

REVISED LAYOUT

LANDSCAPE ASSESSMENT

**EAVES HALL LODGES
MOOR LANE
WEST BRADFORD
CLITHEROE**

Prepared by
DEP Landscape Architecture



on behalf of
Mr James Warburton
James' Places

March 2022

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The site visit was carried out in February 2022 by Tim Rogers CMLI.

The written assessment has been carried out by Tim Rogers and checked by Emma Podmore BSc (Dual Hons).

I.0 INTRODUCTION

I.1 INTRODUCTION

DEP Landscape Architecture have been commissioned by Mr James Warburton of James' Places to produce a Landscape and Visual Assessment for the proposed construction of 15 eco-lodges and infrastructure to provide additional accommodation for Eaves Hall. The site is located to the north of Eaves Hall, off Moor Lane, West Bradford. The site currently comprises open field with trees and hedgerows to the boundaries.

I.2 METHODOLOGY

The methodology adopted has been taken from the current Guidelines for Landscape and Visual Impact Assessment (GLVIA) 3rd Edition 2013 and other recognised published industry standards and techniques.

A desktop study of landscape policies, designations, and published character appraisals was undertaken and an independent appraisal made of the character and value of the proposed development site and surrounding landscape. To determine the effects of development on the landscape the following key aspects were considered:

Elements: Individual elements within the landscape, which are quantifiable and include features such as hills, valleys, woods, trees, hedges and ponds;

Characteristics: Elements or combinations of elements that make a particular contribution to the character of the area for example scenic quality, tranquillity or wildness;

Character: Combination of geology, landform, soils, vegetation, land use and human settlement.

These features combine to give an indication of the sensitivity of the landscape and its ability to accept change. In addition the landscape condition, value and quality are considered and appraised as part of this assessment.

The visual appraisal relates to the changes to views from identified receptors as a result of the development and the overall effect this has on the visual amenity. The sensitivity of visual receptors depends upon the location of the viewpoint, context of the view, activity of the receptor and the frequency and duration of the view.

The criteria used to assess the visual effects on selected viewpoints includes sensitivity and type of receptor, the degree of visibility, the magnitude of change, and the effects of development on the view. An additional consideration for the sensitivity of a view is the quality of the view where a subjective opinion is considered alongside the objective factors.

The appraisal of visual effects describes the changes in the character of the available views resulting from the development and the changes in the visual amenity of the visual receptor. The appraisal process mirrors that of landscape effects in that it requires the collation of baseline information relating to the nature and type of views and the receptors which will receive them. As with landscape effects, visual impacts are determined by considering the magnitude and nature of change evaluated in consideration of the sensitivity of the receptor. The magnitude of change to the view will depend on numerous factors including the extent and nature of the current view, the distance to the proposed development, the time of year and whether other elements intervene in the view, such as vegetation or moving traffic.

I.3 SITE CONTEXT

The site lies on the north side of the River Ribble valley and is located on the southern fringes of the Forest of Bowland AONB, on the Eaves Hall estate. It sits on slightly sloping land 150 metres from Eaves Hall, off Moor Lane. The site is partially undeveloped (although 5 eco-lodges and associated infrastructure have been constructed). It is accessed from Moor Lane through a gate at the southeast corner of the site. The west and east site boundaries are formed by dense vegetation and to the south there is a tall masonry wall.

There are clear views from the top of the site southwards towards Eaves Hall and Pendle Hill beyond. Further afield there are agricultural fields to west, north and east, with Rivers Caravan Park beyond. To the southeast of the site, there are dwellings

facing the access highway. The site and its surrounding context are shown on Figure 1 below.

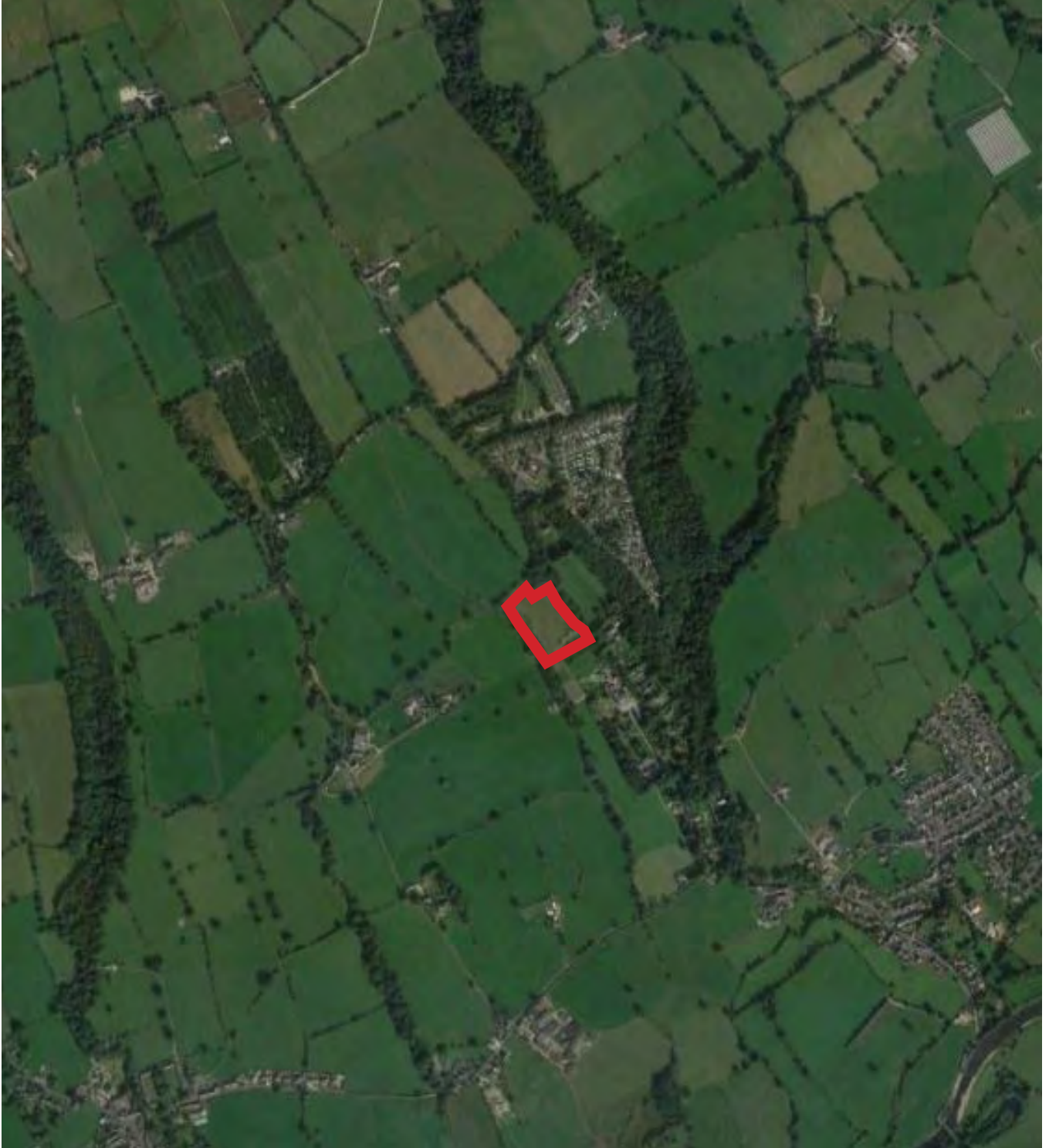


FIGURE 1 - AERIAL VIEW TO SHOW THE SITE AND ITS SURROUNDING CONTEXT

1.4 SITE DESCRIPTION

The site is approximately 1.7 ha in area. It is an open field within the wider curtilage of Eaves Hall, comprised mainly of semi-improved and marshy grassland with soft rush. The northern site boundary is formed by hedgerow with post and wire fencing

adjoining open fields. A belt of woodland vegetation edges the western site boundary. The eastern site boundary is formed by Moor Lane and is separated by grass verge, ditch and tall hedgerow/mature trees and understorey vegetation. The southern boundary is formed by a tall masonry wall, which separates the site from the grounds of Eaves Hall.

A lodge (pond/reservoir) is located to the northeast corner of the site. A track provides access into the site from Moor Lane, running across the southern part of the site and turning south to join the grounds of Eaves Hall. On the western side of the site, five of the proposed eco-lodges have been installed and the hardstandings for a further two have been constructed, together with a crushed stone access track. Rubble piles are scattered adjacent to the track in the southern part of the site. An overhead electricity line runs diagonally across the site (in a NW/SE direction) with a centrally located pole.

The site lies between 120m and 135m AOD, with the ground sloping downwards in a southerly direction. Views south are open across the River Ribble valley to Pendle Hill beyond. Views in all other directions are generally contained by surrounding vegetation and landform.

1.5 STUDY AREA

The study covers an area with an approximate radius of 1.5km centred on the site. It includes the immediate properties around the site as well as the wider surrounding landscape and nearby settlements. The scale of the development, topography and dense vegetation establish a small-scale self-contained landscape, which limits the scope of the study area. The study area is shown in context with the site on Figure 2: Study Area.



FIGURE 2 - STUDY AREA

1.6 PUBLIC RIGHTS OF WAY

There is an extensive network of public footpaths within the study area. A bridleway (3-44-BW 3) and footpath (3-44-FP 12) run along the eastern side of the site, on Moor Lane. Beyond the Three Rivers Caravan Park to the east of the site, footpath 3-44-FP 13 runs along the course of West Bradford Brook and is visually contained by dense woodland vegetation. Footpaths 3-44-FP 9 and 10 run to the west across open fields, however there is little intervisibility with the site due to dense vegetation on the site boundaries.

Footpaths within the locality of the site are shown on Figure 3: Public Rights of Way Map.

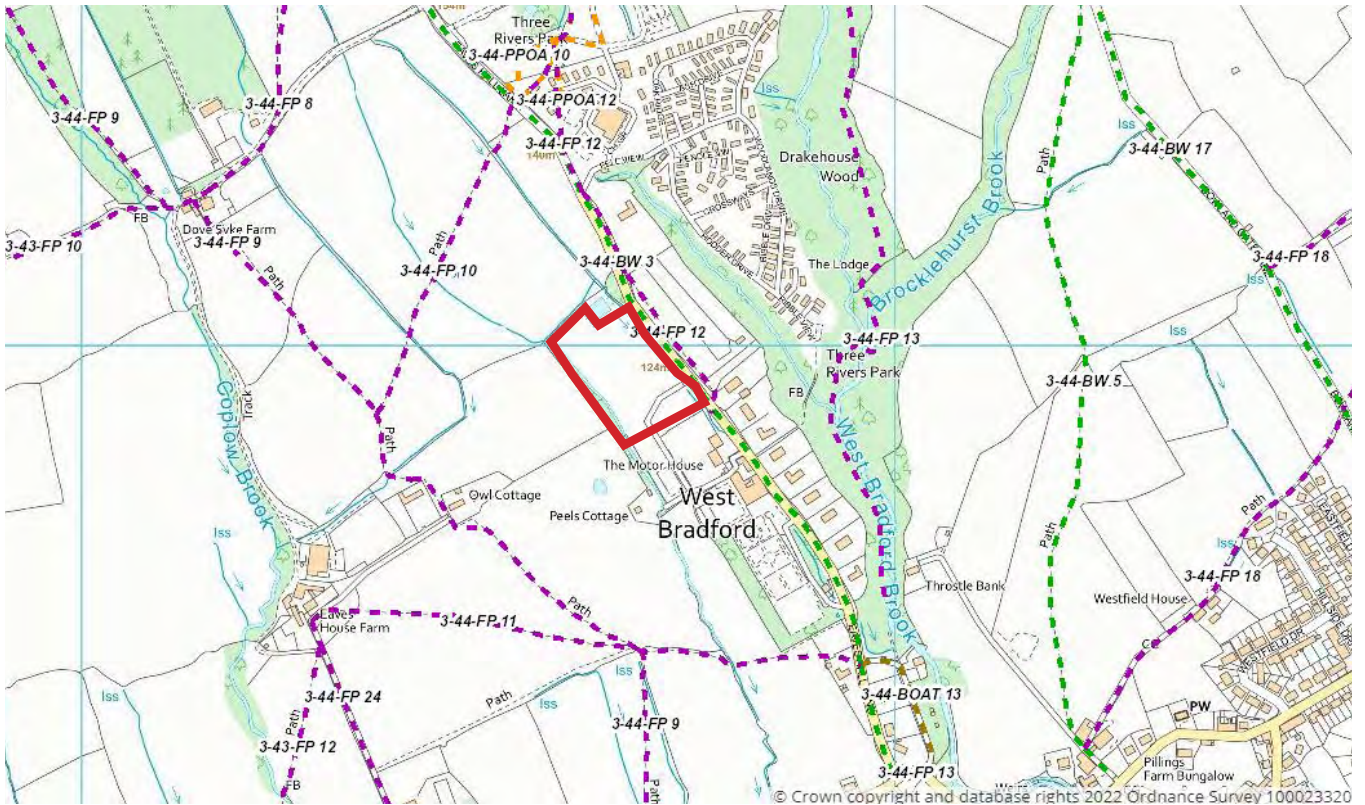


FIGURE 3 - PUBLIC RIGHTS OF WAY MAP

1.7 DEVELOPMENT PROPOSALS

The proposal consists of 15no. holiday lodges as per the approval under permission ref. 3/2020/0544, albeit of a different layout, to provide additional accommodation for Eaves Hall. The lodges are to be high-quality accommodation, sympathetic to and respectful of the landscape. Access consists of a main gravel or bark path in a loop formation around the site, with lodges being located directly off the path. It is also proposed to reorientate the lodges from a north-west / south-east orientation to north-east / south-west orientation. The access to the lodges will remain the same as previously approved, with access from the south of the site, with a car park providing 20 parking spaces including two disabled spaces and covered cycle storage.

