

# PROPOSED HOLIDAY-LETS

AT

# THE WELLSPRINGS, SABDEN LANDSCAPE IMPACT ASSESSMENT

BY

SUNDERLAND PEACOCK AND ASSOCIATES

Job No. 6218

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## 1.0 LANDSCAPE IMPACT ASSESSMENT

1.1 The following analysis has been provided as part of a submission to review any potential impact of the proposal on the surrounding landscape. As will be demonstrated the proposal will be an overall enhancement to the setting and visual appearance of the site and have a very low impact and visual presence in the surrounding area.

It is to be read in conjunction with all planning drawings and supporting documentation.

1.2 Project Address:  
The Wellsprings  
Clitheroe Road  
Sabden  
Clitheroe  
BB7 9HN

### 1.3 LOCATION PLAN

The location plan illustrates the position from which the photographs were taken in relation to the site location close to the nick of Pendle. The topography of the area falls to the west with views across the valley, and to the east up to the top of the nick of Pendle. The site is most prominent from the west with little from the east due to the rising hill slop.



#### 1.4 PERSPECTIVE 1 - A

Is a view looking east from the A59 towards the site location taken from a car lay-by.

The site is visible given the existing bright render of the building and ski school club house with the rendered car park walls. There is limited mature vegetation to shelter the site but has become a key location on the view of Pendle Moor. In winter, the focal point becomes the external lights from the ski club which prodominatley highlight location.

The proposed materials which will be reintroduced as part of the scheme include natural stone, timber and green roof. Along with additional landscaping, this will integrate the scheme into the surrounding landscape to soften the render elements and the green roof to blend into the grassland of the moor.

Existing visual appearance : Medium

Visual impact of proposal : Low - Medium



#### 1.5 PERSPECTIVE 1 - B

Is a zoomed version of perspective of 1-A, looking east from the A59 towards the site location taken from a car lay-by.

It further illustrates the site is visible given the existing bright render of the building and ski school club house with the rendered car park walls. There is limited mature vegetation to shelter the site but has become a key location on the view of Pendle Moor. In winter, the focal point becomes the external lights from the ski club which prodominatley highlight location.

The proposed materials which will be reintroduced as part of the scheme include natural stone, timber and green roof. Along with additional landscaping, this will integrate the scheme into the surrounding landscape to soften the render elements and the green roof to blend into the grassland of the moor.

Existing visual appearance : Medium

Visual impact of proposal : Low - Medium



## 1.6 PERSPECTIVE 2

Is a view looking south from footpath FP-23 style onto Clitheroe Road.

The site is visible given the existing bright render of the building with the site topography sloping up to the right and down to the left, with Pendle Hill ridge in the background.

The proposed materials which will be reintroduced as part of the scheme include natural stone, timber and green roof. Along with additional landscaping, this will integrate the scheme into the surrounding landscape to soften the render elements and the green roof to blend into the grassland of the moor.

Existing visual appearance : Medium

Visual impact of proposal : Low - Medium



## 1.7 PERSPECTIVE 3

Is a view looking south-west from footpath FP-23 up towards the site from a lower level illustrating the position of the building on the moor and visible ski-slope.

Existing visual appearance : Medium

Visual impact of proposal : Low - Medium



#### 1.8 PERSPECTIVE 4

Is a view looking north from footpath FP-24 onto Clitheroe Road. The site is just visible in the background behind the ski-club and existing building. The gable elements and massing of the buildings are prominent here and as the views progress up the road.

The proposed materials which will be reintroduced as part of the scheme include natural stone, timber and green roof. Along with additional landscaping, this will integrate the scheme into the surrounding landscape to soften the render elements and the green roof to blend into the grassland of the moor.

Existing visual appearance : Low  
Visual impact of proposal : Low



#### 1.9 PERSPECTIVE 5

Is a view looking east from footpath junction of FP-27 and FP-28 from a higher level viewing the existing roofs. The topography slopes away to the west with the road, parking and section of buildings set into the landscape.

It illustrates the site being less visible from the east with the higher surrounding site levels.

The proposed green roofs will particularly allow the scheme to be less visible in the landscape and allow it to create an 'extended' grassland to lessen any visual impact.

Existing visual appearance : Low  
Visual impact of proposal : Low



### 1.10 PERSPECTIVE 6

Is a view looking from west from a lower level looking up at the site.

The the rendered walls being dominant in contrast to the proposed visual illustrating in 1.11 integrating natural materials to continue the landscaping and soft palette of materials.

Existing visual appearance : Medium

Visual impact of proposal : Low - Medium



### 1.11 PERSPECTIVE PROPOSAL

Illustrating a comparative perspective of how the proposal will be intergrated into the site and surrounding area.



### 2.0 SUMMARY

This impact assessment clearly illustrates how the existing building, dominant materials such as render and close context with the ski club is a predominant feature of the location. The proposal seeks to enhance the overall view through design and use of materials of the proposal. It has been fully considered and will only have a positive impact the appearance of the site.

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