (magnitude). It is generally accepted that any major loss or irreversible negative effects based over a large area on a landscape receptor which illustrates characteristics or designations of a nationally important and valued landscape is likely to lead to the greatest level of significance. Conversely, reversible negative effects over a short duration or limited extent of area are likely to result in the lowest level of significance. The overall description identifying the defining criteria for Landscape Significance for landscape receptors can be interpreted as per Table 9.

It is important to clarify that any effects which are assessed to be 'slight' or 'not significant' are considered to be 'non-important'. Effects assessed as 'moderate' may be considered to be 'important' but must be supported by reasoned justification. 'Substantial' or 'Very Substantial' effects are considered to be 'important' and require weighing in the planning balance against other benefits of the Proposed Development. The following is extracted from The State Of Environmental Impact Assessment Practice In The UK 2011which aims to establish the need for introducing a classification in relation to the significance of effects:

> ***This approach is considered good practice; whilst recognising the inherent subjectivity of the assessment, it attempts to aid communication of the scale of the impact by introducing a classification. This approach also allows the practitioner to identify and discuss effects that some groups may consider significant, whilst others would not. For example, a negative landscape effect described as being of 'minor significance' might be considered to indicate that a majority of people would not consider the effect to be significant; however, a smaller group, perhaps within the local community, may disagree and consider the effect to be significant.***

The following diagram - Figure 1 (extracted from The State Of Environmental Impact Assessment Practice In The UK 2011 - Figure 6.3: EIA significance evaluation matrix) illustrates how the nature of a receptor (Sensitivity) and nature of effect (Magnitude) can be considered as part of an assessment of overall significance.

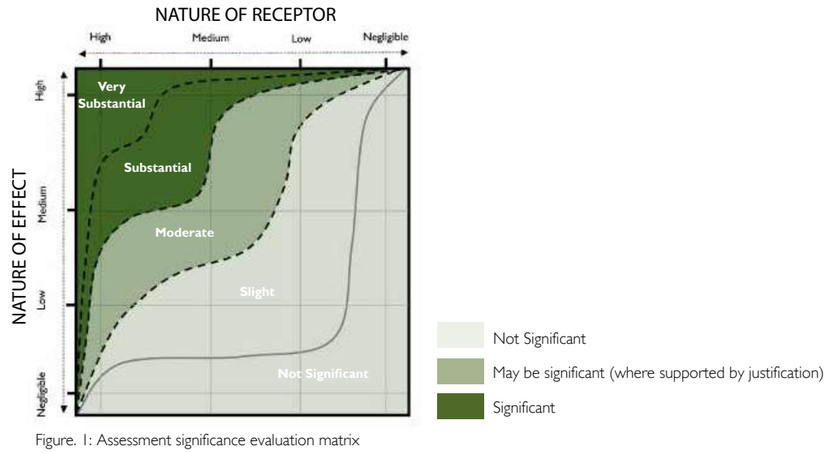



Figure. 1: Assessment significance evaluation matrix

| LEVEL | LANDSCAPE SIGNIFICANCE DEFINING CRITERIA |
|---|---|
| **Very Substantial Beneficial Effects** | The development would; greatly enhance the character (including quality and value) of the landscape; and / or create an iconic high quality feature and/or series of elements; and / or enable a sense of place to be created or greatly enhanced. |
| **Substantial Beneficial Effects** | The development would; enhance the character (including quality and value) of the landscape; and / or enable the restoration of characteristic features and elements lost as a result of changes from inappropriate management or development; and / or enable a sense of place to be enhanced. |
| **Moderate Beneficial Effects** | The development would; improve the character (including quality and value) of the landscape; and / or enable the restoration of characteristic features and elements partially lost or diminished as a result of changes from inappropriate management or development; and / or enable a sense of place to be restored. |
| **Slight Beneficial Effects** | The development would; complement the character (including quality and value) of the landscape; and / or maintain or enhance characteristic features and elements; and / or enable some sense of place to be restored. |
| **Not Significant Neutral Effects** | The development would; maintain the character (including quality and value) of the landscape; and / or blend in with characteristic features and elements; and / or enable a sense of place to be retained. |
| **Slight Adverse Effects** | The development would; not quite fit the character (including quality and value) of the landscape; and / or be at variance with characteristic features and elements; and / or detract from a sense of place. |
| **Moderate Adverse Effects** | The development would; conflict with the character (including quality and value) of the landscape; and / or have an adverse impact on characteristic features or elements; and / or diminish a sense of place. |
| **Substantial Adverse Effects** | The development would; and / or be at considerable variance with the character (including quality and value) of the landscape; and / or degrade or diminish the integrity of a range of characteristic features and elements; and / or damage a sense of place. |
| **Very Substantial Adverse Effects** | The development would; be at complete variance with the character (including quality and value) of the landscape; and / or cause the integrity of characteristic features and elements to be lost; and / or cause a sense of place to be lost |

Table 9: Description of Landscape Significance Defining Criteria

# LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY - APPENDIX A

## 4.0 VISUAL ASSESSMENT METHODOLOGY

Visual effects is described by GLVIA3 (page 98: paragraph 6.1) as ***"An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity."***

The assessment of visual effects seeks to predict effects on viewpoints being assessed as a result of the Proposed Development. GLVIA3 (Page 98: Paragraph 6.3) requires the assessment of the following:

- The area in which the development may be visible;
- The different groups of people who may experience views of the Proposed Development;
- The viewpoints and if they will be effected by the Proposed Development; and
- The nature of the views at each viewpoint.

## NATURE OF VISUAL RECEPTORS (SENSITIVITY)

The nature of a visual receptor is based on a number of complex issues which should be evaluated as part of an LVIA and can be defined as their Visual Susceptibility to Change.

### VISUAL SUSCEPTIBILITY TO CHANGE

The susceptibility of a visual receptor is dependant on the following:

- Their susceptibility to changes in the view and visual amenity;
- Their perceived value attached to the view;
- It's relationship to a activity they are engaged in; and
- The extent to which their attention is focussed on the views and visual amenity at that location.

