

Landscape and Visual Appraisal for new lodges at Ribble Valley View

Ribble Valley View, Old Langho Rd, Blackburn, BB6 8AW

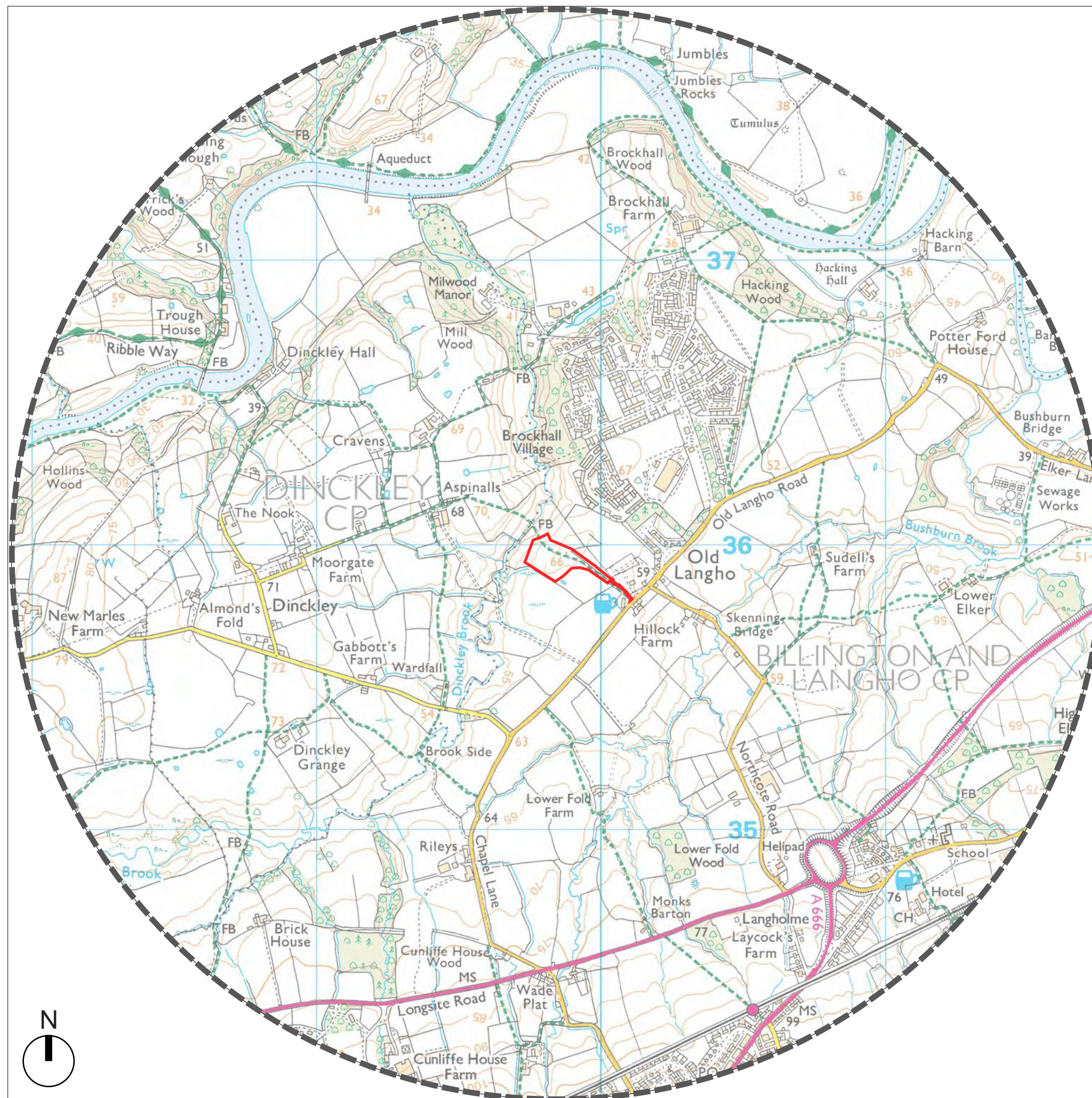
Appendix 4

Date: 13th November 2020

Revision: A

Issued: for planning

Written and prepared by: Emma Reed CMLI



KEY

- Site boundary
- 2km study area
- Public Right of Way - Footpath
- Public Right of Way - Long distance path

