

# **Landscape and Visual Appraisal for new lodges at Ribble Valley View**

**Old Langho Rd, Blackburn BB6 8AW**

## **Appendix 3**

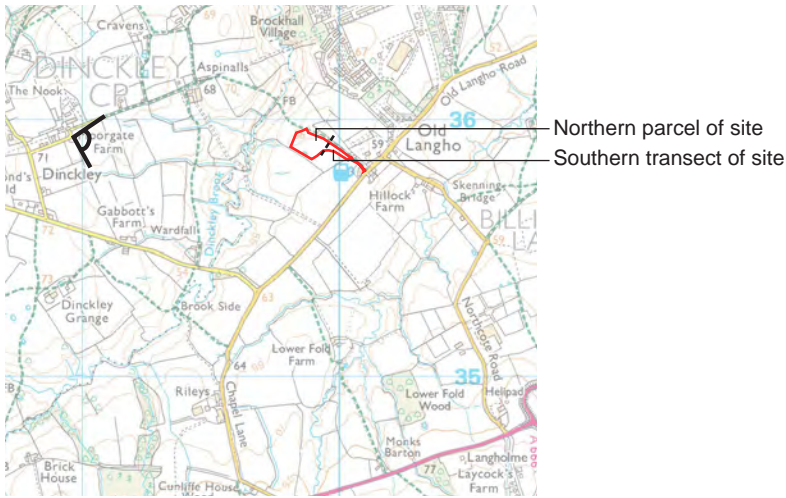
Date: 13th November 2020

Revision: A

Issued: for planning

Written and prepared by: Emma Reed CMLI





Plan - Position of viewpoint



Viewpoint 1 - Moorgate Lane, at Moorgate Farm, west of site

VP Bearing: East  
Approx. Distance to Site: c.800m  
Visual Receptor: Road users  
Sensitivity: Road users: Low  
Magnitude Very Low  
Effect: Negligible neutral

Description of view:

**Existing** - There is an open view of parts of the northern parcel of site between hedgerow trees in the intervening fields, this forms a small part of a wider view. There are no views of the southern transect of site due to intervening vegetation. The lodges within the northern part of the existing Ribble Valley View park can be seen from this viewpoint, however the view is filtered by intervening vegetation.

**Sensitivity of receptors:** Low. This is deemed as a lesser value viewpoint, as views are transient and road users are likely to be travelling between the local farms between home and work and not for leisure.

**Proposed** - The proposed development of the lodges and access road within the northern parcel of the site will be visible from this viewpoint in a small section between the trees in the mid distance. The view of the lodges is unlikely to be dominant as the existing lodges within the northern part of the existing Ribble Valley View park can already be seen from this viewpoint.

**Magnitude of change:** Very Low. The proposed development will form a barely noticeable component of the view, and the view whilst slightly altered would be similar to the baseline situation.

Open view of parts of northern parcel of site in between hedgerow trees in the mid distance

View of southern transect of site truncated by intervening vegetation

Indicative extent of site boundary

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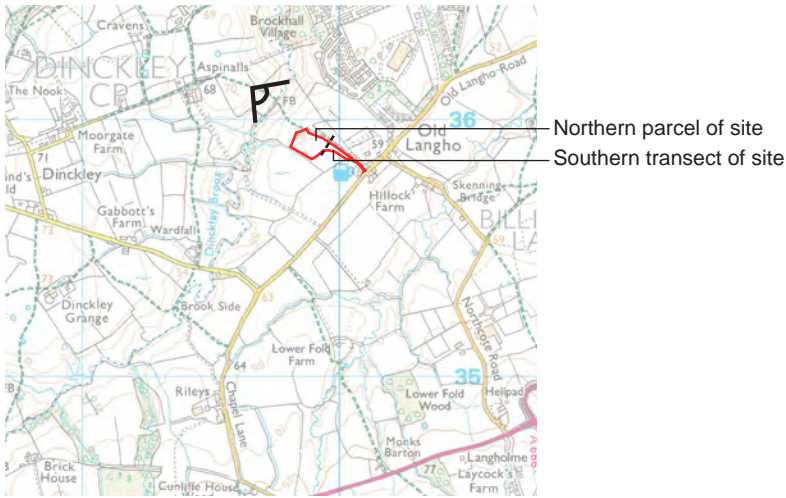
Client  
Philip Simpson