As such those visual receptors most sensitive to change are likely to include people engaged in outdoor activities where an appreciation of the landscape is the focus or residents in areas where the landscape setting contributes to the setting of the properties. Conversely, those considered least sensitive to change include (but are not restricted to) people engaged in outdoor sports or recreation where there is no focus on the surrounding landscape / views and people at their place of work where their focus is on their work activity.

The overall susceptibility to change for visual receptors can be interpreted as per Table 10.

| | DEFINING CRITERIA (VISUAL SUSCEPTIBILITY) |
|---|---|
| **High** | Residents at home with primary views from ground floor, garden and upper floors; Public rights of way and footpaths (either strategic or popular routes) where people are engaged in outdoor recreation, whose attention/interest is likely to be focused on the landscape or particular views; Visitors to heritage assets or 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; Travellers on recognised scenic routes. |
| **Medium** | Residents with secondary views, primarily from first floor level; Travellers on road, rail, or other transport routes where landscape is a focus of the view; Users of local, and less used Public Rights of Way or where the attention is not focused on the landscape; Schools and other institutional buildings and their outdoor areas, play areas. |
| **Low** | Users of outdoor sport/recreation facilities which does not involve / depend upon appreciation of views of the landscape; Travellers on road, rail or other transport routes not focused on the landscape / particular views e.g. on motorways and "A" road or commuter routes; |
| **Very Low** | People at their place of work whose attention may be focused on their work / activity and not their surroundings. |

Table 10: Visual Susceptibility to Change Defining Criteria

### VALUE OF VIEWS

The value of a view should consider the following:

- Recognition attached to the value of a particular view, e.g. in relation to heritage assets or planning designations; and
- Indicators of the value attached to views by others, e.g., in guide books, defined viewpoints tourist maps, literary references, art work etc.

An assessment will be made on the value of a view and will be informed by the following defining criteria as illustrated in Table 11.

| | DEFINING CRITERIA (VALUE) |
|---|---|
| **High** | A unique or recognised high-quality view, well-frequented and / or promoted as a beauty spot / visitor destination as often illustrated on Ordnance Survey maps. A view with cultural associations (recognised in art, literature or other media). A view which relates to the experience of other features, for example heritage assets. |
| **Medium** | May be valued locally however it is not widely recognised for its quality or has low visitor numbers. The view has no strong cultural associations. |
| **Low** | A view with no recognised quality, is unremarkable and / or is unlikely to be visited specifically to experience the views available. |
| **Very Low** | A poor quality view which is likely to be unvalued or regarded as degraded. |

Table 11: Value of View Criteria

### OVERALL NATURE OF VISUAL RECEPTOR (SENSITIVITY)

By combining overall susceptibility to change together with the value of a view, an overall nature of a visual receptor (sensitivity) can be demonstrated. It is generally the case that a combination of high susceptibility and high value is most likely to give rise to the highest sensitivity. Conversely, a low susceptibility and low value is most likely to give rise in the lowest level of visual sensitivity.

A summary of the defining criteria illustrating the overall visual sensitivities is illustrated below within Table 12.

| | DEFINING CRITERIA (OVERALL NATURE OF RECEPTOR / SENSITIVITY) |
|---|---|
| **High** | A view that is well balanced, containing attractive features and notable for its scenic quality; and / or<br>A view which is an important part of their reason for being there; and / or<br>A view which is experienced by large numbers of people and / or is recognised for its qualities. |
| **Medium** | An otherwise attractive view that includes some unattractive or discordant features, or visual detractors; and / or<br>A view which plays a small part in receptors being there; and / or<br>A view that is recognised locally. |
| **Low** | A view that is unattractive, discordant and / or contains many visual detractors; and / or<br>A view which is unlikely to be part of the receptor experience. |
| **Negligible** | A view that is at the lowest end of susceptibility and the value of view is not relevant. |

Table 12: Overall Visual nature of receptor / Sensitivity Defining Criteria

## Magnitude of Visual Effects

The guidance provided in GLVIA3 (Page 115: Paragraph 6.38) requires that each of the following variable need to be evaluated for each of the visual effects identified:

- Size or scale of the change of view, including loss of or additional views, degree of contrast in terms of form, mass, scale, colour and texture etc;
- Geographic extent in terms of angle of view, distance etc; and
- Duration and reversibility in term of longevity of effects and whether reversible.

### VISUAL SIZE/ SCALE CRITERIA

The visual size and scale of an effect is determined by considering the amount of change experienced by a receptor, based upon the criteria set out in Table 13.

| | DEFINING CRITERIA |
|---|---|
| **Large** | Total or substantial loss or large-scale damage to an existing view as a result of the Proposed Development resulting in a change to an extensive proportion of a view. Total loss of visual characteristics / features and the introduction of new uncharacteristic elements. Overall the Proposed Development would become the dominant feature within the existing view, contrasting with its surroundings. Little or no scope for adequate mitigation. |
| **Medium** | An existing view which would experience partial loss or medium scale damage due to changes in the view resulting but not fundamentally changing the visual characteristics as a result of development. The introduction of new elements but not necessarily uncharacteristic resulting in a partial change to the existing view, which may in some cases diminish its overall integrity. Overall the existing view will demonstrate obvious change but not form the key features of the view. Partial mitigation exists or would be possible. |
| **Small** | Limited or a slight loss or small-scale damage to an existing view which demonstrates the retention of the majority of visual components which define existing landscape characteristics / features and the introduction of new elements which are characteristic of the surrounding landscape. The integrity of the view remains unchanged as the view would not result in a change to the general composition of the view. Overall, the existing view will demonstrate some change with Proposed Development only affecting a relatively small portion of the view or introduce new features that are not considered incongruous. Partial or full mitigation is present or possible. |
| **Negligible** | Very minor loss or alteration to the existing view with one or more key landscape characteristics / features and the introduction of new elements which are characteristic of the surrounding landscape. Overall the view is exposed to minimal change which is not dependant on mitigation proposals. |
| **None** | No loss or alteration to an existing view with key landscape characteristics / features retained within the site. Overall the existing view remains unchanged. |