0m 250m 500m 750m 1000m

Keelham Cottage, Keelham Lane,
Todmorden, OL14 8RX

Tel: 07887 747393
Email: emma@reedstudio.co.uk
www.reedstudio.co.uk



Client
Philip Simpson

Project Name
Ribble Valley View, Old Langho Road, Blackburn,
BB6 8AW

Drawing Title
Plan 1 - Site Context

Drawing Number: RS1108 1

Date: 13/11/20 Scale: As Shown
Drawn by: ER Checked by: GR



1. Vehicular and pedestrian entrance gate proposed
2. Access road proposed
3. Lodge with decking and parking bays proposed
4. Publicly accessible area with benches and informal play area proposed
5. Wildlife pond proposed
6. Historic hedgerow reinstated
7. Meadow proposed
8. Mown grass proposed
9. Woodland corridor proposed
10. Woody shrub buffer proposed
11. Trees proposed
12. Trees existing
13. Pathway - public right of way
14. Bin store existing to be used by new chalets



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Drawing Title
Plan 2 - Proposed Site Plan

Drawing Number: RS1108

Date: 13/11/20
Drawn by: ER

Scale: As Shown
Checked by: GR

DRA



See inset plan below right

Inset plan below indicating location of AONB to the north of the study area



KEY

Site boundary

2km study area

Key below illustrates all aspects discussed in the Planning Policy Section of the LVA

G5 Land outside main settlement / village boundaries. Policy G5

Superseded by Policy DS1 and DMG2 of Cadop- ed Core Strategy

Area of outstanding natural beauty. Policy ENV1

ENV3 Open countryside. Policy ENV3

County biological heritage sites. Policy ENV9

Scheduled ancient monument. Policy ENV14

Land safeguarded for highway improvements. Policy T4

Lancashire cycleway (N) north (S) south. Policy T12

Brockhall area policy. Policy A2

Generally developed area (Brockhall). Policy A2

0m 250m 500m 750m 1000m

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Philip Simpson

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Ribble Valley View, Old Langho Road, Blackburn, BB6 8AW

