



HODDER GRANGE, NEW COUNTRY HOUSE
LANDSCAPE VISUAL IMPACT ASSESSMENT

OCTOBER 2021
VERSION 03

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HODDER GRANGE, NEW
COUNTRY HOUSE

LANDSCAPE AND VISUAL
IMPACT ASSESSMENT

MR & MRS M. BELL

OCTOBER 2021

PREPARED BY
RURAL SOLUTIONS LTD

NON TECHNICAL SUMMARY - THE ROLE OF A LANDSCAPE AND VISUAL IMPACT ASSESSMENT

THE ROLE OF A LANDSCAPE AND VISUAL IMPACT ASSESSMENT

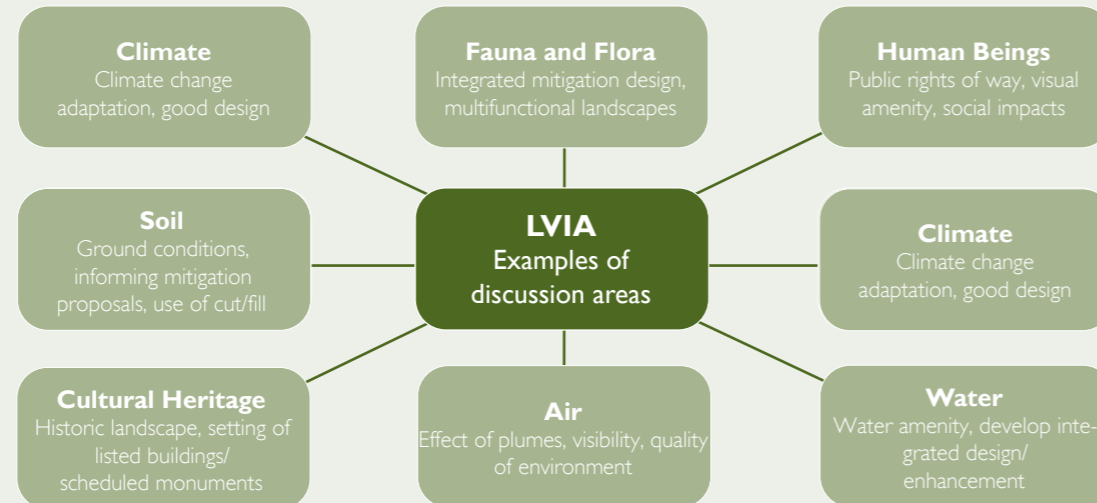
A full and detailed methodology relating to the production of this Landscape and Visual Impact Assessment (LVIA) is included at Appendix 1. The methodology for LVIA is robust but is complex. For non-landscape architects and members of the public the following summary is provided.

A Landscape and Visual Impact Assessment -

a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity.

(Landscape Institute and Institute of Environmental Management & Assessment (2013) Guidelines for Landscape and Visual Impact Assessment (GLVIA))

As well as assessing the impact on "the landscape as a resource in its own right" (GLVIA3 Para 2.21), "specific views and on the general visual amenity experienced by people" (GLVIA3 Para 2.21), an LVIA will take into account a broad range of topics (shown below) that contribute to the landscape and visual character of the Site and wider area when assessing the effect of a new development.



Excerpt of Figure 1.2 GLVIA - Example of LVIA's relationship with other topics

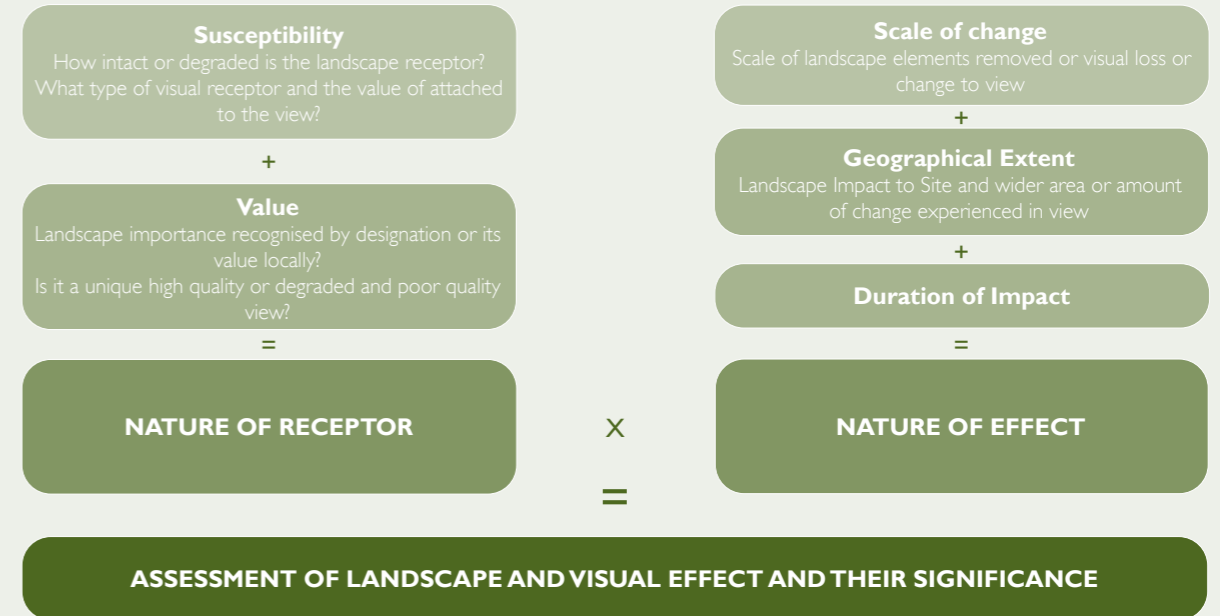
WHAT IS A RECEPTOR?

A receptor can be defined either as a landscape or visual receptor which has the potential to be affected by a proposed development. A landscape receptor relates to aspects of the landscape such as overall character or specific features such as trees and hedges. A visual receptor relates to either individuals or defined user groups. The table below sets out common LVIA receptors:

Landscape	Visual
National, Regional or Local Landscape Character Areas	Residents at home with primary views
Key landscape characteristics	Users of Public rights of way or recreational facilities
A landscape feature or element	User of transport routes
Aesthetic or perceptual landscape characteristics	Person in their work place

THE PROCESS OF ASSESSMENT

To assess the significance of effects of a proposed development, the LVIA considers the sensitivity of the receptor and the predicted overall nature of effect (extent of change). The LVIA process of assessment is shown below:



The significance of effects referred to within this document can be categorised as follows together with a brief explanation as to their part in the decision-making process.

Effect	It's role in the decision making process
Very Substantial Adverse Effects	Effects which will result in a damaging impact and loss of resource integrity to landscape quality and visual amenity, forming a key-factor in the decision-making process.
Substantial Adverse Effects	Effects resulting in a negative impact and loss of resource integrity to landscape quality and visual amenity would strongly influence the decision-making process.
Moderate Adverse Effects	Effects resulting in an impact and decline of resource integrity to landscape quality and visual amenity which would be factored in when making a decision but not forming a substantial consideration. The combined effect may impact upon the decision making process when considering the effect upon a particular resource or receptor.
Slight Adverse Effects	Effect resulting in an impact and minor decline of resource integrity to landscape quality and visual amenity would be form a minor consideration.
Not Significant with Neutral Effects	No perceivable impact upon resource integrity to landscape quality and visual amenity. Consequently this effect would raise a negative factor in the decision making process.
Slight Beneficial Effects	Effect resulting in an minor enhancement to the landscape and/or view would form a minor consideration.
Moderate Beneficial Effects	Effect resulting in an enhancement to the landscape character / visual amenity would represent key-factor in the decision-making process.
Substantial Beneficial Effects	Effect resulting in a positive enhancement to the landscape character / visual amenity which would represent key-factor in the decision-making process.
Very Substantial Beneficial Effects	Effects resulting in a significant enhancement to the landscape character / visual amenity which would represent an important key-factor in the decision-making process.

NON TECHNICAL SUMMARY - CONCLUSION OF LANDSCAPE & VISUAL EFFECTS

The following provides a summary of predicted landscape and visual affects based on the proposal to develop a new house of exceptional quality (NPPF Paragraph 80e), with associated landscaping and biodiversity enhancement, at a site located near Hodder Bridge, Chaigley.

CONCLUSION OF EFFECTS ON LANDSCAPE

National – Impacts on NCA 33: Bowland Fringe and Pendle Hill

The sensitivity of this landscape to change from certain types of development is high, however given the nature of the effect the Proposed Development will have, it is considered that there would be no change to landscape character at NCA level.

NCA 33: BOWLAND FRINGE AND PENDLE HILL	
SENSITIVITY	HIGH
NATURE OF EFFECT	LOW
EFFECT	NEGLIGIBLE

Regional – Impacts on I: Wooded Rural Valleys LCT and the I7: Lower Hodder LCA

The landscape within the Study Area is consistent with and characteristic of these character types and the sensitivity to change from certain types of development is high, as this is a recognisable landscape which is highly valued for recreation, with a high historic continuity and a strong sense of place. Whilst there would be a loss of open grassland within the Site at the proposed location of the New House of Exceptional Quality (NPPF Paragraph 80e), isolated dwellings of varying sizes are a characteristic feature of the Study Area and this would be relatively small scale loss – consequently this would not have an overall effect upon the scale or character of the district landscape.

I: WOODED RURAL VALLEYS LCT AND THE I7: LOWER HODDER LC	
SENSITIVITY	HIGH
NATURE OF EFFECT	LOW
EFFECT	NEGLIGIBLE

Impacts of Site a Immediate Context

The sensitivity of the Site to change from certain types of development is assessed as being high, as there is a strong and recognisable landscape character, which makes a valuable contribution to the wider character of the Study Area. It is anticipated that the proposal will give rise to a medium to high magnitude of change in landscape character of the Site and the immediate Study Area and moderate adverse significance of effects.

However, there will be no loss of landscape features (such as hedgerow boundaries or mature trees) and the proposal seeks to introduce new native planting. The magnitude of change on landscape features during construction phase would be no change and the significance of effects assessed to be neutral. The residual change in landscape character, 10 years post construction and with the new soft landscaping maturing, is assessed as being slight beneficial, with sensitive a soft landscape scheme the proposal has the potential to enhance local character, through the introduction of a new country house landscape, which would both be of benefit to local biodiversity and landscape character.

SITE AND IMMEDIATE CONTEXT	
SENSITIVITY	HIGH
NATURE OF EFFECT	MEDIUM TO HIGH
EFFECT AT CONSTRUCTION	NEGLIGIBLE
EFFECT AT YEAR 1	MODERATE ADVERSE
EFFECT AT YEAR 10	SLIGHT BENEFICIAL

CONCLUSIONS OF THE VISUAL BASELINE

The site assessment confirmed that Site is largely visually contained, with the topography and surrounding vegetation restricting long-range views across the landscape and filters views of the Site. It is anticipated that construction activity will create a major or moderate to major adverse significance of effects, where the key characteristics of the view are changed by the introduction of construction activity and materials (Viewpoints 01, 02 & 04). 10 years post construction and with a maturing soft landscape scheme, a moderate or minor moderate adverse significance of effect is anticipated. Restricted views of the Site, such as Viewpoint No.5, are unlikely to change significantly, therefore is it anticipated to result in a neutral significance of effects. Views from the elevated Viewpoint 07 to Longridge Fell is assessed to incur a minor to moderate neutral significance of effects would be reducing to neutral 10 years post construction.

OVERALL CONCLUSIONS

It is considered that whilst **there will be localised effects upon landscape character and visual amenity**, these effects will be **reduced 10 years post construction and the Site**, in combination with proposed soft landscaping and biodiversity enhancements, **is able to successfully accommodate the Proposed Development**, in landscape and visual terms, **without having an overall unacceptable effect or loss of landscape character or visual amenity.**

1.0 INTRODUCTION



1.0 INTRODUCTION

1.1 INTRODUCTION

Rural Solutions Limited was commissioned by Mr and Mrs. Bell (the 'Applicants') to prepare a Landscape & Visual Impact Assessment (LVIA), to support a planning application to Ribble Valley District Council for New House of Exceptional Quality (NPPF Paragraph 80e), with associated landscaping and biodiversity enhancement (herein referred to as the 'Proposed Development'), at a site located near Hodder Bridge, Chaigley (herein referred to as 'the Site'). The Site lies within the Ribble Valley District Council (RVDC) jurisdiction and the Forest of Bowland Area of Outstanding Natural Beauty (AONB).

The Applicants undertook a pre-application enquiry with Ribble Valley Borough Council. It was recommended that details of the scheme be presented to a Design Review Panel to provide confirmation on 'exceptional quality' as required by National Planning Policy Framework (NPPF) Paragraph 80e.

Paragraph 80 of the NPPF states that "Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

e) the design is of exceptional quality, in that it:

- *is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and*
- *would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.*

The Applicants have undertaken ongoing pre-application engagement with the Forest of Bowland AONB Management Team, which included a site visit. No objection to the proposal was received and comments made relating to items to address moving forward. The scope of this LVIA which accompanies the planning application, including a series of viewpoints to be considered, was agreed with Elliott Lorimer (Forest of Bowland AONB Manager) during a virtual meeting dated 09 July 2021.

The LVIA will assess the landscape which surrounds the Site and will establish a landscape and visual baseline context for the site.

The key objectives of this LVIA are:

- Consider, in outline, the landscape character of the Site, within the wider landscape setting and the likely effects of the proposal upon landscape character;
- Assess the visual sensitivities of the Site, from the agreed viewpoints and will consider whether there are any other key public receptors within the Study Area, for which the proposal will give rise to visual sensitivities;
- Assess the potential for the scale and nature of the proposal to be successfully accommodated within the landscape and
- Establish mitigation of landscape and visual sensitivities, to aid the overall scheme proposals, where necessary.

LVIAs 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 not only as supporting information for a planning application, but seeks to illustrate the LVIA being a key part in the evolution of the design proposals. The LVIA process has helped to influence the proposed development, as well as providing an assessment of its final impact.

The proposed location of the new house, within the red line boundary of the Site, is the focus of consideration of views for the visual assessment. See Figure 1.1.

1.2 LOCATION

The Site is located in the parish of Aighton, Bailey and Chaigley and adjacent to the River Hodder. Clitheroe is located approximately 3 miles to the north east, with Preston approximately 15 miles to the south west, Blackburn approximately 12 miles to the south and Burnley located approximately 15 miles to the south. See Figure 1.2 Site Location and Study Area.

1.0 INTRODUCTION

1.3 THE SITE

The Site, which is largely open improved pasture, extends to c32 acres to the east of the River Hodder and has an undulating landform, rising from a relatively level river plateau at approximately 50m AOD to approximately 80m AOD at the north-eastern corner of the site. The site can be roughly divided into three parcels of improved grassland surrounded by hedgerows and native broadleaved trees, with a strip of unimproved and rougher grassland adjacent to the river and within the margins of the improved pasture.

The Site is defined predominantly by mature native hedgerows, with abundant hedgerow trees. A small plantation is located to the south-eastern corner, adjacent to the River Hodder and narrow tree belts extend between the three parcels of pasture. A small stream dissects the eastern and western sections of the Site, issuing into the River Hodder to the south.

There are two access points into the Site. The first and main access is off Chipping Road, adjacent to the grade II Higher Hodder Bridge to the west and the second access point is off Clitheroe Lane, to the east. A public footpath follows a route between Chipping Lane and Clitheroe Lane, occupying the rough grassed margins of the improved pasture to the west of the Site. The footpath occupies a fenced strip of rough grasses and tall ruderal habitat, dominated by nettle and bramble and passes through the small plantation before emerging into neighbouring pasture and connecting with Clitheroe Lane to the east.

1.4 THE STUDY AREA

The landscape surrounding the Site is characteristic of the Lower Hodder LCA, with an undulating and enclosed, wooded valley corridor, meandering along the lower reaches of the River Hodder. This is a rural and predominantly pastoral landscape, with a series of small, irregular fields, defined by native hedgerows with abundant hedgerow trees to the west of the River Hodder and larger, improved grassland fields, often resulting from the amalgamation of a series of smaller fields, to the east of the River Hodder.

Land adjacent to the river is dominated by deciduous woodland, often ancient and semi-natural, which contrast the conifer plantations on Longridge Fell. Wood pasture extends out from the river, providing a unique character and maintaining the strong sense of enclosure throughout the river valley. Former parkland trees are frequently found within the sheep grazed pastures and together with the local vernacular farmsteads, isolated country houses, mills and distinctive bridges crossing the river, provide a strong time-depth. The narrow lanes are defined by mature and well-maintained native hedgerows, providing further enclosure beyond the woodland.

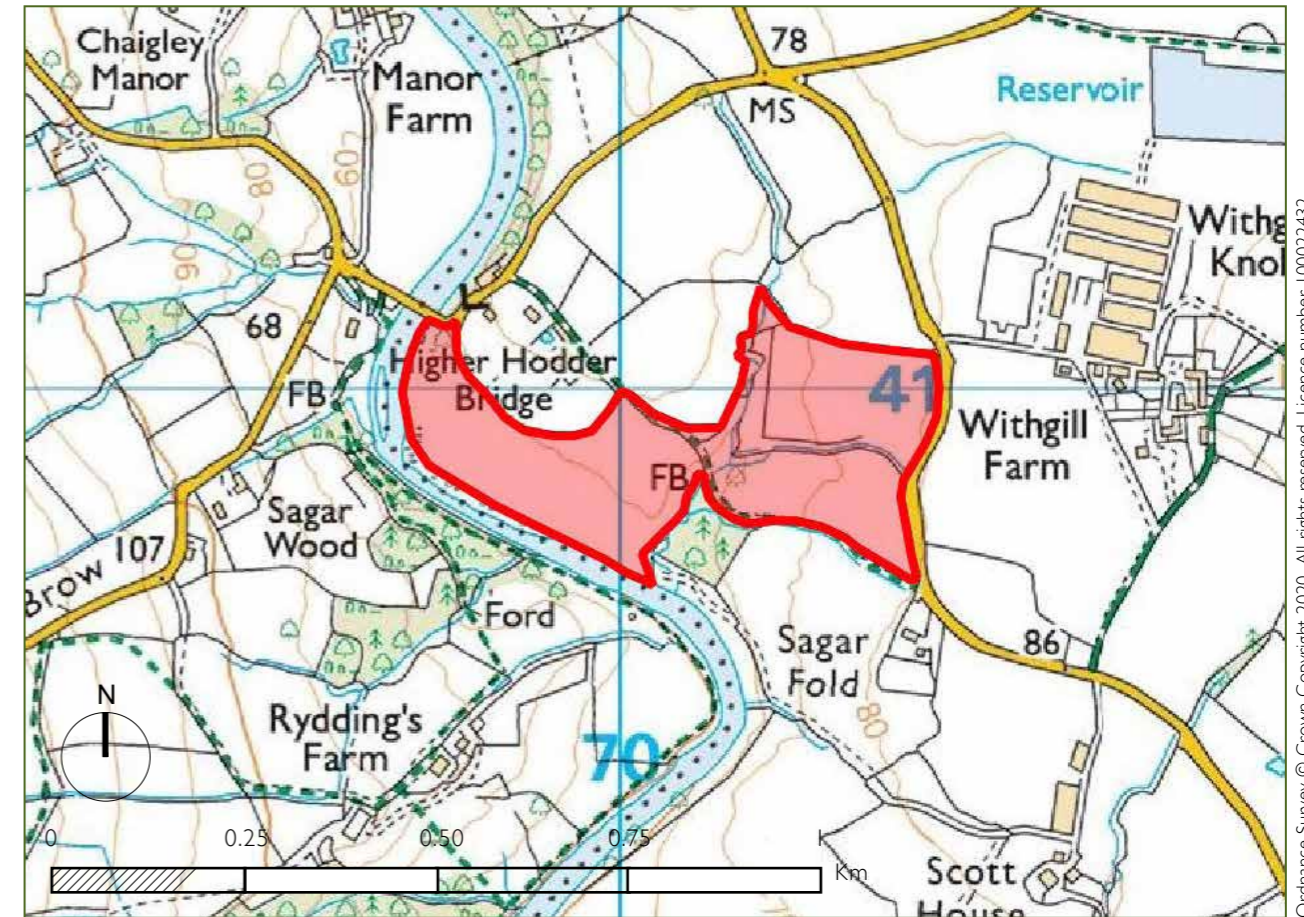


Figure 1.1: Extract of OS Explorer Base illustrating Site location and immediate context

Site Boundary

1.0 INTRODUCTION

HODDER GRANGE, NEW COUNTRY HOUSE

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

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OCTOBER 2021

PREPARED BY RURAL SOLUTIONS LTD



Site
 ----- 2.5km Study Area

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Figure 1.2: OS Explorer Base illustrating Site location and Study Area

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 Institutes's Technical Guidance Note - 06/19 'Visual Representation of Development Proposals' as a basis, to provide a realistic representation of visibility based on those experienced with the naked eye. In particular, reference has been made to 'Type 1' of Section 3.6 Introducing Visualisation Types 1-4: Table 2 to inform the approach to photography.