The lodges will be orientated so that their long elevations are facing south/southeast, with large picture windows, to enjoy views of the landscape of the AONB and Pendle Hill beyond. Level hardstandings will be excavated for each individual unit with naturalistic drystone retaining walls wrapping around the rear, enabling the lodges to better integrate and sit within the landscape.

The landscape remains similar to the approval under permission ref. 3/2020/0544, this is detailed on the Landscape Layout Plan which will accompany the application. Proposals include a comprehensive scheme of native species tree planting and establishment of wildflower meadow. Bird and bat boxes will be introduced in accordance with the Ecology Report. A SuDS (Sustainable Drainage System) will be established to attenuate surface water run-off and minimise the impact on the drainage system.



FIGURE 4 - PROPOSED DEVELOPMENT LAYOUT

2.0 PLANNING POLICY

2.1 PLANNING CONTEXT

A detailed supporting Planning Statement has been produced for this project by PWA Planning and this should be referred to for further details on relevant policies. We have briefly outlined the key policies that relate to landscape and visual matters below.

The development plan for the site comprises the Ribble Valley Adopted Core Strategy, Key Statements and Policies.

The site is located within the Forest of Bowland AONB.

2.2 NATIONAL PLANNING POLICY FRAMEWORK

National planning policy for England is defined within the National Planning Policy Framework (herein referred to as the NPPF) that has distilled the content of previous supplementary planning documents into one comprehensive document. The NPPF is the relevant national planning policy document against which to test the proposals.

The NPPF was updated in July 2021 providing 'minor clarifications' to specific technical areas.

The heart of the NPPF is a presumption in favour of sustainable development, comprising 3 components, economic, social and environmental, stating that the roles are mutually dependent and should not be reviewed in isolation. These dimensions encourage the planning process to form a number of roles:-

- Economic – to build a strong, responsive and competitive economy by ensuring the right type of land is available in the right place at the right time, to support growth, innovation and improve productivity.

The application site is located adjacent to an established, successful hotel and wedding/events venue. The siting of the development is considered to be beneficial for the local economy of West Bradford and beyond will outweigh any immediate minor visual landscape impacts that the scheme may impose. However, these will be minimised by the use of vegetation screening and careful consideration of the design.

- Social – to support strong, vibrant and healthy community by providing sufficient homes to meet the needs of current and future generations.

The application site will increase and expand the employment opportunities for the area, increasing the demand on local services, complementing the established residential centre of West Bradford, Clitheroe and surrounding settlements, supporting their communities.

- Environmental – to contribute to protecting and enhancing the natural, built and historic environment, including making effective use of land, helping to improve biodiversity and prudent use of natural resources, minimising waste and pollution, adapting to climate change towards a low carbon economy.

This section of the NPPF identifies a requirement in favour of protecting and enhancing valued landscapes by focussing development on land of least environmental or amenity value. As listed in the NPPF, these valued landscapes are defined as:

- Sites of Special Scientific Interest;
- Land designated as Green Belt;
- Local Green Space;
- Area of Outstanding Natural Beauty;
- Heritage Coast: and
- National Parks

The Site is located within an Area of Outstanding Natural Beauty (AONB). It is not located within any other of these designated landscapes. Although the land is agricultural, it has low ecological value. There is an opportunity to enhance the biodiversity by creating extensive wildlife corridors and a grassland habitat, supported by native species tree planting.

2.3 RELEVANT RIBBLE VALLEY CORE STRATEGY POLICIES

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.

Within the AONB, it is important that the development is not of a large scale and should contribute to the protection, conservation and enhancement of the natural beauty of the landscape. This development is considered small scale and sensitive to its surrounding context in terms of design and layout. The visual impacts of the proposed development have been carefully considered so as to have a minimum impact of noise and light pollution on adjacent neighbours and the wider landscape, as well as, the highway implications and the nature conservation issues. The principle of tourism/visitor accommodation is therefore considered to be acceptable in this location.

The site boundaries are currently surrounded by small areas of woodland vegetation which will be retained, therefore, the landscape and visual impacts of the new development on the surrounding area will be minimal. However, the approach to structures and landscaping will still be respectful to the AONB, following policies aforementioned in DMGI and also Key Statement EN2.

KEY

- Borough boundary
- Inset maps
- Land outside main settlement / village boundaries. Policy G5
- Flood risk area, Policy G7 (symbol where space allows)
- Notifiable installations / pipeline, Policy G8
- Area of outstanding natural beauty, Policy ENV1
- Open countryside, Policy ENV3
- Green Belt, Policy ENV4
- Sites of special scientific interest, Policy ENV6
- Special protection area, Policy ENV8
- Local nature reserve, Policy ENV8
- County biological heritage sites, Policy ENV9
- Regionally important geological sites / County geological heritage sites, Policy ENV11
- Ancient woodland, Policy ENV12
- Scheduled ancient monument, Policy ENV14
- Conservation area, Policy ENV16
- Historic parks and gardens, Policy ENV21
- Water based recreation, Policy RT17
- Proposed visitor facilities, Policy RT20
- Proposed visitor centre, Policy RT21
- Land safeguarded for highway improvements, Policy T4
- Proposed new road line, Policy T5
- Lancashire cycleway (N) north (S) south, Policy T12
- Brockhall area policy, Policy A2
- Generally developed area (Brockhall), Policy A2
- Excluded
- Study Area (1.5km radius)

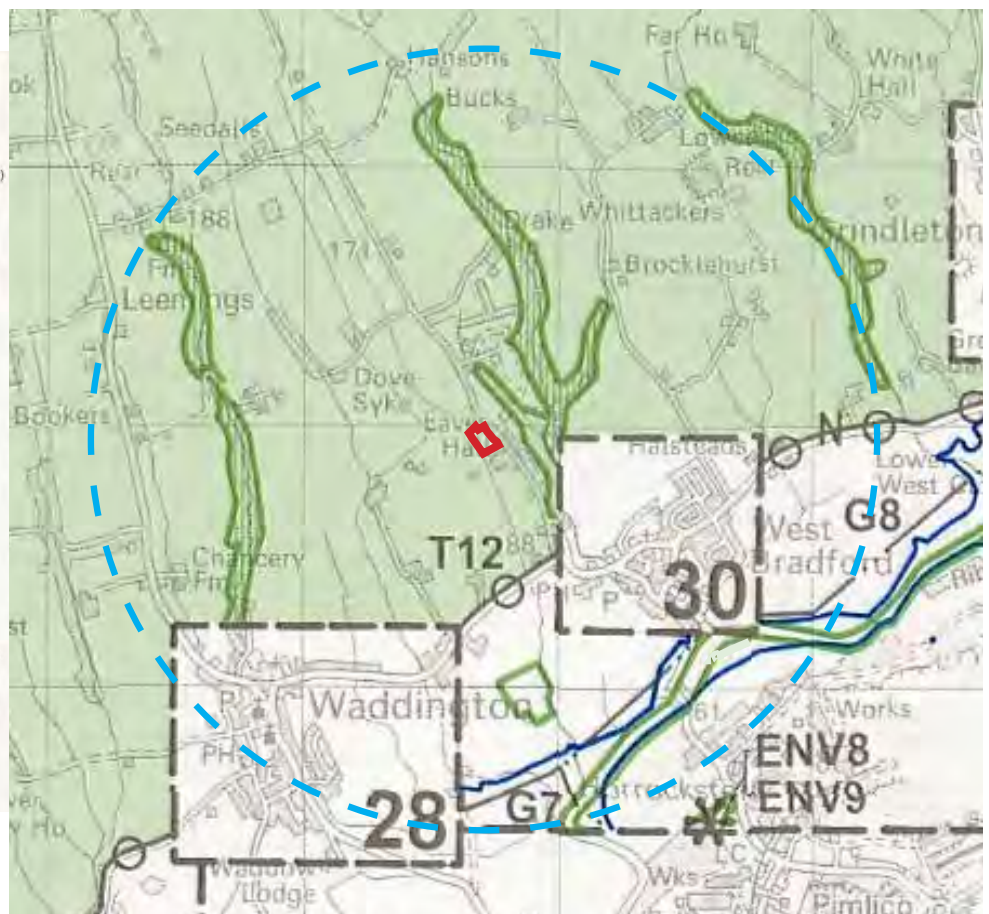


FIGURE 3 – RELEVANT SECTION OF CHESHIRE EAST LOCAL PLAN STRATEGY MAP

2.4 SUMMARY OF RELEVANT PLANNING ISSUES

The policies within the NPPF and the Ribble Valley Core Strategy which are relevant to this Landscape and Visual Appraisal are outlined above. The development is appraised against these policies in detail, within the Planning Statement produced by PWA Planning.

The site is located within the Forest of Bowland Area of Outstanding Natural Beauty (AONB) and within Open Countryside in the adopted local plan. An Area of Ancient Woodland is located east of the site, beyond Moor Lane.

A number of Public Rights of Way are located within the vicinity, the closest being a footpath and bridleway on Moor Lane which runs adjacent to the site.

The principle of developing the site for tourism use has already been deemed acceptable by the local planning authority and accords with the relevant Core Strategy policies.

3.0 SITE CONTEXT

The following photographs have been chosen to provide a visual overview of the site and the surrounding landscape context.

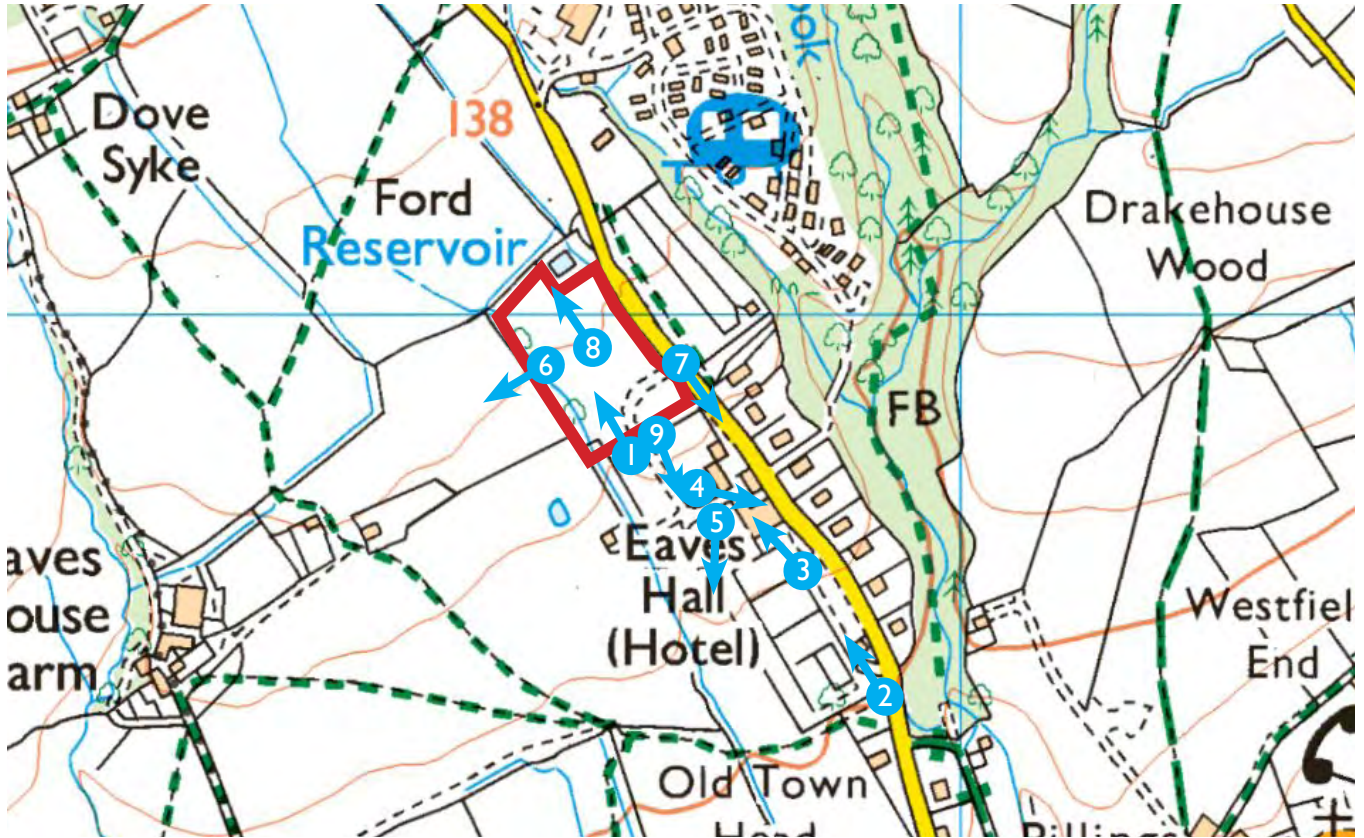


FIGURE 4 - PHOTO LOCATION MAP



1 View from southern edge of the development site looking northwest, showing the eco-lodges already installed



2 View from the south of entrance gates and lodge to Eaves Hall



3 View from the south of Eaves Hall frontage



4 View from the northwest of Eaves Hall



5 View of Eaves Hall gardens



6 View from the western edge of the development site looking west



7 View southeast along Moor Lane, adjacent to the site



8 View from the middle of the development site looking north, showing the access track already constructed



9 View from the southern edge of the development site looking south

4.0 LANDSCAPE CHARACTER

Landscape Character Assessment is the distinct and recognisable pattern of elements that occur consistently in a particular landscape. It is essential to inform responsible decision making and is a pre-requisite for the planning of sustainable future landscapes, which in turn should protect the environment while accommodating and influencing change.