Table 13: Visual Size/ Scale of View Criteria

### GEOGRAPHICAL EXTENT

The geographical extent of a visual effect is determined by considering the amount of change experienced within a view, based upon the criteria set out in Table 14.

| | DEFINING CRITERIA |
|---|---|
| **Large** | Visual effects which could result in the proposed development forming the main focus of the view, and / or at close range, and / or over a large area. |
| **Medium** | Visual effects which could result in the proposed development being located at medium distance, and / or over a narrow field of view, and / or oblique to the main focus of view. |
| **Small** | Visual effects which could result in the proposed development being located on the periphery of the main focus of view, and / or at a long distance, and / or would form a small area of the view. |
| **Negligible** | Visual effects as a result of the proposed development which would not be considered important. |

Table 14: Geographical Extent Defining Criteria

### DURATION

The overall duration of a visual effect is based upon the criteria set out in Table 15.

| | DEFINING CRITERIA |
|---|---|
| **Long-term** | 10 Years + |
| **Medium-term** | 5 to 10 Years |
| **Short-term** | 1 to 5 Years |
| **Temporary** | 12 months or less |

Table 15: Duration of View Criteria

### REVERSIBILITY

The visual size and scale of an effect is determined by considering the amount of change experienced by a receptor, based upon the criteria set out in Table 16.

| | DEFINING CRITERIA |
|---|---|
| **Reversible** | Change that can be largely reversed without significantly effecting the visual receptor. (Solar PV Array, wind farms etc.) |
| **Partially Reversible** | Change that can partially be reversible and restore the landscape to a similar nature as per the existing baseline. (Mineral extraction, temporary events) |
| **Irreversible** | Change that cannot be reversed and forms a permanent change such as roads, buildings etc. |

Table 16: Reversibility of View Criteria

### OVERALL VISUAL NATURE OF EFFECT

The visual size and scale of an effect is determined by considering the amount of change experienced by a receptor, based upon the criteria set out in Table 17.

| | DEFINING CRITERIA |
|---|---|
| **High** | The development, or a part of it would give rise to an effect that would fundamentally change or would become the dominant and contrasting feature or focal point in the view.<br>Little or no scope for adequate mitigation. |
| **Medium** | The development, or a part of it would give rise to an effect that would markedly change or would form a prominent feature or element of the view which is readily apparent to the receptor. Partial mitigation is possible. |
| **Low** | The development, or a part of it would give rise to an effect that would create limited or localised changes to the existing view and would be noticeable but not alter the overall balance of features and elements that comprise the existing view<br>Partial or full mitigation is possible. |
| **Negligible** | Only a very small part of the development would be discernible with very little change, or it is at such a distance that it would form a barely noticeable feature or element of the view and/or occupy a negligible proportion of the view. Full mitigation is possible. |

Table 17: Visual Magnitude Defining Criteria

### BENEFICIAL OR ADVERSE CHANGE

The overall assessment of the nature of effect should be assessed in terms of its beneficial or adverse change. Beneficial change would demonstrate that development, or part of it, would introduce new features that would enhance the view; and or would demonstrate an improvement generally within a view; and or create perceivable improvements to a view from removal or screening of detracting features.

Neutral change would demonstrate that development would not materially effect the existing visual amenity therefore demonstrates that the development would demonstrate no perceptual change in the view.

Adverse changes would demonstrate that development, or part of it, would cause a level of deterioration to an existing view through the removal of landscape features which characterise the view; and or introduce new features within the view which are uncharacteristic.

# LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY - APPENDIX A

## Assessment of Visual Effects and their Significance

Overall, the assessment of visual effects and their significance seeks to combine the nature of the visual receptor / overall sensitivity and the nature of effect (magnitude of effect). It is generally accepted that any major loss or irreversible negative effects based over a large area of a visual receptor which illustrates characteristics or designations of a nationally important and valued landscape is likely to lead to the greatest level of significance. Conversely, reversible negative effects over a short duration or limited extent of area are likely to result in the lowest level of significance. The overall description identifying the defining criteria for Landscape Significance for landscape receptors can be interpreted as per Table 18.

It is important to clarify that any effects which are assessed to be 'slight' or 'not significant' are considered to be 'non-important'. Effects assessed as 'moderate' may be considered to be 'important' but must be supported by reasoned justification. 'Substantial' or 'very substantial' effects are considered to be 'important' and require weighing in the planning balance against other benefits of the Proposed Development. The following is extracted from The State Of Environmental Impact Assessment Practice In The UK 2011which aims to establish the need for introducing a classification in relation to the significance of effects:

> *This approach is considered good practice; whilst recognising the inherent subjectivity of the assessment, it attempts to aid communication of the scale of the impact by introducing a classification.This approach also allows the practitioner to identify and discuss effects that some groups may consider significant, whilst others would not. For example, a negative landscape effect described as being of 'minor significance' might be considered to indicate that a majority of people would not consider the effect to be significant; however, a smaller group, perhaps within the local community, may disagree and consider the effect to be significant.*

The following diagram - Figure 2 (extracted from The State Of Environmental Impact Assessment Practice In The UK 2011 - Figure 6.3: EIA significance evaluation matrix) illustrates how the nature of a receptor (Sensitivity) and nature of effect (Magnitude) can be considered as part of an assessment of overall significance.