Photographs illustrating viewpoints for assessment (Section 6.0) were taken using a Nikon D3200 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 2020 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 has been compiled using the following:

- 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 was carried out to assess 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 September 2021.

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 sensitivity 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 (Appendix A) illustrates the distinction between landscape and a visual receptors 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 1:25k Mapping, Promap;
- Aerial photography of the Site, Google Earth Pro (2020);
- National Planning Policy Framework (NPPF) (2021);
- Natural England National Character Area Profile 33: Bowland Fringe and Pendle Hill;
- Ribble Valley Borough Council Core Strategy 2008-2028;
- Ribble Valley Borough Council Local Plan (adopted in 1998);
- Magic Map by Natural England (Interactive website, accessed August 2021, providing geographic information about the natural environment);
- Forest of Bowland Area of Outstanding Natural Beauty Landscape Character Assessment (2009);
- Fieldwork conducted by Rural Solutions in March 2020 and September 2021; and
- Proposed Development: Architectural and Landscape proposals by Rural Solutions Ltd.

1.0 INTRODUCTION

1.7 PROPOSED DEVELOPMENT

The Proposed Development seeks to erect a New House of Exceptional Quality (NPPF Paragraph 80e) to the centre of the Site. The Proposal Development will utilise the existing access from Chipping Road, with a new driveway extended to the front of the proposed dwelling. The Proposed Development includes the following components -

- Erection of a three storey classically designed country house, taking influence from the Georgian period. This dwelling has 5 bedrooms, including a separate entrance to rear of property with a self-contained flat housing 2 bedrooms;
- Collection of single storey stables housing a gym, tack room and general storage with proposed courtyard to accommodate parking to centre; and
- Secondary access east of dwelling through proposed woodland.

Landscape enhancements include -

- Formal lawn;
- Proposed formal driveway to front of proposed dwelling;
- Formal terrace with ornamental planting to south-west;
- Family terrace to south-west with proposed pergola;
- Proposed Orchard with mown walkways; and
- Proposed deciduous woodland to east of dwelling.

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 implement the proposed dwelling, courtyard, planting and driveway;
- Indirect temporary changes in landscape character within the Study Area during construction as a result of views of machinery, traffic movements, and construction activity to facilitate the Proposed Development; and
- Permanent changes in the landscape character of the Site and visual amenity within the Study Area arising from views of the Proposed Development.

Refer to Appendix C for larger scale plans and sections of the Proposed Development.



Figure 1.3: Proposed Landscape Masterplan



Figure 1.4: Proposed Site Plan

- | | |
|---------------------|----------------------------|
| 1. House Arrival | 7. Family Terrace & Dining |
| 2. Hodder Grange | 8. Orchard & Mown Walkways |
| 3. Formal Terrace | 9. Deciduous Woodland |
| 4. Formal Lawn | 10. Hedgerow Planting |
| 5. Stables | 11. Working Yard |
| 6. Stable Courtyard | |

2.0 PLANNING CONTEXT



2.0 PLANNING CONTEXT

2.1 NATIONAL PLANNING POLICY

The revised National Planning Policy Framework (NPPF) was updated on 20th July 2021 and sets out the government's economic, social and environmental planning policies for England and how these are expected to be applied. This revised Framework replaces the previous NPPF published in March 2012, revised in July 2018 and updated in February 2019. The main theme of the NPPF is a presumption in favour of sustainable development which should be viewed as 'a golden thread running through both plan making and decision-taking'. The NPPF is a material consideration in planning decisions and sets out the three dimensions for underpinning sustainable development: economic, social and environmental considerations, which 'contributes to the protection and enhancement of our natural, built and historic Environment...'; with the requirement for high quality design, which respects and enhances local character, reappearing throughout the core planning principles. Key considerations of relevance to landscape and visual matters include:

Chapter 12. Achieving well designed places

The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Planning policies and decisions should ensure that developments:

- a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;.... (Paragraph 130).*

Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community.

Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot. (Paragraph 132).

Chapter 15. Conserving and enhancing the natural environment

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 – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c) *.....*
- 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) *..... (Paragraph 174).*

Plans should: distinguish 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; take a strategic approach to maintaining and enhancing 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 175).

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 all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas. (Paragraph 176).

When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, 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

2.0 PLANNING CONTEXT

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 177).

Habitats and biodiversity

To protect and enhance biodiversity and geodiversity, plans should:

- a) identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity⁶¹; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation⁶²; and
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity. (Paragraph 179).

When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b)
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate. (Paragraph 180).

The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site. (Paragraph 182).

Chapter 16. Conserving and enhancing the historic environment

Proposals affecting heritage assets

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal. (Paragraph 195).

Considering potential impacts

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. (Paragraph 199).

2.0 PLANNING CONTEXT

2.2 RIBBLE VALLEY BOROUGH COUNCIL CORE STRATEGY 2008-2028

Local planning policy in relation to landscape character and with relevance to this report includes:

Key Statement DS2: Presumption in favour of development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
- specific policies in that Framework indicate that development should be restricted. (Page 43).*

Key Statement EN2: Landscape

The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty 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 Areas of Outstanding Natural Beauty 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. (Page 47).

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 (CBHs)*
- 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*
- 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. (Page 50).

Policy DMG1: General Considerations

In determining planning applications, all development must:

Design

- Be of a high standard of building design which considers the 8 building in context principles (from the CABE / english heritage building in context toolkit).*
- Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
- Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.*
- Use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy DME5, has been incorporated into schemes where possible.*
- The code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.*

2.0 PLANNING CONTEXT

Access

1. Consider the potential traffic and car parking implications.
2. Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.
3. Consider the protection and enhancement of public rights of way and access.

Environment

1. Consider the environmental implications such as SSSIs, county heritage sites, local nature reserves, biodiversity action plan (bap) habitats and species, special areas of conservation and special protected areas, protected species, green corridors and other sites of nature conservation.
2. With regards to possible effects upon the natural environment, the council propose that the principles of the mitigation hierarchy be followed. This gives sequential preference to the following: 1) enhance the environment 2) avoid the impact 3) minimise the impact 4) restore the damage 5) compensate for the damage 6) offset the damage.
3. All development must protect and enhance heritage assets and their settings..... (Page 86-87).

Policy DME1: Protecting trees and Woodlands

There will be a presumption against the clearance of broad-leaved woodland for development proposes. The council will seek to ensure that woodland management safe guards the structural integrity and visual amenity value of woodland, enhances biodiversity and provides environmental health benefits for the residents of the borough. The council encourages successional tree planting to ensure tree cover is maintained into the future..... (Page 92).

Policy DME2: Landscape and Townscape Protection

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

1. Traditional stone walls.
2. Ponds.
3. Characteristic herb rich meadows and pastures.
4. Woodlands.
5. Copses.
6. 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)..... (Page 94).

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. SSSIs
3. Priority habitats or species identified in the Lancashire Biodiversity Action Plan
4. Local Nature Reserves
5. County biological heritage sites
6. Special Areas of Conservation (SACs)
7. Special Protected Areas (SPAs)
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.... (Page 95-96)..

Listed buildings & other buildings of significant heritage interest

Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported. Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist. (Page 97).

2.3 RIBBLE VALLEY BOROUGH COUNCIL LOCAL PLAN (ADOPTED IN 1998)

Policy contained in the District wide Local Plan, in relation to landscape character and with relevance to this LVS includes:

Policy G1

All development proposals will be expected to provide a high standard of building design and landscape quality. Development which does so will be permitted, unless it adversely affects the amenities of the surrounding area. In determining planning applications the following criteria will be applied:

- (a) Development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature.
- (d) A safe access should be provided which is suitable to accommodate the scale and type of traffic likely to be generated.
- (e) The density, layout and relationship between buildings is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings as well as the effects of

2.0 PLANNING CONTEXT

development on existing amenities.

- (h) Materials used should be sympathetic to the character of the area.
- (i) Developments should not result in the loss of important open space including public and private playing fields.
- (j) Developments should not damage SSSI's, County Heritage Sites, Local Nature Reserves or other sites of nature conservation importance.
- (k) Development should not require culverting, artificial channelling or destruction of a watercourse. Wherever possible watercourses should be maintained within a reasonable corridor of native vegetation. Developments should be economic in the use of land, water and aggregates and should not prejudice future development which would provide significant environmental and amenity improvements. (Page 9)

Policy G7

All development proposals will be expected to:

- i) Protect flood plains.
- ii) Protect areas at risk from flooding as indicated on the proposals map.
- iii) Allow necessary access to watercourses for maintenance.
- iv) Prevent an unacceptable change to surface water run-off.
- v) Protect the continuity and integrity of existing fluvial defences. (Page 15).

Area of Outstanding Natural Beauty - Policy ENV1

The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. In addition development will also need to contribute to the conservation of the natural beauty of the area. The environmental effects of proposals will be a major consideration and the design, materials, scale, massing and landscaping of development will be important factors in deciding planning applications (see Policy G1). The protection, conservation and enhancement of the natural environment will be the most important considerations in the assessment of any development proposal. Regard will also be had to the economic and social well-being of the area. (Page 20).

Policy ENV2

The landscape and character of those areas immediately adjacent to the Forest of Bowland Areas of Outstanding Natural Beauty will be protected, conserved and wherever possible enhanced. The environmental effects of proposals will be a major consideration and the design, materials, scale, massing and landscaping of development will be important factors in deciding planning applications (see Policy G1). The protection, conservation and compatibility with policies to enhance the natural beauty of the adjacent Forest of Bowland AONB will be the most important considerations in the assessment of any development proposal. (Page 21).

Policy Env3

In the open countryside outside the AONB and areas immediately adjacent to it, development will be required to be in keeping with the character of the landscape area and should reflect local vernacular, scale, style, features and building materials. Proposals to conserve, renew and enhance landscape features, will be permitted, providing regard has been given for the characteristic landscape features of the area. (Page 22).

Species Protection - Policy ENV7

Development proposals which would have an adverse effect on wildlife species protected by law will not be granted planning permission, unless arrangements can be made through planning conditions or agreements to secure the protection of the species. (Page 25).

Landscape Protection - Policy ENV13

The Borough Council will refuse development proposals which harm important 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. (Page 30).

3.0 LANDSCAPE BASELINE



3.0 LANDSCAPE BASELINE

3.1 WHAT IS LANDSCAPE?

The landscape is a resource in its own right. The European Landscape Convention (ELC), designed to achieve improved approaches to the planning, management and protection of landscapes throughout Europe, defines landscape as:

'an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors'. (Council of Europe, 2000).

This definition was expanded in 2002 to illustrate how all landscapes are special and valuable, even if they are not recognised with a statutory designation.

Landscape is about the relationship between people and place. It provides the setting for our day-to-day lives. The term does not mean just special or designated landscapes and it does not only apply to the countryside. Landscape can mean a small patch of urban wasteland as much as a mountain range, and an urban park as much as an expanse of lowland plain. It results from the way that different components of our environment – both natural (the influences of geology, soils, climate, flora and fauna) and cultural (the historic and current impact of land use, settlement, enclosure and other human interventions) – interact together and perceived by us. People's perceptions turn land into the concept of landscape.

(Swanwick, C and Land Use Consultants (2002) Landscape Character Assessment Guidance. Countryside Agency & Scottish Natural Heritage)

3.2 NATIONAL LANDSCAPE CHARACTER

Landscape Character is assessed at different scales, from the national and regional, down to the county, district and site specific.

At national level, the Site is classified as falling within **National Character Area (NCA) 33: Bowland Fringe and Pendle Hill** (Fig. 3.1).

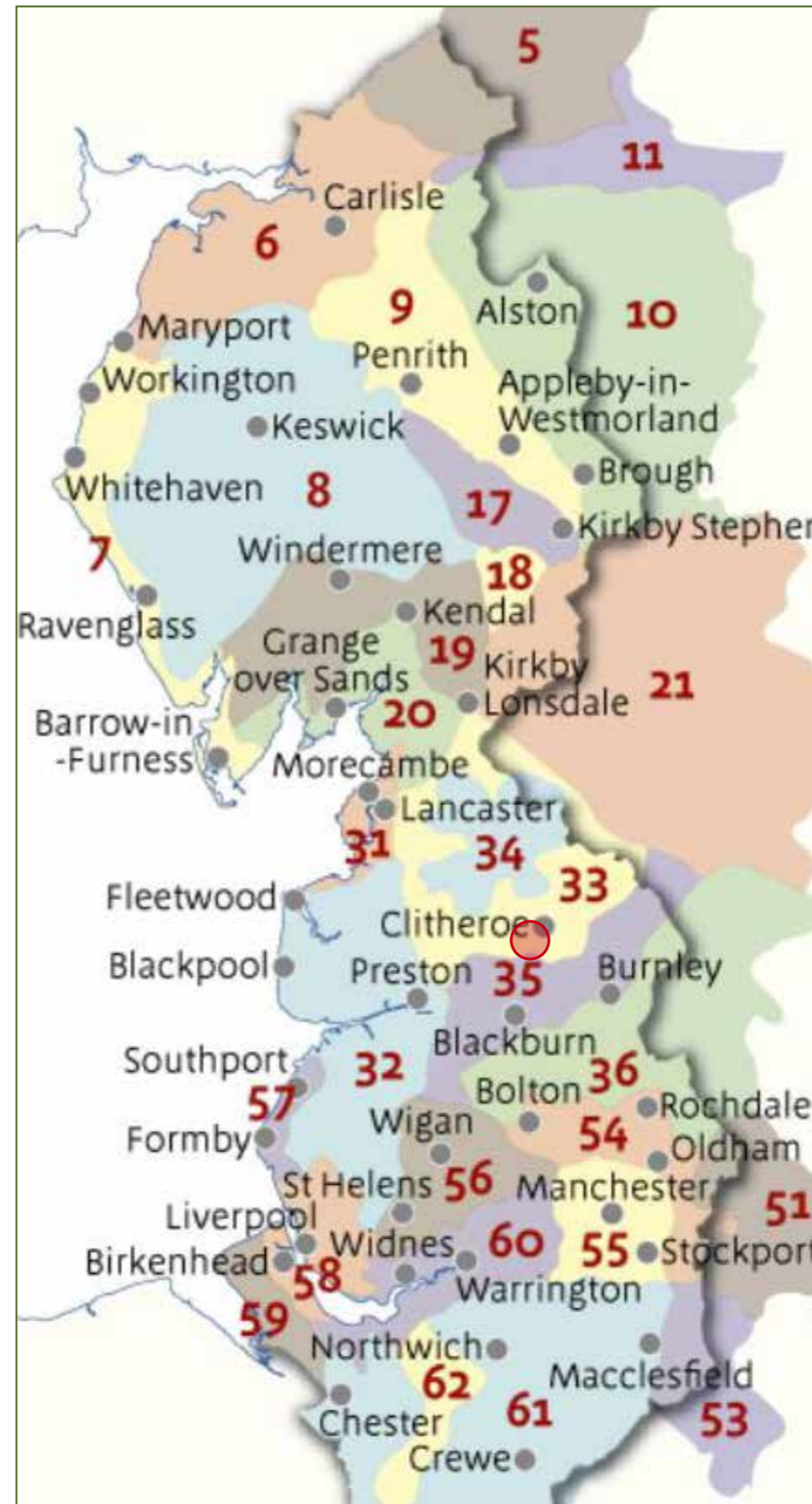


Figure 3.1: Extract illustrating Site location in context with the regional NCAs in the North West
● Approximate Location of Site

3.0 LANDSCAPE BASELINE

Key characteristics typical of the NCA and which are relevant to the Site include:

NCA 33: Bowland Fringe and Pendle Hill

- *Undulating, rolling landscape with river valleys (Longridge Fell);*
- *Dramatic backdrop to the north;*
- *Extensive views across river valleys;*
- *On the northern edge of the area, drumlins are characteristic;*
- *Areas of semi-natural woodland with majority occurring in the main valley bottoms, side valleys and ridges - dominated by oak, ash and alder;*
- *Fields are defined by hedgerows;*
- *Drystone walls are also common in some areas;*
- *Metal railings around estate boundaries and highway corners and junctions are characteristic;*
- *Land use is mainly permanent, improved pasture for livestock and dairy farming;*
- *Species-rich hay meadows;*
- *A network of winding, hedge-lined lanes;*
- *Traditional stone barns of stone with slate or stone flag roofs;*
- *Isolated country houses set in formal parkland, maybe enclosed by belts of woodland and estate fencing.*

Landscape opportunities identified within NCA 33: **Bowland Fringe and Pendle Hill** relevant to the Site and immediate context include (with references particularly relevant to the Site highlighted in green):

- **Encouraging the conservation and restoration of the managed landscapes of isolated country houses** – in particular the woodland belts and estate fencing
- **Managing development** (especially around the **fringes of the NCA**), in order to **maintain the rural character of the landscape, tranquillity and sense of remoteness**. Protecting the area from development on ridgelines and hilltops, to maintain the predominantly open character of the landscape.
- **Encouraging the management and restoration of riparian woodland** for protection against river bank erosion and for their value as habitat corridors.

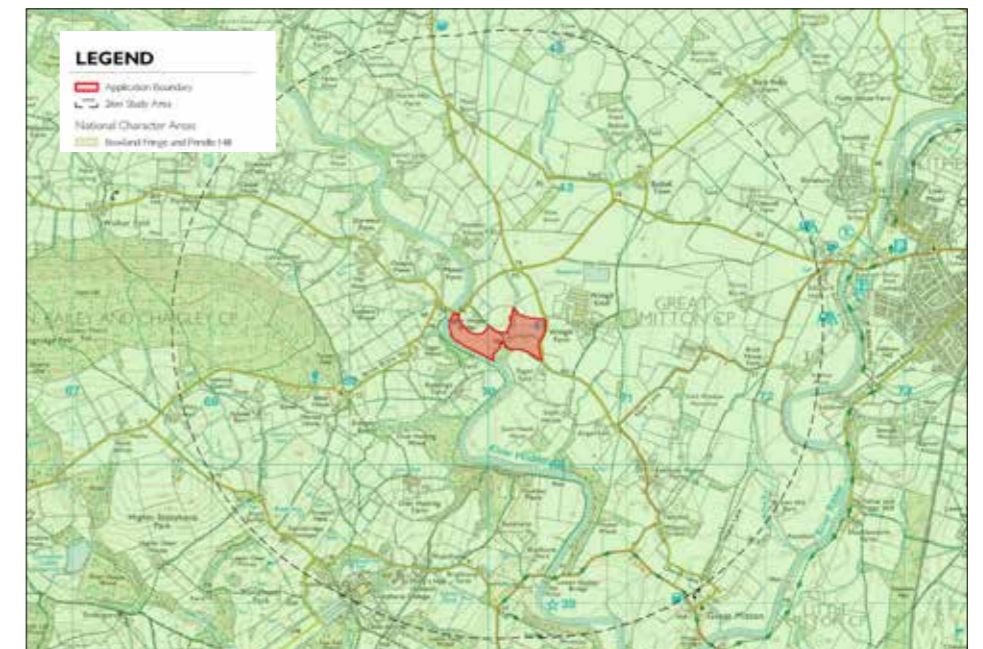


Figure 3.2: Location of Site within the context of the NCA (See Appendix B).

3.0 LANDSCAPE BASELINE

3.3 FOREST OF BOWLAND LOCAL LANDSCAPE CHARACTER

Lancashire County Council commissioned Chris Blandford Associates (CBA) to prepare a Landscape Character Assessment (LCA), to provide a framework for developing a shared understanding of the current character of the Forest of Bowland Area of Outstanding Natural Beauty (AONB) landscapes and future management needs. The study, which builds upon existing national and county landscape character assessments, identified, mapped and described in detail 14 Landscape Character Types (LCT) and 82 Landscape Character Areas (LCA), all of which with unique characteristics which set them apart from their neighbours. The Site is located within the I: Wooded Rural Valleys LCT and the I7: Lower Hodder LCA.

