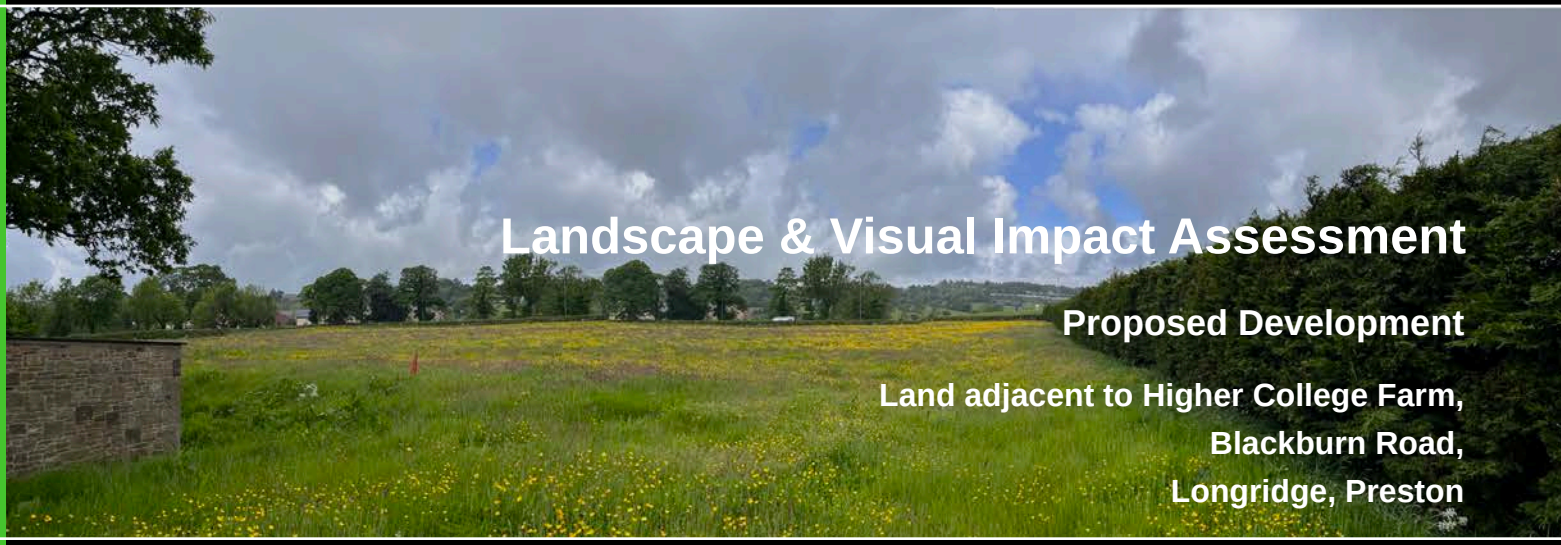
tel

Landscapearchitects



# Landscape & Visual Impact Assessment

## Proposed Development

**Land adjacent to Higher College Farm,**
**Blackburn Road,**
**Longridge, Preston**

**MR21 - 108 / 201**

**May 2022**

# Contents

# LVIA Introduction

This study presents the findings of a Landscape and Visual Impact Assessment (LVIA), which has considered the potential effects on the landscape character, openness and visual amenity of the locality, in respect of the proposed developent and associated works on the land adjacent to Higher College Farm, Blackburn Road, Longridge, Preston, PR3 2YY. The site is located in an area listed as Open Conutryside ENV3 G5 in the Ribble Valley Borough Council Policies Map.


In undertaking this LVIA, receptor locations, numbers and an extent of work required has been progressed in accordance with best practice. A forensic site and context analysis was undertaken during May 2022.

The report appraises the local landscape and the site and the contribution that it makes to its situation and character; identifies the locations from which the development is likely to be visible; considers the sensitivity of landscape and visual receptors and the magnitude and significance of landscape and visual impacts; and identifies any appropriate measures to soften and minimise any effects, if any.

TEL Landscape is experienced in undertaking landscape assessment based on the Guidelines for Landscape and Visual Impact Assessment (2013)* and is a registered member of the Landscape Institute.

TEL Landscape is typically involved in producing and identifying the landscape qualities and features of an area which contribute to local distinctiveness, both to improve the design quality of new development and to promote good, sustainable, landscape management. This good practice has been successfully applied to numerous developments within similar environments throughout England (examples are Fulneck School Pudsey, CAW Ingredients Drink Factory at Leeming Bar and Harewood House Eco Pods).

**Guidelines for Landscape and Visual Assessment (2002 & 2013) published by the Landscape Institute and the Institute of Environmental Management and Assessment (IEMA)*

# Site Introduction

The proposed site is located within the Open Countryside and accessed from Blackburn Road approximately 0.5km east of Longridge and 1.2km north of Hothersall. Longridge consists of typical urban sprawl including commercial buildings, leisure facilities and residential dwellings, with the nearest dwellings situated approximately 80m from the proposed site.

The surrounding landscape consists of open agricultural fields with typical hedgerows and trees to the north, east and south. To the west more urban landscape can be found in Longridge. There are also numerous reservoirs situated in the landscape with the nearest located approximately 100m from the site. The existing site currently contains a residential property with associated garden and hardscape to the south of the site and a large area of grassland to the north. The sites boundaries are made up of a mature evergreen hedgerow along the eastern and southern boundary and mature native hedgerows with large mature trees along the length of the western and northern boundaries.

The site is located approximately 110m above sea level. The natural topography of the wider landscape is varied with land rising steeply to the north and land falling gradually to the south. The sites immediate topography is relatively flat with the land descending gradually from north to south. Because of the nature of the topography and the surrounding landscape including mature vegetation and building infrastructure, long distance views can be achieved from the north but not from the south. Views from the east and the west are interrupted by the mature vegetation and building infrastructure.

Key local landscape features include Spade Mill Reservoir approx 100m to the north of the site, commercial buildings associated with Clegg's Chilled Food Service located to the site's immediate southern boundary and Beacon Fell View Holiday Park approx 1.2km north of the site. The local rural and major road network includes Blackburn Road, Lower Lane and Ribchester Road. There are several public footpaths and unadopted access tracks in the local area including a Bridleway approximately 100m to the north.

The land surrounding the site contains rural land with typical field patterns including large, mature and native vegetation to boundaries, infrastructure and to footpaths/bridleways networks. The vegetation styles to this wider landscape includes large, mature trees, mixed native hedgerows and large tree groups. Additional vegetation including ornamental and mature trees, ornamental shrubs and evergreen amenity hedges can be found in and around the local residential areas and their open spaces, mainly located in Longridge.

# Methodology

Landscape effects consist of changes in the fabric, character and the quality of the landscape or townscape, which it is predicted would result from the proposed development. Changes to landscape fabric arise where there is a direct or indirect physical change to the landscape. These occur only within the application boundary.

Visual effects are the predicted changes on views available to the public from publicly accessible areas and residential dwellings. The effects can be negative (adverse) or positive (beneficial); direct, indirect, secondary or cumulative. They are also either permanent or temporary (short, medium or long term).

Both landscape and visual assessments are iterative processes which involve the refinement of design proposals to ensure an environmentally appropriate and acceptable solution is achieved.

Landscape data to be recorded and analysed regarding the site and its surroundings in terms of character, sensitivity and enhancement potential were identified in accordance with best practice. These included topography, site context and circulation, vegetation patterns and the Ribble Valley Borough Council Policies Map.

Following the collection of the baseline data and site visits, receptor locations for the surrounding area were identified. The locations represented landscape character of infrastructure, residential and public areas, public footpaths and open countryside. Receptor distances were proposed between the site's boundaries to locally significant landscape features up to 3km away from the site. The reason for the receptors relatively close proximity to the site is because; following the collection of the baseline data and site visits, the research uncovered, because of the rapidly undulating ground in the locality, long distant views of the site would be and are difficult and not applicable for this assessment, see page 11 for topographic map). However, additional 'receptor' locations and pedestrian routes were visited at greater distances from the site to confirm the baseline data / desk top study and eliminate doubt.

Completion of this assessment process will support the refinement of the design proposals to ensure an environmentally appropriate and acceptable solution is achieved that is in keeping with the locality.

**SIGNIFICANCE CRITERIA:**

The potential significance of **landscape** and **visual** impacts is determined by a combination of the magnitude of the potential impact and the sensitivity of the receptor to change. These two variables can be correlated as illustrated in the table at the end of this supporting statement. The combinations to complete this table are as follows (with a breakdown description of each following);

**ASSESSING COMBINATIONS:**

- Landscape Receptor Sensitivity
- Landscape Magnitudes of Change
- Landscape Significance Criteria
- Visual Receptor Sensitivity
- Visual Magnitudes of Change
- Visual Significance Criteria

**LANDSCAPE RECEPTOR SENSITIVITY:**

In general, the following principles apply to assessing the sensitivity of a landscape to change:

Properties/settlements, footpaths and roads are generally considered to be of **medium** sensitivity, apart from when located in, or adjacent to Areas of Outstanding Natural Beauty (“AONB’s”), National Parks and Areas of Great Landscape Value (“AGLV”) etc, whereby they will be considered as **high**. Places of historic and cultural significance are deemed to be of **high** sensitivity. Industrial landscapes and suchlike are considered to be of **low** sensitivity.