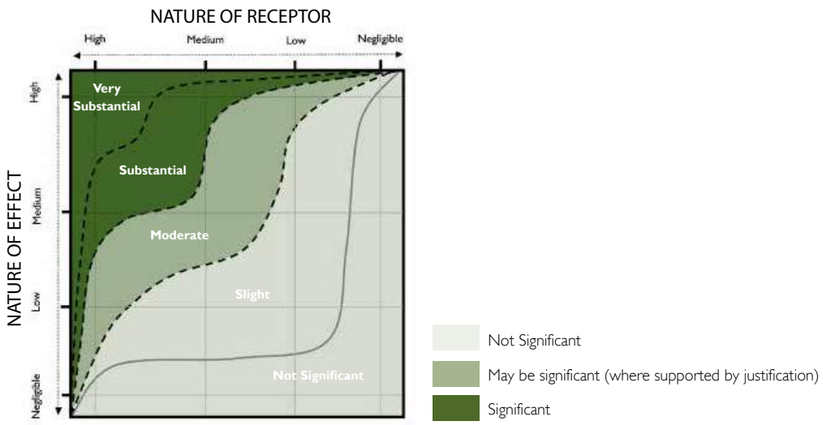



Figure. 2: Assessment significance evaluation matrix

| LEVEL | LANDSCAPE SIGNIFICANCE DEFINING CRITERIA |
|---|---|
| **Very Substantial Beneficial Effects** | The development would create an iconic new feature that would greatly enhance the view. |
| **Substantial Beneficial Effects** | The development would lead to a major improvement in a view from a highly sensitive receptor. |
| **Moderate Beneficial Effects** | The development would cause obvious improvement to a view from a moderately sensitive receptor, or perceptible improvement to a view from a more sensitive receptor. |
| **Slight Beneficial Effects** | The development would cause limited improvement to a view from a receptor of medium sensitivity, or would cause greater improvement to a view from a receptor of low sensitivity. |
| **Not Significant Neutral Effects** | No perceptible change in the view. |
| **Slight Adverse Effects** | The development would cause limited deterioration to a view from a receptor of medium sensitivity, or cause greater deterioration to a view from a receptor of low sensitivity. |
| **Moderate Adverse Effects** | The development would cause obvious deterioration to a view from a moderately sensitive receptor, or perceptible damage to a view from a more sensitive receptor. |
| **Substantial Adverse Effects** | The development would cause major deterioration to a view from a highly sensitive receptor, and would constitute a major discordant element in the view. |
| **Very Substantial Adverse Effects** | The development would cause the loss of views from a highly sensitive receptor, and would constitute a dominant discordant feature in the view. |

Table 18: Description of Visual Significance Defining Criteria

# APPENDIX A - LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY



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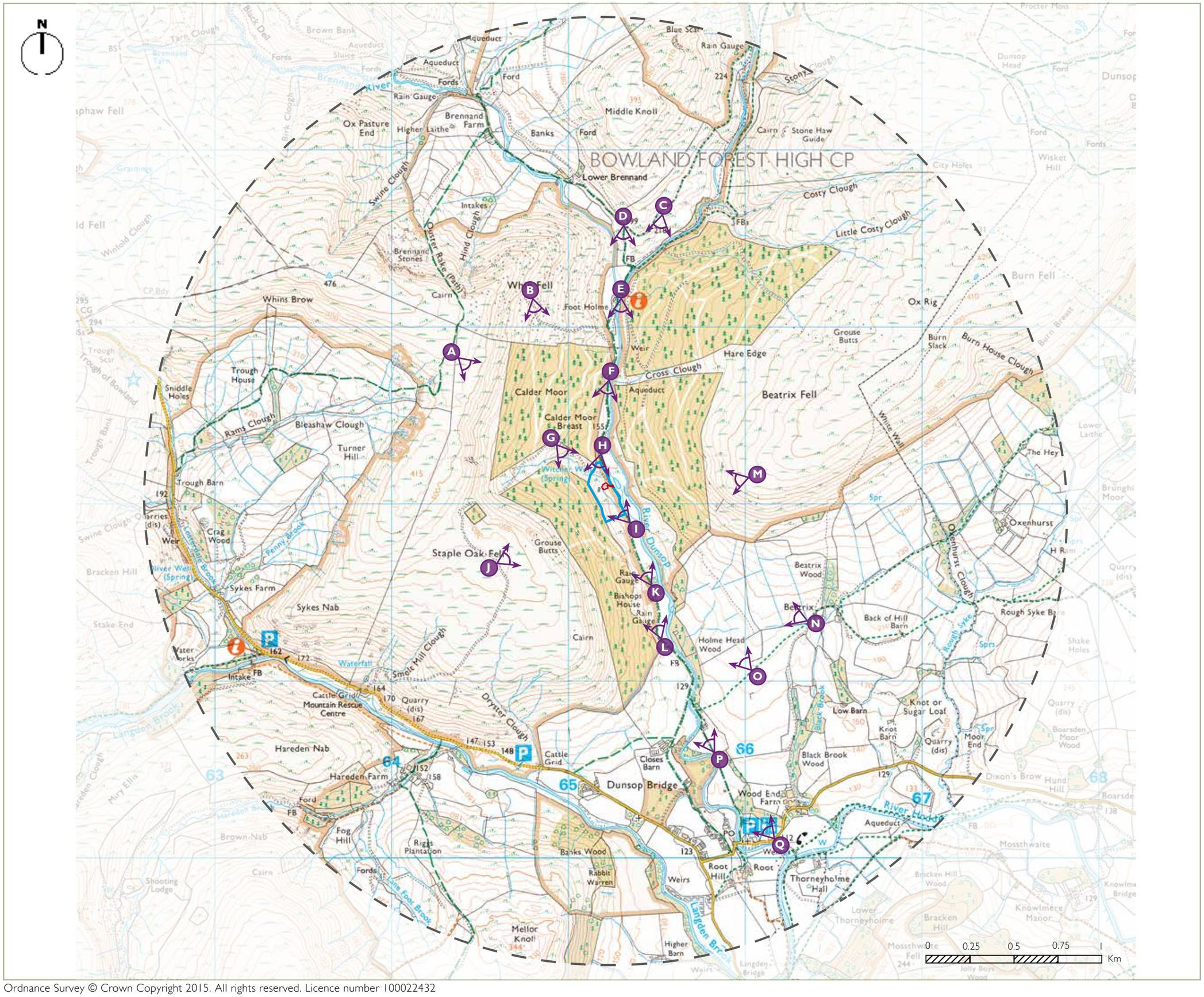
# APPENDIX B - SITE LOCATION, STUDY AREA & INITIAL VIEWPOINT LOCATIONS (OS BASE)