Project Name  
Ribble Valley View, Old Langho Road, Blackburn,  
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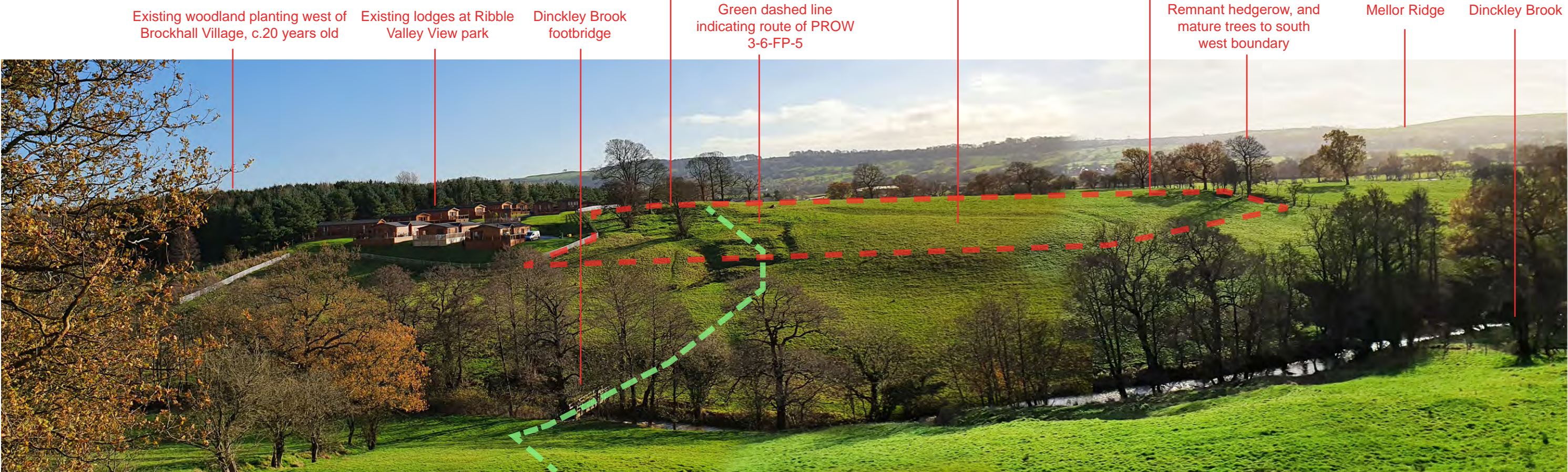
Drawing Title  
Viewpoint 1

Drawing Number: RS1108 VP 1  
Date: 13/11/20 Scale: As Shown  
Drawn by: ER Checked by: GR





Plan - Position of viewpoint



Viewpoint 2 - PROW 3-6-FP-5, north of site

VP Bearing: South east  
Approx. Distance to Site: c.150m north of site  
Visual Receptor: Public Right of Way users  
Sensitivity: Public Right of Way users: Medium  
Magnitude: Medium  
Effect: Moderate / minor neutral

Description of view:

**Existing** - There is an open view of the northern parcel of site and from this position this takes up a large part of the view. There are no views of the southern transect of site due to the raised topography at 67m AOD. Some of the lodges within the northern part of the existing Ribble Valley View park can be seen from this viewpoint, as well as the banking that has been put in place to enable a level surface for the lodges.

**Sensitivity of receptors:** Medium. The public right of way is not designated as a national trail or long distance path, nor is it known to be recorded or promoted and therefore walkers are likely to be of a less formal purpose, and possibly travelling a shorter distance from an immediate locality.

**Proposed** - An open view of the proposed development of the lodges, access road, proposed tree planting and the extension to the existing plateau within the northern parcel of the site will be present from this viewpoint. While the existing lodges within Ribble Valley View park make up a compartment of this view, the proposed lodges within site will extend this component across the majority of the central part of this view. The proposed tree planting within site will however soften this view over time.

