

VISUAL IMPACT STATEMENT

REDEVELOPMENT OF SITE FOR 5 NO. HOLIDAY CHALETs, CONVERSION OF EXISTING HOLIDAY HOUSE AND ADJACENT BARN TO A 20 PERSON HOLIDAY LET, EXTENSION OF EXISTING CAFÉ, CONSTRUCTION OF RECEPTION BUILDING, ALTERATION TO EXISTING GARDEN CENTRE TO FORM FARM SHOP AND PLANT DISPLAY AREA, CREATION OF CAR PARKING, ACCESS AND ASSOCIATED WORKS.

SITE AT : COARS FARM, WIGGLESWORTH

FOR: Coars Farm Ltd

OUR REF: COA/02

DATE: November 2021

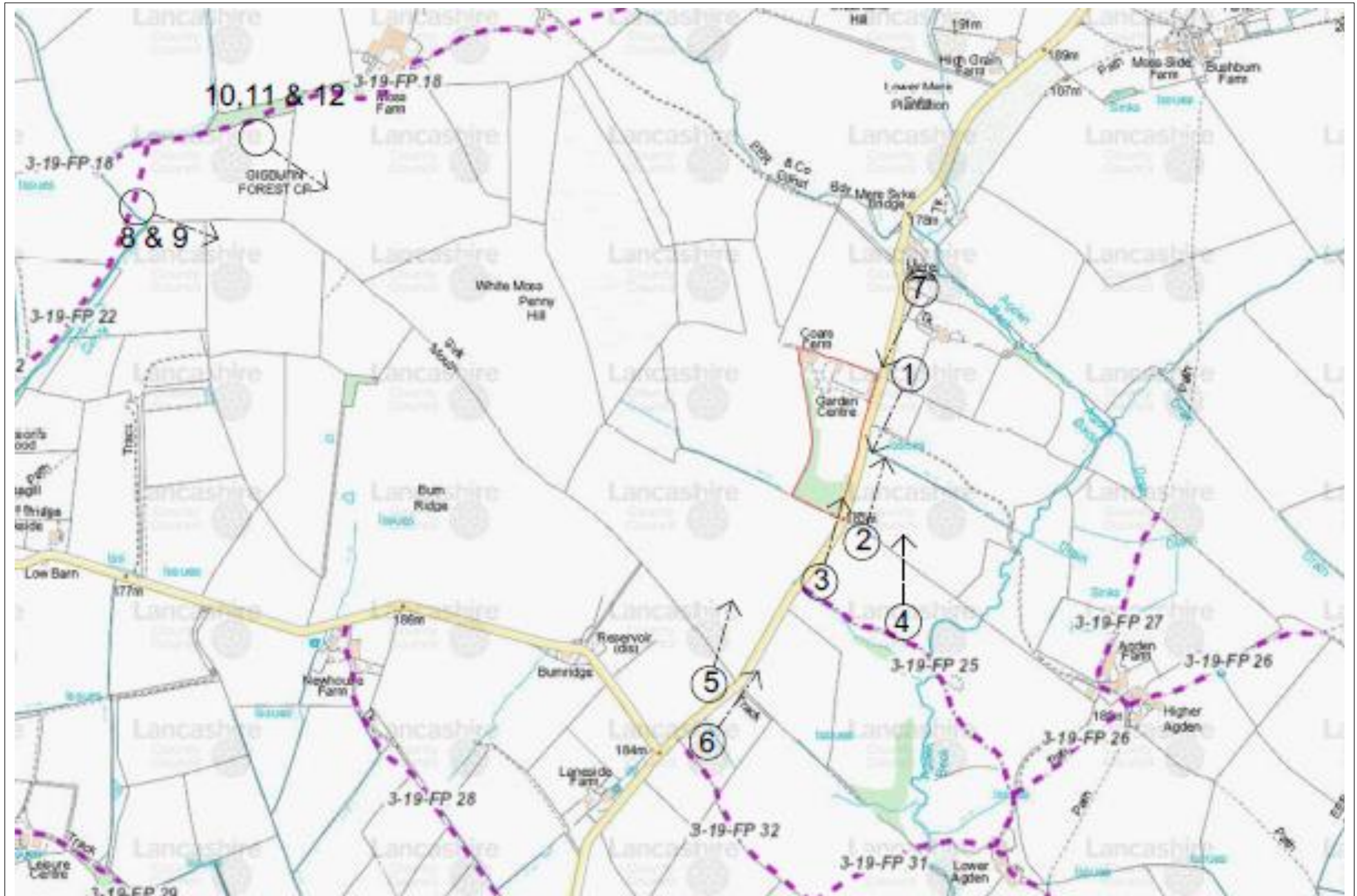
1. INTRODUCTION.