Particular combinations of geology, landform, soils, vegetation, land use, field patterns and human settlement create character. Character makes each part of the landscape distinct and gives each its sense of place. Each character area has its own identity, even though it may share some generic characteristics with other areas.

A baseline for Landscape Character of the surrounding landscape has been taken from published material which includes the Natural England Character Areas, Lancashire Landscape Character Assessment and the Forest of Bowland AONB Landscape Character Assessment. These documents have been studied to help determine the key elements and characteristics of the site and surrounding landscape and will be used to help make an assessment of the landscape quality and its sensitivity to change.

4.1 NCA33: BOWLAND FRINGE AND PENDLE HILL

Natural England divides England into 159 distinct National Character Areas NCA. Each is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. The proposed development site lies on the southern edge of NCA33 Bowland Fringe and Pendle Hill.

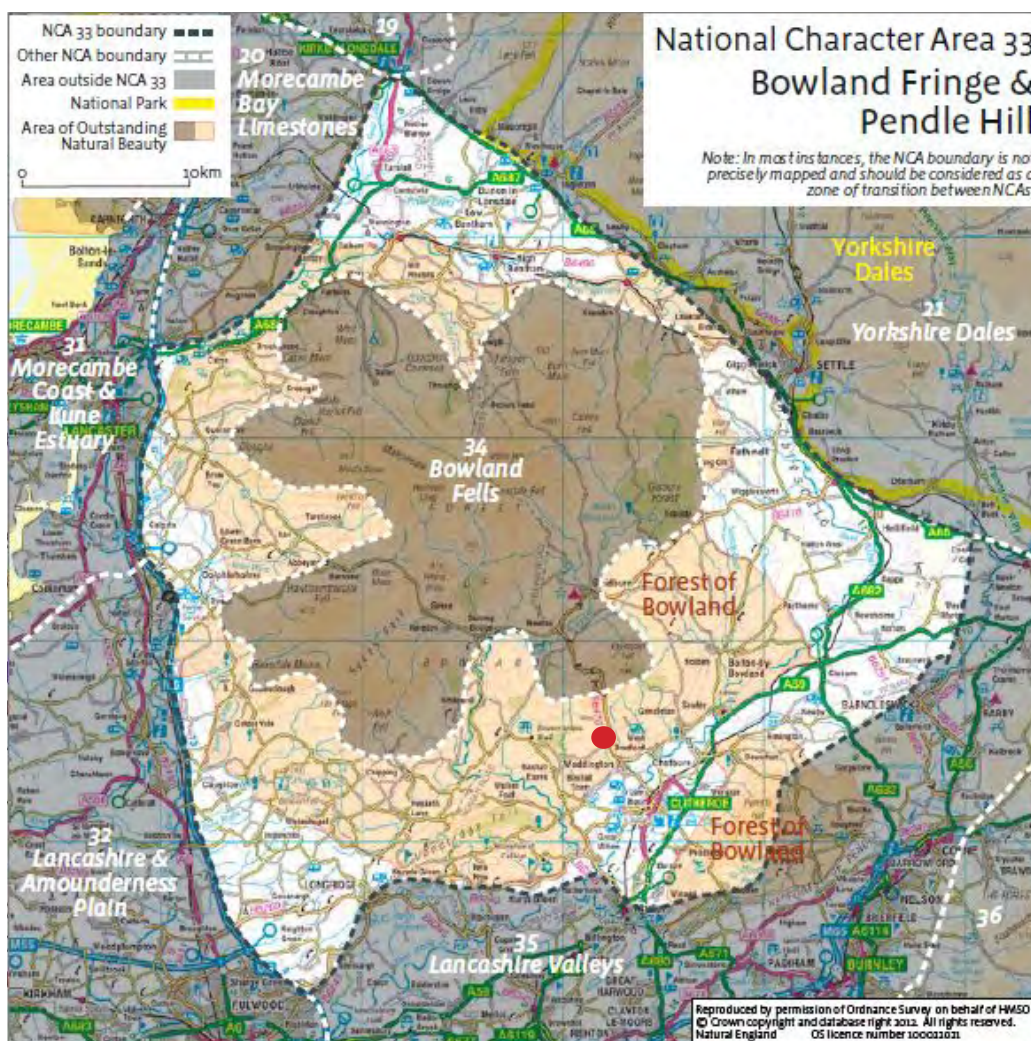


FIGURE 5 - Map of NCA 33 Bowland Fringe and Pendle Hill

● The Site

The relevant Key Characteristics listed below have been taken from this document:

- This is an undulating, rolling landscape, with local variation created by numerous river valleys and by the moorland outliers of Beacon Fell, Longridge Fell and Pendle Hill.
- On the southern edge of the area, strong mounded outcrops or ‘reef knolls’ of limestone form distinct landscape features in the Ribble and Hodder valleys.
- Semi-natural woodland, much of which is ancient, occurs in the main valley bottoms, side valleys and ridges, and is dominated by oak, ash and alder.
- Small- to medium-sized fields are defined by hedgerows with mature hedgerow trees. Drystone walls are also common in some areas. Metal railings around estate boundaries and highway corners and junctions are characteristic of the southern and western edges of the NCA.
- Land use is mainly permanent, improved pasture for livestock and dairy farming.
- A network of winding, hedge-lined lanes connect small, often linear, villages, hamlets and scattered farmsteads, mostly in local stone. Traditional stone barns are commonplace on higher ground, and are of stone with slate or stone flag roofs.
- The relatively urban areas of Clitheroe, Bentham and Longridge provide a contrast to the rural feel of the area.

4.2 LANCASHIRE LANDSCAPE CHARACTER ASSESSMENT

The site falls within the Landscape Character Type 05: Undulating Lowland Farmland. Generally below 150m, the Undulating Lowland Farmland lies between the major valleys and the moorland fringes. The underlying geology is largely masked by heavy boulder clays and hedgerows predominate over stone walls. This lowland landscape is traversed by deeply incised, wooded cloughs and gorges. There are also many mixed farm woodlands, copses and hedgerow trees, creating an impression of a well wooded landscape from ground level and a patchwork of wood and pasture from raised viewpoints on the fells. Some of the most picturesque stone villages of the county occur within this well settled landscape type. The towns of Longridge and Clitheroe also occur within this type, but are not typical of the settlement pattern. The area also has many country houses whose boundary walls and designed landscapes add to the species diversity and visual appeal. There is a high density of farms and scattered cottages outside the clustered settlements, linked by a network of minor roads.

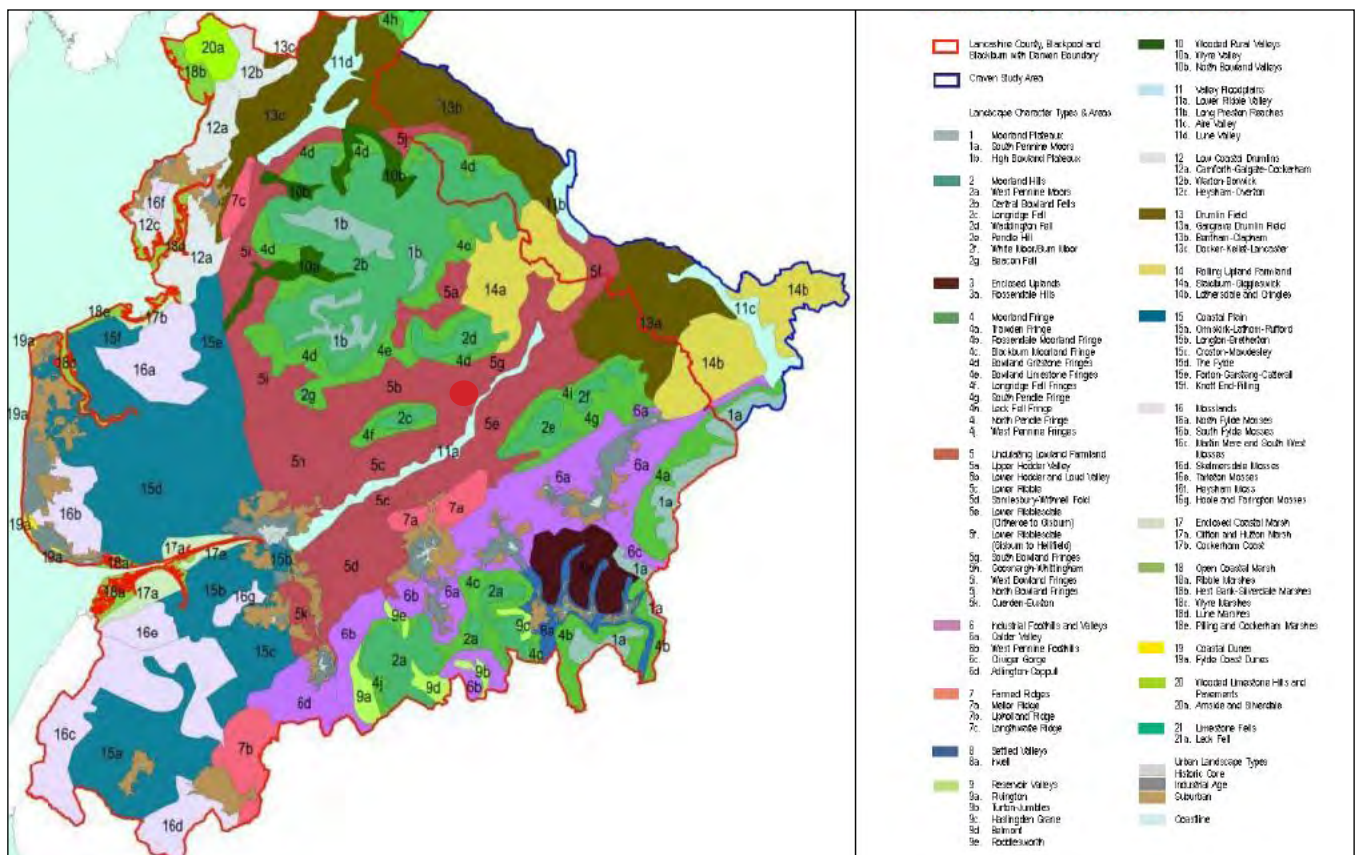


FIGURE 6 - Map of Lancashire Character Assessment

● The Site

The site lies within Landscape Character Area 05g South Bowland Fringes. This character area forms the lowland fringes of Waddington, Bradford and Easington Fell, to the south of the Forest of Bowland. It is a well wooded area whose limestone slopes are particularly notable for their pattern of wooded cloughs - the tributaries which descend the valley side before feeding into the Ribble. The villages of Waddington, West Bradford, Grindleton and Holdon are located at the foot of wooded cloughs. Browsholme Hall has an influence over landscape character; shelter belts and beech hedges are features of the area around Cow Ark.

The study area displays a number of these characteristics, but is not completely representative of this Landscape Character Area, as it has experienced significant modern residential and industrial development concentrated in the later half of the last century.

4.3 FOREST OF BOWLAND AONB LANDSCAPE CHARACTER ASSESSMENT

As part of the Forest of Bowland AONB Landscape Character Area, the site falls within Landscape Character Type F: Undulating Lowland Farmland with Wooded Brooks.

Undulating Lowland Farmland with Wooded Brooks is a lowland landscape generally below 150m, encompassing a patchwork of pastoral fields incised by wooded brooks and river gorges, which provide a sense of enclosure, sheltered habitats and distinctive landscape patterns.

Sinuuous broadleaved woods, following the courses of hidden brooks, are often filled with wild garlic and bluebells in the springtime: the colour, texture and smells of which create a strong sense of place. A network of minor lanes criss-cross the landscape, with stone hump backed bridges a key feature within the wooded valleys where the roads cross the brooks. The small fields are enclosed by hedges and trees, and herb rich verges line many of the lanes in this area. The valleys provide a strong contrast with the small enclosed fields, and they often house historic industrial sites which were located in order to harness water power generated by the swift flowing brooks.

The clough woodlands are often of ancient origin, they have survived due to their steepness and inaccessibility and are often important wildlife habitats, housing roe deer and badgers. The birdsong and tranquillity of these woods are distinctive features.

The site lies within Landscape Character Area F2 Bolton by Bowland to Waddington. Relevant key characteristics of this character area are as follows:

- Gently sloping limestone topography is incised with a pattern of wooded cloughs which descend the slopes and flow into the valley of the River Ribble to the south;
- The villages of Waddington, Grindleton, Holdon and Bolton-by-Bowland are situated at the foot of the wooded cloughs or brooks;
- The brook corridors (including Drakenhouse Brook, West Lough Brook, Skirden Brook and Holden Brook) are lined with mature deciduous trees and woodland which provides a sense of enclosure and breaks up the surrounding predominantly pastoral farmland;
- Between Waddington and Grindleton, the wooded brooks flow from northwest to southeast;
- This woodland is key feature within views across the area;
- Framed views southwards across the broad valley of the River Ribble;
- The Copy Nook hotel (distinctive vernacular building) at the junction of two minor roads which converge at Holden is a recognisable landscape feature which contributes to sense of place and orientation;
- Waddington and Grindleton are two relatively large, linear villages, which display terraces of traditional stone buildings lining the road corridors;
- Stone bridges which cross the River Ribble are landscape features;
- At Grindleton, bluebells introduce strong colour when in season;
- A network of narrow lanes cross the landscape, often lined with hedgerows, stone walls and white railings;
- The Sawley and Gisburn B roads run east-west across this area, connecting the villages and introducing a source of noise and movement into the landscape;
- Lanes in the Forest Becks and Bolton-by-Bowland area are often lined on one or both sides with trees, shrubs, varied flora and mixed hedgerows with hedgerow trees;
- Lanes in the Holden and Copy Nook area are often lined with drystone walls (which contain rounded, smooth boulders) and white railings;

5.0 LANDSCAPE APPRAISAL

A site specific character appraisal for the site and wider landscape has been carried out as part of the landscape assessment. Having a detailed understanding of the local landscape character will help to make an assessment of the quality of the landscape and its sensitivity to change.