**LANDSCAPE MAGNITUDES OF CHANGE**:
This is determined by the extent of change in the landscape fabric and character. A judgement is made in the field by the Assessor and will apply a grade of the following landscape magnitude categories:

**High** - A change that may be large in scale and extent, and include the loss of key landscape characteristics or the addition of new features or elements that would lead to a large-scale change in the overall landscape quality and defined character. It should be noted that landscapes are dynamic and subject to change over time and that landscape change may subsequently lead to a positive, neutral or negative effect.

**Medium** - A change of more limited scale and extent including the loss of some key landscape characteristics or elements, or the addition of some new landscape features or elements that would lead to improvement or decline in landscape quality and indicate the potential for change in landscape character.

**Low** - A small-scale change affecting small areas of defined landscape character, including the loss of some extensive, characteristic landscape elements or the addition of new features or elements that are also small-scale in the context of a particular landscape character area.

**Negligible** - A change affecting smaller areas of landscape character, including the limited loss of some extensive, characteristic landscape elements or the limited addition of new features or elements, which are characteristic of a particular landscape area or are barely perceived.

These ratings reflect the existing site condition but also the nature and scale of the proposed development. The visual impacts arising from visual changes in the appearance of the landscape associated with the development and perceived by the visual receptor may be **beneficial** or **adverse** and are assigned a significance rating.

**VISUAL RECEPTOR SENSITIVITY:**

There is a similarity to the Landscape Sensitivity as applied when ascertaining Visual Receptor Sensitivity. Visual receptor sensitivity is assessed using a three-point scale from Low, Medium, to High. The definitions are:

**High** – Receptors within AONB's, AGLV's or other high landscape designation. Receptors include residents experiencing principal views from dwellings, recreational users focussing on high quality landscape (walkers, cyclists) on footpaths/cycleways, people experiencing views from important landscape features of physical, cultural or historic interest, beauty spots and picnic areas.

**Medium** – Road users and train passengers with views of affected landscape, residents experiencing secondary views, users of secondary footpaths/cycleways through recreational countryside experiencing views, outdoor recreational users focussing on activity (golf, shooting, sailing).

**Low** – Workers, users of facilities and commercial buildings (indoors) experiencing views from buildings.

**VISUAL MAGNITUDE OF CHANGE:**

Likewise, a similar system of scoring of the magnitude of change and significance is applied. It considers the field of vision, the proportion or number of views affected, the duration of each viewpoint, or a sequence of viewpoints that may have transient views (e.g. along a road) as explained as follows:

**High** - A major change, obstruction of a view, or a new element introduced into a view that is directly visible and likely to appear in the foreground or above a prominent section of the horizon.

**Medium** - A moderate change or partial view of a new element within the view which may be readily noticed, directly or obliquely visible including glimpsed or intermittent views and appearing in the middle ground partly screened or mitigated.

**Low** - A low level of change, affecting a small part of the view, which may be obliquely viewed or partly screened and/or appearing in the background landscape. May include travelling views from roads/rail.

**Negligible** - Few viewers affected by a small or intermittent change to the view which may be obliquely viewed and/or mostly screened and/or appearing in the distant background and/or not intruding above any section of the horizon or viewed at high speed over short periods i.e. capable of being missed by the casual observer.

Greater weight is given to visual impacts on public viewpoints than on private properties.

**LANDSCAPE AND VISUAL SIGNIFICANCE CRITERIA:**

The significance criteria for **landscape** and **visual** impact is assessed using a four-point scale from Negligible, Slight, Moderate to Substantial. The definitions are:

**Negligible** – The proposed scheme is appropriate in its context. It may be difficult to differentiate from its surroundings and would have no discernible impact on the character, fabric and quality of the landscape.

**Slight** – The proposed scheme would cause a barely perceptible impact and would slightly affect the character, fabric and quality of the landscape.

**Moderate** – The proposed scheme would cause a noticeable difference to the landscape character, fabric and quality of the landscape.

**Substantial -** The proposed scheme would completely change the character and/or appearance of the landscape for a long period of time or permanently. It would affect many receptors.

In determining the threshold for significance the landscape assessment has taken account of the existing baseline landscape resources and in particular the inherent landscape capacity within the detailed study area for nature of the development, weighed against the relative sensitivity of the landscape to potential change. The above consideration of the sensitivity of the receptors with the magnitude of the potential impacts provides an overall assessment of the potential significance of impacts. However, this process is not a quantitative process; there is not an absolute scoring system. Instead, the correlation of the two factors, although reflecting recognised features and methods of working outlined in this report, is in the end a matter of professional judgment.

| | SENSITIVITY OF RECEPTOR | | | |
|---|---|---|---|---|
| MAGNITUDE OF CHANGE | | **LOW** | **MEDIUM** | **HIGH** |
| | **Negligible** | *Negligible Impact* | *Slight Negligible Impact* | *Slight Impact* |
| | **Low** | *Slight Impact* | *Slight / Moderate Impact* | *Moderate Impact* |
| | **Medium** | *Slight Moderate Impact* | *Moderate Impact* | *Moderate / Substantial Impact* |
| | **High** | *Moderate Impact* | *Moderate / Substantial Impact* | *Substantial Impact* |

Table 01: Principles of Assessing Significance of Landscape and Visual Impacts.

**KEY**

Site Location.


NORTH

# Wider Topography

**KEY**

Site Location, Approx 110m above sea level

Contours

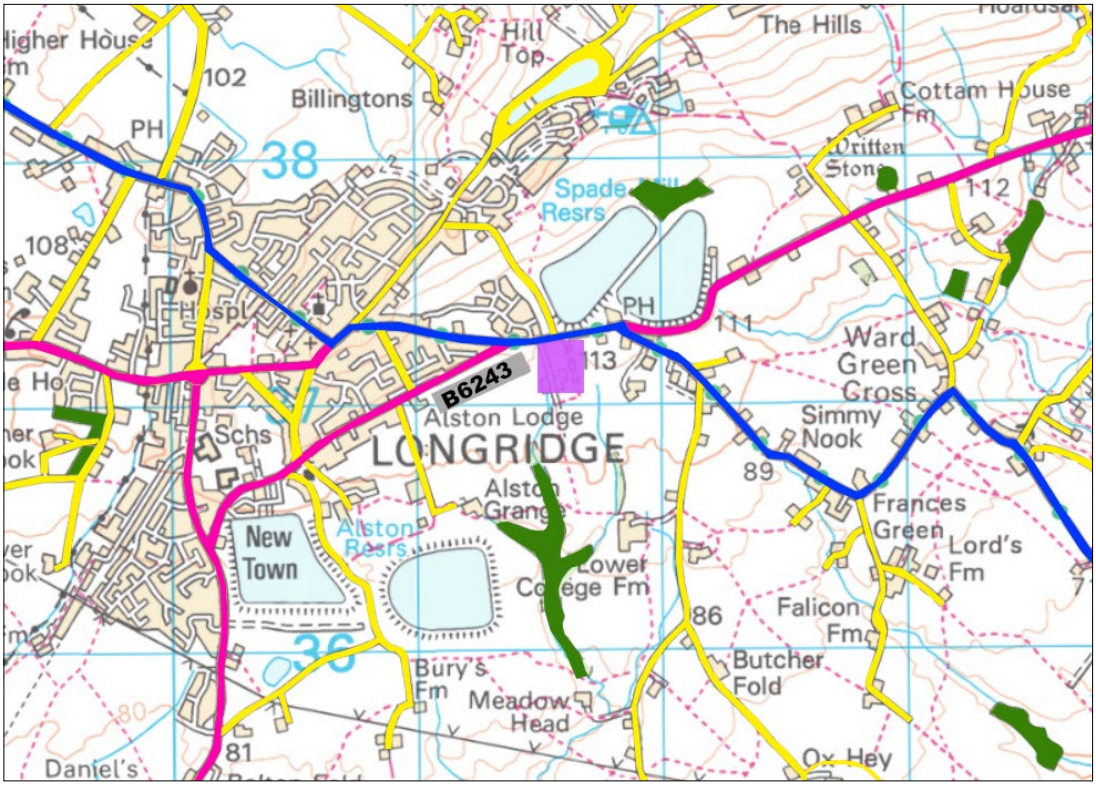

NORTH

# Wider Vegetation Patterns & Site Circulation

**KEY**

- Site Location
- Substantial coniferous and Non-coniferous Trees / Vegetation
- A Road
- Primary Road
- Secondary Road

**Important:**
A high number of existing mature trees and large pockets of thick vegetation are located near and within housing areas, to the local infrastructure and within the Green Belt. They are not shown at this scale but provide an important contribution within the existing landscape and this assessment.