LEGEND

- Application Site
- Ownership Boundary
- 2.5km Study Area
- Initial Viewpoint Locations

A. Recreational receptor - (Registered Common Land)
B. Recreational receptor - (Registered Common Land)
C. Recreational receptor (PRoW - footpath LA|3-8|1) / Transport
D. Recreational receptor (PRoW - bridleway LA|3-8|8) / Transport receptor (Whitendale Road)
E. Recreational receptor (PRoW - bridleway LA|3-8|8) / Transport receptor (Whitendale Road)
F. Recreational receptor (PRoW - bridleway LA|3-8|8) / Transport receptor (Whitendale Road)
G. Recreational receptor - (Registered Common Land)
H. Recreational receptor (PRoW - bridleway LA|3-8|8) / Transport receptor (Whitendale Road)
I. Recreational receptor (PRoW - bridleway A|3-8|8) / Transport receptor (Whitendale Road)
J. Recreational receptor - (Registered Common Land)
K. Recreational receptor (PRoW - bridleway LA|3-8|8) / Transport receptor (Whitendale Road)
L. Recreational receptor (PRoW - bridleway LA|3-8|8) / Transport receptor (Whitendale Road)
M. Recreational receptor - (Registered Common Land) looking west towards the Site.
N. Recreational receptor (PRoW - footpath LA|3-8|16) / historic receptor (House 110 Metres west of Beatrix Farmhouse Ref: 1072268)
O. Recreational receptor (PRoW - footpath LA|3-8|16)
P. Recreational receptor (PRoW - footpath LA|3-8|15)
Q. Transport receptor (Dunsop Bridge Car Park)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Client
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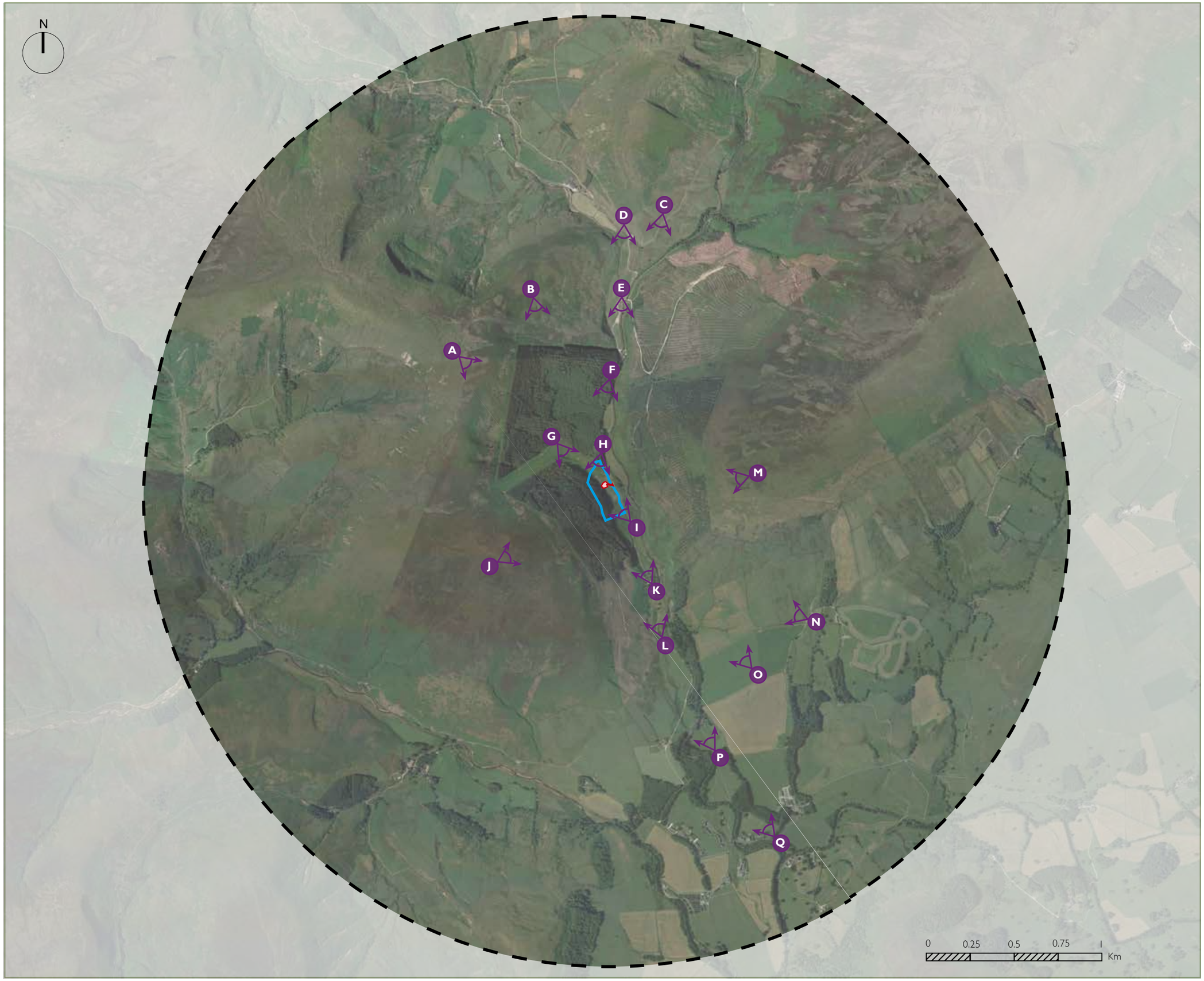
Project
Witcher Well, Dunsop Bridge, Lancashire

Title
Site Location, Study Area & Initial Viewpoint Locations - OS Base

| Scale | Date |
|---|---|
| NTS | 01.04.19 |
| Drawn | Checked |
| MJ | AR |
| Drawing Number | Revision |
| 495-001 | |

# APPENDIX C - SITE LOCATION, STUDY AREA & VIEWPOINT LOCATIONS (AERIAL BASE)




LEGEND

- Application Site
- Ownership Boundary
- 2.5km Study Area
- Initial Viewpoint Locations