5.1 WIDER LANDSCAPE - CHARACTER AREA APPRAISAL

For the purposes of this appraisal the surrounding landscape has been broken down into two different character areas; Settlement and Surrounding Countryside. Each character area will be defined through a variety of characteristics and elements which include; structure, density and scale, land use, topography and visual amenity. A combination of site visits and desk top research have informed this appraisal with both built form and the natural environment considered.

5.1.1 CHARACTER AREA DESCRIPTIONS

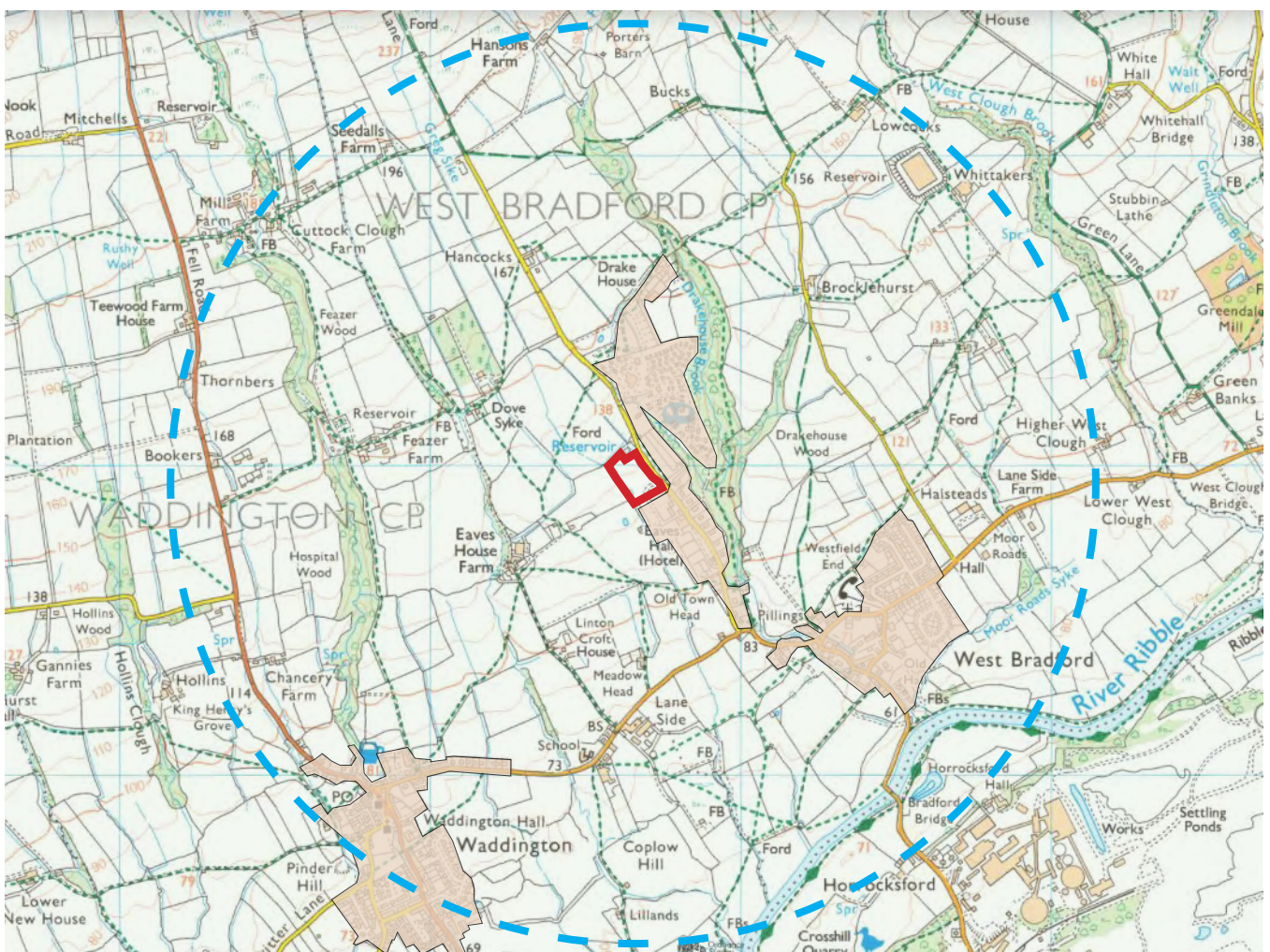
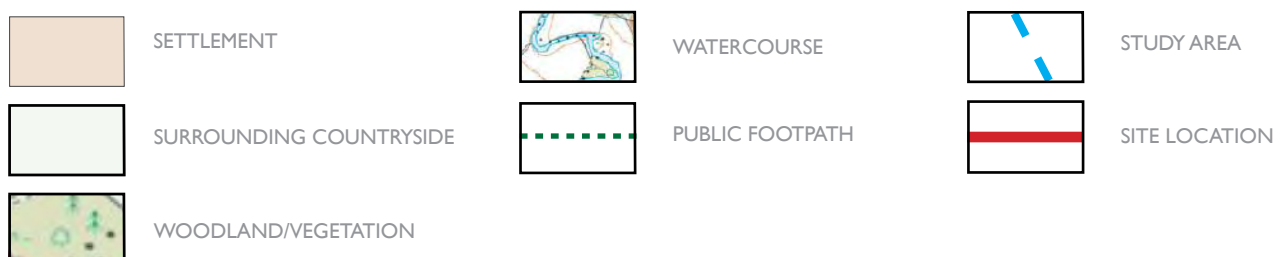


FIGURE 8 - CHARACTER AREA DESCRIPTIONS MAP



5.1.2 SETTLEMENT

The residential areas within the study area comprise mainly West Bradford to the southeast, Waddington to the southwest; The Three Rivers Caravan Park to the northeast and settlement along Moor Lane, east and southeast of the site (including Eaves Hall).

Waddington is a particularly attractive village with a number of listed buildings within its Conservation Area, comprising stone built dwellings in local vernacular. Similarly, there are listed buildings and structures within the village of West Bradford. Development on Moor Lane comprises mainly 20th century ribbon development with no particular characteristic features, with the exception of Eaves Hall.

Caravan parks are a relatively common feature within the wider landscape; there are several other large holiday parks within a few kilometers, including Ribblesdale Park, Todber, Hard House Farm, Crowtrees Park and Hellafield.

Elsewhere within the study area, settlement is sparse and includes isolated farms, and residential properties. There are scattered minor roads within the study area. Other than these minor roads, access is restricted to dead end tracks which link individual properties to the wider road network.

Although outside the study area, the cement works, quarry and associated infrastructure, north of Clitheroe is visible in many local views due to its scale, and it has a significant influence on the character and setting of the wider area.



Eaves Hall frontage on Moor Lane



The Conservation Area in Waddington



Clitheroe cement works and associated infrastructure



Three Rivers Caravan Park

Heritage - The following designations were identified:

- Listed Buildings - Eaves Hall
 - Numerous buildings within the Waddington Conservation Area
 - Three Millstones Inn, Pillings House and West Bradford Bridge within West Bradford
- Conservation Areas - Waddington

Aesthetic and Perceptual Characteristics -

The landscape quality of settlement has been assessed as ordinary, with recognisable landscape structure and grain, with some features worthy of conservation (such as within the villages of West Bradford and Waddington) but some detracting features (such as the cement works north of Clitheroe).

The landscape value of settlement has been assessed as ranging from low to moderate; the rural settlement represents a landscape with sense of place and associated with the local area.

Landscape sensitivity has been assessed as medium.

5.1.3 SURROUNDING COUNTRYSIDE

Settlement is fairly sparse within the Ribble valley and includes ribbon development along roads, isolated farms and residential properties. Vegetation is widespread with a number of woodlands within the study area. Views are contained by a combination of landform and vegetation cover. Built elements within views include minor roads, power lines and isolated properties, although these are not particularly intrusive.



Settlement within open landscape of Ribble Valley with distant view of Pendle Hill beyond



Scattered dwellings within well-vegetated agricultural landscape



Elevated moorland on the southern Bowland fringe, with distant views of Pendle Hill



View from Pendle Hill across the Ribble Valley towards the southern Bowland fringe

Topography and dense vegetation varies, in places establishing a small-scale, self-contained landscape, with limited views through and beyond the study area. Elsewhere, where views are open, a large-scale landscape is experienced; with Pendle Hill visible to the south and the Bowland Fells visible further to the north.

Topography - The Study Area is an undulating and rolling landscape with local variation created by numerous river valleys and by the moorland outliers of the Bowland Fells to the north, and Pendle Hill to the southeast. Its topography is dominated by the upper section of Ribblesdale, where the River Ribble crosses the area from Northeast to Southwest. The area ranges in elevation from 60m AOD in the south, to above 200m AOD on the slopes of Grindleton Fell the North. Most of the area is at a general height of 100-150m AOD.

Geology and Soils - Geology in the study area consists of widely spread superficial deposits of Devensian Till, over a series of Limestone Formations – principally the Clitheroe Limestone Formation with undifferentiated mudstones. The Till gives rise to deep, slightly acidic, slowly permeable and seasonally waterlogged fine loamy soils of the Brickfield 3 Series, generally supporting improved grassland. Geology and soils are not thought to be significant landscape issues and are not considered further in this assessment.

LANDSCAPE ELEMENTS

Buildings - Small, often linear, villages, hamlets and scattered farmsteads, mostly in local stone. Traditional stone barns are commonplace on higher ground, and are of stone with slate or stone flag roofs. Isolated country houses set in formal parkland are typical of the area (such as Eaves Hall), and may be enclosed by belts of woodland and estate fencing.

Land Cover - The surrounding land use is primarily agricultural and used for sheep grazing. Field pattern is regular and small scale. Woodland belts follow the incised valleys of the Ribble tributaries and the low lying Ribble valley.

Boundaries - Generally formed by hedgerow with post and wire fencing adjoining open fields, often with hedgerow trees and belts of woodland vegetation. Drystone walls are a common feature.

Infrastructure - A network of winding, hedge-lined lanes connect small, often linear, villages, hamlets and scattered farmsteads, Although outside the study area, the cement works, quarry and associated infrastructure, north of Clitheroe is visible in many local views due to its scale, and it has a significant influence on the character and setting of the wider area.

Tree Cover - Hedgerow trees are abundant. Woodland belts follow the stream courses and incised valleys, including Goat Willow, Hawthorn, Sycamore, Oak, Beech, Holly and Ash.

Hydrology - Ditches line many field boundaries and join a wider drainage network feeding into the tributaries of the River Ribble.

Heritage - The following designations were identified:

- Listed Buildings - Eaves Hall
 - Eaves House Farm
 - Dove Syke Barn
 - Owl Cottage

Aesthetic and Perceptual Characteristics - The relatively urban areas of Clitheroe, Bentham and Longridge provide a contrast to the rural feel of the area. The settlement pattern is of small stone villages, hamlets and farmsteads. The isolated country houses set in formal parkland are a typical feature of the landscape.

Landscape Designations - The following Landscape Designations were identified:

- Area of Outstanding Natural Beauty (The Forest of Bowland AONB)
- Biological Heritage Sites (Local Wildlife Sites) River Ribble and associated semi-natural habitats. Collectively, the river and its associated habitats support a rich assemblage of plants and animals. It is at such a distance from the site and is unaffected by the proposed development. Consequently it is not considered further in this assessment.

- A semi-natural Ancient Woodland situated approximately 120m east of the site Unaffected by the proposed development and not considered further in this assessment.

The quality of the surrounding landscape has been assessed as good, with recognisable landscape structure and some features worthy of conservation.

The landscape value has been assessed as good; a landscape with a sense of place, used by the local community and associated with the local area.

Landscape sensitivity has been assessed as medium. The impact of appropriate and small-scale development on the surrounding countryside will be less significant, due to the small, compartmentalised and self-contained nature of the local landscape.

5.2 SITE CHARACTER DESCRIPTION

The site is approximately 1.7 ha in area. It is an open field within the wider curtilage of Eaves Hall, located off Moor Lane, approximately 3km north of Clitheroe. It lies within open countryside, within the Forest of Bowland AONB.

Topography - The site lies between 120m and 135m AOD. Landform slopes gently southwards and forms part of an undulating lowland landscape.

LANDSCAPE ELEMENTS

Buildings - Five of the proposed eco-lodges have been installed along the western side of the site. These are of an organic, curved design utilising natural materials, which will weather and blend in with the surroundings in time. The ground has been excavated, with natural stone retaining walls to the rear, so that the structures sit into the landform. Hardstandings for a further two lodges, and a circuitous access track have also been constructed. A brick wall runs partially across the southern boundary.

Land Cover - The site is open field, comprised of species rich meadow, rough pasture and marshy grassland. The boundaries are lined by vegetation. A small reservoir/lodge is located in the northeast corner of the site. Areas of meadow grassland have the potential to be enhanced and properly managed to provide a more diverse habitat.