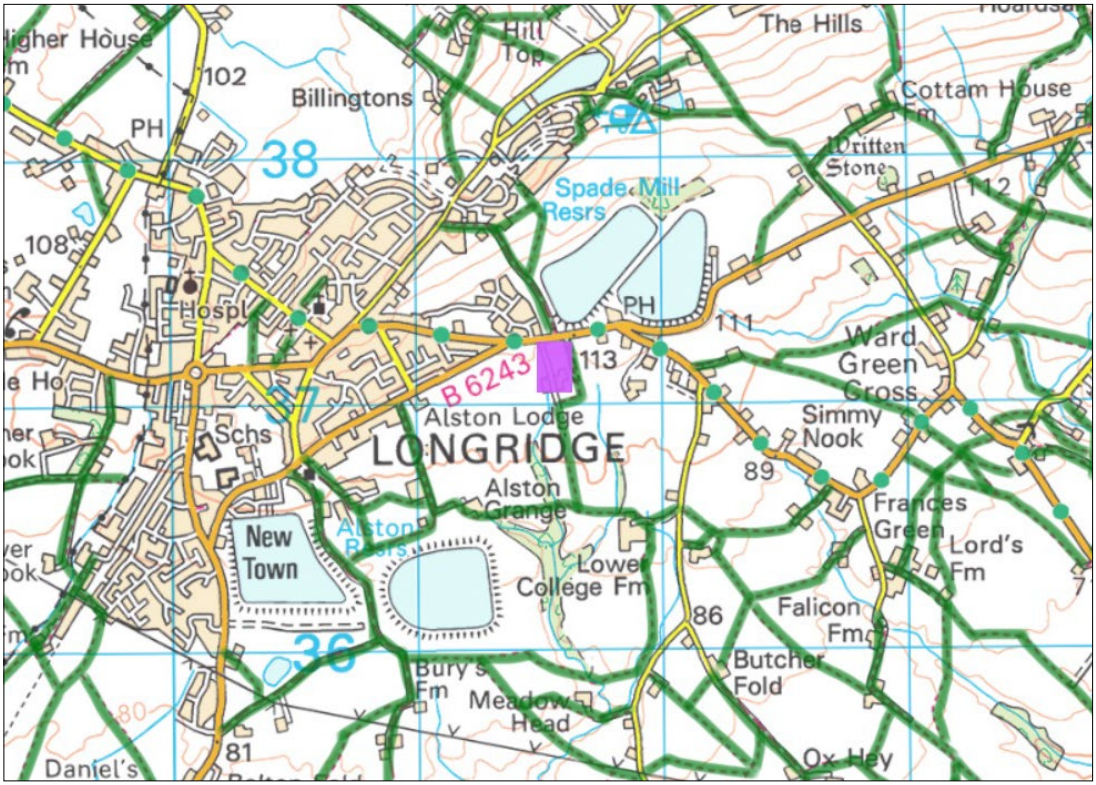

NORTH

# Local Footpaths & Recreational Ways

**KEY**

Site Location

Public Footpaths, Bridle-ways and other routes with public access

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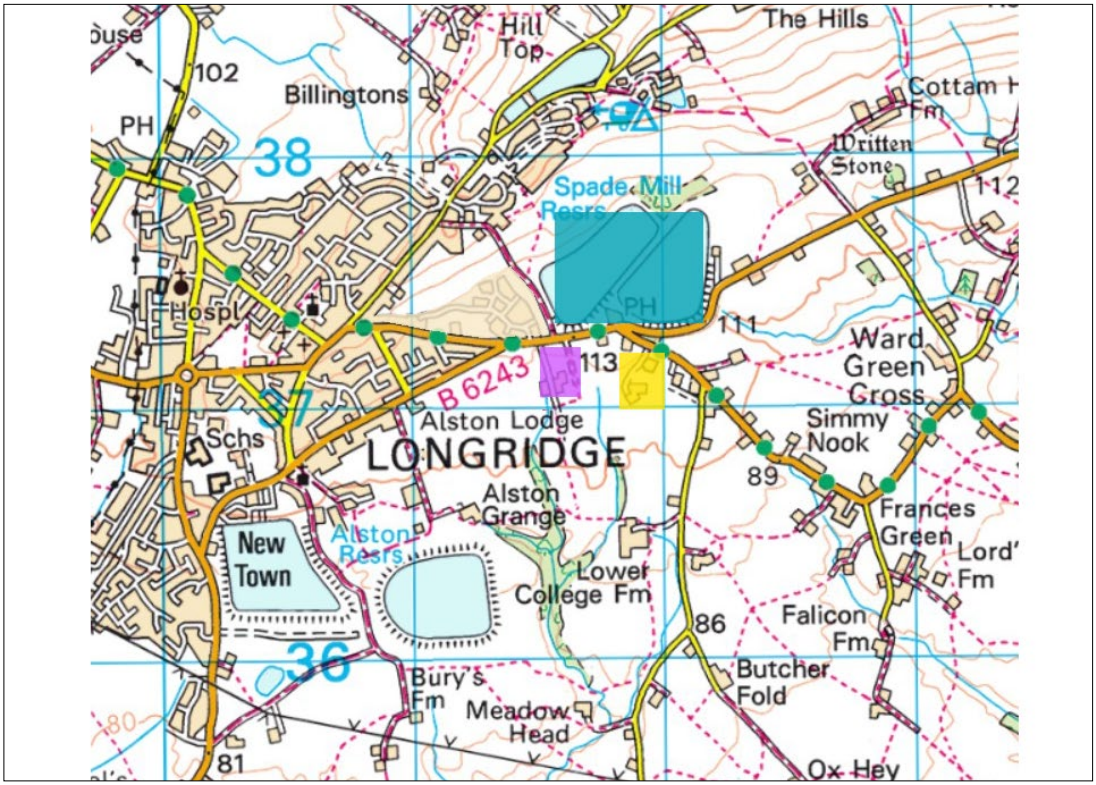
# Immediate Context