The characteristics of I: Wooded Rural Valleys LCT which are relevant to the Study Area include:

- *Undulating lanes dip into and out of the valleys.*
- *Deeply incised, wooded cloughs create a strong pattern.*
- *Local areas of landslip on the steep valley sides create a distinctive hummocky local topography.*
- *Strong sense of enclosure.*

The characteristics of I7: Lower Hodder LCA which are relevant to the Study Area include:

- *The meandering corridor of the lower reaches of the River Hodder are contained by the surrounding limestone knolls;*
- *The area encompasses a very broad river valley and includes estate-owned and managed farmland and plantations (for example on Bashall and Stonyhurst estates);*
- *Sinuuous belts of predominantly deciduous woodland line the river corridor;*
- *Farmed land is confined to the edges of the river valley, above the level of the wooded valley sides; pastures are sheep grazed and divided by gritstone walls and hedgerows;*
- *Single mature deciduous trees are also features, lining road corridors and within fields;*
- *Strong sense of enclosure within the valley corridor as a result of the adjacent woodland and mature deciduous trees that line the river corridor;*
- *Distinctive double arch stone bridge at Doeford is a landmark within views along the river corridor;*
- *The Wild Boar park is also a recognisable landscape feature;*
- *Framed views southwards towards the conifer-clad Longridge Fell contribute to recognisable sense of place;*
- *This area has a mature landscape structure of deciduous single trees and patches of woodland which form a mosaic pattern alongside the pastoral fields.*



Figure. 3.3: View from Longridge Fell illustrating landscape character across the eastern fringes of the AONB.

3.0 LANDSCAPE BASELINE

3.4 LANDSCAPE DESIGNATIONS AND CONTEXT

The statutory designations relevant to the landscape within 2km of the Site are illustrated in Figure 3.4.

Scheduled Monuments

A Scheduled Monument is a nationally important historic site or monument which is given legal protection by being placed on a list, or 'schedule'. Scheduling is the only legal protection specifically for archaeological sites. There is one scheduled monument located within the Study Area which is the Old Lower Hodder Bridge. The site assessment verified that there is no clear intervisibility between the scheduled monument or the landscape setting of the monument and the Site, due to a rolling landform and intervening buildings and vegetation.

Listed Buildings and Structures

Listed buildings of all grades I, II* and II are defined as being of national importance. There are several listed buildings and structures within the Study Area. The site assessment found that there is no intervisibility between the listed buildings and / or the landscape settings of the sites and the Site, due to distance, intervening landform and vegetation. The grade II Higher Hodder Bridge is located in close proximity to the north west of the Site. The site assessment found that there is no inter-visibility between the bridge and proposed location of the new house of exceptional quality (NPPF Paragraph 80e). There will be inter-visibility between the landscape setting of the house, but not the house or associated buildings. It is anticipated intervisibility between the bridge and landscape setting may increase throughout the winter months, when the trees are bare of leaves, however it will still be largely limited by vegetation.

Countryside and Rights of Way / Registered Common Land

Under the Countryside and Rights of Way Act 2000 (CROW), the public can walk freely on mapped areas of mountain, moor, heath, downland and registered common land, without having to follow pathways. Common Land is land owned collectively by a number of persons, or by one person, but over which other people have certain traditional rights, such as to allow their livestock to graze upon it, to collect wood, or to cut turf for fuel. The desktop survey concluded that there is one designated area of CROW / Registered Common Land to the south west of the Study Area at Land at Kemple End. The site assessment verified that there is distant intervisibility between the CROW / Registered Common Land and the Site, however this is significantly limited by mature, intervening vegetation. It is anticipated that intervisibility may increase slightly throughout the winter months, when the trees are bare of leaves.

Ancient semi-natural (ASNW) & Ancient replanted woodland (ARW)

Both are woods that have developed naturally and may have existed since woodland first colonised the British Isles after the last glaciation, but in many cases they have grown up on land that was previously cleared, but many hundreds of years ago. Most ancient woods may have been managed for timber and other products over centuries – but they have always had woodland cover. Following a revision to the NPPF in July 2018, ancient trees and woodlands are now afforded the highest possible protection from development. When determining planning applications, local planning authorities should apply the following principles:

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists (paragraph 180);

There are areas of ASNW and ARW within the Study Area, especially along the banks of the River Hodder. The site assessment verified that there is distant intervisibility between the Site and some of these woodlands.

Site of Special Scientific Interest (SSSI)

SSSIs are the country's very best wildlife and geological sites and they include some of our most spectacular and beautiful habitats. The current legal framework for SSSIs is provided in England and Wales by the Wildlife and Countryside Act 1981, amended in 1985 and further substantially amended in 2000 (by the Countryside and Rights of Way Act 2000). SSSIs are also covered under the Water Resources Act 1991 and related legislation. There is one SSSI within the Study Area which is known as the Hodder River Section SSSI. The site assessment verified that there is no intervisibility or physical connection between the Hodder River Section SSSI and the Site, due to a rolling landform and intervening vegetation.

Registered Park and Gardens of Special Historic Interest

Heritage assets, including historic buildings, possessing statutory designations, are subject to protection or the anticipation of conservation. Registered Parks are a 'material consideration' in determining planning applications. They are also clearly recognised as 'designated heritage assets' in the National Planning Policy Framework (NPPF). In the NPPF Registered Parks are placed on a similar level to other assets and while, in law, there is no clear definition of protection (Planning (Listed Building and Conservation Areas) Act 1990) there is a much greater appreciation of conservation by default.

Stonyhurst College is a grade II* registered park located to the south-west of the Study Area and described by Historic England as "Gardens and parkland with late C17 origins, including a well-preserved formal garden dating from c 1700 and an avenue and water features of similar date". The site assessment verified that there is no intervisibility or physical connection between the registered park and the Site, due to a rolling landform and mature, intervening vegetation.

Public Rights of Way (PRoW)

PRoW are highways that allow the public a legal right of passage. The highway authorities keep definitive maps of public rights of way. They provide conclusive evidence of the existence of a public right of way. Public rights of way within 2km of the site are shown in Appendix B: Existing Public Rights of Way. Footpaths and highways within the 2km study area, which have the potential for visibility of the Site, were walked. The potential for intervisibility with the site was verified. Viewpoints illustrate the potential visibility of the Site from relevant public rights of way (Refer to Section 5.4). Where there was no view, a photograph was not taken and the viewpoint not assessed.

3.0 LANDSCAPE BASELINE

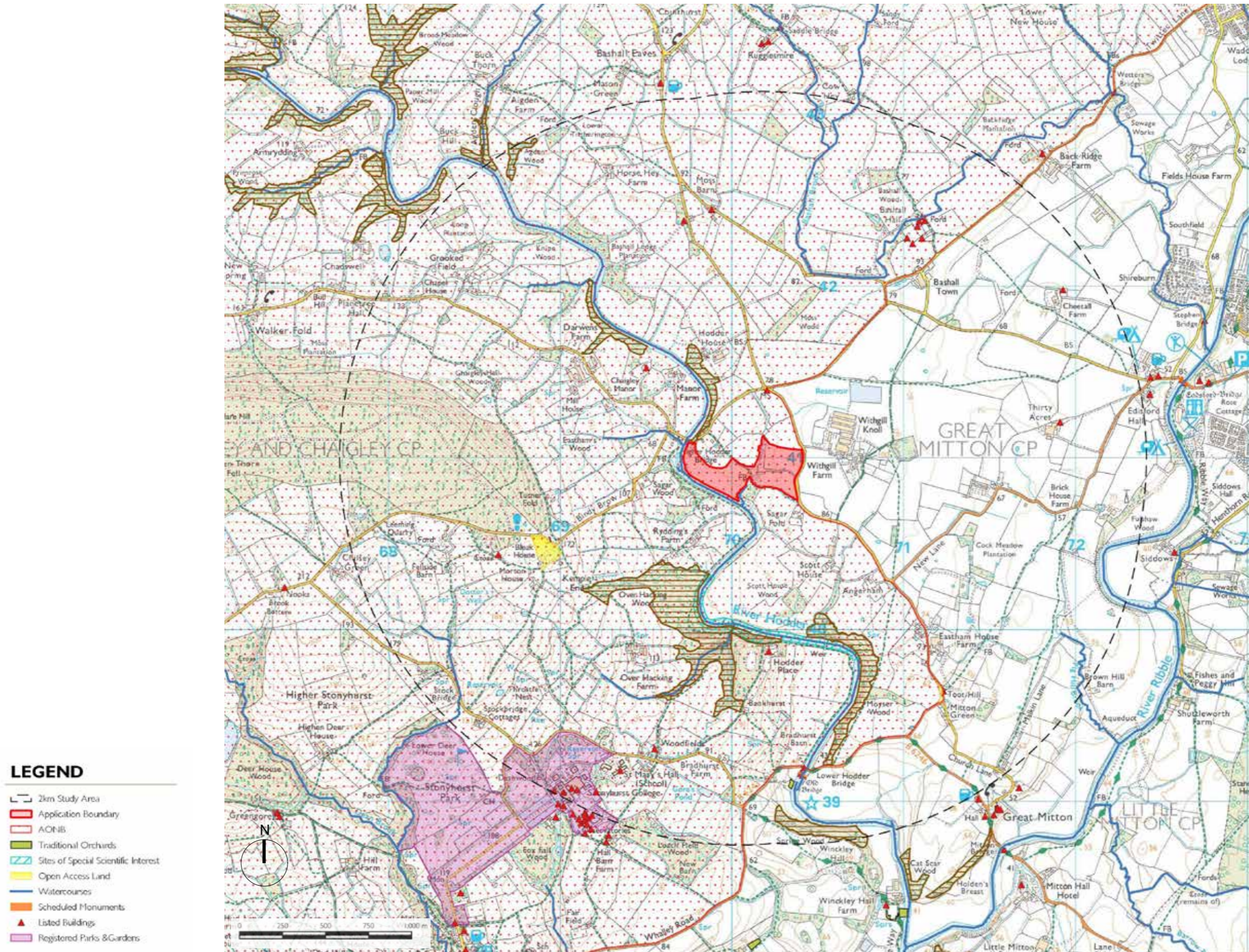


Figure 3.4. Landscape Designations within Study Area (Refer to Appendix B for larger scale plan)

3.0 LANDSCAPE BASELINE






3.5 HISTORIC LANDSCAPE ANALYSIS

Ordnance survey maps taken from 1886-1895, 1908, and 1969-1971 assist in documenting the landscape evolution of the site and its context to present day (Refer to figures 3.5 to 3.8).

The landscape chronology can be utilised to inform design proposals and provide a clear understanding of the characteristics associated with the changes to the historic landscape.

1886-1895

Key features of the 1886-1895 landscape include:

-  Study boundary
-  Key woodland blocks
-  Quarry
-  Stream
-  Field Track and Public Right of Way

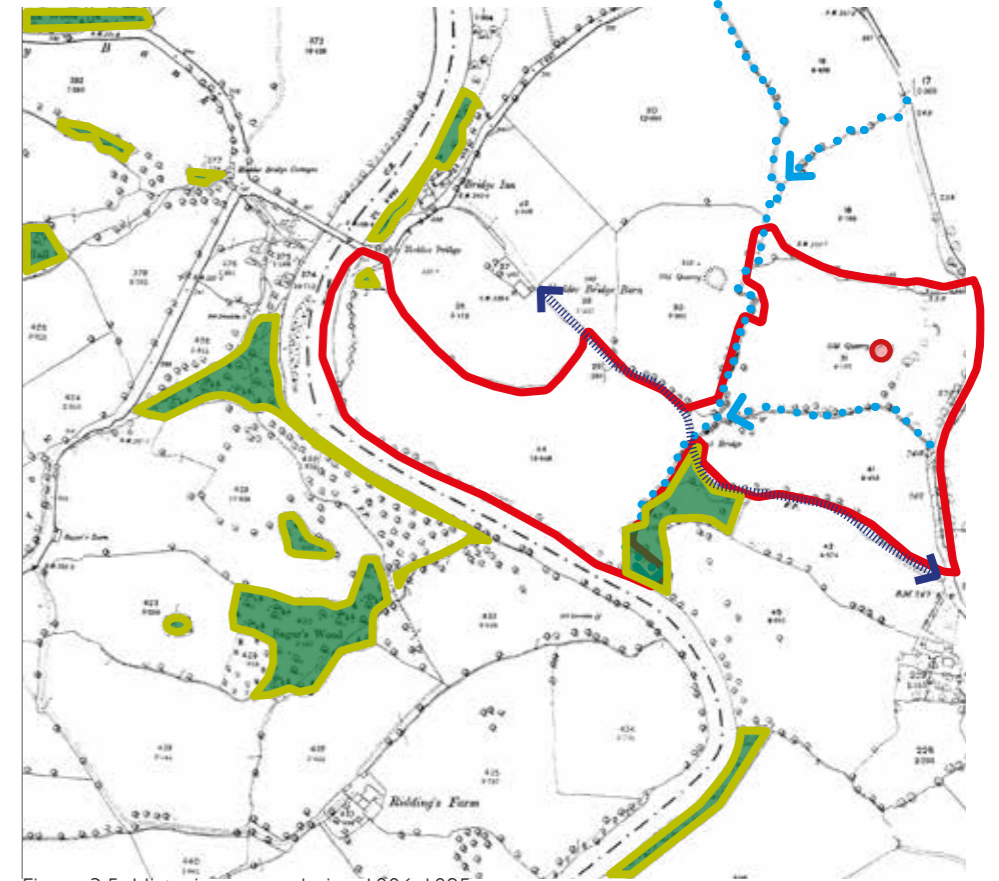





Figure 3.5: Historic map analysis - 1886-1895

1908

Key features of the 1908 landscape include:

-  Study boundary
-  Loss of field boundary
-  Development and curtilage

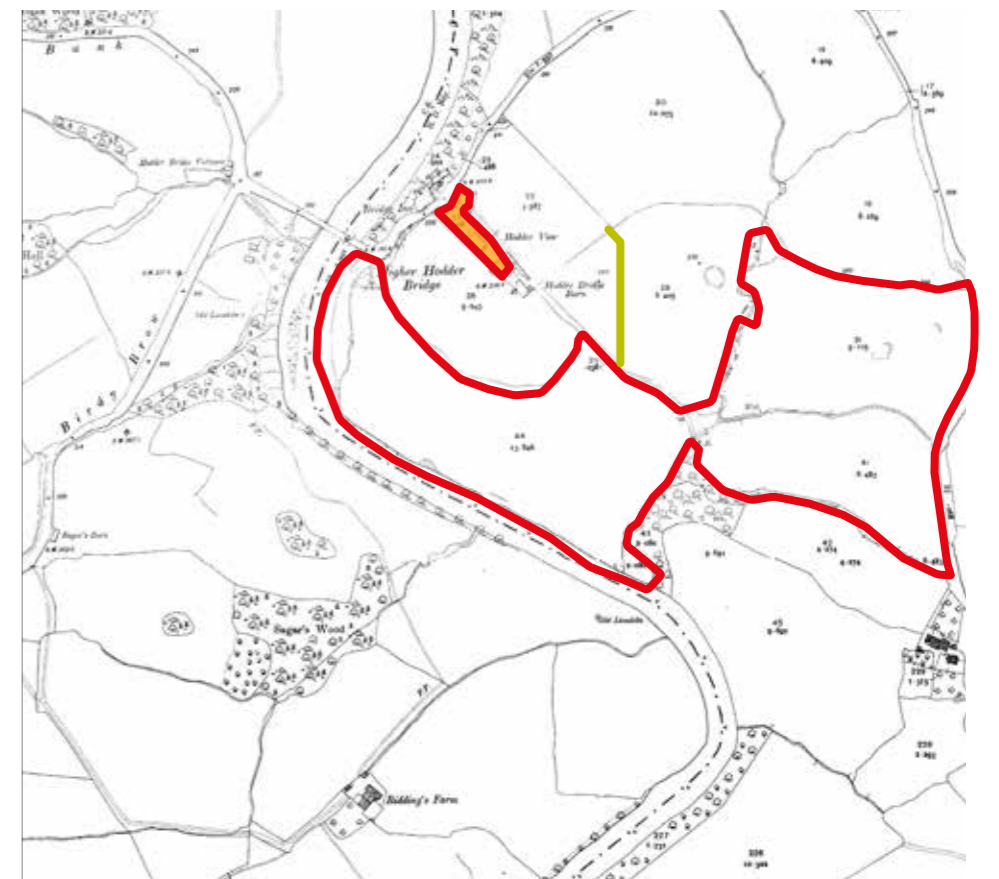





Figure 3.6: Historic map analysis - 1908

3.0 LANDSCAPE BASELINE

1969-1971

Key features of the 1969-1971 landscape include:

-  Study boundary
-  Development and curtilage
-  Established woodland additions

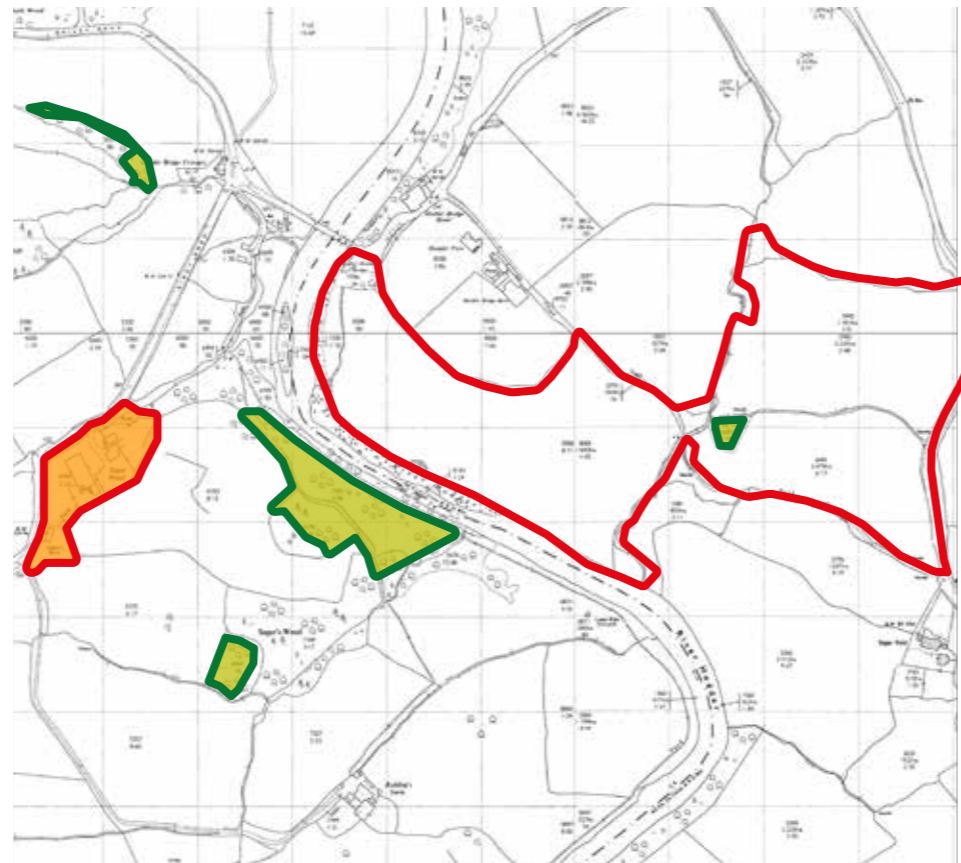


Figure 3.7: Historic map analysis - 1969-1971

1886-1895 Overlaid with 2018

Key changes in the landscape between 1886-1895 and 2018 include:

-  Study boundary
-  Loss of field boundary
-  Additional field boundary
-  Development and curtilage
-  Established woodland additions
-  Loss of woodland cover
-  Additional vehicle routes
-  Infill of quarry

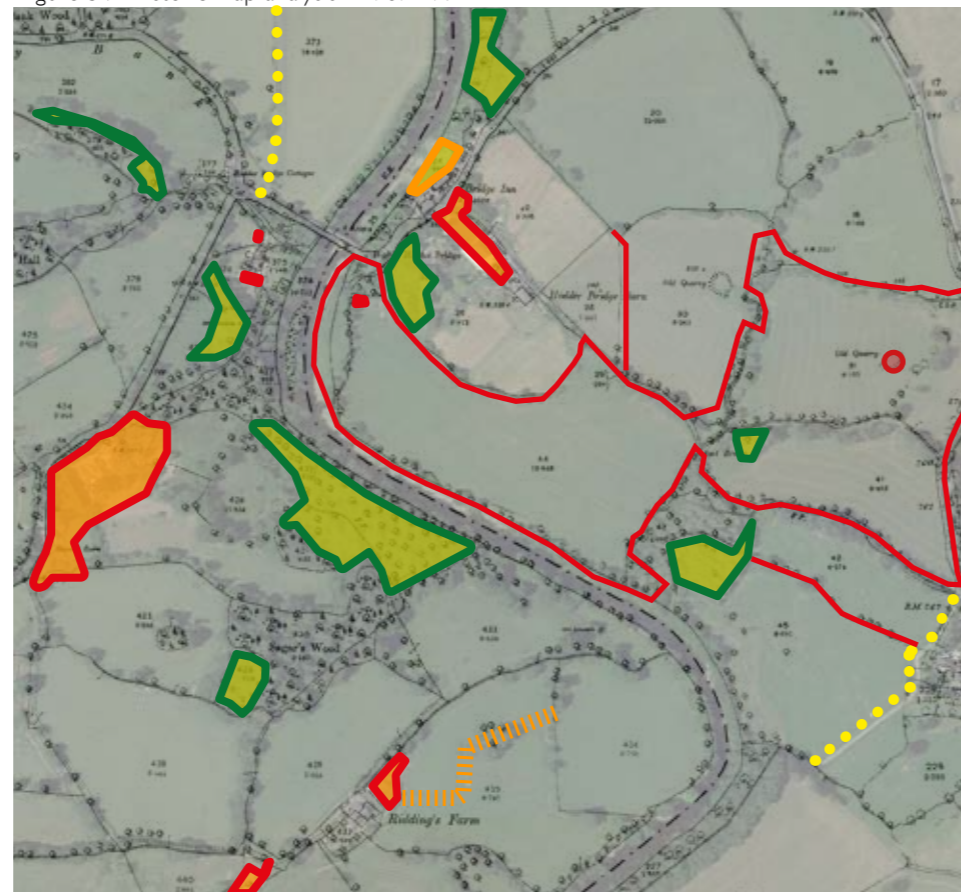


Figure 3.8: Historic map analysis - 1886-1895 overlay with 2018 Satellite Aerial

SUMMARY

Further to a review of historic Ordnance Survey maps, a number of simple observations can be made of the surrounding landscape, these include:

- The Site has remained relatively consistent in terms of landscape character;
- Within close proximity to the Study Area significant quantities of woodland have established since 1885;
- A small section of established woodland has been removed;
- There has been some limited loss of hedgerows and field boundaries with the addition of a small quantity;
- Development has occurred progressively, predominantly with the addition of domestic homes and some agricultural buildings; and
- Additional access routes and the formalisation of agricultural tracks has occurred.