**Magnitude of change:** Medium. The proposed development will form a recognisable extension of the existing lodge park which will be recognised by the receptor. Although the majority of the central part of the view will be converted from pasture to a lodge park landscape, with some landform amendment, this vernacular is already present within this view and the proposed landscape strategy will break up the view of the lodges, helping them to assimilate into their surroundings.

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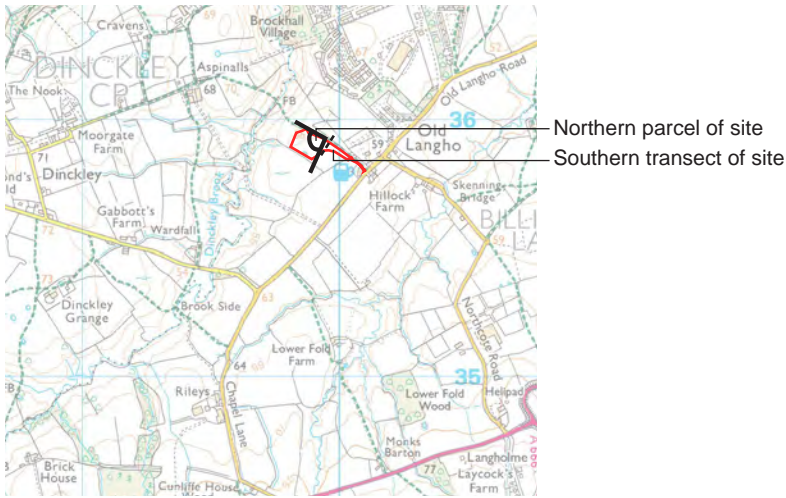
Drawing Title  
Viewpoint 2

Drawing Number: RS1108 VP 2

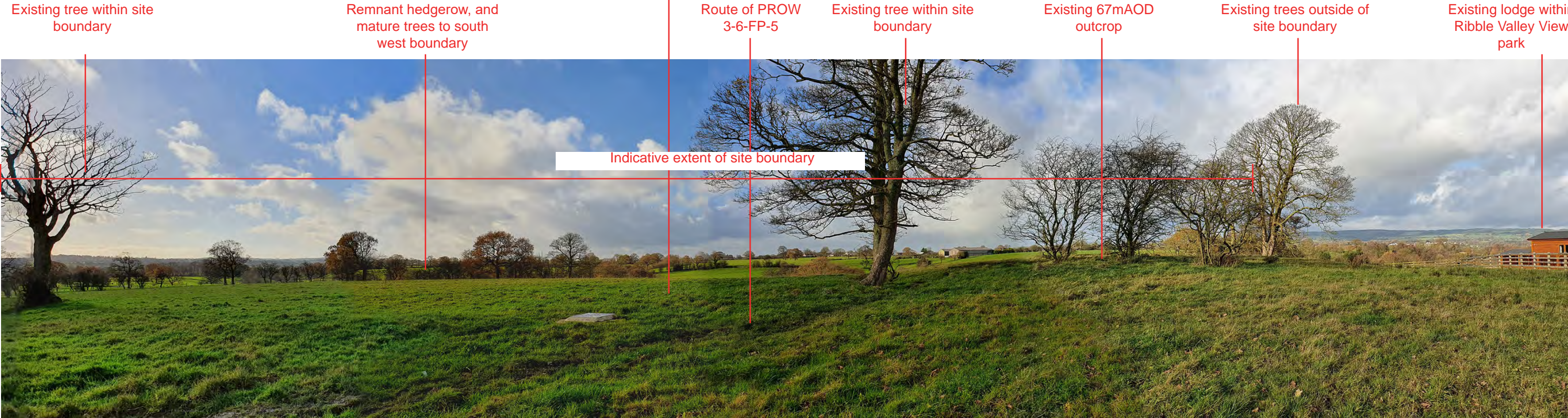
Date: 13/11/20 Scale: As Shown

Drawn by: ER Checked by: GR





Plan - Position of viewpoint



Viewpoint 3 - PROW 3-6-FP-5 within site, on eastern boundary

VP Bearing:	West
Approx. Distance to Site:	0m
Visual Receptor:	Public Right of Way users and visitors to the existing Ribble Valley View park.
Sensitivity:	Public Right of Way users: Medium, Visitors: High
Magnitude	Medium
Effect:	Moderate beneficial, reducing to moderate / minor beneficial

Description of view:

**Existing** - Open view of pasture within part of northern parcel of site which sits upon the outcrop plateau, this takes up a large part of the view. The area of site further north, where the site descends to Dinckley Brook cannot be seen from this viewpoint. One of the lodges within the northern part of the existing Ribble Valley View park can be seen from this viewpoint.