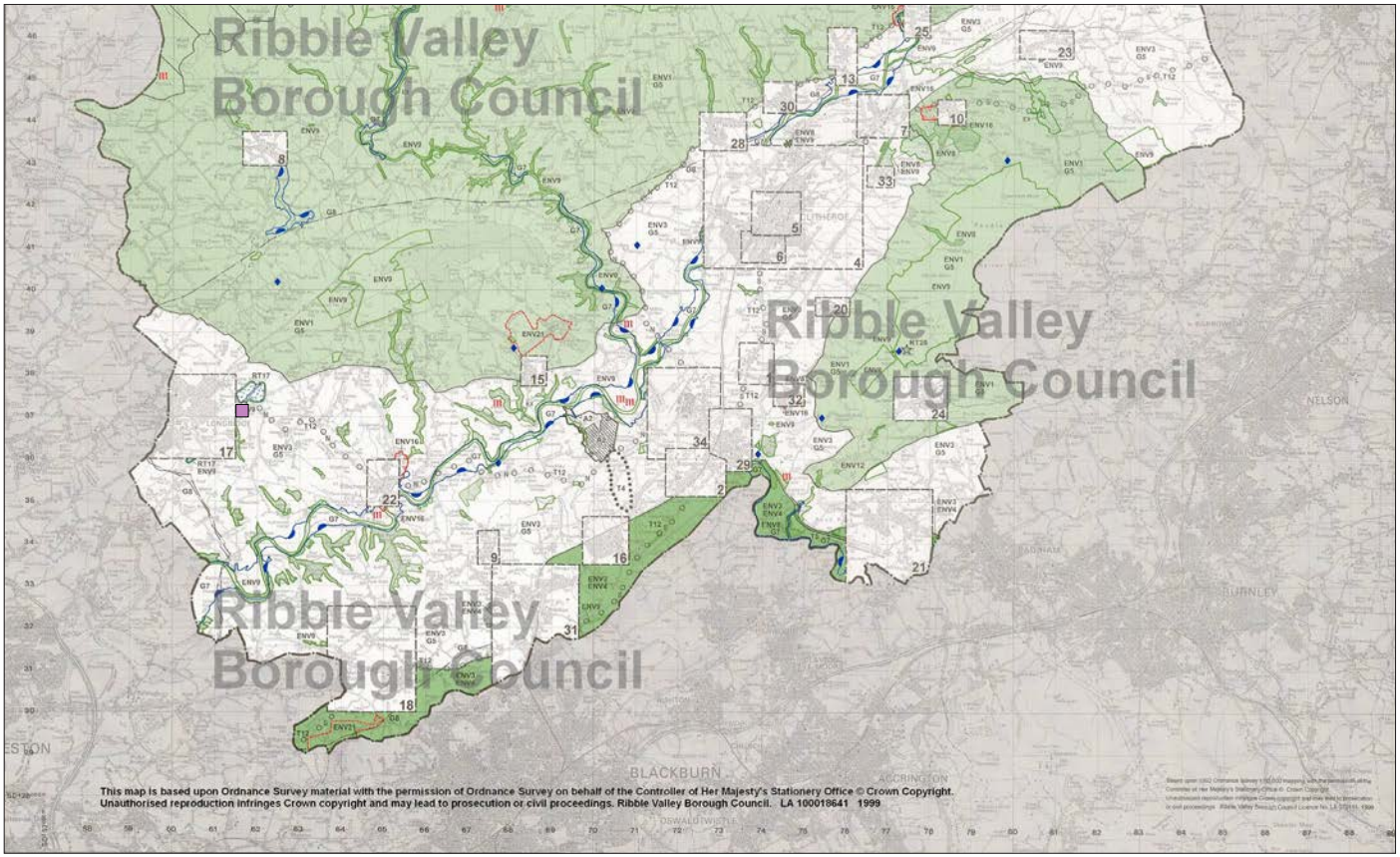
**KEY**

- Site Location
- Spade Mill Reservoirs
- Newly built residential houses
- Hillside specialist school and college

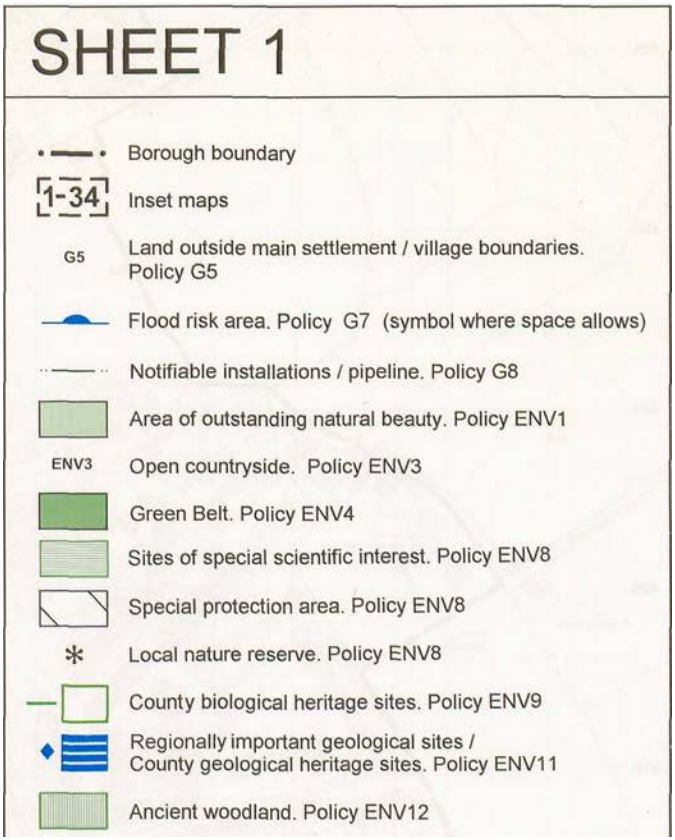


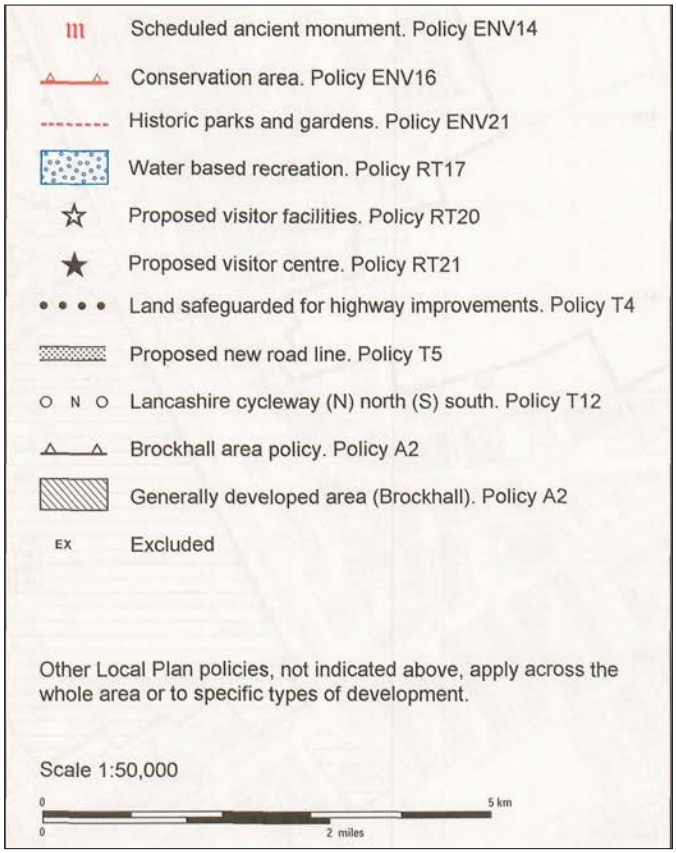

NORTH

# Ribble Valley Borough Policy Map

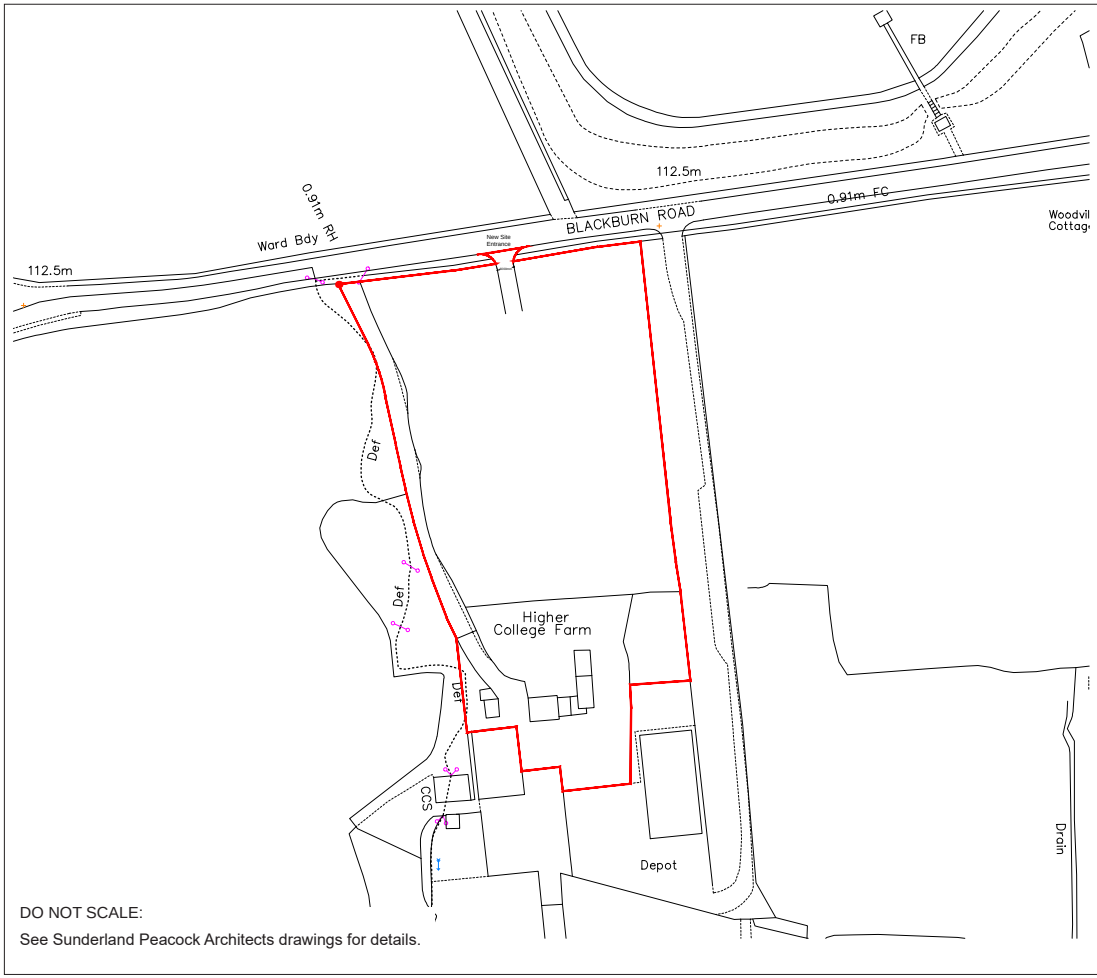


# Ribble Valley Borough Policy Map



# Site Location Plan



# Architect's Proposed Site Plan


DO NOT SCALE:

See Sunderland Peacock Architects drawings for details.