3.0 LANDSCAPE BASELINE

3.6 DETAILED SITE ANALYSIS

There are a number of complex landscape features which contribute to the inherent character of the Site and should be considered within the design process.

Refer to Section 3.10 to 3.16 for detailed site photographic study.

Notable existing landscape features include:

-  The Site
-  Managed pastoral fields
-  Adjacent dwelling and associated land/garden
-  River Hodder
-  Trees
-  Hedgerow
-  Road Infrastructure
-  Higher Hodder Grade II listed bridge
-  Direction of gradient
-  Existing access (field gates)



Figure 3.9: Detailed Site Analysis

3.0 LANDSCAPE BASELINE

HODDER GRANGE, NEW
COUNTRY HOUSE

LANDSCAPE AND VISUAL
IMPACT ASSESSMENT

MR & MRS M. BELL

OCTOBER 2021

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Figure 3.10: View looking south west from the approximate house location. Pastoral fields gently plateau from east and west.



Figure 3.11: Agricultural access gate to the west of the site from Chipping Road.



Figure 3.12: View from the Grade II listed Hodder Bridge overlooking the north west corner of the site.

3.0 LANDSCAPE BASELINE



Figure 3.13: Post and wire fence dividing north boundary of Site from PRow LA-3-20|1 and large semi dry drainage ditch.



Figure 3.14: Steep banking between managed pasture of Site and River Hodder.



Figure 3.15: Agricultural access gate to the west of the site from a unnamed road flanking the west boundary.



Figure 3.16: Existing hedgerows and veteran trees along the western boundary.

HODDER GRANGE, NEW
COUNTRY HOUSE

LANDSCAPE AND VISUAL
IMPACT ASSESSMENT

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OCTOBER 2021

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4.0 ANALYSIS OF LANDSCAPE EFFECTS



4.0 ANALYSIS OF LANDSCAPE EFFECTS

4.1 LANDSCAPE RECEPTORS

The interaction between the different components of a Proposed Development and landscape receptors has potential to result in landscape effects, which can be considered adverse, neutral or beneficial. Landscape receptors are assessed in terms of the 'nature of a receptor' or a receptors overall 'sensitivity', based on combined judgements relating to their landscape value and their susceptibility to change. The definitions relating to these complex judgements can be categorised as being either high, medium or low as defined within the detailed methodology to Appendix A - Section 3.0.

The following tables defines the sensitivity of the landscape receptors, as identified within the earlier landscape baseline review, to change resulting from the Proposed Development. The condition and value of each landscape receptor is also considered.

Table 4.1 Illustrates the assessment of landscape effects on NCA 33. Bowland Fringe and Pendle Hill.

LANDSCAPE RECEPTOR	LANDSCAPE SENSITIVITY	LANDSCAPE CONDITION	LANDSCAPE VALUE
NCA 33: Bowland Fringe and Pendle Hill	HIGH	GOOD	HIGH

NCA 33 washes over the Site and is described as being a 'transitional landscape that wraps around the dramatic upland core of the Bowland Fells,..... a diverse landscape of herb-rich hay meadows... lush pastures, broadleaved woodland, parkland and waterbodies..... The influence of human habitation and activity, and the area's long farming history, contribute significantly to its character....'

The sensitivity of the NCA character to change from certain types of development is high, as this is a recognisable and visually distinctive landscape, however due to the scale of the proposal, there will be no effects on the scale or character of the landscape of NCA 33 and it has therefore been scoped out of this assessment of sensitivity.

Table 4.1: Illustrates the assessment of landscape effects on NCA 33.

SUMMARY OF LANDSCAPE EFFECTS ON THE NCA

In summary, having assessed the anticipated landscape effects on the NCAs located within the wider Study Area, it is considered that the Proposed Development will give rise to negligible landscape effects on the existing NCAs, therefore no further assessment is made.

LANDSCAPE RECEPTOR	LANDSCAPE SENSITIVITY	LANDSCAPE CONDITION	LANDSCAPE VALUE
I: Wooded Rural Valleys LCT & I7: Lower Hodder LCA	HIGH	MODERATE	MODERATE

Described as deeply incised wooded valleys which link upland and lowland Bowland and creating a strong pattern of linear landscapes, The Wooded Rural Valleys have a high sensitivity to change from certain types of development, due to the designation of several sites as SSSI, reflecting ecological significance and substantial areas of ancient woodland, comprising "base rich ash woodlands or alder/ willow fringing the streams, to upland oak woodland along elevated parts of the valley sides". Stone mills and bridges are a frequent features, adding a strong time-depth as remnants of the historic use of the rivers.

The Forest of Bowland Area of Outstanding Natural Beauty Landscape Character Assessment (2009) considers the overall condition of the Wooded Rural Valleys LCT to be moderate, as there are "pockets of rich biodiversity in the patchwork of woodlands and stream corridors, however, some elements are in declining condition, including dilapidated field barns, gappy hedgerows and stone walls. Evidence of a gradual loss of traditional management is also apparent in places".

The Wooded Rural Valleys LCT is considered to have moderate visual sensitivity as a result of the variable sense of enclosure and moderate intervisibility with adjacent LCTs. In places, open views can be gained across the landscape, whilst in others, views are limited by woodland cover and topography. A diverse patchwork of woodland (some of which is ancient) and river corridor habitats contributes to overall high ecological sensitivity. In addition to this, the generally well maintained hedgerows and dry stone walls, stone bridges and remnants of historic mills contribute to overall high cultural and landscape character sensitivity. As a result of the above factors, this LCT is considered to have limited capacity to accommodate significant change without compromising key characteristics.

The Forest of Bowland AONB Landscape Character Assessment proposes an overall strategy for the Wooded Rural Valleys to:

- *Conserve and enhance the distinct pattern of riverside woodlands, stone walls and hedgerows;*
- *Maintain the secluded and tranquil character of the area and the mosaic of juxtaposed habitats which make up important wildlife corridors;*
- *Repair and enhance landscape features where they are in decline; and*
- *Conserve and enhance the rich network of lanes and habitats between the lane walls.*

The Wooded Rural Valleys LCT/Lower Hodder LCA is a highly valued landscape, enjoyed for for both active and passive recreation and the AONB Partnership is developing sustainable tourism, that takes account of its current and future economic, social and environmental impacts.

Table 4.2: Illustrates the assessment of landscape effects on local LCTs

4.0 ANALYSIS OF LANDSCAPE EFFECTS

4.2 APPRAISAL OF LANDSCAPE EFFECTS ON THE SITE AND THE IMMEDIATE SETTING

Table 4.3 and 4.4 illustrate the assessment of landscape effects on the Site and the immediate setting.

LANDSCAPE RECEPTOR	LANDSCAPE SENSITIVITY	LANDSCAPE CONDITION	LANDSCAPE VALUE
The Site and Immediate Setting	HIGH	HIGH	HIGH
	<p>The Site lies within a landscape which is consistent with and characteristic of the national and district landscape character and forms a part of the rural and agricultural setting to the west of Clitheroe. The sensitivity of the Site to change from certain types of development is assessed as being high, as there is a strong and recognisable landscape character, which makes a valuable contribution to the wider character of the Study Area.</p> <p>The Site lies within the Forest of Bowland AONB, which is of national, regional, and local importance and is a highly valued landscape for its scenic and natural beauty.</p>		
Landscape Quality	<p>The Site and its wider setting is typical of the key characteristics of the Wooded Rural Valleys LCT/Lower Hodder LCA, with a distinguishable structure and a characteristic pattern of landform and landcover. Where there has been hedgerow loss at field boundaries as a result of the intensification of agriculture and the amalgamation of fields, quality is reduced, however the Study Area has a high degree of woodland cover and hedgerows to the west of the River Hodder remain largely extant. Overall Value: High</p>		
Scenic Quality	<p>The Site lies within the Forest of Bowland AONB, designated for its natural beauty, which is derived from the outstanding working rural landscape of wide open, upland moorlands, rich and diverse in-by-landscapes and wooded valleys and parkland. Whilst the Study Area has an enclosed character as a result of the well wooded character and rolling topography, views to distant fells provide the wider AONB context. Overall Value: High to Exceptional</p>		
Rarity and Representativeness	<p>The Site and Study Area are representative of the published landscape character assessment at a national and district scale. There are however no examples of rare landscape features, elements or a rare district character. Overall Value: Medium</p>		

LANDSCAPE RECEPTOR	LANDSCAPE SENSITIVITY	LANDSCAPE CONDITION	LANDSCAPE VALUE
Conservation Interests	<p>There are no specific conservation interests at the Site however the nationally designated Hodder River Section SSSI is located approximately 1 km downstream of the Site and is important for its exposures of marine Lower Carboniferous rocks and a rich invertebrate fauna. Belts of Ancient & Semi-natural Woodland line the banks of the River Hodder, with Hodder House Wood located directly upstream of the Site and Over Hacking Wood, a substantial area of Ancient Replanted Woodland to the south.</p> <p>The grade II Higher Hodder Bridge is located within close proximity of the westerly boundary of the Site boundary but not the proposed house site. There are further listed buildings within the Study Area, including the grade II Chaigley Manor to the north west, the grade II Milestone At Road Junction 540 Metres North East Of Higher Hodder Bridge to the north east, the grade II Hodder Place to the south east and the grade II Cross Of St Paulinus to the south west. There are no conservation areas located within the Study Area. Overall Value: Medium to High</p>		
Recreational Value	<p>There is an excellent network of well used public rights of way across the Study Area, which combined with areas of permissive access, such as Longridge Fell and CROW/Registered Common Land to the south west of the Study Area, makes this an area of high recreational value. Overall value: High</p>		
Perceptual Qualities	<p>There is a perceptual quality of peace and tranquillity within the Study Area, especially around the River Hodder which gently meanders through the valley. The moorland landscape which is visible to the north of the Study Area has a feeling of remoteness. Overall value: High</p>		
Cultural Associations	<p>There are no known cultural associations. Overall value: Low.</p>		

Table 4.3 Illustrates the assessment of landscape effects on the Site and Immediate Setting

4.0 ANALYSIS OF LANDSCAPE EFFECTS

HODDER GRANGE, NEW COUNTRY HOUSE

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

MR & MRS M. BELL

OCTOBER 2021

PREPARED BY
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LANDSCAPE RECEPTOR	MAGNITUDE OF CHANGE	SIGNIFICANCE OF EFFECTS (CONSTRUCTION)	SIGNIFICANCE OF EFFECTS (YEAR 1)	RESIDUAL CHANGE (YEAR 10)
The Site and Immediate Setting	MEDIUM TO HIGH	LOW NEUTRAL	MODERATE ADVERSE	SLIGHT BENEFICIAL

CONSTRUCTION -Throughout the construction phase, there will be construction activity, storage of materials and movement of plant. However as this is an agricultural landscape, the movement of large scale agricultural machinery is a characteristic feature. Any sensitivity and magnitude of change experienced upon the landscape character throughout the construction phase would be temporary in nature and reduced once construction is complete.

There will be no loss of key landscape features such as hedgerow boundaries or mature trees as this would be limited to pasture which is considered commonplace. Therefore the sensitivity of these features to change from the proposal is low. The magnitude of change on the existing landscape features during construction phase would be limited and the significance of effects assessed to be neutral.

YEAR 1 - With a high sensitivity to change from certain types of development, the construction of the New House of Exceptional Quality (NPPF Paragraph 80e) would give rise to a **medium to high magnitude** of change in landscape character of the Site and the immediate Study Area and moderate adverse significance of effects. Where there would be an alteration of one or more key elements - i.e a loss of open grassland, and the introduction of new built form establishing an element that, whilst prominent in the landscape scene, would not be necessarily considered to be substantially uncharacteristic when set within the attributes of the receiving landscape. Isolated vernacular dwellings of varying sizes are a characteristic feature of the Study Area and whilst there would be a loss of open grassland, this would be relatively small scale and would not have an overall effect upon the scale or character of the district landscape. The proposal seeks to introduce new native planting at year 1 although would not contribute to the setting of the house due to the immature nature of the planting.

YEAR 10 - The residual change in landscape character, 10 years post construction and with the new soft landscaping maturing, is assessed as being **slight beneficial**. With a sensitive soft landscape scheme which is of local character, impacts upon landscape character will be decreased, creating the potential to accord with and enhance local character. The introduction of a new country house landscape would be of benefit to local biodiversity - as is confirmed in net gain calculations submitted with the application - and strengthen landscape character. Elements of the new country house landscape which will strengthen landscape character include 1.4ha of new deciduous woodland, 1,120m of new hedges and 1.2ha of species rich grassland planting to the margins of landscape corridors, as shown on the landscape masterplan.

Table 4.4 Illustrates the assessment of landscape effects on the Site

5.0 VISUAL BASELINE



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 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 is located, a field survey has been conducted from public receptors within 2km of the Site. A number of Public Rights of Way (PRoW) within a 2km radius of the Site were walked on the day of the field assessment to verify the potential visual envelope for the Proposed Development.

A detailed site assessment was undertaken on 10th and the 12th September 2021 in addition to the initial site appraisal work dated 4th March 2020. In accordance with 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. This was not obtainable on the day of the Site visit.

5.2 RANGE OF PEOPLE AND PLACES POTENTIALLY AFFECTED

The range of people and places potential affected varies from a limited number of recreational receptors, transport surrounding the Site in close proximity and limited numbers of residential. Where receptors have a dual 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 Public Rights of Way

A network of PRoW exist within the Study Area with PRoW most likely to form the majority of receptors along with transport locations. This is also due to the ability to obtain short distance views of the Site. Viewpoints 1, 2, 4 and 7 represent views from recreational receptors.

Views from Transport Receptors

Visibility to the surrounding road network has been considered in this assessment. Viewpoint 5 has been included.

Views from Residential Receptors

Due to the rural location of the Site and small number of settlements within the Study Area there are no clear views from residential receptors. Viewpoint 1 is taken from a nearby recreational receptor to illustrate similar visual amenity although is considered to be more sensitive due to the lack of direct primary views from the nearby residential receptor.

5.0 VISUAL BASELINE

5.3 ZTV ANALYSIS

The extent of the Study Area has also 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 Bare Earth ZTV mapping (Fig. 5.1) has been based on the highest part of the house at approximately 9.7m located accurately to where the house will be positioned. The ZTV plan has used point data to replicate the proposed height of the new ridge line at approximately 9.6m high above ground level and created a potential bare earth viewshed, Figure 5.1 indicates the theoretical areas of landscape where the upper sections of the house may be visible from based on a receptor eye height of 1.65m. This assessment enables a better understanding of the potential zone of theoretical visibility and ensures a more accurate assessment can be made within the field.

The Proposed Development has been modelled based on a bare earth assessment only, referencing the 3D terrain model and therefore does not take into account the reduction in the Site's visibility based



on localised landscape features such as existing built form, woodland, mature trees, hedgerows and local topographic features which have important screening properties.

It is evident that the mature vegetation, combined with the valley landform significantly reduces the theoretical visual envelope of the Proposed Development, limiting the extent of long distance views from the wider landscape towards the Site. The ZTV indicates views are theoretically possible from along the river corridor in close proximity to the Site and also to the east and west. Minor glimpsed views are indicated as being possible to the north and south although it is likely that the intervening vegetation will restrict these longer distant views. A large part of the Study Area to the north-east is unlikely to obtain views of the Site due to the formation of the landform. Views are likely to be focused on medium to short range views, with majority of views predicted to be less than 1km away from the boundary of the Site.

This theoretical viewshed was checked on site to ensure the accuracy of the ZTV by a chartered landscape architect. Long distant views are limited as clear and open views along the river corridor towards the Site are likely to be screened by intervening landform and vegetation therefore do not form part of the assessment.

Based on the findings of the site visit, combined with the analysis of the ZTV mapping, aerial mapping and Google Earth Pro satellite imagery, eight viewpoints have been selected to represent the typical range of views of the Site from within the Study Area. These are illustrated within Figures 5.2 and 5.3.

Figure 5.1 - Bare Earth ZTV Mapping

5.0 VISUAL BASELINE

5.4 VIEWPOINTS FOR ASSESSMENT

A total of eight viewpoints have been selected and will be assessed to establish the visual impacts of the Proposed Development based on illustrating intervisibility with the Site. Table 5.1 and Figures 5.2 and 5.3 identify the receptor type and location of the viewpoints to be assessed.

Viewpoints 3, 6 and 8 have been scoped out of the assessment of existing visual amenity as there are no clear views of the proposed location of the dwelling or Site afforded from this location based on the time of the assessment, due to intervening vegetation.