A. Recreational receptor - (Registered Common Land)
B. Recreational receptor - (Registered Common Land)
C. Recreational receptor (PRoW - footpath LA|3-8|1) / Transport
D. Recreational receptor (PRoW - bridleway LA|3-8|8) / Transport receptor (Whitendale Road)
E. Recreational receptor (PRoW - bridleway LA|3-8|8) / Transport receptor (Whitendale Road)
F. Recreational receptor (PRoW - bridleway LA|3-8|8) / Transport receptor (Whitendale Road)
G. Recreational receptor - (Registered Common Land)
H. Recreational receptor (PRoW - bridleway LA|3-8|8) / Transport receptor (Whitendale Road)
I. Recreational receptor (PRoW - bridleway A|3-8|8) / Transport receptor (Whitendale Road)
J. Recreational receptor - (Registered Common Land)
K. Recreational receptor (PRoW - bridleway LA|3-8|8) / Transport receptor (Whitendale Road)
L. Recreational receptor (PRoW - bridleway LA|3-8|8) / Transport receptor (Whitendale Road)
M. Recreational receptor - (Registered Common Land) looking west towards the Site.
N. Recreational receptor (PRoW - footpath LA|3-8|16) / historic receptor (House 110 Metres west of Beatrix Farmhouse Ref: 1072268)
O. Recreational receptor (PRoW - footpath LA|3-8|16)
P. Recreational receptor (PRoW - footpath LA|3-8|15)
Q. Transport receptor (Dunsop Bridge Car Park)

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Title
Site Location, Study Area & Initial Viewpoint Locations - Aerial

| Scale | Date |
|---|---|
| NTS | 01.04.19 |

| Drawn | Checked |
|---|---|
| MJ | AR |

| Drawing Number | Revision |
|---|---|
| 495-002 | |

# APPENDIX D - SITE LOCATION, STUDY AREA & FINAL VIEWPOINT LOCATIONS (OS BASE)


LEGEND

- Application Site
- Ownership Boundary
- 2.5km Study Area
- Final Viewpoint Locations for Assessment

C. Recreational receptor (PRoW - footpath LA|3-8|1) - Transport (unnamed track)
D. Recreational receptor (PRoW - bridleway LA|3-8|8) / Transport receptor (Whitendale Road)
F. Recreational receptor (PRoW - bridleway LA|3-8|8) / Transport receptor (Whitendale Road)
G. Recreational receptor - (Registered Common Land)
H. Recreational receptor (PRoW - bridleway LA|3-8|8) / Transport receptor (Whitendale Road)
I. Recreational receptor (PRoW - bridleway A|3-8|8) / Transport receptor (Whitendale Road)
M. Recreational receptor - (Registered Common Land) looking west towards the Site.
O. Recreational receptor (PRoW - footpath LA|3-8|16)

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Project
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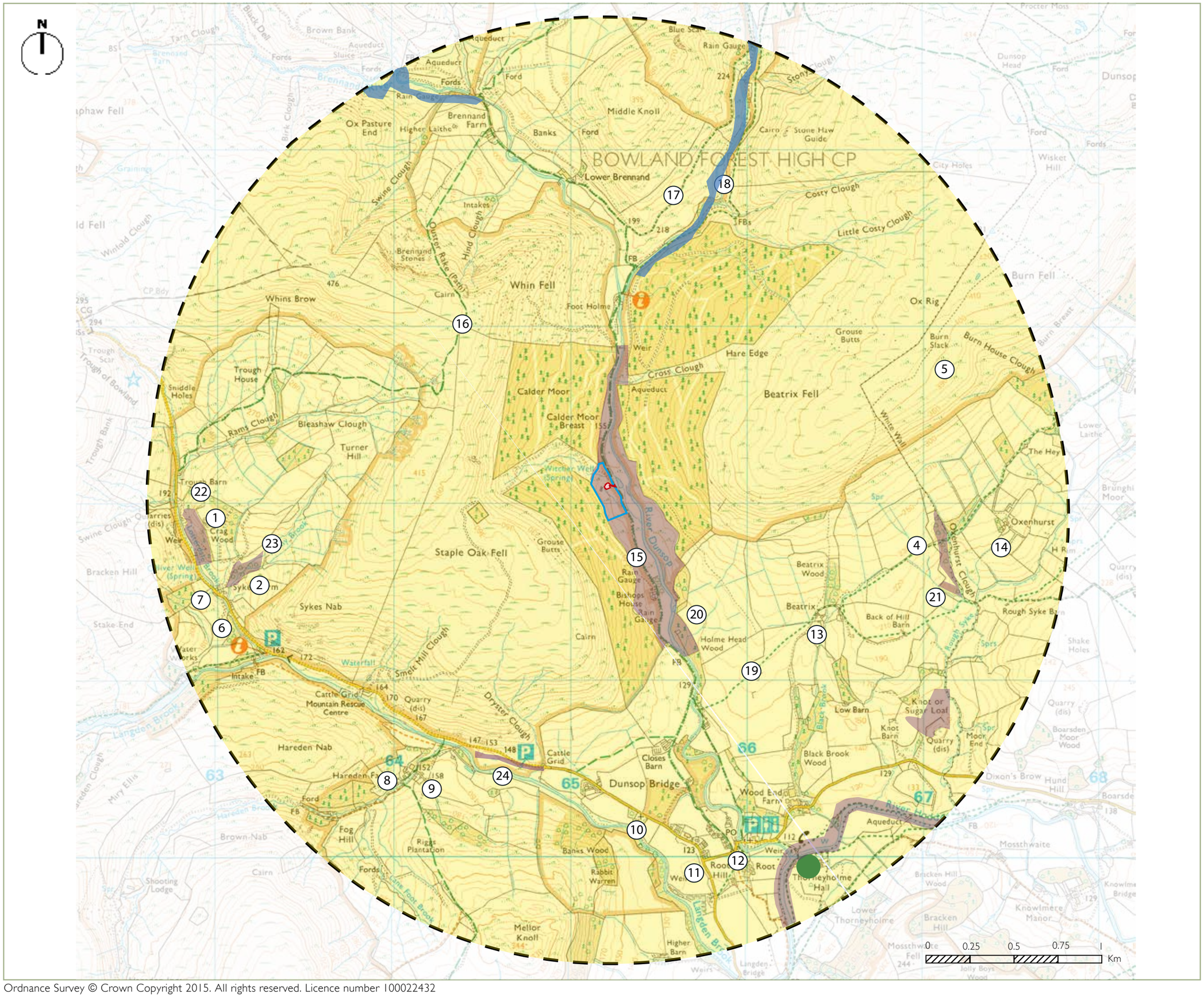
Title
Site Location, Study Area & Final Viewpoint Locations - OS Base