Boundaries - The northern site boundary is formed by hedgerow with post and wire fencing adjoining open fields. A belt of woodland vegetation edges the western site boundary. The eastern site boundary is formed by Moor Lane and is separated by grass verge, ditch and tall hedgerow/mature trees and understorey vegetation. The southern boundary is partially formed by a tall masonry wall, which separates the site from the grounds of Eaves Hall. There are opportunities to reinforce and infill gaps along the site boundaries with native species hedgerow planting, to strengthen important habitat links.

Infrastructure - A track provides access into the site from Moor Lane, running across the southern part of the site and turning south to join the grounds of Eaves Hall. In addition, a circuitous crushed stone track has been constructed to provide access to the proposed eco-lodges. An overhead electricity line runs diagonally across the site (in a NW/SE direction) with a centrally located pole.

Tree Cover - The site is generally open, however, the site boundaries are lined with belts of deciduous vegetation comprising mature tree cover and scrub understorey. This vegetation has the potential, with improved management and some underplanting/interplanting, to provide important habitat links.

Hydrology - A small reservoir/lodge is located in the northeast corner of the site and a drainage ditch runs along the western site boundary. Sustainable drainage systems will be integrated into the development to store and slow the discharge of surface water into natural watercourses.

Heritage - Although the site has never been developed, it lies within the curtilage of the former country house Eaves Hall (now in use as a hotel). It is believed that the lodge/reservoir to the northeast corner of the site was constructed (it is unclear when) to supply water to the Hall. This feature would remain unaffected by the development.

Access and Public Rights of Way - A track provides access into the site from Moor Lane, running across the southern

part of the site and turning south to join the grounds of Eaves Hall. In addition, a circuitous crushed stone track has been constructed to provide access to the proposed eco-lodges. There are no Public Rights of Way within the site, however a footpath/bridleway runs along the eastern boundary on Moor Lane. There is generally a good footpath network in the locality. Pedestrian access will therefore be available from the development site to link with the local Public Right of Way network. Access is not considered to be a significant landscape issue.

Aesthetic and Perceptual Characteristics - The site forms part of a regular, small scale field pattern, with an intimate, enclosed character established by its well-vegetated boundaries. Complexity is simple and activity is low level. Elements which detract from its unified character include the five already installed lodges, roughly formed tracks and piles of rubble within the southern part of the site.

The quality of the proposed Development Site area landscape has been assessed as ordinary; with distinguishable landscape structure and characteristics, but with patterns of landform and land cover often masked by land use. There is scope to improve management of vegetation; with some features worthy of conservation and some detracting features.

The landscape value has been assessed as low; this is a landscape without particular noted significance; infrequently used by the local community; and which is not distinct and does not add to the overall context of the area.

Landscape sensitivity has been assessed as medium.



View from the centre of the development site looking west, showing the already installed eco-lodges



The lodge/reservoir to the northeast corner of the site



View from southern edge of the site, looking northwest, showing the eco-lodges and access track already constructed

5.3 MAGNITUDE OF CHANGE

The magnitude of change is determined by its impact on the quality and value of the landscape character areas as described above. The proposed development would be set within a character area described as a well vegetated landscape of gently sloping open fields. The proposed development would have a direct physical change over the proposed site itself. For the other character areas, in the wider landscape, the changes would be indirect with changes only to the visual amenity of the immediate areas around the site.

The magnitude of change for the areas described as settlement has been assessed as negligible as it represents a very minor change which is not uncharacteristic and maintains the quality and value of the landscape. There is no intervisibility or relationship with settlement areas, other than Eaves Hall. The development provides the opportunity to make improvements to the existing boundary treatments around the site and overall improve its landscape value which has been described as ranging from low to moderate. The potential landscape effects of the proposed development on settlement have therefore been assessed as negligible.

The magnitude of change for the areas described as countryside has been assessed as low. The proposed development represents very little change over existing and would not be uncharacteristic of the existing uses found in the adjacent areas and within the surrounding countryside. The surrounding woodland vegetation provides visual and physical boundaries between the site and the adjacent countryside which would help reduce any visual intrusion and maintain its landscape quality and value. The potential landscape effects of the proposed development on countryside have therefore been assessed as slight.

For the proposed site itself, there will be a change in character to the site which is currently partially undeveloped, but the overall character of the site of open grassland with woodland boundaries will remain largely unchanged. The development would provide opportunities to retain and enhance features characteristic of the site such as mature trees around the site boundary. The magnitude of change has been assessed as medium. The potential landscape effects of the proposed development on the site have therefore been assessed as moderate.

5.4 LANDSCAPE EFFECTS

The landscape effects of the proposed development on the 'Settlement' are assessed as negligible and 'Surrounding Countryside' is assessed as slight as it would present a change, however this would not directly affect the wider landscape and it would not be uncharacteristic of the surrounding area. It will be physically and visually contained by the topography and vegetation so the quality and value of these landscapes would still be maintained and it will provide the opportunity to establish a better interface between the site and the open countryside.

Development will have landscape impacts on the topography of the site because although the development will be constructed largely at grade, engineering works will be required in certain localised parts of the site to achieve the proposed layout. The road layout and construction of bases for static units will (and has already for those elements already partially constructed) create a volume of excavated material. Most of this (including topsoil and subsoil) can usefully be employed in the immediate vicinity of its excavation using cut and fill techniques, although if there is any excess spoil, it will be redistributed over the site. The iterative site layout in accordance with the proposed site plan, will result in several, but small and localised changes to ground levels, and will not adversely affect the overall landform. We conclude an overall landscape effect of negligible significance on topography.

Implementation of the proposals in accordance with the proposed site plan will result in no loss of trees or hedgerow. In addition, the proposal for new planting of native trees and shrubs and the establishment of areas of wildflower meadow will help improve habitat biodiversity. Although the magnitude of change is low, this is a sensitive receptor and development will result in a low beneficial landscape effect on land cover and vegetation of moderate significance.

The works required to establish the development are engineering operations at ground level – the construction of roads and parking, base pads for the lodges and the excavation of drainage swales. In addition to the existing neighbouring holiday park at Three Rivers Caravan Park, there are several other large holiday parks within a few kilometers – notably at Ribblesdale Park, Todber, Hard House Farm, Crowtrees Park and Hellafield. The land use and form of a holiday park is established in this locality and the application proposals will result in a neutral landscape effect on the settlement form and pattern of the area, of negligible significance.

The site lies within the southern edge of the Forest of Bowland AONB, however, rising landform to the north of the site, combined with strong surrounding tree and hedgerow cover, prevents views of the site from the wider AONB. Consequently the effect of development on the AONB is negligible.

Overall, the landscape effects on the site itself are assessed as moderate. There will be a change in land use on the site, but a well-considered relationship with the edge of the site and adjacent countryside will reduce the magnitude of this change.

Below is a table which summarises the landscape effects as considered in the landscape appraisal;

LANDSCAPE RECEPTOR	SENSITIVITY	MAGNITUDE OF CHANGE	EFFECTS PRE-MITIGATION
Settlement	Medium	Negligible	Negligible
Surrounding Countryside	Medium	Low	Slight
Site	Medium	Medium	Moderate

5.5 LANDSCAPE IMPACTS - CONSTRUCTION PHASE

The construction of the development would impact on the same areas as those affected by the operational phase. However, the nature and scale of the impact would be different in that construction activities are likely to result in a greater area of disturbed land and a concentration of seemingly discordant features and activities that would result in temporary adverse impacts on landscape character. The duration of the construction phase is estimated to take less than 1 month and temporary impacts are regarded as less significant than similar impact magnitudes arising from a permanent effect. Adverse impacts during the construction phase could arise from the following typical items associated with work of this nature:

- Vehicle moving materials to and from the site & movement of construction machinery and equipment;
- Site clearance, soil stripping and cutting excavations;
- Presence of construction workers, site compounds and parking on-site;
- Presence of hoardings and protective fencing;
- Installation of new infrastructure.

6.0 VISUAL APPRAISAL

6.1 VISUAL APPRAISAL

Viewpoints and potential receptors have been selected from various locations identified through desk top study and a site visit. Views for the visual appraisal have been chosen to provide a representation of the range of receptors (within the study area) that have views towards the site. Viewpoints have also been selected to provide a baseline for the visual amenity of the local area. Selected views may be representative of more than one receptor type (e.g. public footpath and residential property).

In addition, views have been included from within the wider area on elevated ground (Bradford Fell to the north and Pendle Hill to the south), These are within the Forest of Bowland AONB and as such represent sensitive receptors, despite being located well outside of the study area. All other viewpoints are located within a 1.5km radius because wider views towards the site were generally found to be screened by the topography of the landscape and surrounding vegetation. Due to a general fall from north to south, there is little intervisibility from areas to the north. Potential receptors which clearly had no views towards the site (confirmed during the site visit) have not been represented. Refer to Figures 9, 10 and 11 for viewpoint locations.

The sensitivity of each receptor is considered as part of the appraisal. Any residential properties with elevated views across the landscape, public rights of way or panoramic views over the landscape (where the site forms a prominent part of the experience) would be described as having high sensitivity. Residential properties with restricted views, people engaged in outdoor recreation facilities (where enjoyment of the view is not the main interest) and for people travelling through the landscape (where the focus is not the view) would be described as having medium sensitivity. Low sensitivity receptors are typically people at their place of work, people travelling through the landscape in vehicles at such a speed that the nature of the views involved are short-lived and have no special significance.

The visual quality has been described for each view as being either poor, moderate or high, depending on the extent of the view and its importance. The magnitude of change has then been assessed for each view and a description provided to help demonstrate the potential changes to the view.

In summary the proposed development has been considered from 9 representative viewpoint locations;

- View 1 - Representative view from within the grounds of Eaves Hall, south of the site.
- View 2 - Representative view from PRoW 3-44-FP 10, north of the site.
- View 3 - Representative view from PRoW 3-44-FP 9, west of the site.
- View 4 - Representative view from PRoW 3-44-FP 11, south of the site.
- View 5 - Representative view from PRoW 3-44-FP 12 / 3-44-BW 3 on Moor Lane, northeast of the site.
- View 6 - Representative view from PRoW 3-44-FP 12 / 3-44-BW 3 on Moor Lane, southeast of the site.
- View 7 - Representative view from Pendle Hill southeast of the site (outside of the study area).
- View 8 - Representative view from Bradford Fell north of the site (outside of the study area).



FIGURE 9 - VIEWPOINT LOCATION PLAN - LOCAL

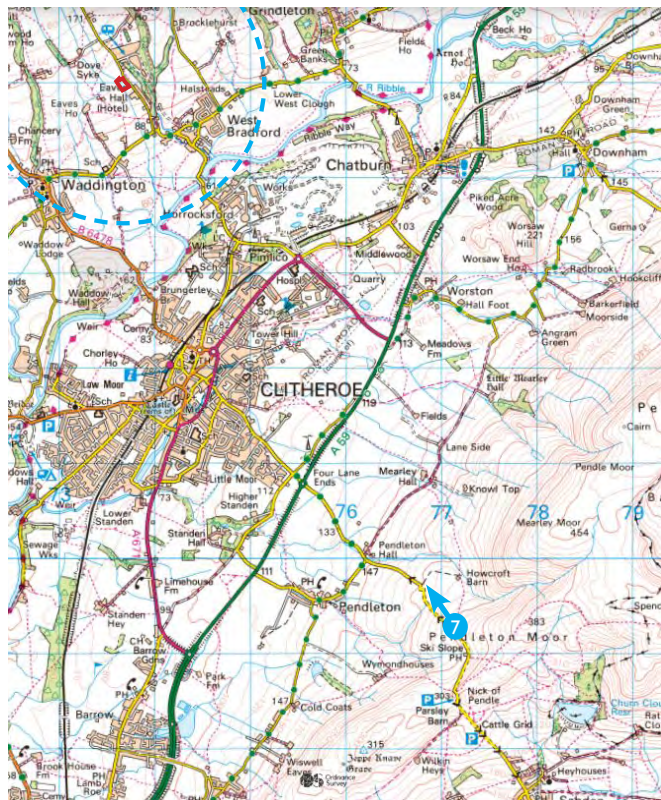


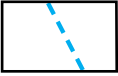


FIGURE 10 - VIEWPOINT LOCATION PLAN - SOUTH



FIGURE 11 - VIEWPOINT LOCATION PLAN - NORTH

-  SITE BOUNDARY
-  VIEWPOINT LOCATIONS
-  STUDY AREA

VIEW I



6.2.1 VIEW I

This photograph is representative of views from the grounds of Eaves Hall to the rear and side of the main building. It is taken from the access track approximately 75m south of the site. To the foreground, the track runs centrally within the view, rising towards the site, a sunken tennis court enclosed by a stone/render retaining wall lies to the left, behind which sits a buffer of mature trees and understorey vegetation, which continues along the western site boundary. To the right of the view, a tall hedgerow and drystone wall forming the curtilage of the Motor House, screen and contain wider views, so that only the western extent of the site is visible. On the site itself, three eco-lodges and partially completed associated groundworks are visible. The low profile and organic form of these structures and their arrangement (effectively sitting behind one another,) close to the boundary, results in a relatively low visual impact. Beyond the site to the north, vegetation on the boundary filters longer views and the southern fringe of the Bowland Fells is visible as a distant view.

The site is only visible from the northern part of the grounds of Eaves Hall, to the rear and side of the main building. There are some limited views from rear/side upstairs windows of the Hall and the adjacent dwelling (the Motor House). The limited visibility of the site will be seen as an oblique view (demonstrated in SPI). There are some visually detracting elements on site, including partially completed excavations and spoil mounds, as well as rubbish piles. These are considered to be temporary. As can be seen on SPI, there is potentially some intervisibility between the site and the distant Pendle Hill. This receptor is considered and assessed in viewpoint 7.