VIEWPOINT	LOCATION
1	View from recreational receptor looking south towards Site from PRow LA/3-20/1
2	View from recreational receptor looking west towards Site from PRow LA/3-20/1
4	View from recreational receptor looking north-east from PRow LA/3-3/48a
5	View from road receptor looking south from Chipping Road
7	View from recreational receptor looking east from Longridge Fell

Table 5.1. Viewpoint Locations for assessment

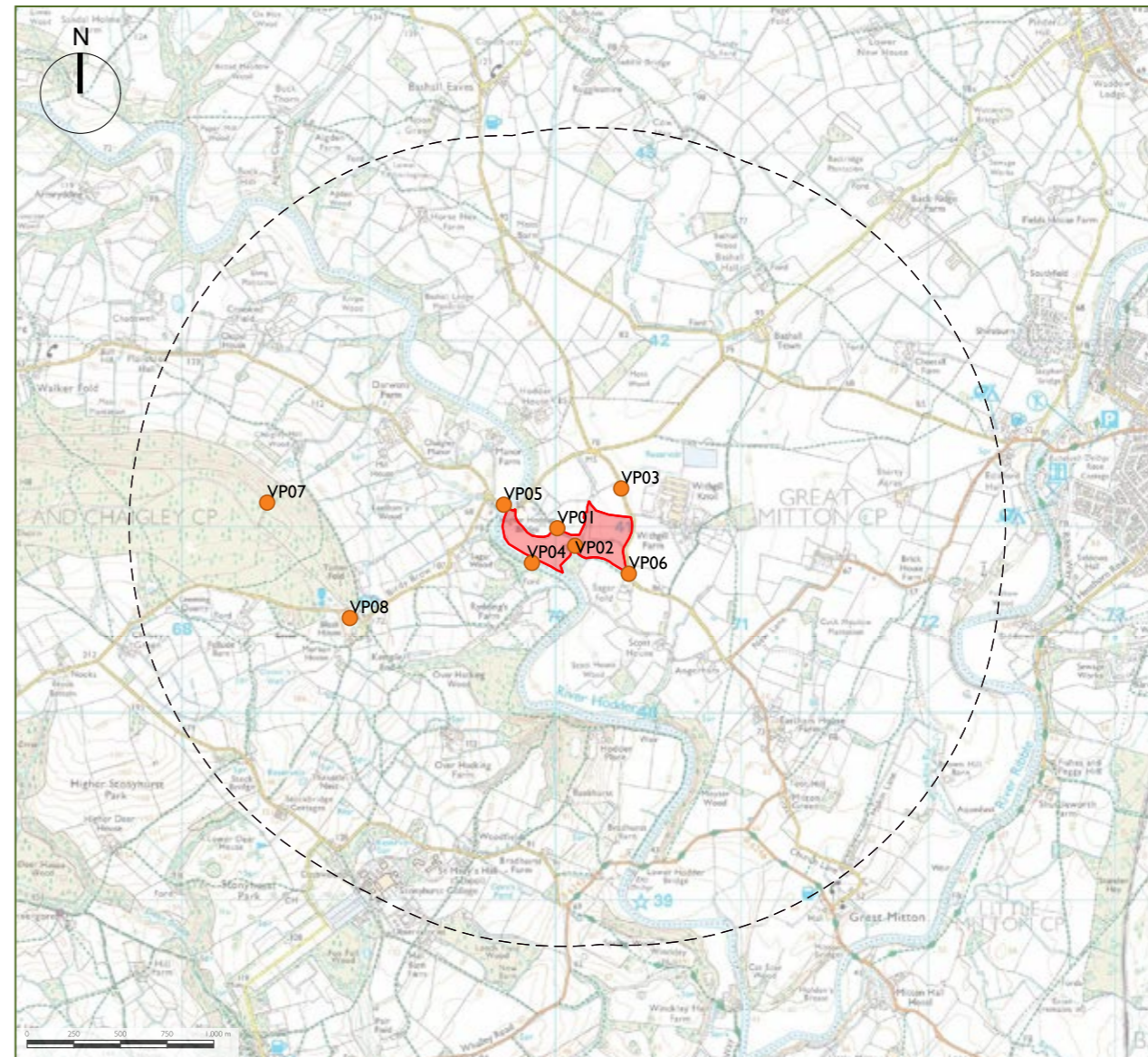


Figure 5.3. Initial viewpoint locations to be assessed

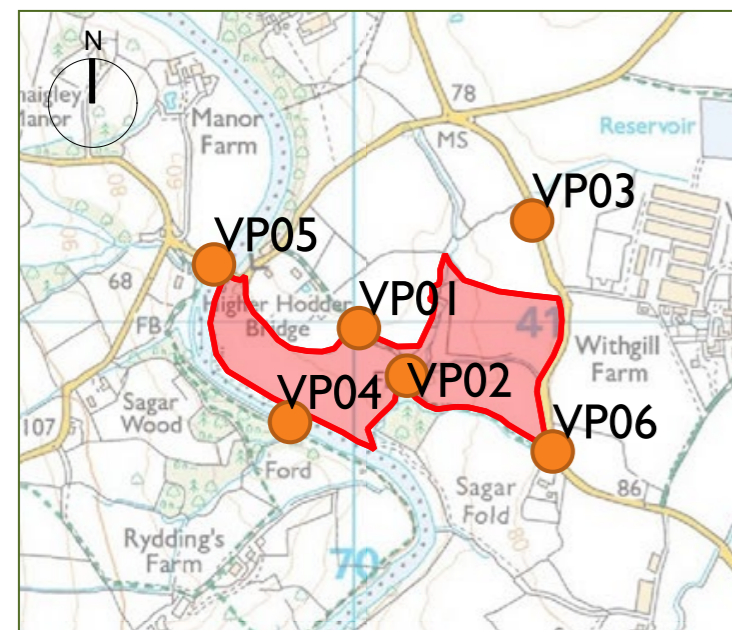
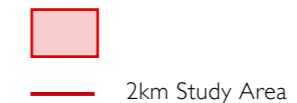


Figure 5.2. Detailed extract of Viewpoints in close proximity to Site

6.0 ANALYSIS OF VISUAL EFFECTS



6.0 ANALYSIS OF VISUAL EFFECTS

6.1 INTRODUCTION

The Proposed Development would not seek the removal of any existing buildings or key areas of existing vegetation. Vegetation removal would be characterised mainly by the removal of insignificant areas of grass associated with pasture. The majority of the existing pasture is retained as part of the Proposed Development. The existing Site access would be retained therefore would not form any significant changes to the existing visual baseline.

Section 6.0 illustrates the anticipated impacts of the Proposed Development upon the existing visual amenity. Changes in visual amenity would relate entirely to effects arising from temporary visibility of construction activity and the permanent views of the Proposed Development. This chapter assesses the effects on visual amenity based on the following scenarios and makes reference to the detailed assessment methodology as located within Appendix A:

- 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 / users to demonstrate a scenario which is not fully mitigated (prior to any planted mitigation being established if deemed appropriate). 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 any 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.

Refer to Appendix D for viewpoint Photography.

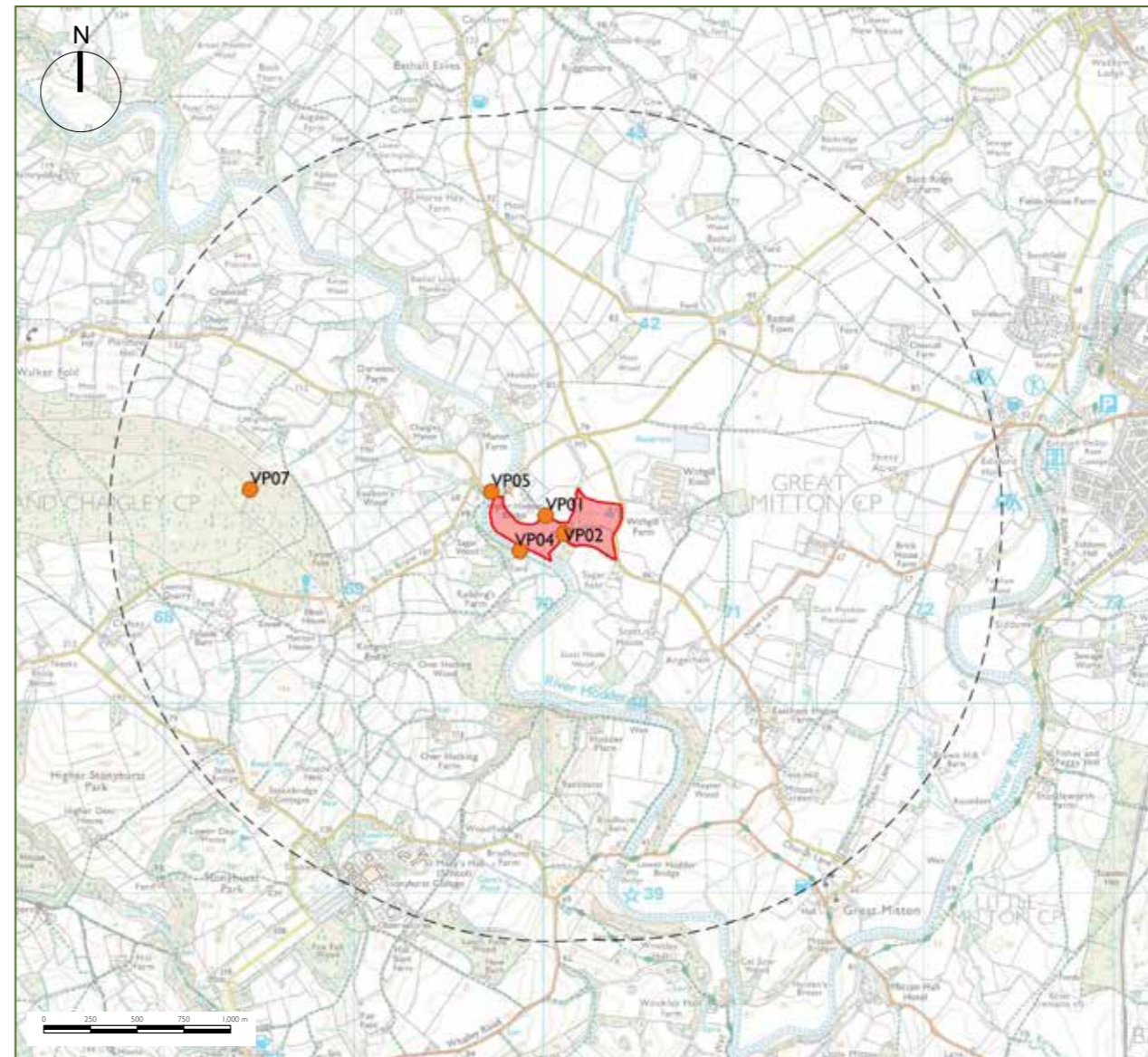


Figure. 6.1: Final viewpoint locations to be assessed

- Site Boundary
- 2.5km Study Area

6.0 ANALYSIS OF VISUAL EFFECTS

6.2 ASSESSMENT OF POTENTIAL VISUAL EFFECTS TO VIEWPOINT 01

DESCRIPTION OF EXISTING VIEW AND SENSITIVITY	
GRID REF: SD 69999 40997 - Receptors are based on recreational users of footpath LA/3-20/1, where the route of the footpath passes into a fenced strip of grassland to the north of the Site, there is a view of rolling improved pasture within a wooded valley. The River Hodder is not visible, nor is the full extent of the Site and the location of the Proposed Development will be below the crest of the hill in the foreground field. There are no other buildings visible within this view and longer distance views are truncated by vegetation.	MEDIUM TO HIGH
OVERALL VISUAL NATURE OF EFFECT	
CONSTRUCTION AND YEAR 1 - The Proposed Development will form a visible and recognisable new feature within this view, which will be immediately apparent. Whilst the construction of the property takes places, there will be activity and movement of plant within the view, as the property is under construction. It is anticipated that construction activity and at year 1, the Proposed Development will create a high magnitude of change, with a major adverse significance of effects, where the key characteristics of the view are changed by the introduction of construction activity and materials. Therefore, the overall visual nature of the effect would be considered as high.	HIGH
YEAR 10 – With a sensitive soft landscape strategy, which responds to local character, the magnitude of change 10 years post construction from this viewpoint could be reduced to medium, where the Proposed Development is seen as a visible and recognisable feature, however the soft landscape enables the built form to assimilate with the surrounding landscape. Therefore, the overall visual nature of the effect would be considered as medium.	MEDIUM
IMPORTANCE OF VISUAL EFFECT	
CONSTRUCTION AND YEAR 1 – A medium to high level of visual sensitivity and a high magnitude of visual effect, the Proposed Development during Construction and Year 1 will give rise to major adverse levels of visual effect.	MAJOR ADVERSE
YEAR 10 – A medium to high level of visual sensitivity and a medium magnitude of visual effect, the Proposed Development during Year 10 will give rise to moderate adverse levels of visual effect.	MODERATE ADVERSE

Table 6.1 - Visual Analysis of Viewpoint 01

6.0 ANALYSIS OF VISUAL EFFECTS

6.3 ASSESSMENT OF POTENTIAL VISUAL EFFECTS TO VIEWPOINT 02

DESCRIPTION OF EXISTING VIEW AND SENSITIVITY	
GRID REF: SD 70108 40881 - Receptors are based on recreational users of the footpath LA/3-20/1, where the route of the footpath crosses a narrow stream, there is a view of rolling improved pasture rising towards Longridge Fell to the west. The location of the Proposed Development will be located beyond the crest of the hill in the foreground field. There are no other buildings visible within this view and views of the wider landscape are restricted by the rolling topography.	MEDIUM TO HIGH
OVERALL VISUAL NATURE OF EFFECT	
CONSTRUCTION AND YEAR 1 - From this viewpoint, the Proposed Development will be only partially visible, with most of the built form set beyond the crest of the foreground hill. Whilst the construction of the property takes places, there will be activity and movement of plant within the view, as the property is under construction. It is anticipated that construction activity will create a medium to high magnitude of change from this viewpoint, with a moderate to major adverse significance of effects, where the key characteristics of the view are changed by the introduction of construction activity and materials.	MEDIUM TO HIGH
YEAR 10 – With a sensitive soft landscape strategy, which responds to local character, the magnitude of change 10 years post construction from this viewpoint could be reduced to low, where the Proposed Development is set within a soft landscape which enables the built form visible from this viewpoint to assimilate with the surrounding landscape.	MEDIUM TO LOW
IMPORTANCE OF VISUAL EFFECT	
CONSTRUCTION AND YEAR 1 – A medium to high level of visual sensitivity and a medium to high magnitude of visual effect, the Proposed Development during Construction and Year 1 will give rise to major adverse levels of visual effect.	MODERATE TO MAJOR ADVERSE
YEAR 10 – A medium to high level of visual sensitivity and a medium to low magnitude of visual effect, the Proposed Development during Year 10 will give rise to moderate adverse levels of visual effect.	MINOR TO MODERATE ADVERSE

Table 6.2 - Visual Analysis of Viewpoint 02

6.0 ANALYSIS OF VISUAL EFFECTS

6.4 ASSESSMENT OF POTENTIAL VISUAL EFFECTS TO VIEWPOINT 04

DESCRIPTION OF EXISTING VIEW AND SENSITIVITY	
GRID REF: SD 69793 40841 - Receptors are based on recreational users of footpath LS/-3/48a, with a partial view of the Site, from a receptor which runs to the west of the River Hodder and within the enclosed riverside woodland. There are glimpsed views to the north east through the woodland and at this location, there is a partial view of the Site and the location of the Proposed Development is partially screened behind the vegetation to the right of the view. The view is of rolling improved pasture defined by mature trees and hedgerow vegetation. There are no buildings within the view and the rising topography truncates the view.	MEDIUM TO HIGH
OVERALL VISUAL NATURE OF EFFECT	
CONSTRUCTION AND YEAR 1 - From this viewpoint, the proposed property and associated infrastructure will be only partially visible, with most of the built form set beyond the vegetation. It should be noted that whilst summer-time views are largely filtered by vegetation, once the trees lose their leaves, the view may be more open. Whilst the construction of the property takes places, there will be activity and movement of plant within the view. It is anticipated that construction activity will create a medium to high magnitude of change from this viewpoint, with a moderate to major adverse significance of effects, where the key characteristics of the view are changed by the introduction of construction activity and materials. The construction of a new drive across the landscape will introduce a new element within the view.	MEDIUM TO HIGH
YEAR 10 – 10 years post construction and with a maturing soft landscape, which will help to assimilate the property and new drive into the landscape scene, it is anticipated that the magnitude of change could be reduced to medium to low, with a minor to moderate adverse significance of effects.	MEDIUM TO LOW
IMPORTANCE OF VISUAL EFFECT	
CONSTRUCTION AND YEAR 1 – A medium to high level of visual sensitivity and a medium to high magnitude of visual effect, the Proposed Development during Construction and Year 1 will give rise to moderate to major adverse levels of visual effect.	MODERATE TO MAJOR ADVERSE
YEAR 10 – A medium to high level of visual sensitivity and a medium to low magnitude of visual effect, the Proposed Development during Year 10 will give rise to minor to moderate adverse levels of visual effect.	MINOR TO MODERATE ADVERSE

Table 6.3 - Visual Analysis of Viewpoint 04

6.0 ANALYSIS OF VISUAL EFFECTS

6.5 ASSESSMENT OF POTENTIAL VISUAL EFFECTS TO VIEWPOINT 05

DESCRIPTION OF EXISTING VIEW AND SENSITIVITY	
<p>GRID REF: SD 69790 41098 - Motorised, leisure or pedestrian road users of Chipping Road. The view is also representative of views from the grade II Higher Hodder Bridge. Chipping Road is a narrow road in the countryside which, at this point descends the steep valley sides down to the crossing point on the River Hodder. Higher Hodder bridge is located at an almost 90° angle to Chipping Road and road users have to negotiate the narrow, sharp bend as they approach the bridge. There is a partially restricted view of the western section of the Site from this viewpoint. The current access gate is visible with open pasture beyond as a glimpsed view. The view is largely enclosed by mature woodland. There is a gravelled lay-by adjacent to the gateway and at the time of survey this was full of parked cars. For motorised road users, this will be a transient view, seen within a fast moving context where attention is focused upon the road ahead.</p>	LOW TO MEDIUM
OVERALL VISUAL NATURE OF EFFECT	
<p>CONSTRUCTION AND YEAR 1- It is understood that there will be a 'low key' gateway to access the Proposed Development which is anticipated to be of an agricultural character and so this view is unlikely to change significantly. Throughout construction, there is likely to be a slight change to this view as the construction phase, including the delivery of materials and passage of construction vehicles adds movement to this view. The proposed location of the Proposed Development is not visible from this viewpoint. It is anticipated that there will be a negligible to low magnitude of change experienced from this viewpoint, where the proposals are largely indiscernible and have little effect upon the landscape scene. The significance of effects would therefore be neutral, where the key characteristics of the view are neither weakened or strengthened by the proposals.</p> <p>The site assessment found that there are no views of the proposed location of the Proposed Development experienced from the grade II Higher Hodder Bridge, or its immediate landscape setting. In winter-time, when trees have lost leaves, a partial view towards the proposed property may be afforded from the bridge, to pedestrians. It is anticipated that motorised users of the road will have attention focused on the road ahead.</p>	NEGLECTIBLE TO LOW
<p>YEAR 10 – 10 years post construction and with a maturing soft landscape, which will help to assimilate the new drive and gateway into the landscape scene, it is anticipated that the magnitude of change could be reduced to negligible, with a neutral significance of effects.</p>	NEGLECTIBLE
IMPORTANCE OF VISUAL EFFECT	SIGNIFICANCE
<p>CONSTRUCTION AND YEAR 1 – A low to medium level of visual sensitivity and a negligible to low magnitude of visual effect, the Proposed Development during Construction and Year 1 will not give rise to important levels of visual effect.</p>	NEGLECTIBLE NEUTRAL
<p>YEAR 10 – A low to medium level of visual sensitivity and a negligible magnitude of visual effect, the Proposed Development during Year 10 will not give rise to important levels of visual effect.</p>	NEGLECTIBLE NEUTRAL

Table 6.4 - Visual Analysis of Viewpoint 05

6.0 ANALYSIS OF VISUAL EFFECTS

6.6 ASSESSMENT OF POTENTIAL VISUAL EFFECTS TO VIEWPOINT 07

DESCRIPTION OF EXISTING VIEW AND SENSITIVITY	
<p>GRID REF: SD 68468 41126 - Pedestrian user of a permissive area at Longridge Fell. The viewpoint is located on a desire line, created through an existing conifer plantation. There is currently permissive pedestrian access onto Longridge Fell. There is a roughly surfaced track leading up to the higher elevations on the fell and there are two public rights of way, one which crosses the lower elevations of the south eastern edge of the fell and the other runs along the foot of the eastern slope. The site assessment found that there are no clear and direct views of the Site from these public rights of way, however there is a partial view of the Site afforded from a desire line path created on the fell ridge at approximately 255m AOD.</p> <p>To the foreground of the view is a predominantly sitka spruce plantation, growing on the eastern slopes of Longridge Fell. The Site can be partially seen between the young trees and within the wider agricultural context. Pendle Hill is seen on the skyline to the rear of the view, with the town of Clitheroe in the valley below. The wooded valley of the River Hodder is seen to the middle of the view and tree lined fields extend out beyond the river. The Site and the proposed location of the Proposed Development can be seen in the valley below, however it is anticipated that the sitka spruce crop will grow quickly to screen and close this view. Sitka spruce is characteristically harvested at 30 to 35 years, with a possible thinning of the crop at 20 to 25 years and so this view is likely to be cyclical.</p>	MEDIUM
OVERALL VISUAL NATURE OF EFFECT	
<p>CONSTRUCTION AND YEAR 1- The proposed property will form a visible and recognisable new feature within this view, when the sitka spruce crop is young or whilst the ground is fallow prior to replanting, which will be immediately apparent, giving rise to a medium magnitude of change, with a minor to moderate significance of effects. However, the proposed property may not be immediately apparent within the context of the wider, panoramic landscape, which characteristically accommodates isolated vernacular dwellings and farmsteads. Whilst the construction of the proposed property takes places, there will be activity and movement of plant within the view. When the sitka spruce crop closes the view, the magnitude of change will reduce to no change, with a neutral significance of effects.</p>	MEDIUM REDUCING TO NO CHANGE
<p>YEAR 10 – 10 years post construction and with a maturing soft landscape, which will help to assimilate the property and new drive into the landscape scene, it is anticipated that the magnitude of change, when the sitka spruce crop is young or when the ground is fallow, could be reduced to low, to negligible, with a neutral significance of effects.</p>	LOW TO NEGLECTIBLE REDUCING TO NO CHANGE
IMPORTANCE OF VISUAL EFFECT	SIGNIFICANCE
<p>CONSTRUCTION AND YEAR 1 – A medium to high level of visual sensitivity and a medium magnitude of visual effect (reducing to no change), the Proposed Development during Construction and Year 1 will give rise to minor to moderate neutral levels of visual effect.</p>	MINOR TO MODERATE NEUTRAL
<p>YEAR 10 – A medium to high level of visual sensitivity and a low to negligible magnitude of visual effect (reducing to no change), the Proposed Development during Year 10 will not give rise to important visual effect.</p>	NEUTRAL

Table 6.5 - Visual Analysis of Viewpoint 07

6.0 ANALYSIS OF VISUAL EFFECTS

HODDER GRANGE, NEW
COUNTRY HOUSE

LANDSCAPE AND VISUAL
IMPACT ASSESSMENT

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OCTOBER 2021

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RURAL SOLUTIONS LTD

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7.0 CONCLUSIONS



7.0 CONCLUSIONS

7.1 INTRODUCTION

This LVIA has been prepared to support an application to Ribble Valley District Council for the Proposed Development, with associated landscaping and biodiversity enhancement, at a site located near Hodder Bridge, Chaigley (the Site). A representative number of receptors have been selected and agreed with Elliott Lorimer at the Forest of Bowland AONB, which best describe the potential for visual sensitivities, however this study acknowledges that there may be other views afforded of the Site, within proximity to these receptors.