- 1.1.** This Visual Impact Statement is submitted in support of an application made to Ribble Valley Borough Council for the development of this site for 5 holiday chalets and change of use and other alterations to existing buildings at the site.
- 1.2.** This is a resubmitted application following the Council's refusal of a previous application that was for 30 chalets instead of the now proposed 5. The purpose of this assessment is to assess the likely visual impacts of the proposals, particularly with respect to any available views of the proposals and if there are any such identifiable visual impacts, whether such impact will be significant in terms of the proposed development being visually intrusive.

2. AVAILABLE VIEWPOINTS

- 2.1.** The visual effect relates to perceived changes in the landscape and how this may give rise to changes in its character and how this affects any perceived value ascribed to it. These visual changes relate to changes that may arise in the composition of available views of a proposed development. As such it is available public views of any development that needs to be considered. Such public viewpoints are normally considered to be from roads; railway lines; public rights of way; public open space and properties. These are external available viewpoints of the site that may be perceived by the public. There are no internal available public views as there are no public footpaths, private ways or other available routes that the public can use within the site.
- 2.2.** There are no railways or public open spaces near this site and these can be discounted from available viewpoints. The available viewpoints are going to be from roads, and in this area this would be limited to Forest Brecks Brow, onto which the site fronts and the road to Tosside to the south. There are no other roads in the vicinity. In terms of public footpaths, these would be FP 25 and FP 32 to the south of the site and FP18 further across the open countryside to the west. In terms of properties, this would be limited to Acre Field Bungalow to the north of the as there are no other properties within visual reception of the site.