## KEY

Site boundary

(e) Existing residential housing

(u) Existing unit / commercial style / agricultural shed already found within the local landscape.

Site views, see photographs

1.) Existing site View 1

2.) Existing site View 2

3.) Existing site View 3

4.) Existing site View 4

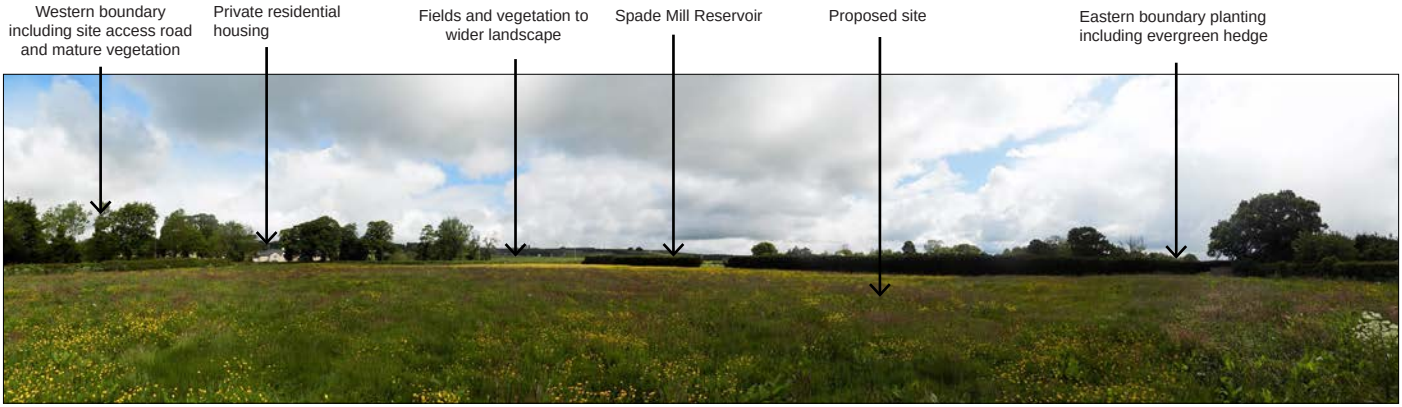
5.) Existing site View 5

6.) Existing site View 6

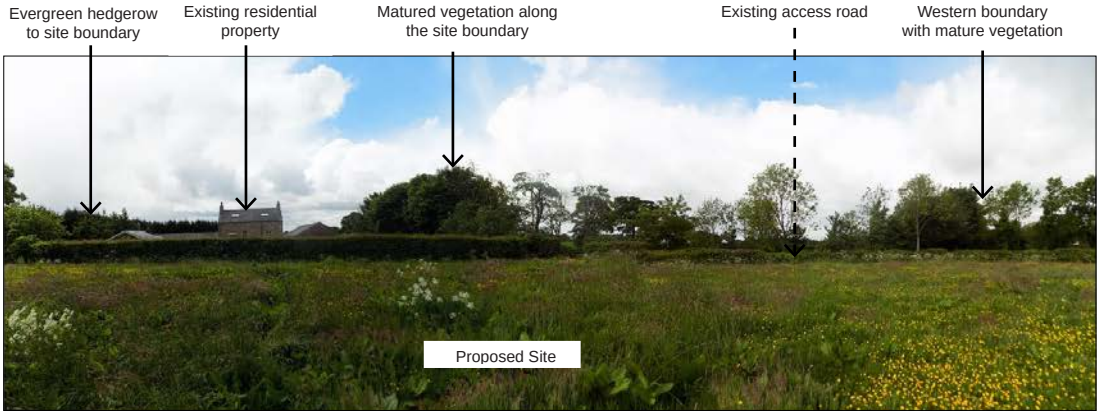
NORTH


DO NOT SCALE:

# Existing Site Views

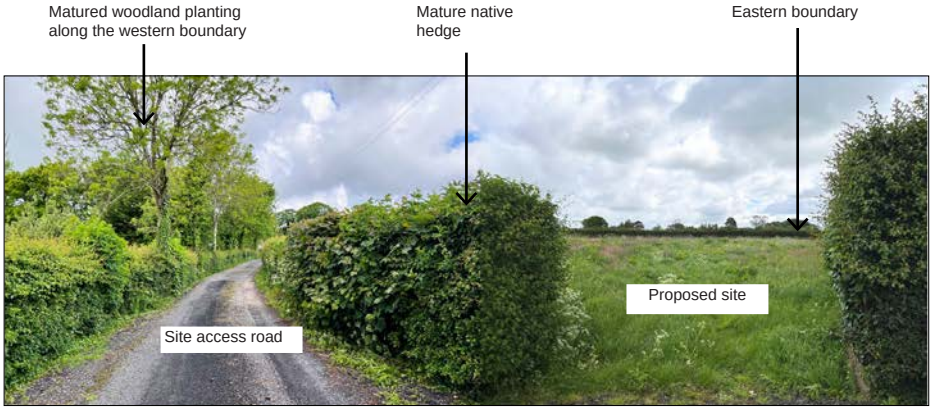



01 - View of the proposed site showing northern boundary planting and blackburn road

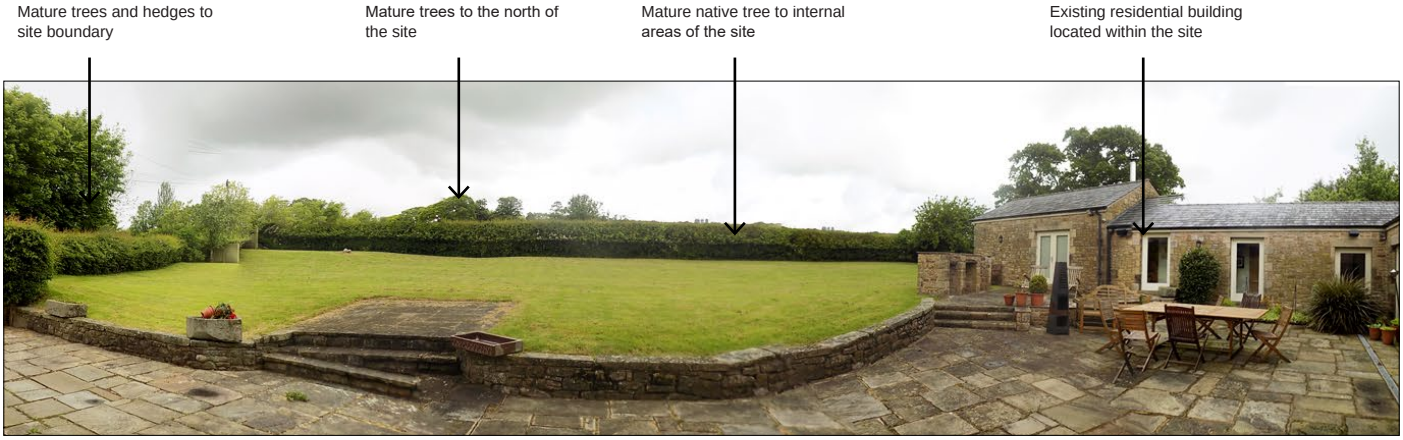



02 - The proposed site with existing property and vegetation.

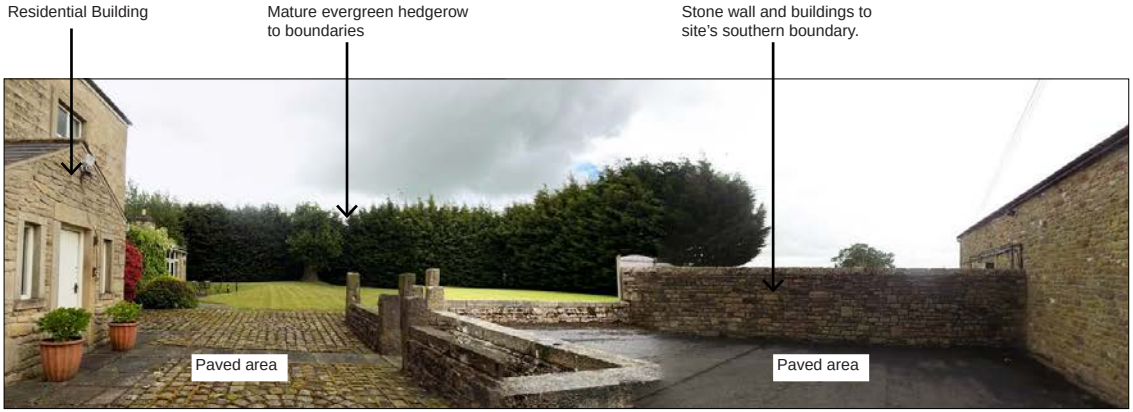
# Existing Site Views



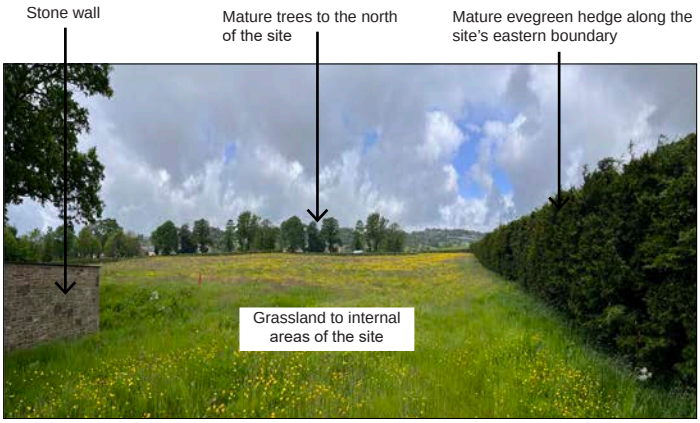

03 - View of the proposed site showing western boundary and existing access road with buffer woodland planting.