VISUAL EFFECTS

The receptor sensitivity is assessed as medium, as although the view represents that experienced by occupiers of residential properties and recreational facilities, the view is only from a limited part of the grounds of Eaves Hall. There is little or no intervisibility from the main gardens and recreational areas of the Hall grounds. The view towards the site is heavily restricted and screened by boundary walls and vegetation and although there are detracting elements within the view, visual quality is considered moderate; this is representative of a view over a landscape of recognised character and quality (AONB).

Although the proposed development has been partially implemented, the visual effects are assessed from a baseline of the site being undeveloped. Therefore, the magnitude of change has been assessed as medium; the development would result in a noticeable change in the existing view that may change the character and quality of the view. The change would be readily noticed by the observer but would not dominate the view.

The visual effects are assessed as moderate adverse.

MITIGATION

A landscape scheme is proposed to the edges of the site, which should be enhanced to include an appropriately designed landscape buffer or hedgerow to the southern boundary (adjacent to the northern end of the tennis court). This will in time reduce visibility of the development.



SPI View from the site, looking south towards Eaves Hall and Pendle Hill in the distance

VIEW 2



6.2.2 VIEW 2

This photograph is representative of views from the Public Right of Way 3-44-FP 10, north of the site. It is taken from the footpath as it runs across the field adjacent to Moor Lane, approximately 180m north of the site. The foreground view is across undulating open field, sub-divided by post and wire fencing and comprised of grassland, with grazing sheep. A drystone wall with numerous mature trees demarcates the field boundary to the right of the view, beyond which lies another open field, with its far boundary hedgerow and trees in the middle distance forming the skyline.

Tree cover on the northern edge of the site is visible and merges with the dense vegetation and mature trees which line Moor Lane (to the left of the photograph), screening and filtering longer/wider views. The landform falls away beyond the line of vegetation, so that the site and Eaves Hall beyond, are not visible. It is unlikely that the proposed development will be visible and in any event, the only visible elements would be the upper sections of the eco-lodges to the northern part of the site, and these would be partially screened and filtered by vegetation.

VISUAL EFFECTS

The receptor sensitivity has been assessed as medium-high, as although it represents the view experienced by users of a public right of way whose attention may be focused on the landscape, this view is restricted.

The view towards the site is heavily restricted and screened by landform and vegetation, however, visual quality is considered moderate; this is representative of a view over a landscape of recognised character and quality (AONB). The magnitude of change is assessed as negligible; only a small part of the development will be discernible and this may be for only part of the year or be a filtered view. The quality and character of the view will remain unchanged.

The visual effects are assessed as negligible.

MITIGATION

Establish a landscape buffer with hedgerow and tree planting along the northern edge of the development site to reinforce existing vegetation, which will screen and filter views of the development from the north. This will in addition, establish wildlife corridors, enhance biodiversity and improve the quality of the landscape around the site boundary.



SPI View from the centre of the site, looking north, towards the southern fringes of the Bowland Fells in the distance

VIEW 3



6.2.3 VIEW 3

This photograph is representative of views from the Public Right of Way 3-44-FP 9, west of the site. It is also representative of views from the nearby residential properties Owl Cottage and Old Eaves Hall. It is taken from the footpath adjacent to Owl Cottage, as it runs along the field boundary approximately 200m west of the site. The foreground view is over a sloping open field, sub-divided by post and wire fencing and comprised of grassland. A row of mature trees and understorey vegetation runs across the full extent of the view, demarcates the site boundary, following the route of a small stream/drainage ditch, known as Greg Sike. Beyond this vegetation, the site is visible as a filtered view. Boundary vegetation lining the edge of Moor Lane on the far side of the site contains and screens longer views. Within the site, five eco-lodges are visible. To the right of the photograph, the roof and upper floor of Eaves Hall is visible as a heavily filtered view, through the vegetation. In addition, the rear/side of Peels Cottage; a detached dwelling, is visible on the curtilage of the Eaves Hall estate.

The site is only visible from the rear/side of Owl Cottage and Old Eaves Hall. The limited visibility of the site will be seen as an oblique view and from first floor windows only, all ground floor views are screened by hedgerow vegetation on the property boundaries. There are some visually detracting elements on site, including partially completed excavations and spoil mounds, as well as rubbish piles. These are considered to be temporary.

VISUAL EFFECTS

The receptor sensitivity has been assessed as medium-high, as although it represents the view experienced by users of a public right of way whose attention may be focused on the landscape, as well as by occupiers of residential properties which have views out over the landscape, these views are restricted.

The view towards the site is restricted and filtered by vegetation, however, visual quality is considered moderate; this is representative of a view over a landscape of recognised character and quality (AONB). Although the proposed development has been partially implemented, the visual effects are assessed from a baseline of the site being undeveloped. Therefore, the magnitude of change has been assessed as low; the development would result in a perceptible change in the existing view but this would not affect its character or quality. The development will appear as a small element in the wider landscape which may be missed by the casual observer. The photograph represents a winter view. At other times of the year, when deciduous vegetation is in leaf, the development will be less visible.

The visual effects are assessed as slight-moderate adverse.

MITIGATION

Establish buffer planting, reinforce hedgerow and plant trees along the western site boundary to filter views of the site, establish wildlife corridors, enhance biodiversity and improve the quality of the landscape around the site boundary. Limit height and consider location of static caravans to minimise visibility.



SPI View from the centre of the site, looking towards the western site boundary

VIEW 4**6.2.4 VIEW 4**

This photograph is representative of views from the Public Right of Way 3-44-FP 11, south of the site. It is taken from the footpath as it passes through the fenced field boundary approximately 200m south of the site. The foreground view is over sloping open fields, separated by post and wire fencing with remnant hedgerow and comprised of grassland. Beyond the open fields, a detached dwelling; Peels Cottage is visible mid-view. Beyond this dwelling, a row of mature trees and understorey vegetation runs across the view, in the middle distance and demarcates the curtilage of Eaves Hall. Beyond this vegetation, the site is visible as a heavily filtered view. Boundary vegetation lining the edge of Moor Lane on the far side of the site contains and screens longer views. Within the site, parts of the eco-lodges are visible as glimpsed views, heavily filtered by vegetation. To the right of the photograph, the roof and upper floor of Eaves Hall is visible as a heavily filtered view, through the vegetation.

Tree cover on the site boundaries merges with the dense vegetation and mature trees which line Moor Lane, screening and filtering longer/wider views. There are some visually detracting elements on site, including partially completed excavations and spoil mounds, as well as rubbish piles. These are not visible from the viewpoint and are considered to be temporary.

VISUAL EFFECTS

The receptor sensitivity has been assessed as medium-high, as although it represents the view experienced by users of a public right of way whose attention may be focused on the landscape, the view is restricted.

The magnitude of change is assessed as negligible; only a small part of the development will be discernible and this may be for only part of the year or be a filtered view. The quality and character of the view will remain unchanged.

The visual effects are assessed as negligible.

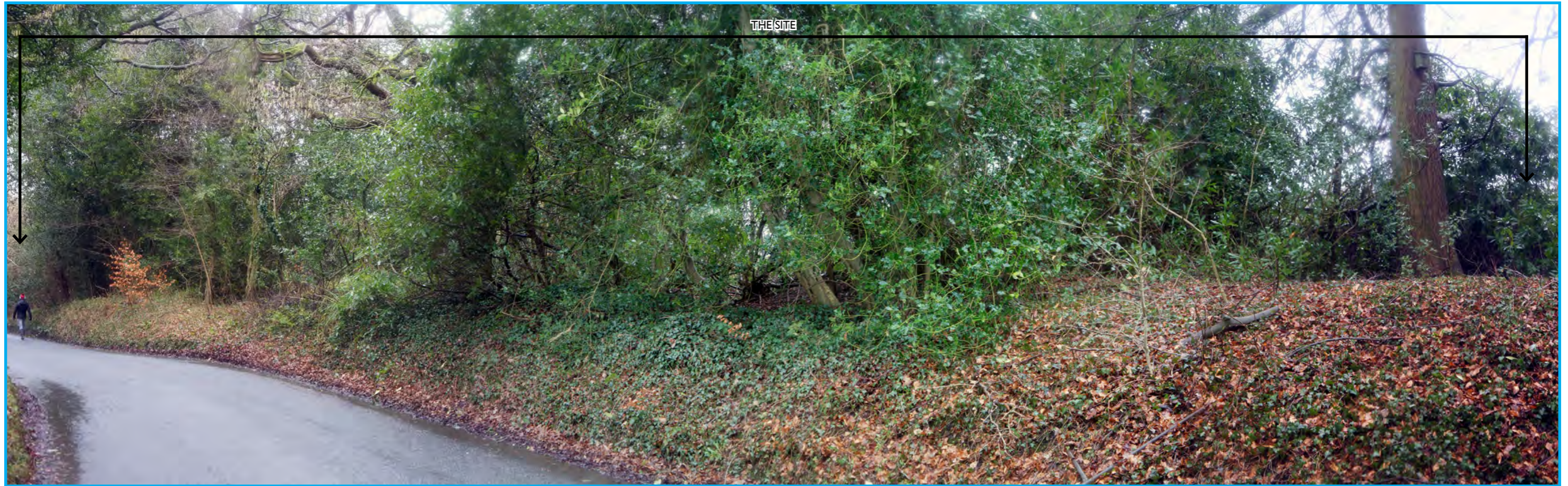
MITIGATION

Establish buffer planting, reinforce hedgerow and plant trees along the western site boundary to filter views of the site, establish wildlife corridors, enhance biodiversity and improve the quality of the landscape around the site boundary. Limit height and consider location of static caravans to minimise visibility.



SPI View from the centre of the site, looking southwest towards the site boundary

VIEW 5



6.2.5 VIEW 5

This photograph is representative of views from Public Rights of Way 3-44-FP 12 (footpath) and 3-44-BW 3 (bridle path), on Moor Lane, east of the site. It is taken from Moor Lane adjacent to the northeast edge of the site. The foreground view is over single carriageway road surface sloping down to the south. The verge forms a steep embankment, which is heavily vegetated with mature trees and understorey vegetation. The road runs along the full length of the site which lies beyond the embankment and is screened from view by a combination of the elevated embankment and dense vegetation.

At some points along the road, parts of the development may be visible as glimpsed views through gaps in the vegetation. The photograph represents a winter view. At other times of the year, when deciduous vegetation is in leaf, the development will be less visible.

VISUAL EFFECTS

The receptor sensitivity has been assessed as medium-high, as although it represents the view experienced by users of a public right of way whose attention may be focused on the landscape, this view is restricted. It is also representative of the views experienced by people travelling in vehicles on Moor Lane.

The view towards the site is heavily restricted and screened by landform and vegetation, visual quality is considered poor, as it is a restricted view and there is no intervisibility with the surrounding landscape. The magnitude of change is assessed as negligible; only a small part of the development will be discernible and this may be for only part of the year or be a filtered view. The quality and character of the view will remain unchanged.

The visual effects are assessed as negligible.

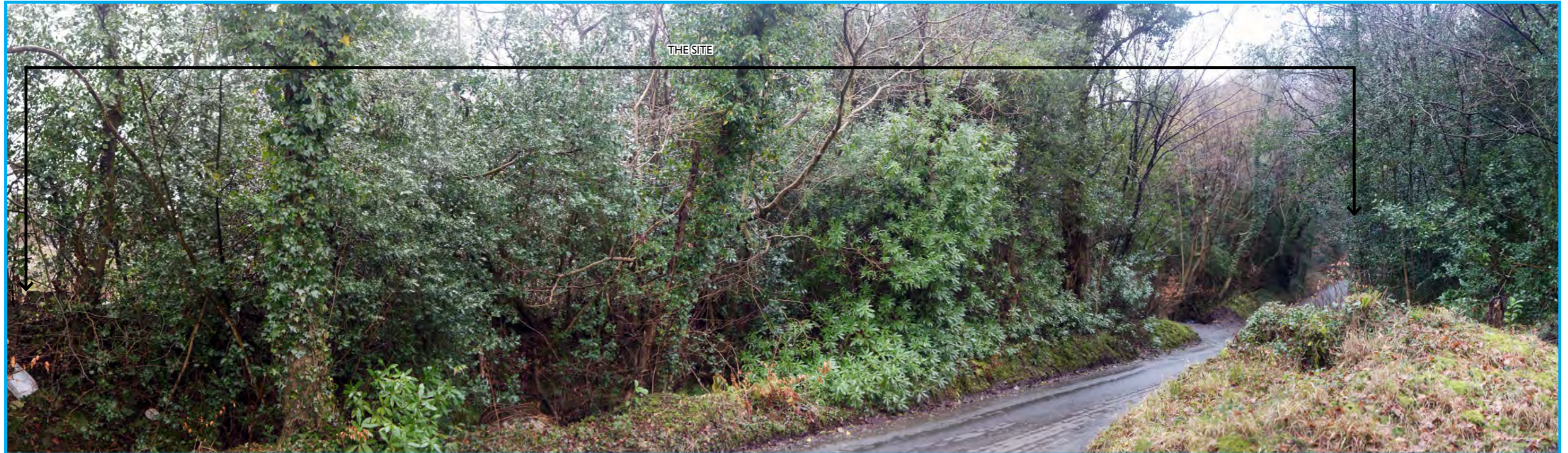
MITIGATION

Establish a landscape buffer with hedgerow and tree planting along the eastern edge of the development site to reinforce existing vegetation, which will screen and filter views of the development from Moor Lane. This will in addition, establish wildlife corridors, enhance biodiversity and improve the quality of the landscape around the site boundary.