For the purpose of this LVIA however, viewpoints as identified in Section 5.0 are considered to best represent the visual context. This report has considered existing landscape character and designations and has considered the potential causes of impact, resulting from the development of the proposed property and associated landscaping, upon landscape character and visual amenity and provides the following conclusions.

7.2 CONCLUSIONS OF THE LANDSCAPE BASELINE

This report has found that the landscape surrounding the Site is consistent with and characteristic of the NCA 33: Bowland Fringe and Pendle Hill, which washes over the Site and is described as being a 'transitional landscape that wraps around the dramatic upland core of the Bowland Fells... This is a diverse landscape of herb-rich hay meadows – several of which are nationally and internationally designated – lush pastures, broadleaved woodland, parkland and waterbodies (including rivers and streams supporting nationally and internationally protected species). The numerous river valleys and associated woodlands are a major component of the area.'. The sensitivity of this landscape to change from certain types of development is high, however given the nature and scale of the proposed property, within the wide-scale landscape of NCA33, it is considered that there would be no change to landscape character.

The landscape of the district is characterised in the Forest of Bowland Area of Outstanding Natural Beauty Landscape Character Assessment (2009) into 14 Landscape Character Types (LCT) and 82 Landscape Character Areas (LCA), all of which with unique characteristics which set them apart from their neighbours. The Site is located within the I: Wooded Rural Valleys LCT and the I7: Lower Hodder LCA. The landscape within the Study Area is consistent with and characteristic of the Wooded Rural Valleys and Lower Hodder landscapes and the sensitivity to change from certain types of development is high, as this is a recognisable landscape which is highly valued for both passive and active recreation, with a high historic continuity and a strong sense of place.

Isolated vernacular dwellings of varying sizes are a characteristic feature of the Study Area and whilst there would be a loss of open grassland within the Site at the proposed location of the New House of Exceptional Quality (NPPF Paragraph 80e), this would be relatively small scale loss and would not have an overall effect upon the scale or character of the district landscape. It is anticipated that the proposal will give rise to a medium to high magnitude of change in landscape character of the Site and the immediate Study Area and moderate adverse significance of effects. There will be no loss of landscape

features such as hedgerow boundaries or mature trees and the proposal seeks to introduce new native planting. Therefore the sensitivity of these features to change from the proposal is low. The magnitude of change on landscape features during construction phase would be no change and the significance of effects assessed to be neutral.

The residual change in landscape character, 10 years post construction and with the new soft landscaping maturing, is assessed as being minor beneficial, where the Proposed Development would have an effect upon landscape character and would not entirely fit within the rolling landform, however with sensitive a soft landscape scheme, which is of local character, the proposal has the potential to accord with and enhance local character, through the introduction of a new country house landscape, which would be of benefit to local biodiversity and strengthen landscape character.

The Forest of Bowland Area of Outstanding Natural Beauty Landscape Character Assessment (2009) finds that the Wooded Rural Valleys LCT is "considered to have moderate visual sensitivity as a result of the variable sense of enclosure and moderate intervisibility with adjacent Landscape Character Types" and concludes that this LCT "is considered to have limited capacity to accommodate change without compromising key characteristics."

The suggested strategy for managing change within the LCT is to conserve and enhance the unique landscape features, such as woodland, hedgerows and boundary walls, through a programme of bringing woodland into active management, conserving and expanding semi-natural habitats along the river corridors and contributing to catchment management through the planting of new woodland.

7.3 CONCLUSIONS OF THE VISUAL BASELINE

Viewpoints set out in Section 5.0 illustrate the potential for visibility of the Site and the proposed location of the Proposed Development and are considered to best represent the baseline visual context.

The site assessment confirmed that Site is largely visually contained within a sloping and rolling landform and by the abundance of mature hedgerows, with frequent hedgerow trees and woodland throughout valley of the River Hodder, which restricts long-range views across the landscape and filters view of the Site.

Throughout the construction phase the proposal will form a visible and recognisable new feature, which will be immediately apparent. Whilst the construction of the property takes place, there will be activity and movement of plant and the storage of materials. It is anticipated that construction activity will create a high or medium to high magnitude of change, with a major or moderate to major adverse significance of effects, where the key characteristics of the view are changed by the introduction of construction activity and materials (Viewpoints 01, 02 & 04). 10 years post construction and with a maturing soft landscape scheme which responds to local landscape character, the magnitude of change could be reduced to medium or low to medium, with a moderate or minor moderate adverse significance of effect.

7.0 CONCLUSIONS

Restricted views of the Site, such as Viewpoint No.5 on Chipping Road, where there will be a 'low key' gateway to access the Proposed Development, which is anticipated to be of an agricultural character and is a view which is unlikely to change significantly, will give rise to a negligible to low magnitude of change, with a neutral significance of effects.

Views from the elevated Viewpoint 07 to Longridge Fell are likely to be subject to ongoing change, due to the sitka spruce crop which is planted along the eastern slopes of the fell. The crop is currently below a level where views are screened, however the fast-growing nature of the crop indicates that this is a view that is likely to be removed as the crop matures and revealed as the crop is harvested. The magnitude of change is assessed as being current medium throughout the construction phase, reducing to no change as the crop matures. A minor to moderate neutral significance of effects would be reduced to neutral 10 years post construction.

7.4 CUMULATIVE EFFECTS

Cumulative Effects are defined within the 'Guidelines for Landscape and Visual Impact Assessment' Landscape Institute (LI) & Institute of Environmental Management and Awareness (IEMA), Third Edition, 2013 as "Cumulative landscape and visual effects result from additional changes to the landscape or visual amenity caused by the proposed development in conjunction with other developments (associated with or separate to it) or actions that occurred in the past, present or are likely to occur in the foreseeable future. They may also affect the way in which the landscape is experienced. Cumulative effects may be positive or negative. Where they comprise a range of benefits, they may be considered to form part of the mitigation measures".

At the time of writing this LVIA, there are no other developments of a similar nature within the wider Study Area.

7.5 CONCLUSIONS

Following a review of baseline information, together with consideration of the potential landscape and visual effects arising from the proposed Proposed Development, it is considered that whilst there will be localised effects upon landscape character and visual amenity, these effects will be reduced 10 years post construction and the Site, in combination with proposed soft landscaping and biodiversity enhancements, is able to successfully accommodate the proposal, in landscape and visual terms, without having an overall unacceptable effect or loss of landscape character or visual amenity.

7.0 CONCLUSIONS

HODDER GRANGE, NEW
COUNTRY HOUSE

LANDSCAPE AND VISUAL
IMPACT ASSESSMENT

MR & MRS M. BELL

OCTOBER 2021

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APPENDIX A - LVIA METHODOLOGY



APPENDIX A - LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY

HODDER GRANGE, NEW COUNTRY HOUSE

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

MR & MRS M. BELL

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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 Technical Guidance Note 06/19 'Visual Representation of Development Proposals' dated 17 September 2019 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:

- Assessment of landscape effects: assessing effects on the landscape as a resource in its own right; and
- 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 be 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 referred 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 its importance in terms of any designations that may apply, or its 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 factors influencing 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.

Table 4 identifies how susceptibility and value of view can be combined to demonstrate the sensitivity of a landscape receptor.

DEFINING CRITERIA (IDENTIFYING LANDSCAPE SENSITIVITY)				
	High Susceptibility	Medium Susceptibility	Low Susceptibility	Very Low Susceptibility
High Value	High Sensitivity	High Sensitivity	Medium Sensitivity	Low Sensitivity
Medium Value	High Sensitivity	Medium Sensitivity	Low Sensitivity	Low Sensitivity
Low Value	Medium Sensitivity	Low Sensitivity	Low Sensitivity	Negligible Sensitivity
Negligible Value	Low Sensitivity	Low Sensitivity	Negligible Sensitivity	Negligible Sensitivity

Table 4: Overall nature of landscape receptor / Sensitivity Defining Criteria

A summary of the defining criteria relating to the different levels of sensitivity is illustrated in Table 5.

	DEFINING CRITERIA
High	Areas of landscape character that are highly valued for their scenic quality (including most statutorily designated landscapes); and / or 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. 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 Perceptual / aesthetic aspects has some vulnerability to unsympathetic development; and / or 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 A landscape that includes areas of alteration/degradation or erosion of features; and / or 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 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 5: 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 6 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 6: 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 7: 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 8: Duration of Landscape Effect Defining Criteria

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LANDSCAPE AND VISUAL IMPACT ASSESSMENT

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OCTOBER 2021

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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 9.

	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 9: 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 10.

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 2011 which 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 overall assessment of importance in establishing the level of harm to landscape receptors.

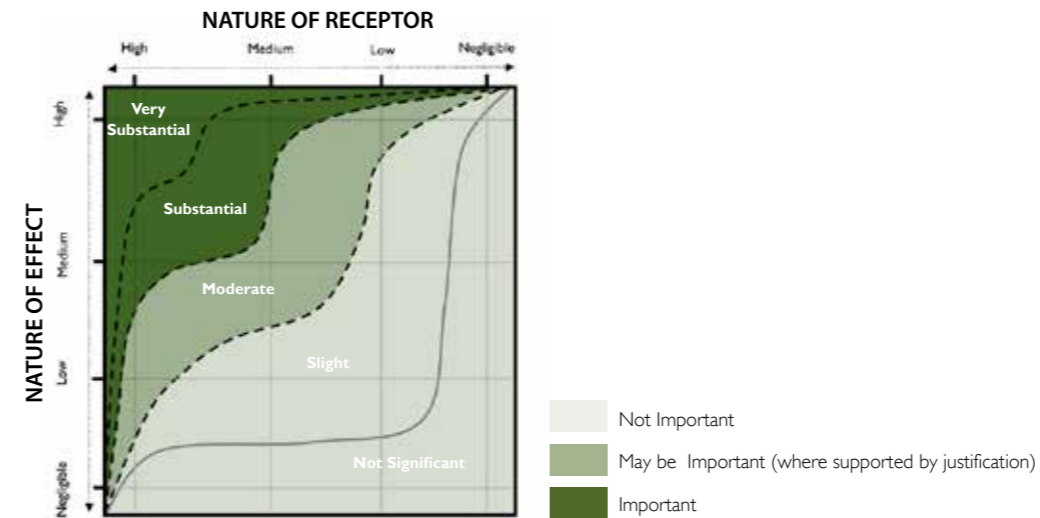


Figure. 1: Assessment significance evaluation matrix

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 10: 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 11.

	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 11: 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 12.

	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 12: 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 very low susceptibility and negligible value is most likely to give rise in the lowest level of visual sensitivity.

Table 13 identifies how susceptibility and value of view can be combined to demonstrate the sensitivity of a visual receptor.

	DEFINING CRITERIA (IDENTIFYING VISUAL SENSITIVITY)			
	High Susceptibility	Medium Susceptibility	Low Susceptibility	Very Low Susceptibility
High Value	High Sensitivity	High Sensitivity	Medium Sensitivity	Low Sensitivity
Medium Value	High Sensitivity	Medium Sensitivity	Low Sensitivity	Low Sensitivity
Low Value	Medium Sensitivity	Low Sensitivity	Low Sensitivity	Negligible Sensitivity
Negligible Value	Low Sensitivity	Low Sensitivity	Negligible Sensitivity	Negligible Sensitivity

Table 13: Overall Visual nature of receptor / Sensitivity Defining Criteria

A summary of the defining criteria illustrating the overall visual sensitivities is illustrated below within Table 14.

	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 A view which is an important part of their reason for being there; and / or 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 A view which plays a small part in receptors being there; and / or A view that is recognised locally.
Low	A view that is unattractive, discordant and / or contains many visual detractors; and / or 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 14: Overall Visual nature of receptor / Sensitivity Defining Criteria

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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 15.

	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 15: Visual Size/ Scale of View Criteria

GEOGRAPHICAL EXTENT

The geographical extent of a visual effect is determined by the amount of change experienced within a view, based upon the criteria set out in Table 16.

	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 16: Geographical Extent Defining Criteria

DURATION

The overall duration of a visual effect is based upon the criteria set out in Table 17.

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

Table 17: 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 18.

	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 18: 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 19.

	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. 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. 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 19: 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 20.

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 2011 which 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 overall assessment of importance in establishing the level of harm to visual amenity.

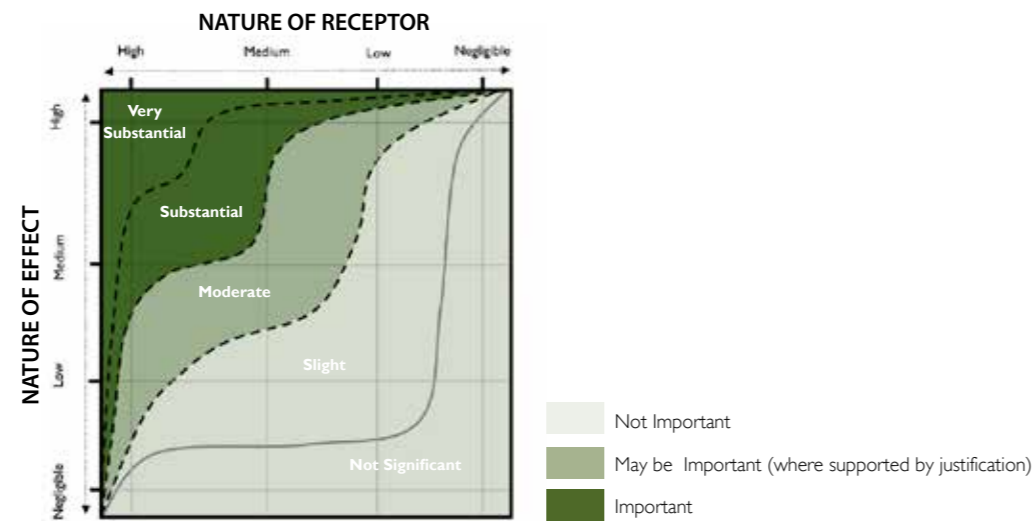


Figure 2: Assessment significance evaluation matrix

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 20: Description of Visual Significance Defining Criteria

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.

APPENDIX A - LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY

HODDER GRANGE, NEW
COUNTRY HOUSE

LANDSCAPE AND VISUAL
IMPACT ASSESSMENT

MR & MRS M. BELL

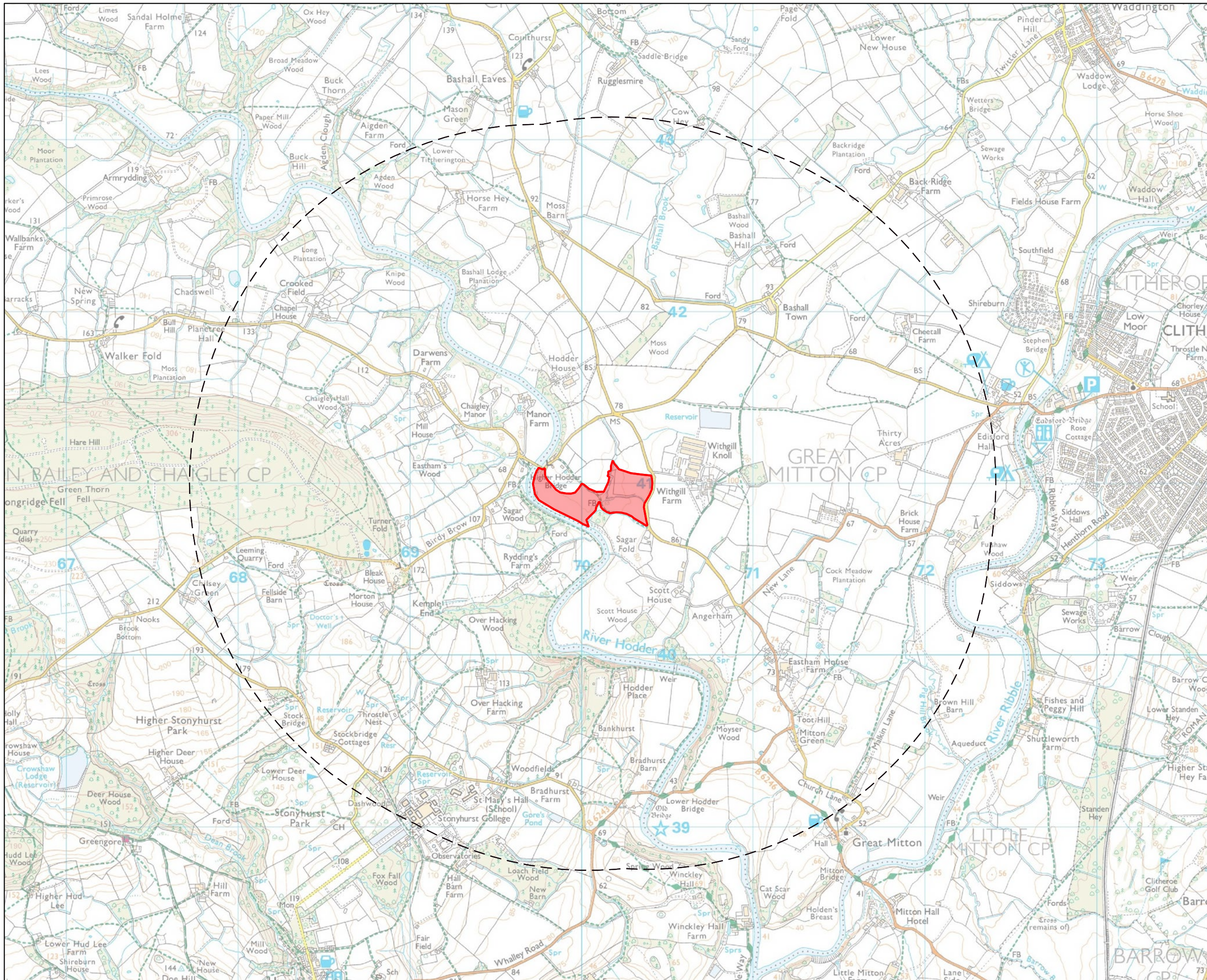
OCTOBER 2021

PREPARED BY
RURAL SOLUTIONS LTD

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APPENDIX B - BASELINE MAPPING