Drawing Title
Plan 3 - Landscape Planning Context

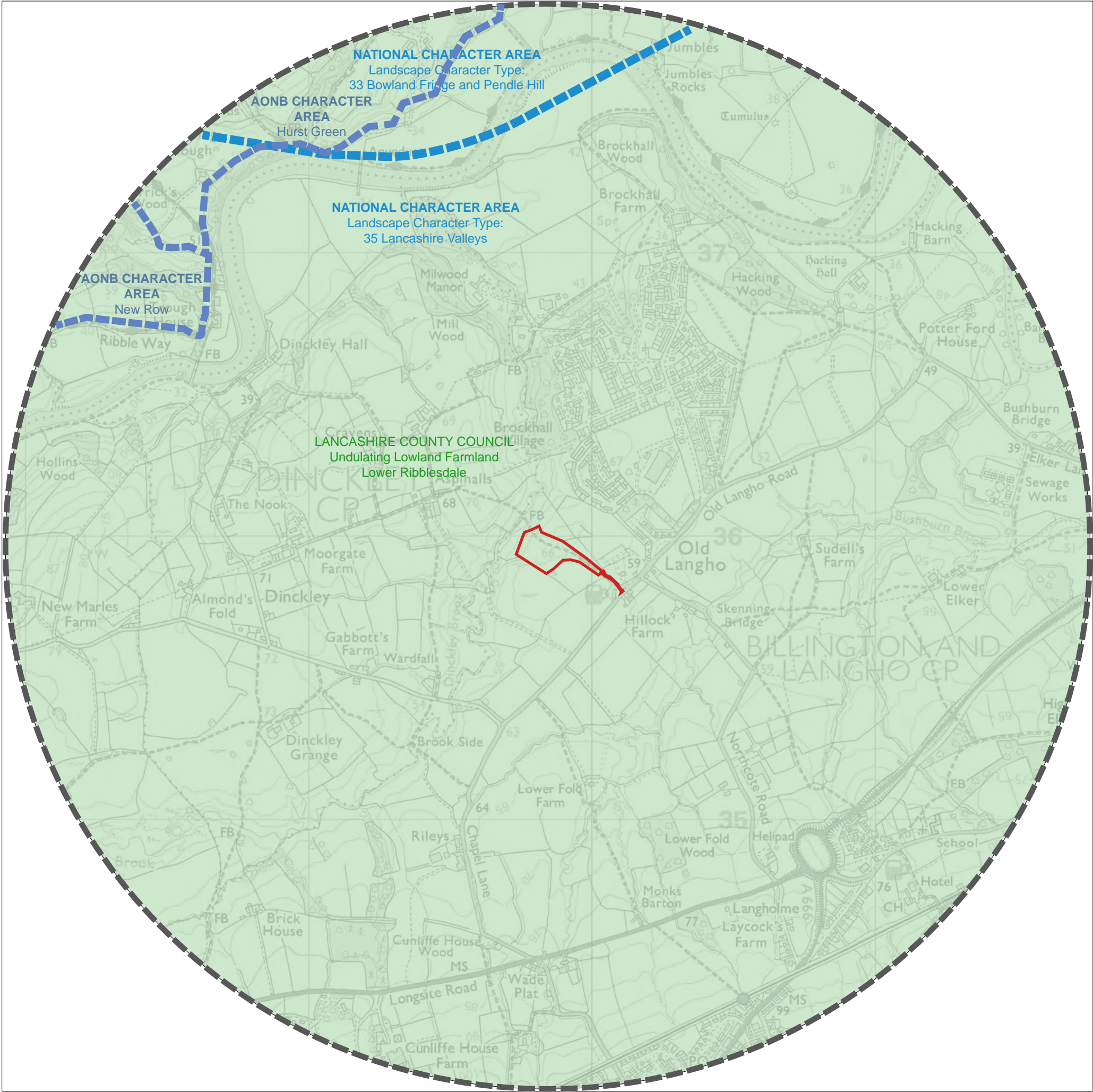
Drawing Number: RS1108 3

Date: 13/11/20

Scale: As Shown

Drawn by: ER

Checked by: GR



KEY

- Site boundary
- 2km study area
- NATIONAL LEVEL**
 - National Character Area
- COUNTY LEVEL**
 - Lancashire Landscape Character Type - Undulating Lowland Farmland Lower Ribblesdale
- AREA OF OUTSTANDING NATURAL BEAUTY**
 - Area of Outstanding Natural Beauty Character Types Area

Although the Forest of Bowland AONB boundary lies north of the study area for this report, the study area of the AONB Landscape Character Area has a buffer zone. The character areas within this buffer zone are illustrated opposite.

There are no Landscape Character Assessments written at the district level for the study area.



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Drawing Title
Plan 4 - Landscape Character

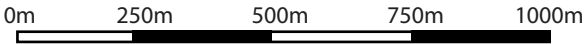
Drawing Number: RS1108 4
Date: 13/11/20 **Scale:** As Shown
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KEY

- Site boundary
- 2km study area

Woodland encloses the site to the north and east.



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Drawing Title
Plan 5 - Aerial View