SPI View from the centre of the site looking northeast towards Moor Lane

VIEW 6



6.2.6 VIEW 6

This photograph is representative of views from Public Rights of Way 3-44-FP 12 (footpath) and 3-44-BW 3 (bridle path), on Moor Lane, east of the site. It is taken from Moor Lane adjacent to the southeast edge of the site. The foreground view is over single carriageway road surface sloping up to the north. The verge forms an embankment, which is heavily vegetated with mature trees and understorey vegetation. The road runs along the full length of the site which lies beyond the embankment and is largely screened from view by a combination of the elevated embankment and dense vegetation. The site entrance is visible as an opening in the vegetation to the right of the photograph.

At some points along the road (such as at the site entrance), parts of the development may be visible as glimpsed views through gaps in the vegetation. The photograph represents a winter view. At other times of the year, when deciduous vegetation is in leaf, the development will be less visible.

VISUAL EFFECTS

The receptor sensitivity has been assessed as medium-high, as although it represents the view experienced by users of a public right of way whose attention may be focused on the landscape, this view is restricted. It is also representative of the views experienced by people travelling in vehicles on Moor Lane.

The view towards the site is heavily restricted and screened by landform and vegetation, visual quality is considered poor, as it is a restricted view and there is no intervisibility with the surrounding landscape. The magnitude of change is assessed as negligible; only a small part of the development will be discernible and this may be for only part of the year or be a filtered view. The quality and character of the view will remain unchanged.

The visual effects are assessed as negligible.

MITIGATION

Establish a landscape buffer with hedgerow and tree planting along the eastern edge of the development site to reinforce existing vegetation, which will screen and filter views of the development from Moor Lane. This will in addition, establish wildlife corridors, enhance biodiversity and improve the quality of the landscape around the site boundary.



SPI View from the northeast corner of the site looking southeast towards Moor Lane

VIEW 7



6.2.7 VIEW 7

This photograph is representative of views from Pendle Hill to the south of the site. It is taken from Clitheroe Road, approximately 6.7km southeast of the site and despite this viewpoint being located a significant distance outside the 1.5km radius study area, it is acknowledged that it lies within the Forest of Bowland AONB and constitutes a locally recognised viewpoint and as such is representative of sensitive receptors.

The view is open across the low lying valley of the River Ribble, where the residential and industrial built form of Clitheroe is visible. Beyond the town, the landform rises up to the southern Bowland Fringes; the Fells of Grindleton, Bradford, Waddington, Easington and Hareden are visible, forming the distant skyline. The site lies within the foothills of the southern Bowland fringes; a well-vegetated rural area with incised and wooded river valleys. Eaves Hall and parts of its grounds, including the site can be discerned as filtered views within the vegetation.

VISUAL EFFECTS

The receptor sensitivity is assessed as high, as the view represents that experienced by users of Public Rights of Way with predominantly open views and of recreational use, visitors to recognised viewpoints or beauty spots, or landscapes where the wider landscape setting contributes to or adds value to the experience and users of outdoor recreational facilities with predominantly open views where the purpose of that recreation is enjoyment of the countryside.

Visual quality is considered moderate; this is representative of a view over a landscape of recognised character and quality (AONB), however the industrialised built form of Clitheroe, which is significant within the view, has a detracting influence.

The magnitude of change has been assessed as negligible, as only a small part of the development will be discernible and this may be for only part of the year or be a filtered view. The view is at such a distance as to render the change virtually indiscernible without aid or reference. In addition, the development will be seen in the context of the settlement and industrialised built form of Clitheroe. The quality and character of the view will remain unchanged.

The visual effects are assessed as negligible.

MITIGATION

As part of the development, a landscape scheme is proposed, including tree planting. This will integrate the development into the landscape, so that in time it will not be discernible within the view.



SPI View from the site, looking south towards Pendle Hill in the distance

VIEW 8**6.2.8 VIEW 8**

This photograph is representative of views from Bradford Fell to the north of the site. It is taken from adjacent Slaidburn Road, approximately 2.3km northwest of the site and despite this viewpoint being located beyond the 1.5km radius study area, it is acknowledged that it lies within the Forest of Bowland AONB and constitutes a locally recognised viewpoint and as such is representative of sensitive receptors.

The view is across open fields in the foreground, with dense woodland vegetation screening and filtering views of the lower ground beyond. The industrial built form of Clitheroe cement works is partially visible above the tree line. Beyond the Ribble valley, the landform rises up to Pendle Hill, forming the distant skyline. Due to the landform, which falls away steeply from the receptor and the intervening vegetation the site is not visible. However, it is likely that there will be glimpsed filtered views from more elevated viewpoints, further to the north (as can be seen on SPI, there is potentially some intervisibility between the site and the larger, more distant Bowland Fells).

VISUAL EFFECTS

The receptor sensitivity is assessed as high, as the view represents that experienced by users of Public Rights of Way with predominantly open views and of recreational use, visitors to recognised viewpoints or beauty spots, or landscapes where the wider landscape setting contributes to or adds value to the experience and users of outdoor recreational facilities with predominantly open views where the purpose of that recreation is enjoyment of the countryside.

Visual quality is considered moderate; this is representative of a view over a landscape of recognised character and quality (AONB), however the industrialised built form of Clitheroe, within the view, has a detracting influence.

The magnitude of change has been assessed as negligible, as only a small part of the development may be discernible and this may be for only part of the year or be a filtered view. The view is at such a distance as to render the change virtually indiscernible without aid or reference. In addition, the development will be seen in the context of the settlement and industrialised built form of Clitheroe. The quality and character of the view will remain unchanged.

The visual effects are assessed as negligible.

MITIGATION

As part of the development, a landscape scheme is proposed, including tree planting. This will integrate the development into the landscape, so that in time it will not be discernible within the view.



SPI View from the site looking north towards the Bowland Fells in the distance

6.3 VISUAL EFFECTS

Below is a table which summaries the visual effects as considered in the visual appraisal for view points and receptors;

VIEW	RECEPTOR LOCATION	SENSITIVITY	MAGNITUDE OF CHANGE	EFFECTS PRE-MITIGATION
1	The grounds of Eaves Hall, south of the site.	Medium	Medium	Moderate Adverse
2	PRoW 3-44-FP 10, north of the site.	Medium-High	Negligible	Negligible
3	PRoW 3-44-FP 9, west of the site.	Medium-High	Low	Slight-Moderate Adverse
4	PRoW 3-44-FP 11, south of the site.	Medium-High	Negligible	Negligible
5	PRoW 3-44-FP 12 / 3-44-BW 3 on Moor Lane, northeast of the site.	Medium-High	Negligible	Negligible
6	PRoW 3-44-FP 12 / 3-44-BW 3 on Moor Lane, southeast of the site.	Medium High	Negligible	Negligible
7	Pendle Hill southeast of the site (outside of the study area).	High	Negligible	Negligible
8	Bradford Fell north of the site (outside of the study area).	High	Negligible	Negligible

The proposed development has been considered from 8 viewpoint locations. Of these, one receptor (Viewpoint 1) has been assessed as potentially experiencing moderate adverse effects, and one receptor (Viewpoint 3) experiencing slight-moderate adverse effects. This is due to the sensitivity of the receptors and proximity to the site. The magnitude of change respectively in each case is medium (Viewpoint 1) and low (Viewpoint 3).

The remainder of the receptors identified will have negligible effects. This is due in part to the vegetation around the site, the undulating topography and the negligible or non-existent magnitude of change in each case. The topography and surrounding vegetation prevents the development from having a significant visual impact on the wider landscape and restricts views to those relatively close to the site.

6.4 VISUAL IMPACT - CONSTRUCTION PHASE

The construction of the development would impact on the same areas as those affected by the operational phase. However, the nature and scale of the impact would be different in that construction activities are likely to result in a greater area of disturbed land and a concentration of seemingly discordant features and activities that would result in temporary adverse impacts on visual amenity. The duration of the construction phase is estimated to take less than 1 month. Temporary impacts, are regarded as less significant than similar impact magnitudes arising from a permanent effect. Adverse impacts during the construction phase could arise from the following typical items associated with work of this nature:

- Vehicle moving materials to and from the site & movement of construction machinery and equipment;
- Site clearance, soil stripping and cutting excavations;
- Presence of construction workers, site compounds and parking on-site;
- Presence of hoardings and protective fencing;
- Installation of new infrastructure.

7.0 MITIGATION

7.1 MITIGATION DURING CONSTRUCTION

- Adherence to best practice set out in the Construction Environmental Management Plan to minimise negative landscape effects including sensitive location of site cabins, storage and construction equipment.
- Application of tree protection measures in accordance with BS5837:2012 'Trees in Relation to Design, Demolition & Construction'.

7.2 LANDSCAPE MITIGATION

The proposed development will provide opportunity to establish a more integrated landscape buffer, creating a strong interface and transition between the development and surrounding landscape. Once established, the development would be visually contained by infrastructure planting, establishing a seamless transition to the interface between the site and open countryside.

Proposed landscaping and management techniques can be used to assist with reducing the potential effects of proposed development on the site and the wider landscape. The proposed eco-lodges will be set back into the site, away from the boundaries to accommodate adequate tree and hedgerow planting, which will screen and filter views of the site from the wider landscape. The list below has been compiled taking into consideration the local landscape character as identified in the landscape appraisal:

- Retain and manage the trees around the site boundaries and carry out appropriate arboricultural management to existing trees to promote longevity.
- Improve species diversity across the site and take into consideration the appropriateness of species to ensure that they complement the character and biodiversity of the local area.

7.3 VISUAL MITIGATION

A combination of landscaping and management techniques will be used to reduce the potential visual effects of the proposed development. The list below has been compiled taking into consideration the individual mitigation recommendations as identified in the viewpoint appraisals;

- Retain and manage the trees around the site boundaries and carry out appropriate arboricultural management to existing trees to promote longevity.
- Establish trees and hedgerows to site boundaries and set-back built development to reduce visual impact and filter views.
- Limit height of development in prominent locations to soften the edge of the development and maintain views into the open countryside.
- Plant trees, shrubs and hedgerows within the development to break up the built form and introduce evergreen species to reduce the extent of filtered views in the winter months.

7.4 ECOLOGICAL MITIGATION

The following recommendations to ensure the protection of protected species, should their presence become apparent during the process of development:

- Nesting Birds - If work to bird nesting habitat needs to be carried out within the bird nesting season (generally March to August), then a nesting bird survey will be required immediately prior to work commencing.
- If evidence of bat activity is found, such as droppings, during tree works, or any site work, then work must temporarily cease and a licensed ecologist be contacted for advice.

The following recommendations should be implemented for habitat enhancement, protection and to increase the biodiversity value of the site:

- Tree planting – Where planting is proposed, native tree species should be planted.
- Soft landscaping should include the provision of native and non-native flowering perennial species, to provide a pollen and nectar source for invertebrates.
- The vegetation on the site should be protected (in terms of its wildlife/biodiversity habitat potential) through the minimisation of lighting.

These recommendations should be taken into consideration and included as part of the landscape proposals for the development.

7.4 LANDSCAPE PLAN

The arrangement of the site will be informed in principle by the Proposed Development Layout. Based on this, an Indicative Landscape Plan, has been produced which is shown below. This accommodates landscape and visual mitigation measures identified in the appraisals. It indicates proposed access point and track; the extent and location of the proposed development; proposed landscaping; indicative areas of open space; the existing vegetation to be retained etc.



FIGURE 12 - INDICATIVE LANDSCAPE PLAN

8.0 SUMMARY

The landscape and visual impact has been assessed using desktop based research, site visits and in consideration of the most recent published Landscape Character Assessment Guidelines.

The site lies on the north side of the River Ribble valley and is located on the southern fringes of the Forest of Bowland AONB, on the Eaves Hall estate. It sits on slightly sloping land 150 metres from Eaves Hall, off Moor Lane. The site is partially undeveloped (although 5 eco-lodges and associated infrastructure have been constructed). It is accessed from Moor Lane through a gate at the southeast corner of the site. The west and east site boundaries are formed by dense vegetation.

8.1 LANDSCAPE SUMMARY

Published recognised character appraisals were used in the assessment of the landscape character and included the Natural England Character Areas, the Lancashire Landscape Character Assessment and the Forest Of Bowland AONB Landscape Character Assessment. This information together with a site specific appraisal, was used to assess the landscape quality, value and sensitivity of the landscape and this in turn was used to help make an assessment of its sensitivity to change, and to determine the landscape effects within the study area, resulting from the proposed development.

The landscape effects on 'Settlement' are assessed as negligible and 'Surrounding Countryside' are assessed as slight, as it would represent very little change over existing and would not be uncharacteristic of the existing uses found in the adjacent areas and within the surrounding countryside. The surrounding woodlands and vegetation provide visual and physical boundaries between the site and the adjacent countryside which would help reduce any visual intrusion and maintain its landscape quality and value.

The landscape effects on the 'Site' are assessed as moderate. There will be a change in land use on the site, but a well-considered relationship with the edges of the site and adjacent countryside will reduce the magnitude of this change.

LANDSCAPE RECEPTOR	EFFECTS PRE-MITIGATION	EFFECTS POST-MITIGATION
Settlement	Negligible	Negligible
Surrounding Countryside	Slight	Negligible
Site	Moderate	Slight-Moderate

The table above summarises the landscape effects as considered in the landscape appraisal. It is expected that post mitigation (after a period of 15 years when the planting has had the opportunity to establish), the site will become a more integral part of the landscape.