LEGEND

- ▭ Application Boundary
- 2km Study Area



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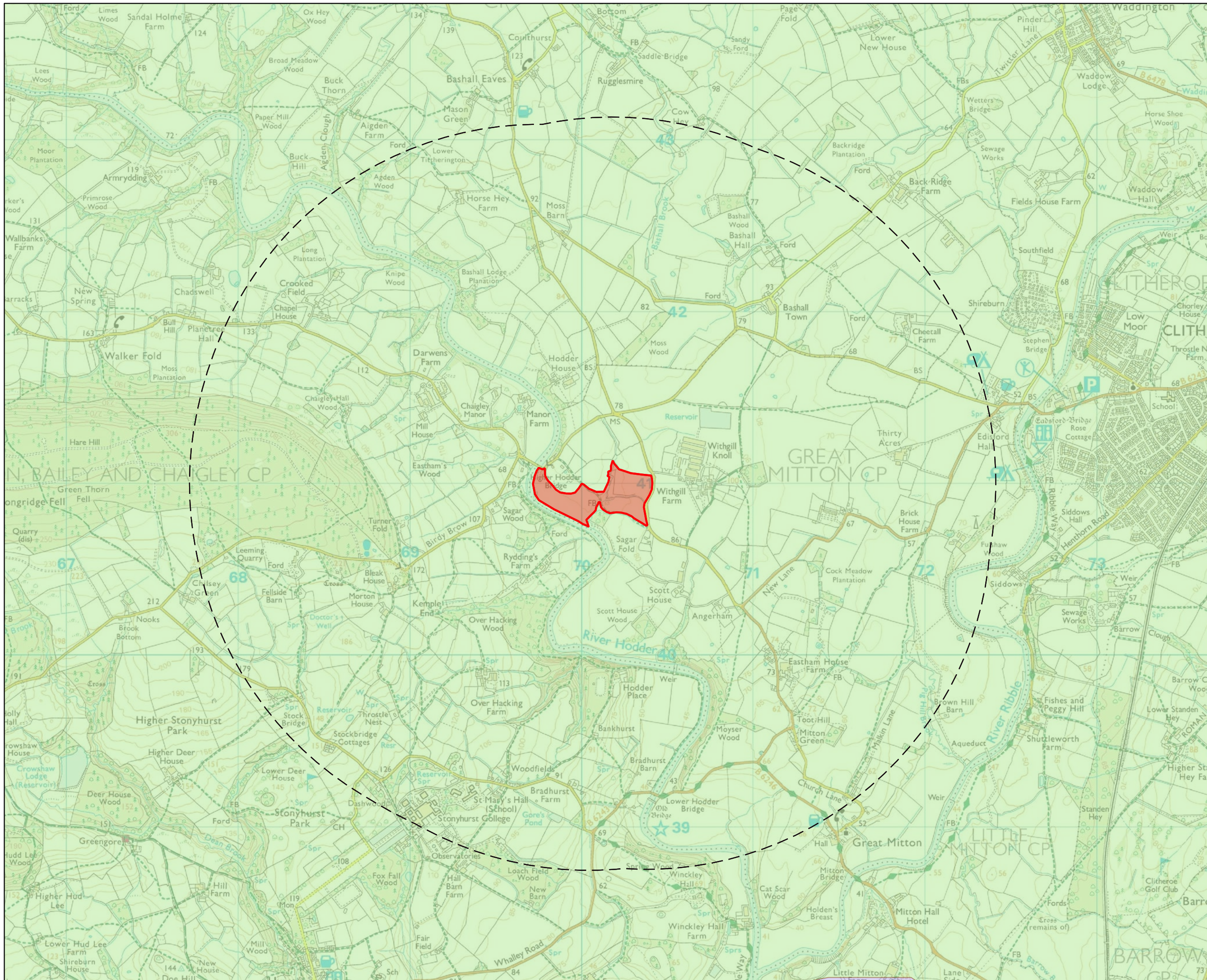
SITE LOCATION AND STUDY AREA

Client:
MR & MRS BELL





Project:
HODDER BRIDGE P80 LVIA, HODDER BRIDGE, CLITHEROE, BB7 3LP

Scale: **1:20,000**
Date: **28.07.21**
Drawn: **MJ**
Checked: **AR**
Drawing No.: **RUR002490-001**





LEGEND

-  Application Boundary
-  2km Study Area
- National Character Areas
-  Bowland Fringe and Pendle Hill
-  Lancashire Valleys



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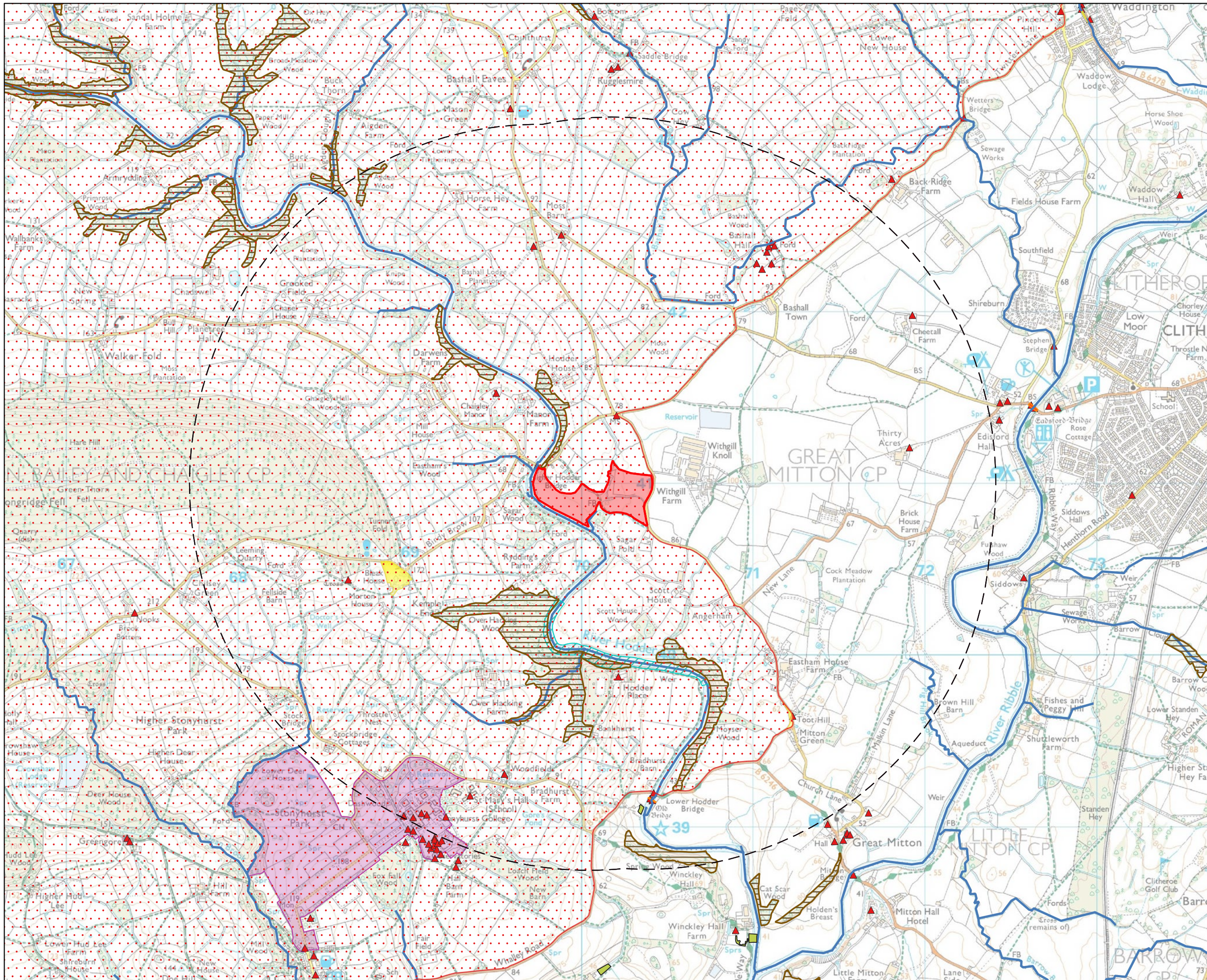
Title:
NATIONAL CHARACTER AREA

Client:
MR & MRS BELL











Project:
HODDER BRIDGE P80 LVIA, HODDER BRIDGE, CLITHEROE, BB7 3LP

Scale : **1:20,000**
Date : **28.07.21**
Drawn : **MJ**
Checked: **AR**
Drawing No.: **RUR002490-002**



LEGEND

-  2km Study Area
-  Application Boundary
-  AONB
-  Traditional Orchards
-  Sites of Special Scientific Interest
-  Open Access Land
-  Watercourses
-  Scheduled Monuments
-  Listed Buildings
-  Registered Parks & Gardens



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LANDSCAPE DESIGNATIONS

Client:
MR & MRS BELL

Project:
HODDER BRIDGE P80 LVIA, HODDER BRIDGE, CLITHEROE, BB7 3LP



Scale: **1:20,000**

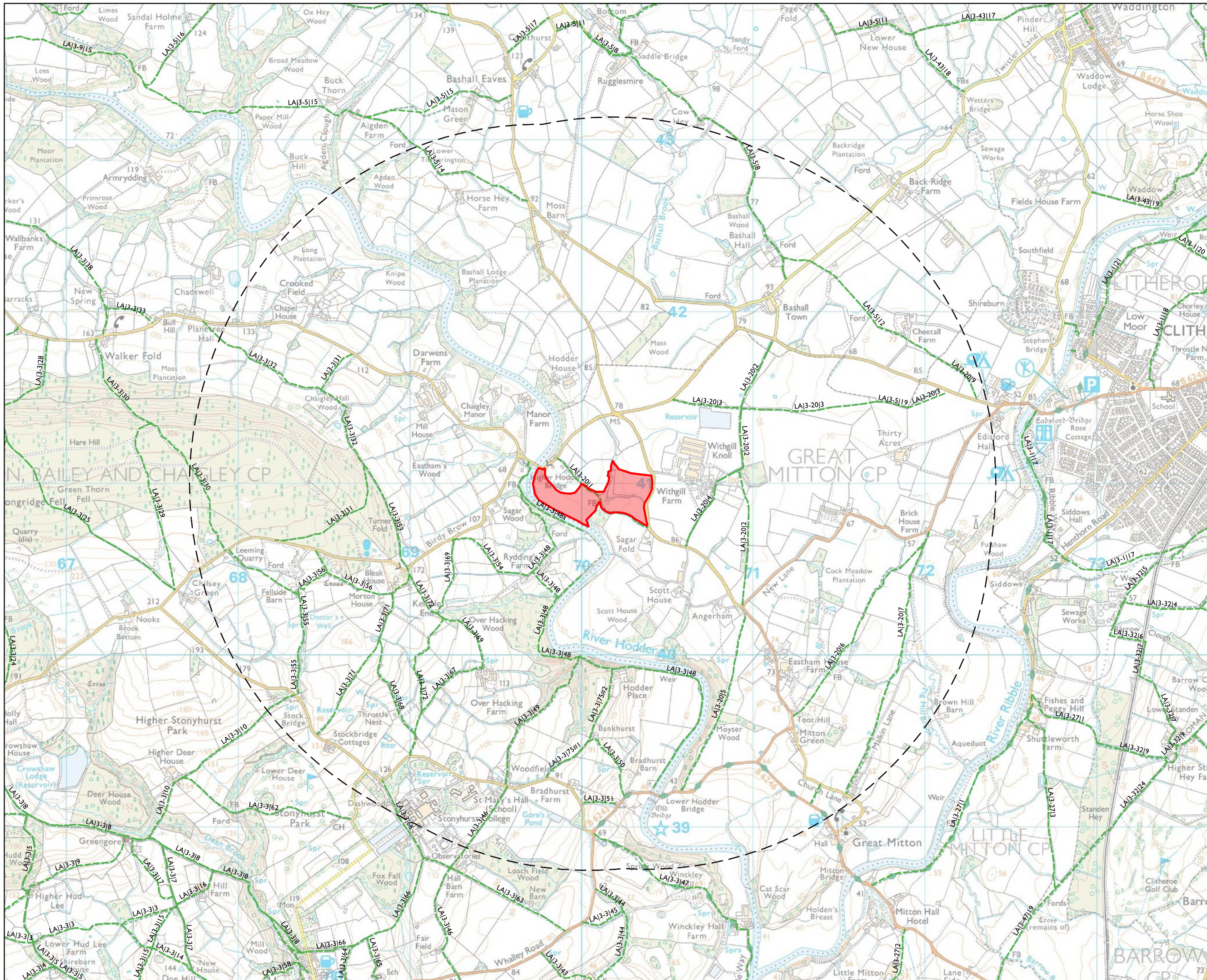
Date: **28.07.21**

Drawn: **MJ**





Checked: **AR**

Drawing No.: **RUR002490-003**



LEGEND

-  Application Boundary
-  2km Study Area
- Lancashire PRoW
-  Bridleway
-  Footpath



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Client:

MR & MRS BELL

Project:

HODDER BRIDGE P80 LVIA, HODDER BRIDGE, CLITHEROE, BB7 3LP

Scale : **1:20,000**

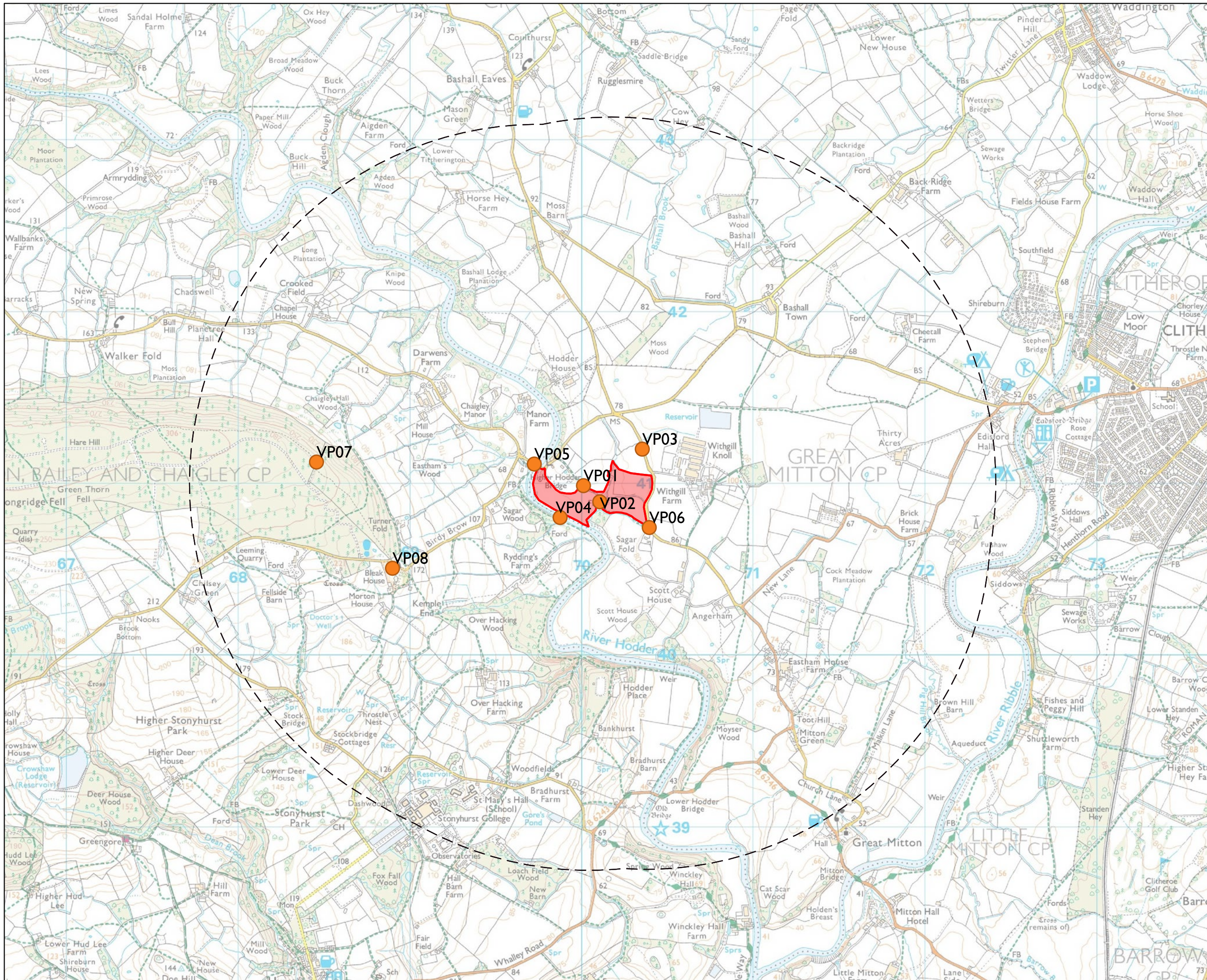
Date : **28.07.21**

Drawn : **MJ**

Checked: **AR**

Drawing No.: **RUR002490-004**





LEGEND

- Application Boundary
- 2km Study Area
- Viewpoints



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Title:

VIEWPOINT PLAN

Client:

MR & MRS BELL

Project:

HODDER BRIDGE P80 LVIA, HODDER BRIDGE, CLITHEROE, BB7 3LP

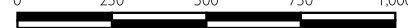
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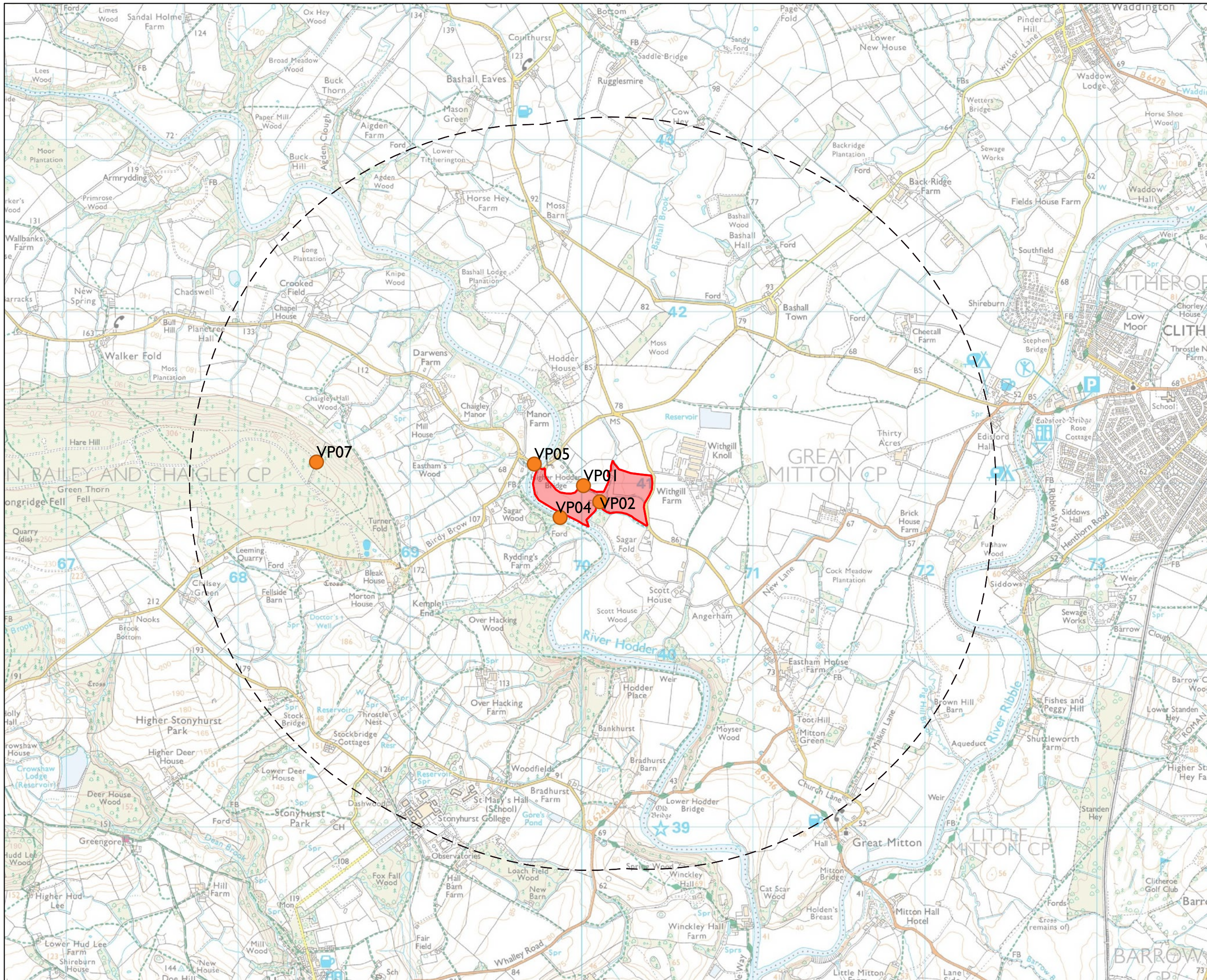
Date: **28.07.21**

Drawn: **MJ**

Checked: **AR**

Drawing No.: **RUR002490-005**





LEGEND

- ▭ Application Boundary
- 2km Study Area
- Final Viewpoints



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web: www.ruralsolutions.co.uk

Title:
FINAL VIEWPOINT PLAN

Client:
MR & MRS BELL

Project:
HODDER BRIDGE P80 LVIA, HODDER BRIDGE, CLITHEROE, BB7 3LP

Scale: **1:20,000**
Date: **28.07.21**
Drawn: **MJ**
Checked: **AR**
Drawing No.: **RUR002490-006**

APPENDIX C - PROPOSED DEVELOPMENT (PLANS AND ELEVATIONS)