**Sensitivity of receptors:** High overall. The public right of way is not designated as a national trail or long distance path, nor is it known to be recorded or promoted and therefore walkers are likely to be of a less formal purpose, and possibly travelling a shorter distance from an immediate locality, these receptors are deemed as having a medium sensitivity. This view is representative of views from within the lodges of the existing Ribble Valley View park. Visitors to the Ribble Valley View park are deemed as having a high sensitivity as they are likely to be holidaying with the purpose of enjoying the local landscape.

**Proposed** - An open view of the proposals in the foreground will be present from this viewpoint, including the access road, increase of levels by 1.5m which will tie in with the existing outcrop, the meadow, tree and hedgerow planting. Further into the site the southern four lodges with ridge heights at similar height to the outcrop, as well as tree tops of proposed scattered tree planting may be present from this viewpoint, while the rest of the lodges, further north, are unlikely to be visible due to the proposed sunken landform as well as the naturally descending topography. A proposed hedgerow in the foreground will partially obscure this view of the northern parcel of the site over time.

**Magnitude of change:** Medium. The proposed development will form a recognisable alteration in the landscape due to the presence of new tree, hedgerow and meadow planting, access road and some lodge rooftops. Due to the largely soft and reversible nature of the changes to the landscape, which reinforce landscape character, the magnitude of change is deemed to be medium.

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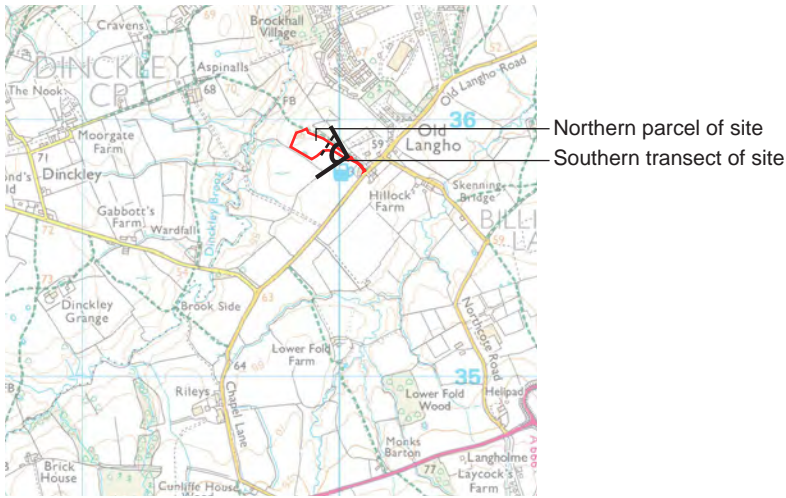
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Client	Philip Simpson
Project Name	Ribble Valley View, Old Langho Road, Blackburn, BB6 8AW
Drawing Title	Viewpoint 3

Drawing Number:	RS1108 VP 3		
Date:	13/11/20	Scale:	As Shown
Drawn by:	ER	Checked by:	GR





Plan - Position of viewpoint



Viewpoint 4 - PROW 3-6-FP-5, within southern transect of site boundary

VP Bearing:	North west
Approx. Distance to Site:	0m
Visual Receptor:	Public Right of Way users
Sensitivity:	Public Right of Way users: Medium and road users accessing the existing Ribble Valley View park: Medium
Magnitude	Low
Effect:	Minor beneficial reducing to minor / negligible beneficial

Description of view:

**Existing** - Open view of the existing access track and pasture within the southern transect of site. The uppermost ridgeline of the northern parcel of site is visible from this viewpoint, beyond this the rest of the northern parcel is obscured from view by topography as it descends to Dinkley Brook. The lodges along the south eastern boundary within the existing Ribble Valley View park can be seen from this viewpoint above the hedgerow along the eastern boundary of site. The ridgelines of the barns at Aspinalls Farm can be seen in the distance beyond site.