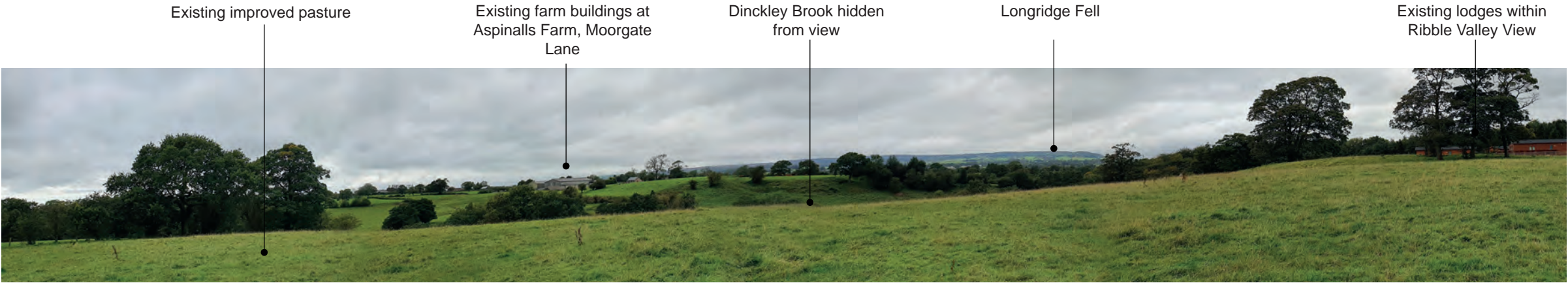
Drawing Number: RS1108 5
Date: 13/11/20 Scale: As Shown
Drawn by: ER Checked by: GR



Site Viewpoint A - taken from site looking south east



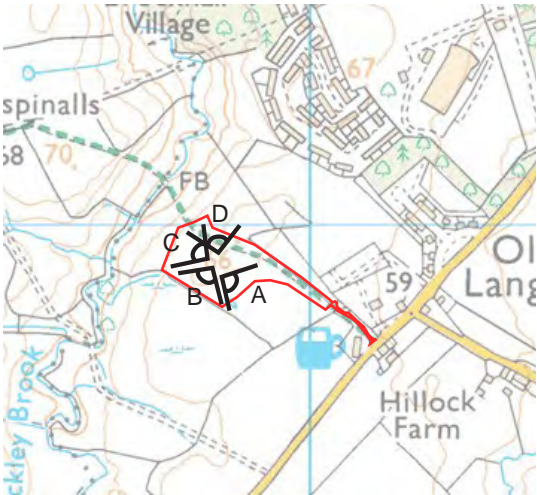
Site Viewpoint B - taken from site looking west



Site Viewpoint C - taken from site looking north east




Site Viewpoint D - taken from site looking north east



Plan - Position of viewpoints

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Project Name
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Drawing Title
Plan 6 - Site Photographs