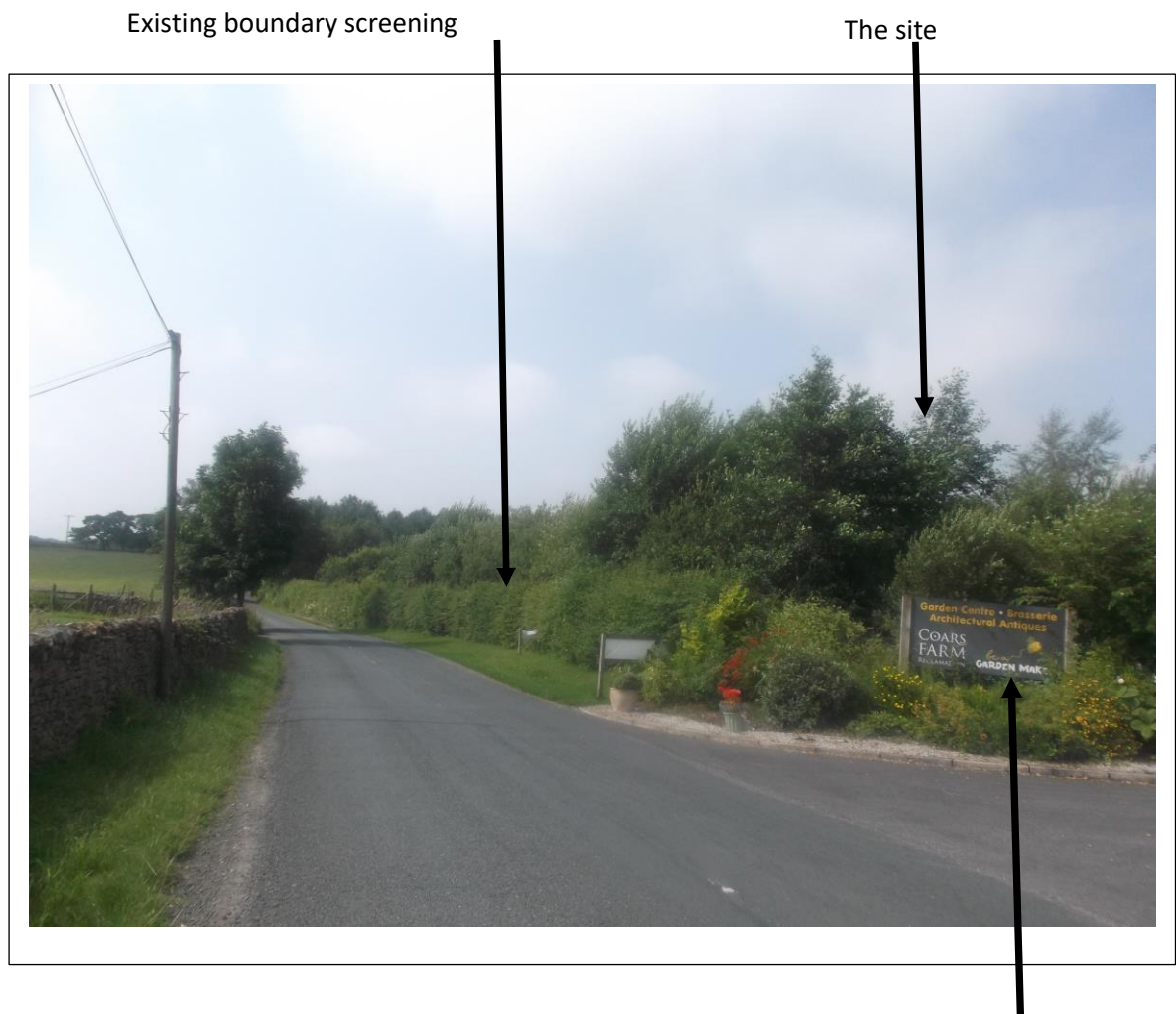
IDENTIFIED VIEWPOINT MAP



3. VIEWPOINTS 1 & 2

- 3.1.** These are the viewpoints of the immediate roadside frontage of the site. The most prominent visual aspect of these viewpoints is the existing site access, otherwise there is full screen coverage of the site frontage behind which no part of the site can be seen. The existing site entrance permits a view into the site immediately in front of it because of the straight site access road. However the proposals involve closing this access off, which will then be screened and a new access created. The new access can be configured to prevent direct line of sight into the site and the access frontage improved visually over what exists at present.

VIEWPOINT 1. – view of site frontage looking south.



VIEWPOINT 2 – view of site frontage looking north.

The site

**4. VIEWPOINT 3 & 4 – views from public footpath to south of site**

- 4.1** These are view from public footpath no. FP 25, which exits onto Forest Becks Brow about 140 metres to the south of the site from an easterly direction. It does not continue westwards behind the site but terminates at Forest Becks Brow. As the footpath travels westwards away from the road, the land form dips significantly towards Lower Agden which is in a valley bottom. On exiting FP25 onto Forest Becks Brow, there is a curvature in the road and significant roadside tree and hedgerow cover which means that the site is mostly fully screened from that viewpoint. Part of the southern boundary of the site is visible across the fields but this has substantial tree cover and there are no internal views of the site available.

VIEWPOINT 3 – the exit of FP 25 onto Forest Becks Brow looking north.

The site



VIEWPOINT 4 – view from FP 25.