Scale: NTS
Date: 01.04.19
Drawn: MJ
Checked: AR
Drawing Number: 495-0093
Revision:

# APPENDIX E - LANDSCAPE CONTEXT AND DESIGNATIONS WITHIN STUDY AREA

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Project
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Title
Landscape Context and Designations within Study Area

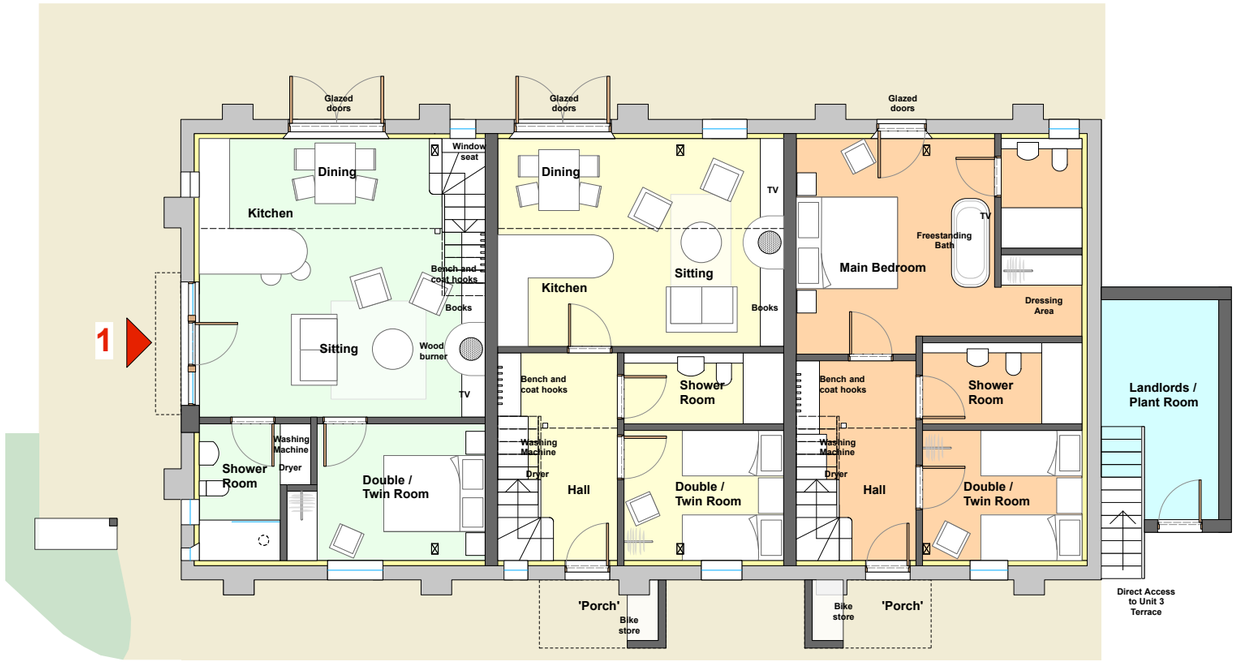
| Scale | Date |
|---|---|
| NTS | 01.04.19 |