Drawing Number: RS1108 6

Date: 13/11/20 **Scale:** As Shown

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



Track south west of study area



Track and cobble threshold near Aspinalls Farm



Old Langho Road



Track and Dinckley



Existing lodge park at Ribble Valley View



Existing lodge park at Ribble Valley View



Dinckley Brook



Entrance to Ribble Valley View



Entrance into Old Lango



Buildings and boundaries near Aspinalls Farm

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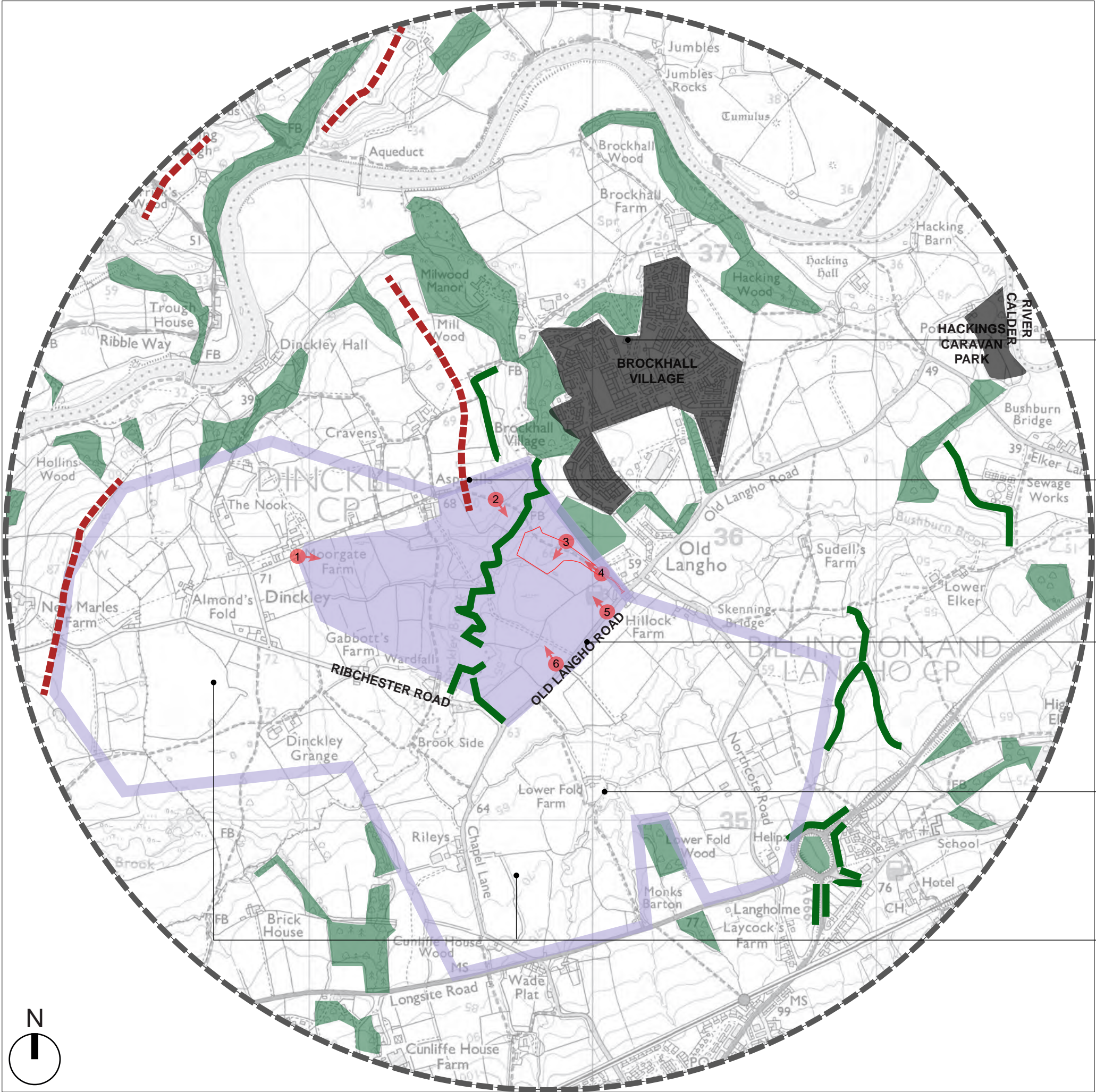


Client
Philip Simpson

Project Name
Ribble Valley View, Old Langho Road, Blackburn,
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Drawing Title
Plan 7 - Setting Photographs

Drawing Number: RS1108 6
Date: 13/11/20 **Scale:** As Shown
Drawn by: ER **Checked by:** GR



KEY

- Site boundary
- 2km study area
- Ridgelines that obscure views
- Tree belt
- Tree cover
- Settlements
- Initial Visual Envelope of proposed development site based on desk top study
- Final Visual Envelope of proposed development site based on field study
- Viewpoint location

Views to the north east are truncated by raised topography and the woodland and settlement.

The ridgeline which culminates at Aspinalls Farm restricts views to the north west.

Hedgerow alongside both sides of Old Langho Road maintained at varying heights.

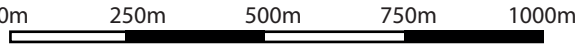
Views are restructed from the valley at Bushburn Brook due to the sunken nature of the topography.

Views from raised ground to the south west and west are truncated by field boundary vegetation and hedgerow trees between the viewer and the site.

The Visual Envelope is calculated from the desk top using topography, woodland blocks and settlement areas and then verified on site.

The site is situated at between 55 and 66m AOD.

Woodland blocks and settlement areas are likely to restrict views due to the height of trees and buildings and therefore areas beyond these are not included within the Visual Envelope unless raised topography allows a view over the woodland or settlement.