04 - View of the proposed site showing boundary planting and residential building.




05 - View friom the rear of the residential building of the boundaries.




06 - View north of the proposed site.

# Receptor Locations

**KEY**

Site Boundary

Receptor Number & Location

1.) Residential Footpath

2.) Blackburn Road Footpath

3.) Public Footpath near Clegg's Chillled Food Service

**NORTH**

# Receptor Locations Wider

**KEY**

Site Location

Receptor Number & Location

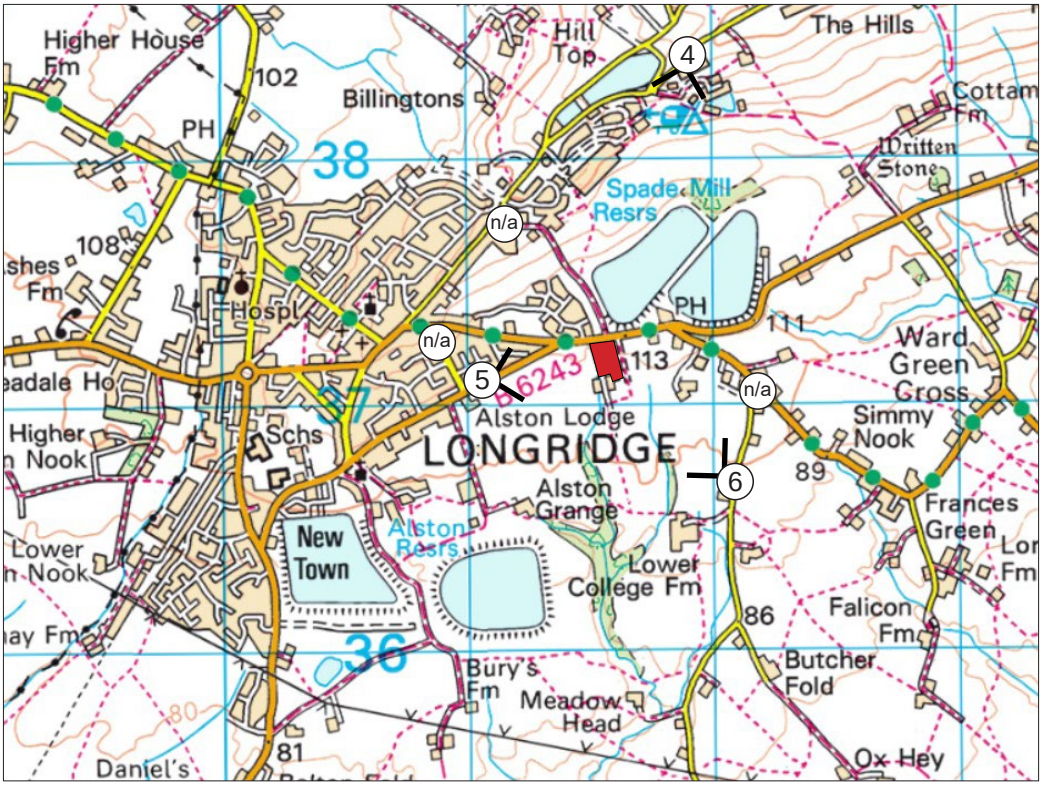
4.) Higher Road near Dilworth Upper Reservoir

5.) Residential Area off Lower Lane

6.) Hothersall Lane

n/a.) Various public footpaths, open spaces and residential areas visited but proposed site views are 'not applicable' because of distance and obstructed views.

NORTH



# Significance of Impact on Landscape and Visual Amenity Table

| | | LANDSCAPE IMPACT ASSESSMENT | | | VISUAL IMPACT ASSESSMENT | | |
|---|---|---|---|---|---|---|---|
| **RECEPTOR LOCATION** | **DISTANCE FROM SITE (APPROX)** | **LANDSCAPE RECEPTOR SENSITIVITY** | **LANDSCAPE MAGNITUDE OF CHANGE** | **SIGNIFICANCE OF LANDSCAPE EFFECTS** | **VISUAL RECEPTOR SENSITVITY** | **VISUAL MAGNITUDE OF CHANGE** | **SIGNIFICANCE OF VISUAL EFFECTS** |
| **1** | *80m* | *Medium* | *Medium* | *Moderate Impact* | *Medium* | *Medium* | *Moderate Impact* |
| **2** | *300m* | *Medium* | *Low* | *Slight Moderate Impact* | *Medium* | *Medium* | *Moderate Impact* |
| **3** | *300m* | *Medium* | *Negligible* | *Slight Negligible Impact* | *Medium* | *Low* | *Slight Moderate Impact* |
| **4** | *1.2km* | *Medium* | *Negligible* | *Slight Negligible Impact* | *Medium* | *Low* | *Slight Moderate Impact* |
| **5** | *800m* | *Medium* | *Negligible* | *Slight Negligible Impact* | *Medium* | *Negligible* | *Slight Negligible Impact* |
| **6** | *800m* | *Medium* | *Negligible* | *Slight Negligible Impact* | *Medium* | *Negligible* | *Slight Negligible Impact* |

Table 01: Receptor Locations Impact Assessment.

# Assessing Significance of Landscape and Visual Amenity Table

| | | LANDSCAPE RECEPTOR SENSITIVITY | | |
|---|---|---|---|---|
| LANDSCAPE MAGNITUDE OF CHANGE | | **LOW** | **MEDIUM** | **HIGH** |
| | **Negligible** | *Negligible Impact* | *Slight Negligible Impact* | *Slight Impact* |
| | **Low** | *Slight Impact* | *Slight / Moderate Impact* | *Moderate Impact* |
| | **Medium** | *Slight Moderate Impact* | *Moderate Impact* | *Moderate / Substantial Impact* |
| | **High** | *Moderate Impact* | *Moderate / Substantial Impact* | *Substantial Impact* |

*Table 02: Significance of Landscape Impacts.*

*(Using the 'Landscape Effects' information gained in Table 01, the above Table 02 shows the overall results for the 6x individual landscape impact assessment receptor locations).*

| | | VISUAL RECEPTOR SENSITIVITY | | |
|---|---|---|---|---|
| VISUAL MAGNITUDE OF CHANGE | | **LOW** | **MEDIUM** | **HIGH** |
| | **Negligible** | *Negligible Impact* | *Slight Negligible Impact* | *Slight Impact* |
| | **Low** | *Slight Impact* | *Slight / Moderate Impact* | *Moderate Impact* |
| | **Medium** | *Slight Moderate Impact* | *Moderate Impact* | *Moderate / Substantial Impact* |
| | **High** | *Moderate Impact* | *Moderate / Substantial Impact* | *Substantial Impact* |

Table 03: Significance of Visual Impacts.

*(Using the 'Visual Effects' information gained in Table 01, the above Table 03 shows the overall results of the 6x individual visual impact assessment receptor locations).*

# Receptor Locations Landscape Character

01. View south east from a public footpath in a residential housing estate of the proposed site and Blackburn Road. The site's existing northern boundary consists of mature native hedge and a large native tree. The site's access road can be seen running from Blackburn road down the western boundary. This boundary also includes a mature native hedge and mature large trees along its length. A large evergreen hedge can be seen along the site's eastern boundary. In the foreground, a new housing development can be seen with driveways, open grassland, hedges and new tree planting. Groups of mature native trees are present throughout the view. In the background, to the east, views of Spade Mill Reservoir can be achieved.