**Sensitivity of receptors:** Medium overall. The public right of way is not designated as a national trail or long distance path, nor is it known to be recorded or promoted and therefore walkers are likely to be of a less formal purpose, and possibly travelling a shorter distance from an immediate locality, these receptors are deemed as having a medium sensitivity. The road users visiting Ribble Valley View park are transient but are initially arriving at site and are likely to be holidaying, these receptors are deemed as having medium sensitivity.

**Proposed** - An open view of the proposals in the foreground will be present from this viewpoint, including the access road, meadow and tree planting. The existing ridgeline within the northern parcel of the site, which forms the background to this view will experience an increase of levels by 1.5m which will tie in with the existing outcrop but will be barely discernible from this viewpoint and will be tied in naturally to its surroundings. The tree planting and small section of proposed hedgerow along the ridgeline will also be present in this view. The top 300mm of the rooftops of the southern four lodges may be present above the ridegline but are unlikely to be discernible beyond the proposed meadow, hedge and tree planting.

**Magnitude of change:** Low. The proposals within this view are largely soft landscape mitigation proposals which are in keeping with the open countryside setting and where the access road is proposed this will largely be replacing the existing track which is in disrepair.

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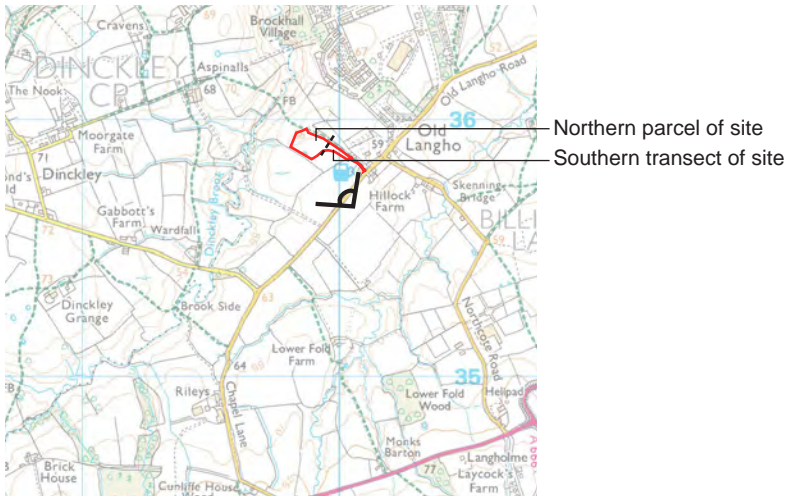
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Drawing Title	Viewpoint 4

Drawing Number:	RS1108 VP 4		
Date:	13/11/20	Scale:	As Shown
Drawn by:	ER	Checked by:	GR





Plan - Position of viewpoint



Viewpoint 5 - Old Langho Road and the Lancashire Cycle Way (close to Black Bull Public House)

VP Bearing:	North west
Approx. Distance to Site:	100m
Visual Receptor:	Road and cyclist users
Sensitivity:	Road users: Medium and cyclists: High
Magnitude	Very Low
Effect:	Minor beneficial reducing to minor / negligible beneficial

Description of view:

**Existing** - From this viewpoint there is a view of parts of the existing access track and pasture within the southern transect of site, although partially obscured by the hedgerow boundary in the fields between the site and the viewpoint. The uppermost ridgeline of the northern parcel of site is also visible from this viewpoint, beyond this the rest of the northern parcel is obscured from view by topography as it descends to Dinckley Brook. The lodges along the eastern boundary within the existing Ribble Valley View park can be seen from this viewpoint above the hedgerow. The barns at Aspinalls Farm can be seen to the left of site. The view of the site is partially filtered by field boundary hedgerow trees in the fields between the site and the viewpoint.