| Drawn | Checked |
|---|---|
| MJ | AR |

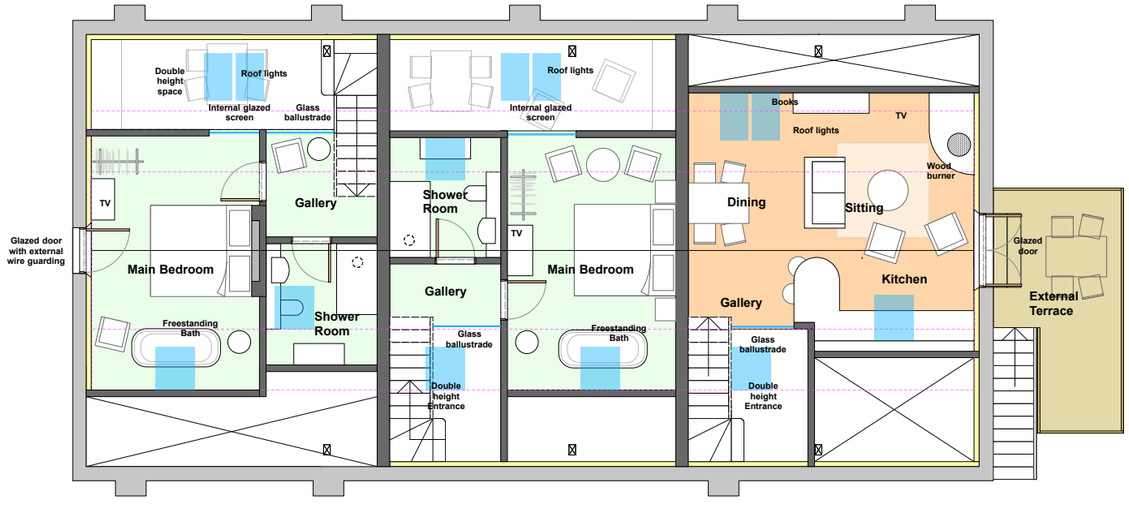
Drawing Number
495-004

Revision

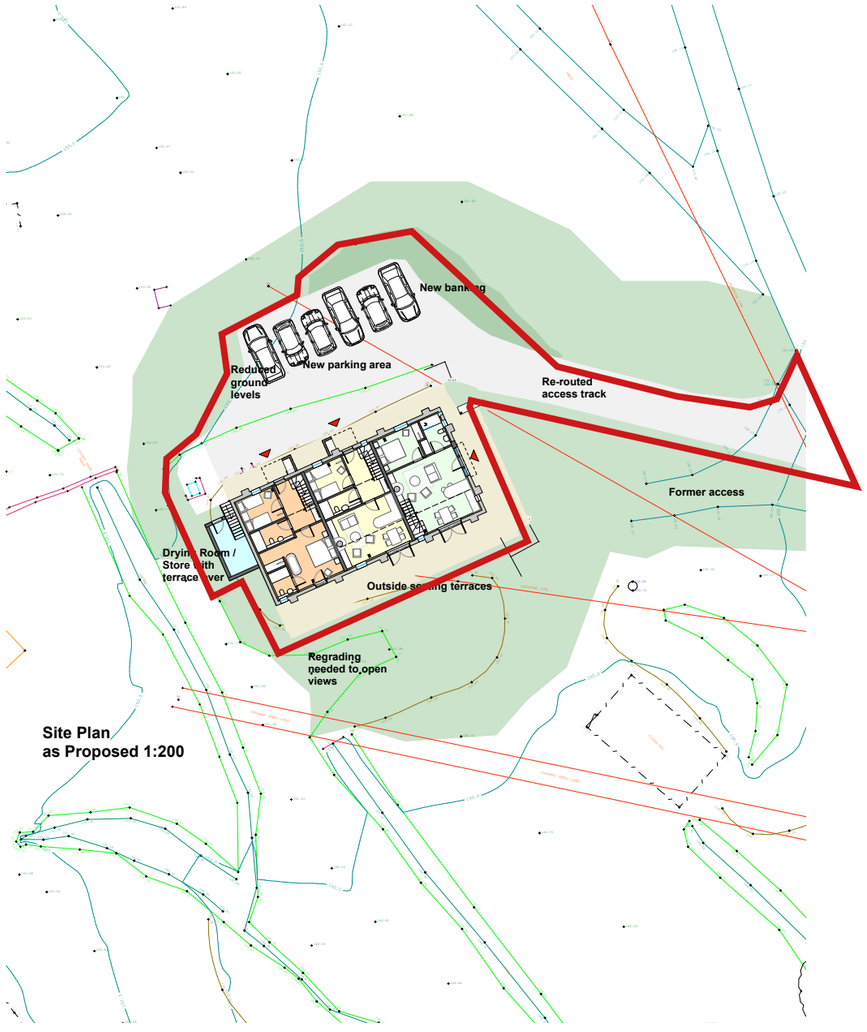
# APPENDIX F - PROPOSED DEVELOPMENT




**Ground Floor Plan as Proposed**
**1:50 Scale**




**First Floor Plan as Proposed**
**1:50 Scale**




**Site Plan**
**as Proposed 1:200**

Rev. Initial Date Note

PLANNING

project Witcher Well, Dunsop Bridge
Site Plan and Floor Plans
drawing title as Proposed
dwg. no. 5891c/b/01 date Apr-20 rev -
scale 1:50,200 @ A1L drawn by LD checked by*

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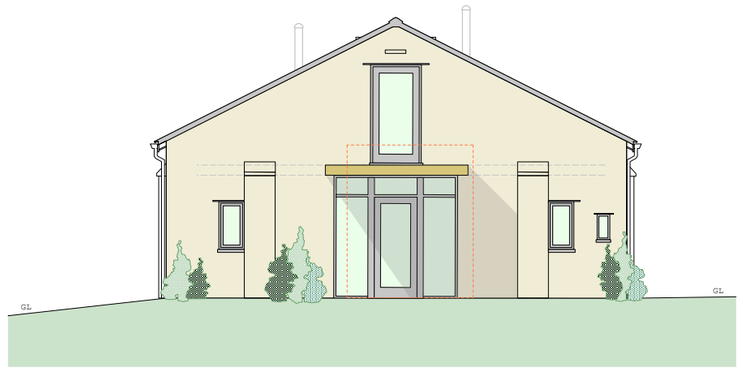
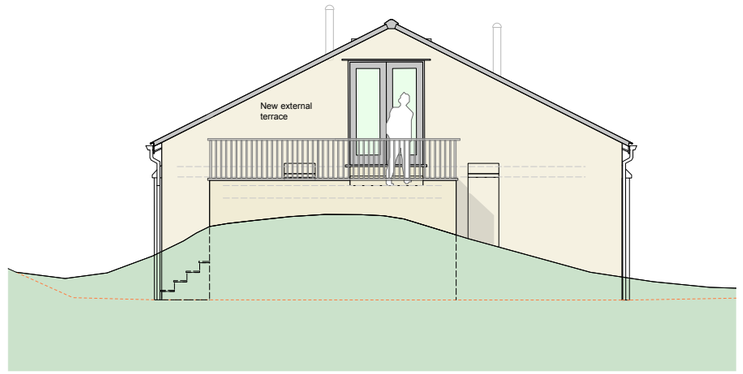
**Front (South facing) Elevation as Proposed**

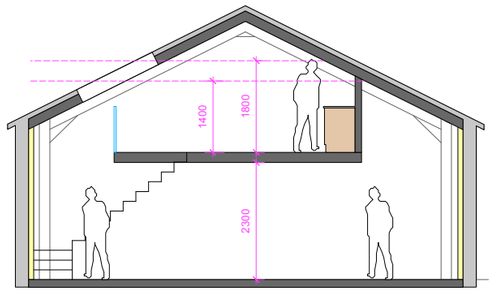



**Side (East facing) Elevation as Proposed**


**Rear (North facing) Elevation as Proposed**




**Side (West facing) Elevation as Proposed**




**Sketch Cross Section**
**1:50 Scale**

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Elevations and Typical Section as Proposed

drwg. no. 5891c/b/02 | date Apr-20 | rev -

scale 1:100 @ A1L | drawn by LD | checked by*

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