02. View west along Blackburn road of the proposed site's northern boundary. A mature native hedge can be seen along the northern boundary with mature native trees. A native hedge can be seen along Blackburn Road footpath. Spade Mill reservoir and associated infrastructure is visible in the foreground. In the background to the north, the topography rises steeply and views of houses and Beakon Fell View Holiday Park can be achieved.

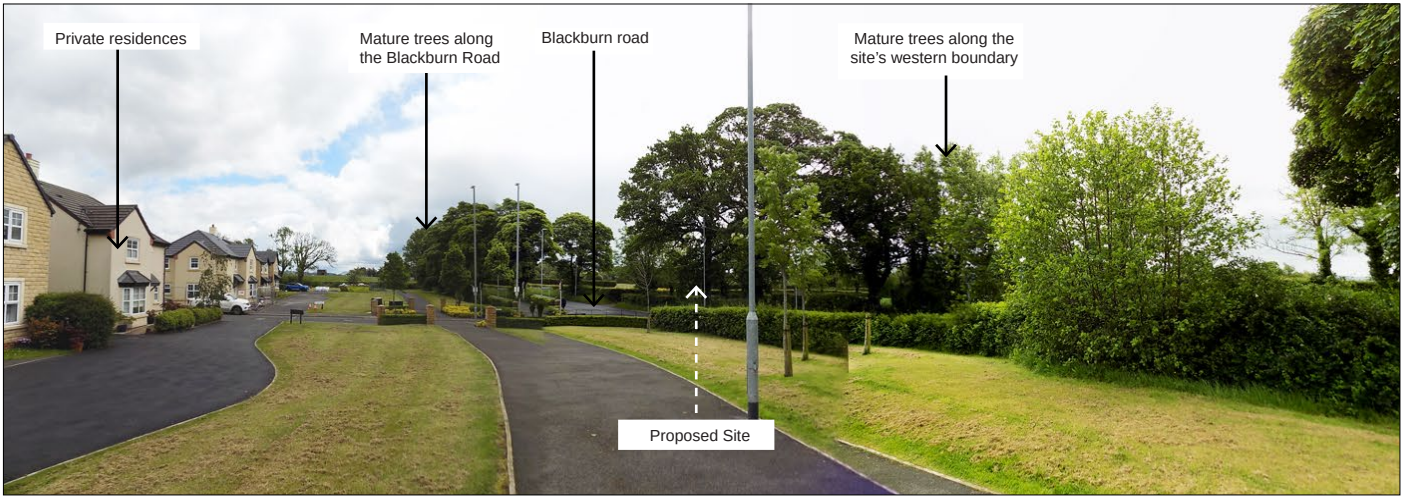
03. View north of the sites southern boundary from a public footpath. In the immediate foreground, Clegg's Chilled Food Services can be seen including car park, hardworks and buildings. Most views of the site are screened by these buildings. The proposed site's existing building can be seen and a glimpsed view to the rising land to the north can be achieved. To the remaining view, grassland and fields with mature trees and hedgerows to their boundaries are visible. Timber fencing and gates are also present in the view.

04. View south from an elevated position on Higher Road near Dilworth Upper Reservoir of the proposed site in the midground. The proposed site's northern, eastern and southern boundaries can be seen that contain mature hedges and large trees. Clegg's Chilled Food Services can be seen immediately south of the site. In the foreground, new properties can be seen. The remaining view, which includes our site, contains typical field patterns with mature vegetation to their boundaries, pockets of mature woodland, scattered built form including houses and commercial buildings, numerous reservoirs and ascending hills in the background.

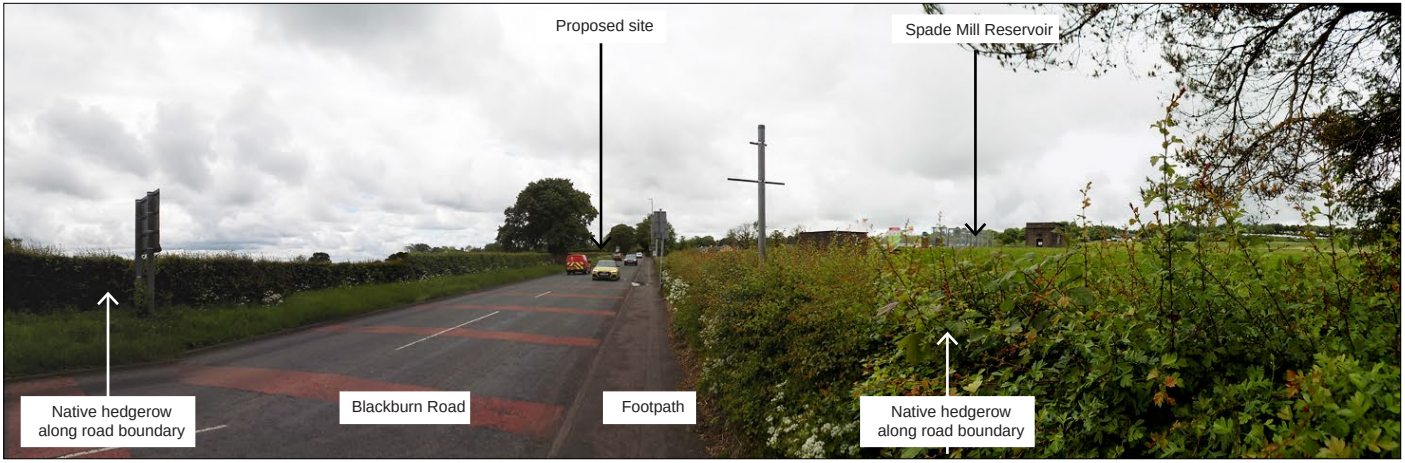
05. View south east of the proposed site from a residential area off Blackburn Road. Only glimpsed views of the site can be achieved from this receptor through gaps in the vegetation. Buildings located at Clegg's Chilled Food Services can be seen to the sites southern boundary. The remaining view contains open fields with mature trees and vegetation to their boundaries, Blackburn road with a drystone wall boundary and a residential area with associated amenity planting, grass and hardscape.

06. View north west from Hothersall Lane across an open field of the proposed site. Again, only glimpsed views of the proposed site can be achieved from this receptor through gaps in the existing mature vegetation. Mature trees and hedgerows can be seen to field and road boundaries.

# Receptor Locations 1 & 2




01 - View south east from existing residential estate of the proposed site and Blackburn Road.



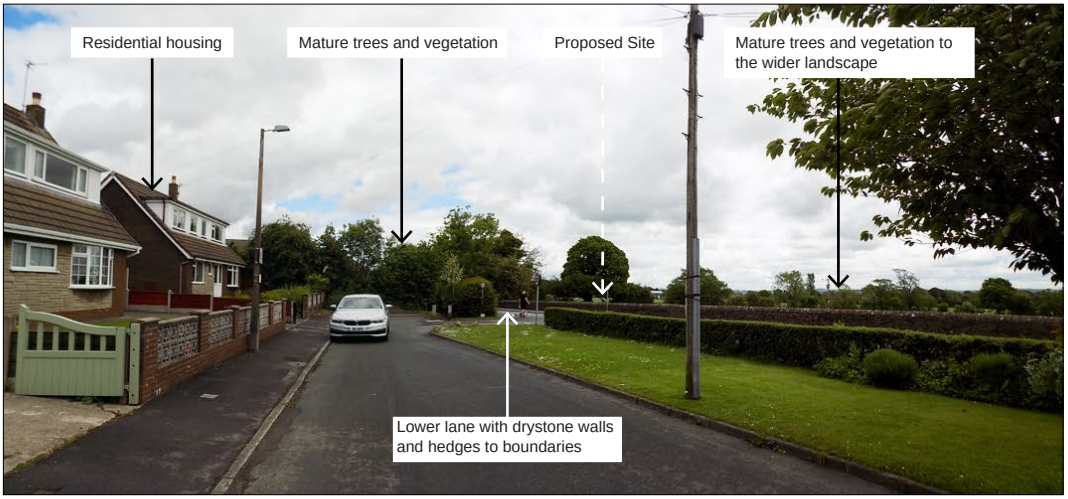

02 - View west from Blackburn road of proposed site, mature vegetation and surrounding infrastructure.