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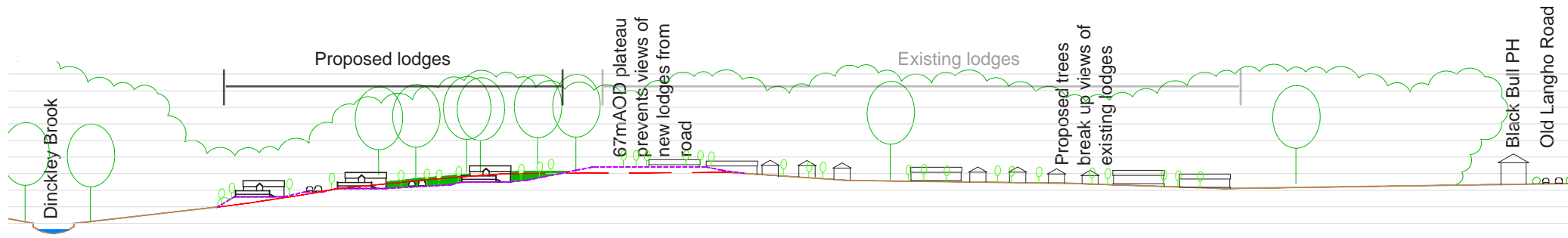


Client
Philip Simpson

Project Name
Ribble Valley View, Old Langho Road, Blackburn,
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Drawing Title
Plan 8 - Visual Envelope & Viewpoint Location

Drawing Number: RS1108 7
Date: 13/11/20 Scale: As Shown
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Historic Plan 1844 indicating historic field boundary

1. Access track is to be unedged and unmarked tarmac and narrow in width.
PURPOSE: in keeping with lanes in the existing setting
2. Access track is to be edged with grassed verge and hedgerow
PURPOSE: to be in keeping with existing lanes in the setting which are enclosed by hedgerow
3. Lodge ridge heights are set at a level in line with or lower than the height of the outcrop of 67m AOD within the site.
PURPOSE: in order that lodges cannot be seen from Old Langho Road, therefore lessening the effect upon the open countryside setting and on the approach to the settlement.
4. Existing outcrop of 67m AOD is extended south west, thus increasing levels by 1.5m.
PURPOSE: to provide screening of the four southern proposed lodges which are situated on higher ground, therefore lessening the effect upon the open countryside setting and on the approach to the settlement.
5. Lodges are set in line with the existing contours.
PURPOSE: to set the lodges in a format that responds to the existing topography and naturally sits within the setting.
6. Reinstatement of a historic hedgerow boundary within the site.
PURPOSE: to reinstate the historic character of the landscape, and provide a threshold from the access track to the field in which the lodges are set.
7. Tree planting across site in groups in the open landscape and scattered between the lodges.
PURPOSE: to filter views towards the existing lodges at Ribble Valley View and to break up the views of the proposed lodges.
8. Woody shrub buffer planting to the north of the lodges.
PURPOSE: to soften the views upwards towards the development from the public right of way at the bridge across the Dinckley Brook.
9. Reinstatement of hedgerow on western boundary.
PURPOSE: to reinstate the historic character of the landscape and provide additional screening from the west.
10. A woodland corridor along the western boundary.
PURPOSE: to reflect the 'on the ground' wooded effect, a typical landscape characteristic of the surrounding landscape, to reflect the woodland belt along Ribchester Road and to provide additional screening from the west.
11. A wildlife pond.
PURPOSE: to provide additional biodiversity to the site and a landscape feature for users of the public right of way.

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Client
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Project Name
Ribble Valley View, Old Langho Road, Blackburn,
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Drawing Title
Plan 9 - Mitigation Plan

Drawing Number: RS1108 TBC

Date: 13/11/20

Scale: As Shown

Drawn by: ER

Checked by: GR



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Project Name
Ribble Valley View, Old Langho Road, Blackburn,
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Drawing Title
Plan 10 - Original Refused Application Plan

Drawing Number: RS1108

Date: 13/11/20

Scale: As Shown

Drawn by: ER

Checked by: GR