PROPOSED SECTION



PROPOSED ELEVATIONS



PROPOSED ELEVATIONS

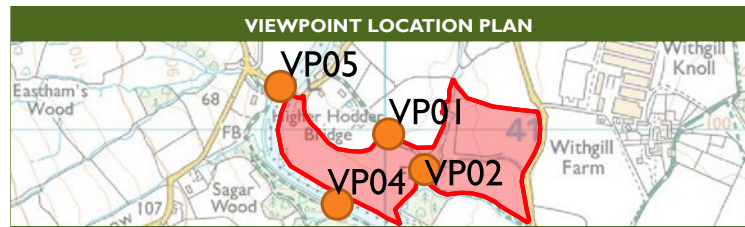
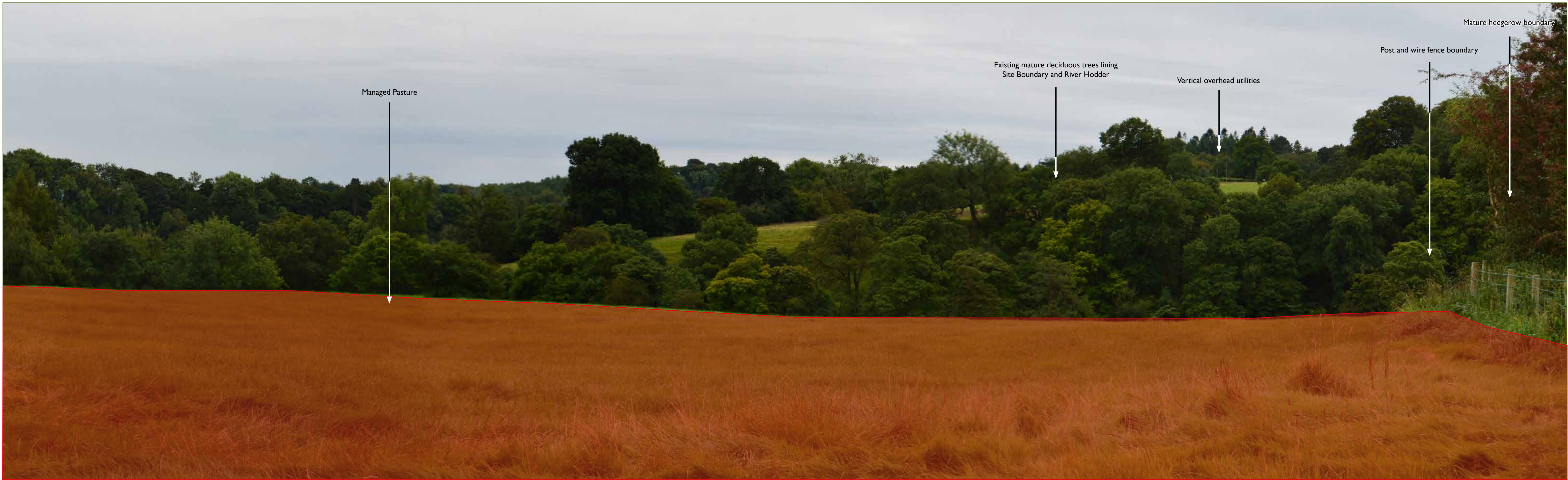


VISUALISATION



APPENDIX D - VIEWPOINT PHOTOGRAPHY





LEGEND	
	Visible extent of existing site
	Approximate extent of existing site from viewpoint only

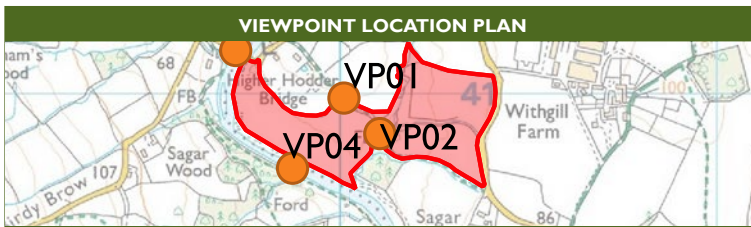
VIEWPOINT INFORMATION	
Camera:	Nikon D3200
Lens, FL, max aperture:	Nikon, 45mm
Camera height / HfOV:	1.65m / 90 x 27 deg
Date of Photography:	06.09.21
Weather:	Cloudy
Primary Receptor:	Recreational
Secondary Receptor:	-
Grid Reference:	SD 69999 40997
Distance to Ownership Boundary:	0m
Elevation:	72m

SHEET INFORMATION	
Project:	Land at Hodder Bridge, Chipping Road, Clitheroe, Lancashire BB7 3LP
Client:	Mr and Mrs Bell
Title:	Viewpoint 1
Date:	21/09/21

VIEWING AND PRINTING INFORMATION

This photo viewpoint is a cylindrical projection panorama and is produced in line with recommendations contained within the Landscape Institute Technical Guidance Note 06/19 - Visual Representation of Development Proposals (17 September 2019) and adheres to Section 4.2 - Type 1: Annotated Viewpoint Photograph. With one eye closed, hold this sheet from your open eye at a distance of 50cm which should be regarded as at a comfortable arm's length and curve the image through 96° and turn head to view. Alternatively, the photo viewpoint can be laid flat and viewed by scanning left or right parallel to the sheet maintaining the 50cm viewing distance between your eye and the page. This photo viewpoint is a tool for assessment and is best used for comparison in the field from the viewpoint location shown. It cannot be considered a substitute for visiting the viewpoint location. Printing Note: This viewpoint has been illustrated using a sheet size of 820mm wide and 250mm high. To provide true representation in terms of viewing distance of the photo viewpoint, in-line with guidance provided by the Landscape Institute, this sheet should be reproduced at a scale of 1:1 on large format paper and cut to size. Distance markers to the left and right of the photo viewpoint frame should measure 100mm. It is not recommended to print at A3 as this will not provide a true representation of the view.

VIEWPOINT 1 - View from recreational receptor looking south towards Site from PRoW LA/3-20/1



LEGEND	
	Visible extent of existing site
	Approximate extent of existing site from viewpoint only

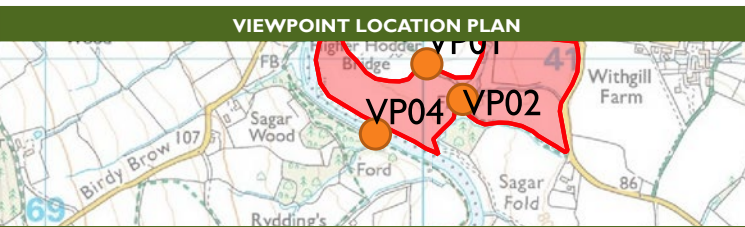
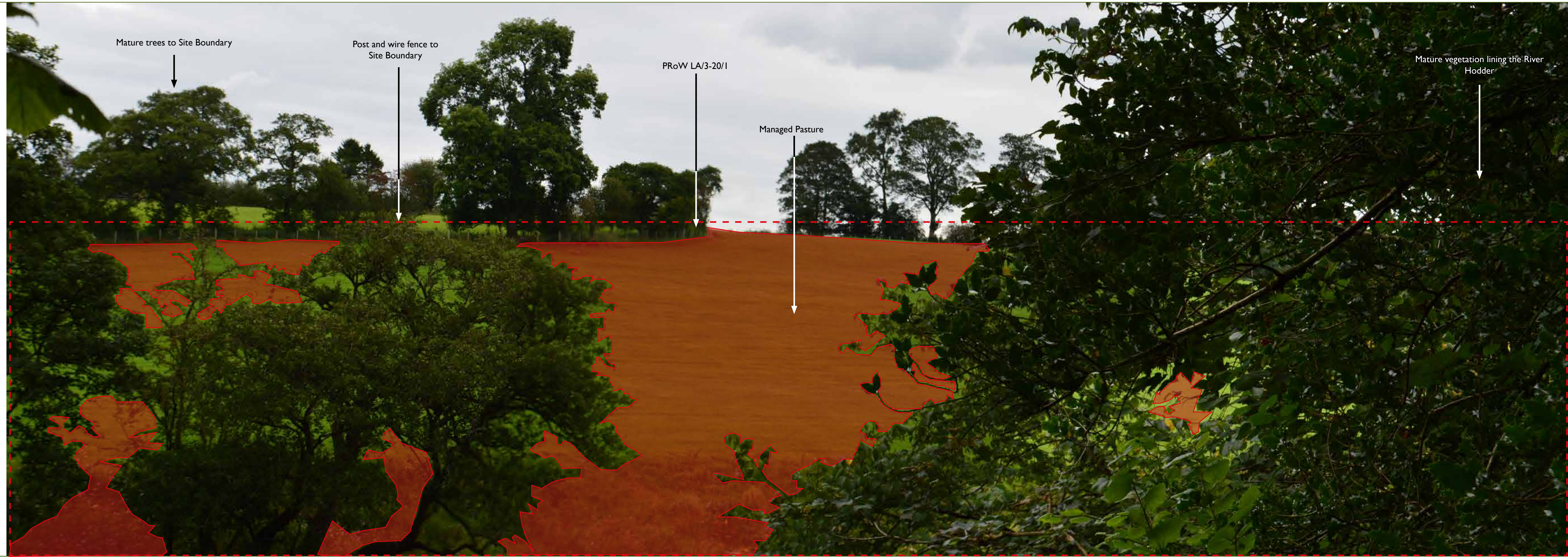
VIEWPOINT INFORMATION	
Camera:	Nikon D3200
Lens, FL, max aperture:	Nikon, 45mm
Camera height / HFOV:	1.65m / 90 x 27 deg
Date of Photography:	06.09.21
Weather:	Cloudy
Primary Receptor:	Recreational
Secondary Receptor:	-
Grid Reference:	SD 7010840881
Distance to Ownership Boundary:	0m
Elevation:	66m

SHEET INFORMATION	
Project:	Land at Hodder Bridge, Chipping Road, Clitheroe, Lancashire BB7 3LP
Client:	Mr and Mrs Bell
Title:	Viewpoint 2
Date:	21/09/21

VIEWING AND PRINTING INFORMATION

This photo viewpoint is a cylindrical projection panorama and is produced in line with recommendations contained within the Landscape Institute Technical Guidance Note 06/19 - Visual Representation of Development Proposals (17 September 2019) and adheres to Section 4.2 - Type 1; Annotated Viewpoint Photograph. With one eye closed, hold this sheet from your open eye at a distance of 50cm which should be regarded as at a comfortable arm's length and curve the image through 96° and turn head to view. Alternatively, the photo viewpoint can be laid flat and viewed by scanning left or right parallel to the sheet maintaining the 50cm viewing distance between your eye and the page. This photo viewpoint is a tool for assessment and is best used for comparison in the field from the viewpoint location shown. It cannot be considered a substitute for visiting the viewpoint location. Printing Note: This viewpoint has been illustrated using a sheet size of 820mm wide and 250mm high. To provide true representation in terms of viewing distance of the photo viewpoint, in-line with guidance provided by the Landscape Institute, this sheet should be reproduced at a scale of 1:1 on large format paper and cut to size. Distance markers to the left and right of the photo viewpoint frame should measure 100mm. It is not recommended to print at A3 as this will not provide a true representation of the view.

VIEWPOINT 2 - View from recreational receptor looking west towards Site from PRoW LA/3-20/1



LEGEND	
	Visible extent of existing site
	Approximate extent of existing site from viewpoint only

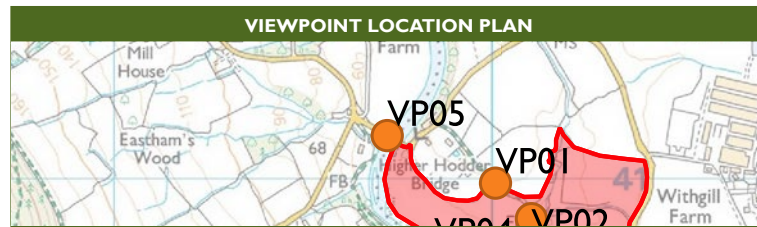
VIEWPOINT INFORMATION	
Camera:	Nikon D3200
Lens, FL, max aperture:	Nikon, 45mm
Camera height / HFOV:	1.65m / 90 x 27 deg
Date of Photography:	06.09.21
Weather:	Cloudy
Primary Receptor:	Recreational
Secondary Receptor:	-
Grid Reference:	SD 69793 40841
Distance to Ownership Boundary:	34m
Elevation:	80m

SHEET INFORMATION	
Project:	Land at Hodder Bridge, Chipping Road, Clitheroe, Lancashire BB7 3LP
Client:	Mr and Mrs Bell
Title:	Viewpoint 4
Date:	21/09/21

VIEWING AND PRINTING INFORMATION

This photo viewpoint is a cylindrical projection panorama and is produced in line with recommendations contained within the Landscape Institute Technical Guidance Note 06/19 - Visual Representation of Development Proposals (17 September 2019) and adheres to Section 4.2 - Type 1; Annotated Viewpoint Photograph. With one eye closed, hold this sheet from your open eye at a distance of 50cm which should be regarded as at a comfortable arm's length and curve the image through 96° and turn head to view. Alternatively, the photo viewpoint can be laid flat and viewed by scanning left or right parallel to the sheet maintaining the 50cm viewing distance between your eye and the page. This photo viewpoint is a tool for assessment and is best used for comparison in the field from the viewpoint location shown. It cannot be considered a substitute for visiting the viewpoint location. Printing Note: This viewpoint has been illustrated using a sheet size of 820mm wide and 250mm high. To provide true representation in terms of viewing distance of the photo viewpoint, in-line with guidance provided by the Landscape Institute, this sheet should be reproduced at a scale of 1:1 on large format paper and cut to size. Distance markers to the left and right of the photo viewpoint frame should measure 100mm. It is not recommended to print at A3 as this will not provide a true representation of the view.

VIEWPOINT 4 - View from recreational receptor looking north-east from PRoW LA/3-3/48a



LEGEND
Visible extent of existing site
Approximate extent of existing site from viewpoint only

VIEWPOINT INFORMATION	
Camera:	Nikon D3200
Lens, FL, max aperture:	Nikon, 45mm
Camera height / HFOV:	1.65m / 90 x 27 deg
Date of Photography:	06.09.21
Weather:	Cloudy

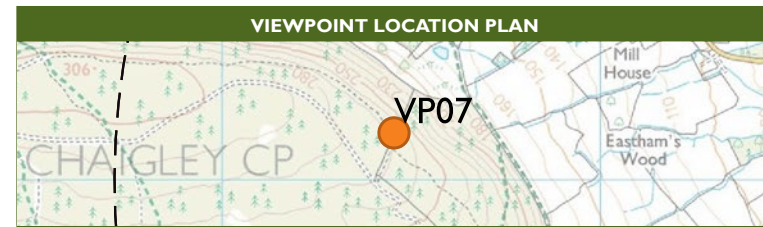
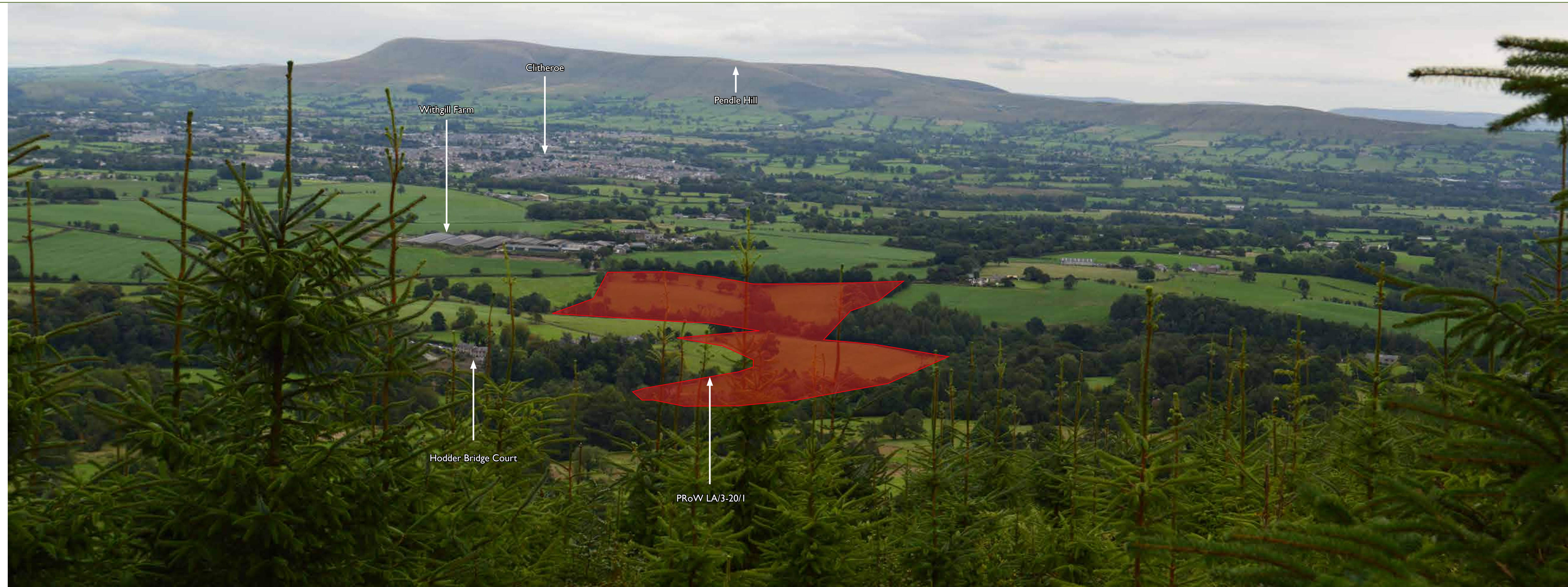
VIEWPOINT INFORMATION	
Primary Receptor:	Transport
Secondary Receptor:	-
Grid Reference:	SD 69790 41098
Distance to Ownership Boundary:	34m
Elevation:	80m

SHEET INFORMATION	
Project:	Land at Hodder Bridge, Chipping Road, Clitheroe, Lancashire BB7 3LP
Client:	Mr and Mrs Bell
Title:	Viewpoint 5
Date:	21/09/21

VIEWPOINT 5 - View from road receptor looking south from Chipping Road

This photo viewpoint is a cylindrical projection panorama and is produced in line with recommendations contained within the Landscape Institute Technical Guidance Note 06/19 - Visual Representation of Development Proposals (17 September 2019) and adheres to Section 4.2 - Type 1: Annotated Viewpoint Photograph. With one eye closed, hold this sheet from your open eye at a distance of 50cm which should be regarded as at a comfortable arm's length and curve the image through 96° and turn head to view. Alternatively, the photo viewpoint can be laid flat and viewed by scanning left or right parallel to the sheet maintaining the 50cm viewing distance between your eye and the page. This photo viewpoint is a tool for assessment and is best used for comparison in the field from the viewpoint location shown. It cannot be considered a substitute for visiting the viewpoint location. Printing Note: This viewpoint has been illustrated using a sheet size of 820mm wide and 250mm high. To provide true representation in terms of viewing distance of the photo viewpoint, in-line with guidance provided by the Landscape Institute, this sheet should be reproduced at a scale of 1:1 on large format paper and cut to size. Distance markers to the left and right of the photo viewpoint frame should measure 100mm. It is not recommended to print at A3 as this will not provide a true representation of the view.

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 tel: 01756 797501
 e-mail: info@ruralsolutions.co.uk
 web: www.ruralsolutions.co.uk



LEGEND	
	Visible extent of existing site
	Approximate extent of existing site from viewpoint only

VIEWPOINT INFORMATION	
Camera:	Nikon D3200
Lens, FL, max aperture:	Nikon, 45mm
Camera height / HFOV:	1.65m / 90 x 27 deg
Date of Photography:	06.09.21
Weather:	Cloudy
Primary Receptor:	Recreational
Secondary Receptor:	-
Grid Reference:	SD 68468 41126
Distance to Ownership Boundary:	1276m
Elevation:	274m

SHEET INFORMATION	
Project:	Land at Hodder Bridge, Chipping Road, Clitheroe, Lancashire BB7 3LP
Client:	Mr and Mrs Bell
Title:	Viewpoint 7
Date:	21/09/21

This photo viewpoint is a cylindrical projection panorama and is produced in line with recommendations contained within the Landscape Institute Technical Guidance Note 06/19 - Visual Representation of Development Proposals (17 September 2019) and adheres to Section 4.2 - Type 1; Annotated Viewpoint Photograph. With one eye closed, hold this sheet from your open eye at a distance of 50cm which should be regarded as a comfortable arm's length and curve the image through 96° and turn head to view. Alternatively, the photo viewpoint can be laid flat and viewed by scanning left or right parallel to the sheet maintaining the 50cm viewing distance between your eye and the page. This photo viewpoint is a tool for assessment and is best used for comparison in the field from the viewpoint location shown. It cannot be considered a substitute for visiting the viewpoint location. Printing Note: This viewpoint has been illustrated using a sheet size of 820mm wide and 250mm high. To provide true representation in terms of viewing distance of the photo viewpoint, in-line with guidance provided by the Landscape Institute, this sheet should be reproduced at a scale of 1:1 on large format paper and cut to size. Distance markers to the left and right of the photo viewpoint frame should measure 100mm. It is not recommended to print at A3 as this will not provide a true representation of the view.

VIEWPOINT 7 - View from recreational receptor looking east from Longridge Fell



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 Rural Solutions

01756 797501

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