**Sensitivity of receptors:** High overall. The road users along Old Langho Road are deemed as having a medium sensitivity. The cyclists which are using this same route may be on the Lancashire Cycle Way, a scenic leisure route of the county, these users are therefore deemed as having a higher sensitivity.

**Proposed** - Within the southern transect of the site the proposed access track and adjacent planting may be visible in small sections within this view. Within the northern parcel of the site the ridgeline viewable will experience an increase of levels by 1.5m which will be barely discernible from this viewpoint and will be tied in naturally to its surroundings. The proposed tree planting along the ridgeline will be present in this view. The top 300mm of the rooftops of the southern four lodges may be present but are unlikely to be discernible beyond the proposed meadow and tree planting. The rest of the proposed lodges are will not be seen due to ridge heights being lower than the existing topography. The view of existing lodges within Ribble Valley View park above hedgerow will be filtered by proposed tree planting within the southern transect of site.

**Magnitude of change:** Very Low. The proposed development will form a barely noticeable component of the view, and the view whilst slightly altered would be similar to the baseline situation. Proposed planting which will filter views to the existing lodges will improve the view from this viewpoint.

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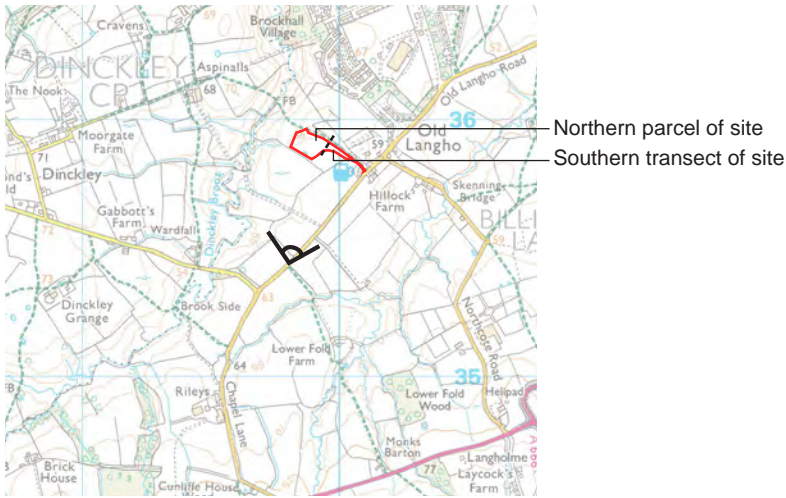
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Client	Philip Simpson
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Drawing Title	Viewpoint 5

Drawing Number:	RS1108 VP 5		
Date:	13/11/20	Scale:	As Shown
Drawn by:	ER	Checked by:	GR





Plan - Position of viewpoint



Viewpoint 6 - Old Langho Road and the Lancashire Cycle Way

VP Bearing: North east  
Approx. Distance to Site: 350m  
Visual Receptor: Road and cyclist users  
Sensitivity: Road users: Medium and cyclists: High  
Magnitude Very Low  
Effect: Minor beneficial reducing to minor / negligible beneficial

Description of view:

**Existing** - From this viewpoint it is difficult to discern the site. There are glimpse views of the existing lodges within Ribble Valley View park and the hedgerow which runs along the eastern boundary of site. Elsewhere the view is truncated by intervening field boundary vegetation and the Black Bull Public House.

**Sensitivity of receptors:** High overall. The road users along Old Langho Road are deemed as having a medium sensitivity. The cyclists which are using this same route may be on the Lancashire Cycle Way, a scenic leisure route of the county, these users are therefore deemed as having a higher sensitivity.

**Proposed** - Within the southern transect of the site the proposed trees may be viewable, which will filter the view of the existing lodges. Occasional passing cars along the proposed access track may also be glimpsed between the existing field boundary vegetation, these will be screened over time by the proposed hedge.

**Magnitude of change:** Very Low. The proposed development will form a barely noticeable component of the view, and the view would be similar to the baseline situation. Proposed planting which will filter views to the existing lodges will improve the view from this viewpoint.

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**Drawing Title**  
Viewpoint 6

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**Drawn by:** ER **Checked by:** GR