The landscape effects of the proposed development would be negligible for the wider landscape. For the site itself, effects would be reduced to slight-moderate. Once the landscape mitigation is established, the development will be physically and visually contained by the topography and vegetation so the quality and value of these landscapes would still be maintained and it will provide the opportunity to establish a strong interface between the site and the open countryside.

8.2 VISUAL SUMMARY

Viewpoints and potential receptors were selected from various locations identified through the desktop study and site visit. They have been chosen to provide a representation of the range of receptors that have views towards the site, and to provide a baseline for the visual amenity of the local area.

The proposed development has been considered from 8 viewpoint locations. Of these, one receptor (Viewpoint 1) has been assessed as potentially experiencing moderate adverse effects, and one receptor (Viewpoint 3) experiencing slight-moderate adverse effects. This is due to the sensitivity of the receptors and proximity to the site. The magnitude of change respectively in each case is medium (Viewpoint 1) and low (Viewpoint 3).

The remainder of the receptors identified will have negligible effects. This is due in part to the vegetation around the site, the

undulating topography and the negligible or non-existent magnitude of change in each case. The topography and surrounding vegetation prevents the development from having a significant visual impact on the wider landscape and restricts views to those relatively close to the site.

VIEW	RECEPTOR LOCATION	EFFECTS PRE-MITIGATION	EFFECTS POST-MITIGATION
1	The grounds of Eaves Hall, south of the site.	Moderate Adverse	Slight-Moderate Adverse
2	PRoW 3-44-FP 10, north of the site.	Negligible	Negligible
3	PRoW 3-44-FP 9, west of the site.	Slight-Moderate Adverse	Negligible
4	PRoW 3-44-FP 11, south of the site.	Negligible	Negligible
5	PRoW 3-44-FP 12 / 3-44-BW 3 on Moor Lane, northeast of the site.	Negligible	Negligible
6	PRoW 3-44-FP 12 / 3-44-BW 3 on Moor Lane, southeast of the site.	Negligible	Negligible
7	Pendle Hill southeast of the site (outside of the study area).	Negligible	Negligible
8	Bradford Fell north of the site (outside of the study area).	Negligible	Negligible

The table summarises the visual effects as considered in the visual appraisal. It is expected that post mitigation (after a period of 15 years when the planting has established and begun to reinforce the existing screening around the site), the effects of the proposed development would be reduced.

The only receptor post-mitigation, which would experience a slight-moderate adverse effect is the view from the grounds of Eaves Hall to the south of the site; this is due to the proximity of the receptor to the development site. The remainder of the receptors identified will have negligible effects.

The layout of the eco-lodges, the site arrangements and landscaping will play an important role in ensuring that the development is integrated as effectively as possible. Once established the mitigation measures will help the development become a more integral part of the landscape and views will be restricted to those closest to the site.

8.3 CONCLUSION

This document has been produced to support a planning application for a revised scheme for a small-scale tourism development of 15 self-catering eco-lodges on the site, to provide additional accommodation for Eaves Hall. The site lies on the north side of the River Ribble valley and is located within open countryside on the southern fringes of the Forest of Bowland AONB.

The principle of developing the site for tourism use has already been deemed acceptable by the local planning authority and accords with the relevant Core Strategy policies.

The eco-lodges will be orientated so that their long elevations are facing south/southeast, with large picture windows, to enjoy views of the landscape of the AONB and Pendle Hill beyond. Level hardstandings will be excavated for each individual unit with naturalistic drystone retaining walls wrapping around the rear, enabling the lodges to better integrate and sit within the landscape. Five of the proposed eco-lodges have been installed and the hardstandings for a further two have been constructed, together with a crushed stone access track.

A detailed landscape scheme is submitted with the application, proposing a comprehensive scheme of native species tree planting and establishment of wildflower meadow. Bird and bat boxes will be introduced in accordance with the Ecology Report. A SuDS (Sustainable Drainage System) will be established to attenuate surface water run-off and minimise the impact on the drainage system.

The important features that contribute to the character of the landscape have been identified within the landscape assessment. They have been proposed to be retained, reinforced and protected to ensure that they continue to contribute to the landscape value and quality of the site and its surroundings. It has been assessed that post-mitigation, the landscape effects of the proposed development would be negligible for the wider landscape and slight-moderate for the site itself. Once established the development would be viewed in the context of the surrounding landscape.

Post mitigation, the visual receptors identified will experience negligible effects, with the exception of views from within the grounds of Eaves Hall, which would be slight-moderate. Existing vegetation and proposed landscape mitigation will further reduce the visibility of the development.

A Landscape Plan has been produced that incorporates elements to reduce the effects of the development on landscape and visual impacts. The site arrangements have been informed by both the recommendations discussed in detail in this assessment and illustrated on this plan, and following recommendations from other professional consultants.

APPENDIX 1

LANDSCAPE & VISUAL EFFECTS METHODOLOGY

LANDSCAPE EFFECTS

1.1 CRITERIA FOR DESCRIBING LANDSCAPE SENSITIVITY

Landscape	High	Medium	Low
Landscape designation	A landscape of distinctive character susceptible to relatively small changes. Includes national or regionally designated landscapes e.g. Area of Great Landscape Value (AGLV), National Scenic Area. Historic Gardens and Designed Landscapes on the National Register	A landscape of moderately valued characteristics. Including local landscape designations.	A landscape of relative unimportance, the nature of which is tolerant to substantial change. No landscape designation.
Landscape resource	Important landscape resources or landscapes of particularly distinctive character and therefore likely to be subject to national designation or otherwise with high values to the public. Is vulnerable to minor changes.	Moderately valued characteristics reasonably tolerant of change.	Relatively unimportant/immature or damaged landscapes tolerant of substantial change.
Scale and enclosure	Small intimate landscape.	Medium scale landscape.	Large scale open landscape.
Landform and topography	Mountainous or large dominating hills and valleys. Intimate small scale landscapes defined through easily identifiable elements in the immediate landscape.	Rolling landform with small hills and valleys. Some intimacy and human scale through landscape elements such as hedgerows and woodland copses.	Large scale open landscape. Little intimacy or human scale, few character elements or features.
Settlement	Organic land cover pattern	A gradation between High and Low	Grid like linear land cover pattern
Landmarks and visible built structures	Landscape with symbolic or important features	A gradation between High and Low	Landscape with no recognised individual features or elements
Remoteness and tranquillity	Remote location, little evidence of human activity	A gradation between High and Low	Highly developed countryside areas with continuous evidence of human activity
Landscape Quality and Value	A landscape of exceptional or high quality and/or high value.	A landscape of good or ordinary quality and /or good or moderate value	A landscape of low or poor quality and value

1.2 CRITERIA FOR DESCRIBING LANDSCAPE QUALITY

Landscape Quality	Definition	Typical Example
Exceptional	Strong landscape structure, characteristics, patterns, and/or clear urban grain identifiable with a historic period or event; Appropriate management for land use and land cover and/or a well maintained urban environment of distinction; Distinct features worthy of conservation, historic architectural grain; Sense of place exceptional local distinctiveness; No detracting features.	Internationally or nationally recognised. World Heritage Sites, National Parks, National Scenic Area, Special Landscape Area;
High	Strong landscape structure, characteristic patterns and/or clear urban grain; Appropriate management for land use and land cover, but potentially scope to improve; Distinct features worthy conservation; Sense of place; Occasional detracting features.	Nationally, regionally recognised e.g. parts of National Scenic Area, Conservation Area or Listed status. Registered Historic Gardens and Designed Landscapes
Good	Recognisable landscape structure and/or urban grain Scope to improve management for land use and land cover; Some features worthy of conservation; Sense of place; Some detracting features.	Regionally recognised e.g. localised areas within National Park, National Scenic Area, AGLV.
Ordinary	Distinguishable landscape structure, characteristics, patterns of landform and land cover often masked by land use; Fractured urban grain with patterns of use difficult to distinguish; Scope to improve management of vegetation; Some features worthy of conservation; Some detracting features	Locally recognised landscape without specific designation.
Poor	Weak landscape structure, characteristic patterns of landform and land cover are missing, little or no recognisable urban grain; Mixed land use evident; Lack of management and intervention has resulted in degradation; Frequent detracting features.	A landscape without note or one singled out as being degraded or requiring improvement.
Very Poor	Degraded landscape structure, characteristic patterns and/or urban grain missing; Mixed land use or dereliction dominates; Lack of management/ intervention has resulted in degradation; Extensive detracting features.	A Landscape likely to be singled out as needing intervention or regeneration.

1.3 CRITERIA FOR DESCRIBING LANDSCAPE VALUE

Landscape Value	Definition	Typical Example
High	An iconic landscape or element(s) held in high regard both nationally, regionally and by the local community; A landscape or element(s) widely used by both the local community and a broader visiting community; Features of particular historical protected significance ; Landscape or space which defines or is closely associated with a community and its life and livelihood.	Nationally, regionally recognised e.g. parts of National Park, National Scenic Area, Special Landscape Area; Conservation or Listed status Registered Historic Garden and Designed Landscape
Good	A landscape or element(s) recognised regionally and locally as important ; A landscape widely used by the local community; Features or elements widely used or visited and held in association with the area or community.	Part of an AGLV
Moderate	A landscape of local importance ; A landscape widely used by the local community; A sense of place recognisable and associated with the local area.	Area of local landscape importance
Low	A landscape without particular noted significance; A landscape or elements infrequently used by the local community; A landscape which is not distinct and does not add to the overall context of the area.	

1.4 MAGNITUDE OF CHANGE (LANDSCAPE)

Magnitude of Change	Examples
High	The development would result in a prominent change to the landscape character (enhance or degrade). Major alteration to significant elements or features or the removal/introduction of substantial elements. The alteration of a landscape to substantially increase/decrease both the landscape value and quality.
Medium	The development would result in a change to the landscape character (enhance or degrade). Alteration to elements or features or partial removal/introduction. The alteration of a landscape to increase/decrease both the landscape value and quality.
Low	The development would result in a slight change to the landscape character (enhance or degrade). Alteration to minor elements or features or the removal/introduction. The alteration of a landscape to increase/decrease both the landscape value and quality.
Negligible	A very minor change which is not uncharacteristic and maintains the quality and value of the landscape.

1.5 SUMMARY TABLE TO DETERMINE LANDSCAPE EFFECTS

		Magnitude of Change			
		High	Medium	Low	Negligible
	High	substantial	moderate-substantial	moderate	slight
	Medium	moderate-substantial	moderate	slight-moderate	negligible
	Low	moderate	slight-moderate	slight	negligible
	Negligible	slight	negligible	negligible	none

The summary of effects on landscape can be expressed as an adverse or beneficial effect depending on the assessor’s view regarding the nature and quality of the existing resource and how this has been changed. In some circumstances the change may be described as a neutral change if the expectation of the viewer or the fundamental nature and characteristics of a landscape appear unaffected.

VISUAL EFFECTS

1.6 CRITERIA FOR DESCRIBING VISUAL SENSITIVITY

Receptor Sensitivity	Description
High	Occupiers of residential properties Users of outdoor recreational facilities, including public rights of way, whose attention may be focused on the landscape Elevated panoramic viewpoints Communities where the development results in changes in the landscape setting or valued views enjoyed by the community
Medium	Residential properties with restricted views People engaged in outdoor recreation where enjoyment of the landscape is incidental rather than the main interest People travelling through the landscape where the views involved are transient and sporadic but have a special significance in either the journey or the expression of the landscape or community being visited.
Low	People at their place of work, industrial facilities. People travelling through the landscape in cars, trains or other transport such that the speed and nature of the views involved are short lived and have no special significance

1.7 CRITERIA FOR DESCRIBING VISUAL QUALITY

View Quality	Description
High	Iconic views or skylines which are individual character elements in their own right. Protected views through Supplementary Planning Guidance or development framework. View mentioned in the listing for a conservation area, listed building or scheduled monument as being important with regard to its setting. Wide panoramic distant views of a valued landscape(s).
Moderate	Views with strong and distinctive features. Uninterrupted views. Views over a landscape of recognised character and quality
Poor	Restricted views or views over a landscape of low value and quality.

1.8 MAGNITUDE OF CHANGE (VISUAL)

Magnitude of Change	Examples
High	The development would result in a prominent change to the existing view and would change the quality of the view. The development would be easily noticed by the observer. The development may break the skyline or form some other substantial change to the view.
Medium	The development would result in a noticeable change in the existing view that may change the character and quality of the view. The change would be readily noticed by the observer but would not dominate the view.
Low	The development would result in a perceptible change in the existing view but this would not affect its character or quality. The development will appear as a small element in the wider landscape which may be missed by the casual observer. The view may be at such a distance as to reduce the appearance of the development.
Negligible	Only a small part of the development will be discernible and this may be for only part of the year or be a filtered view. The view may be at such a distance as to render the change virtually indiscernible without aid or reference. The quality and character of the view will remain unchanged.

1.9 SUMMARY TABLE TO DETERMINE VISUAL EFFECTS

		Magnitude of Change			
		High	Medium	Low	Negligible
	High	substantial	moderate-substantial	moderate	slight
	Medium	moderate-substantial	moderate	slight-moderate	negligible
	Low	moderate	slight-moderate	slight	negligible
	Negligible	slight	negligible	negligible	none

The summary of effects can be expressed as an adverse or beneficial effect depending on the assessor’s view regarding the nature and quality of the existing resource and how this has been changed. In some circumstances the change may be described as a neutral change if the expectation of the viewer or the fundamental nature and characteristics of a view appear unaffected.