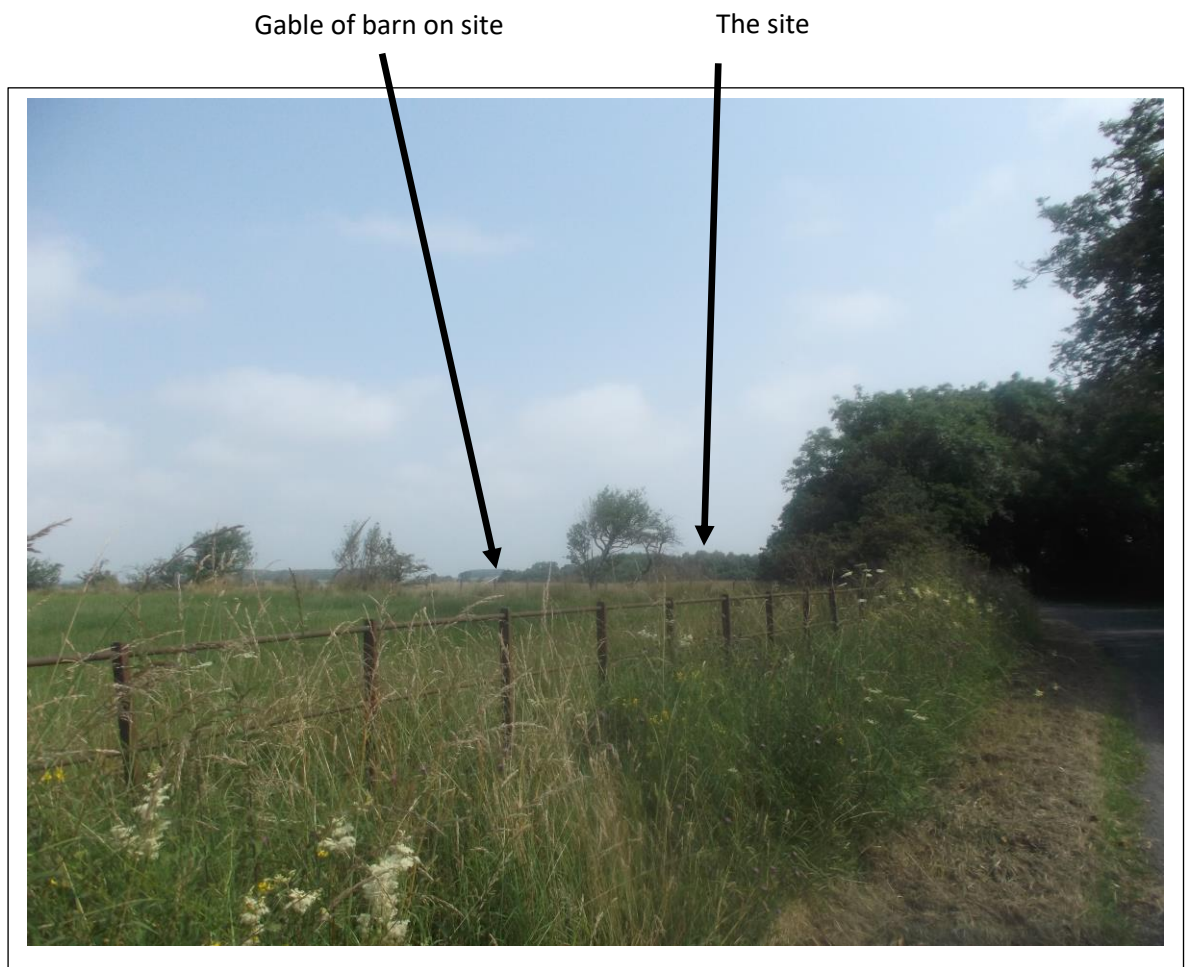
The site



5. VIEWPOINT 5

- 5.1** This viewpoint is taken about 275 metres to the south of the site on Forest Becks Road. Due to the road alignment and a gap on roadside planting, there is a glimpsed view of the gable of the barn building on the site in the distance. However, as that building is to be retained and converted as part of these proposals, there is no adverse change to the landscape.

VIEWPOINT 5 – view from south of site on Forest Becks Brow.



6. VIEWPOINT 6

- 6.1.** This viewpoint is taken from the exit of FP 32 onto Forest Becks Road. FP 32 extends south-eastwards away from the site but terminates at the road and does not extend northwards towards the site. From here there is a glimpsed view of the southern boundary of the site which is dense tree cover.

VIEWPOINT 6 – view from FP 32 onto Forest Becks Road.

The site

**7. VIEWPOINT 7**

- 7.1.** This viewpoint is from the property Acre Field Bungalow, which is the only property in the visual vicinity of the site and is some 125 metres to the north of the site on Forest Becks Road. None of the existing buildings on the site can be seen from here. The entrance from the road into the site can be marked out because of signage at the entrance point. Otherwise, the site is well screened with roadside boundary hedging and trees, which form a dense visual barrier to views into the site.



8. VIEWPOINTS 8 & 9

8.1 These viewpoints are taken from FP 22 which runs to the north west of the site is about 1.3 kilometres away. Because of landform and trees belts, the site cannot be seen from this viewpoint.



VIEWPOINT 9 – view from FP 22 towards the site

Site in this direction

**9. VIEWPOINTS 10,11, 12 – view from FP 18**

- 9.1.** This is a combined view from FP 18 which leads off FP 22 and is located to the north west of the site and is about 1.2 kilometres from the site. The landform prevents any views of the site from this direction and this together with ridge line woods, trees and intervening features means that the proposed development will not impact the landscape at all in this direction.

VIEWPOINT 10, 11, 12 – view from FP 18 towards the site

Site is in this direction

**10. CONCLUDING REMARKS**

- 10.1** The visual receptors that surround this site are limited in both in their number and in terms of the potential to perceive any change from the proposed development. What we have found is that available viewpoints of the site are virtually none. Views of the site are limited to its site frontage onto Forest Becks Road, where even here there the interior of the site cannot be seen because of substantial roadside vegetation cover. We have struggled to identify any available views of the site in the near or wider landscape of the site and we cannot identify any viewpoint where the existing buildings on the site are visible to public view. This site is well screened which means that in terms of development here will not result in changes to the landscape or to the perceived value of the landscape.