# Receptor Locations 3 & 4

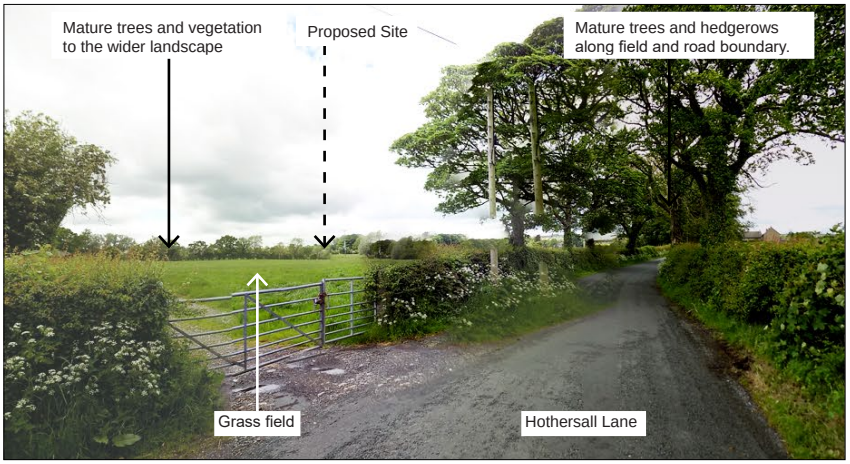

03 - View north of the site's southern boundary, Clegg's Chilled Food Service and surrounding landscape.


04 - Views south of the proposed site from Higher Road near Dilworth Upper Reservoir.

# Receptor Locations 5 & 6




05 - View south east of the proposed site, mature boundary planting and the wider landscape from a residential area off Lower



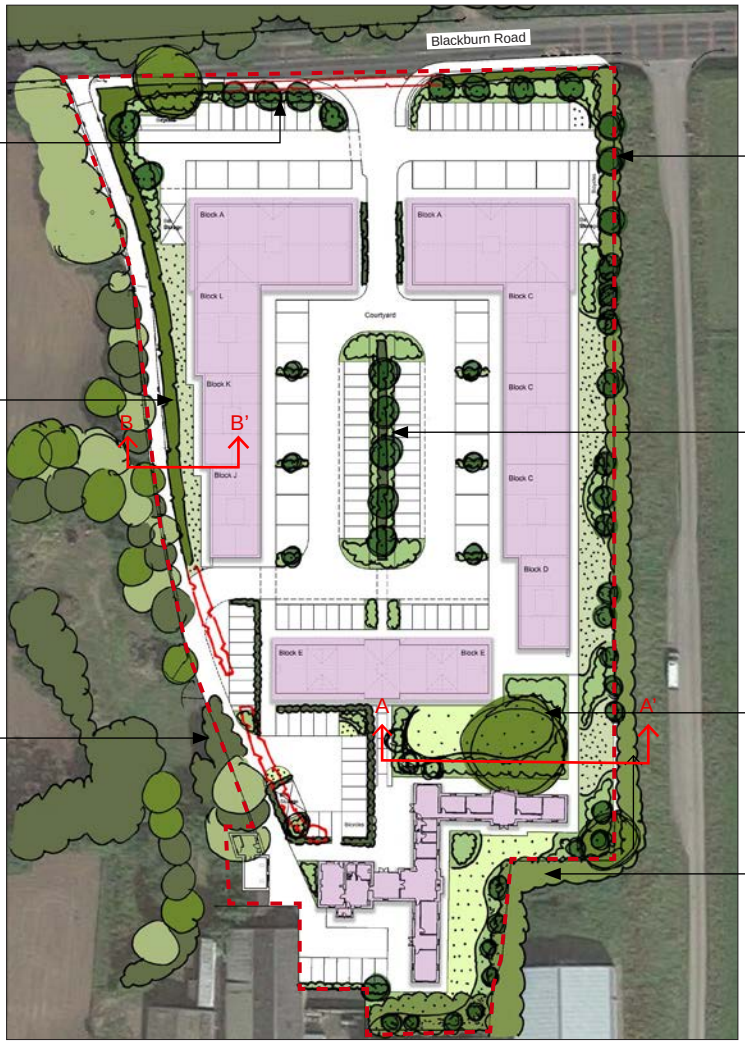

06 - View north west towards the site from Hothersall Lane.

# Sketch Landscape Proposals

Proposed landscape treatments typical of the street scene experienced along Blackburn Road. The existing native hedge will be retained and new large and small tree planting will be introduced to create a formal edge to the boundary and entrance and soften views from the north.

Existing mixed native hedge along the western access road to be retained and supported with grass and wildflower seed mix. This will retain and enhance the ecological value of the site whilst softening views of the proposals.

Existing woodland buffer planting along the site boundary that softens views of the site and breaks up building outlines.




Existing evergreen boundary hedge to be left to grow taller and thicker to soften views into the site. This boundary will be supported with new tree planting to further soften views and increase habitat creation of the site.

Proposed planting beds to be installed to internal areas of the site around car parking, walkways and buildings. Planting to include native, perennials and evergreen shrubs, ornamental hedges and large and small tree planting. The proposed planting will soften the hard landscape and building facades and assist in softening views from receptors.

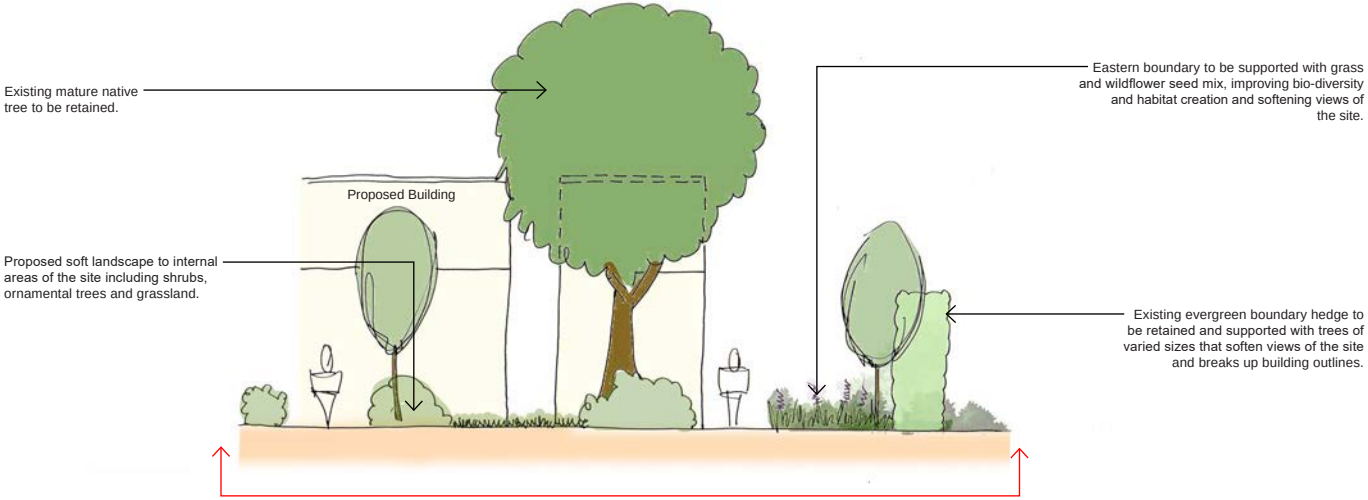
Existing mature native tree to be retained. This area will be supported with new soft landscape including shrubs, trees and grass.

Existing mature evergreen hedge to be retained to maintain the limited views into the site. This will be supported with new large and small native tree planting to soften views of the proposed buildings from short range receptors.

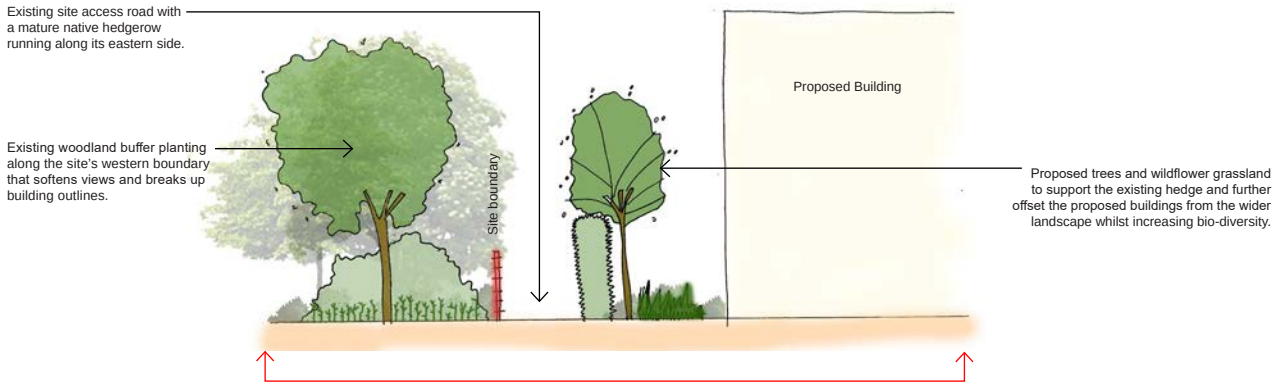
**NORTH**

SKETCH LAYOUT, DO NOT SCALE:

# Sketch Landscape Sections




**Above:** Sketch Section A-A'. Proposed and existing landscape treatments to internal areas and the eastern boundary.
*See 'Outline Landscape Proposals' for section location. Do not scale*




**Above:** Sketch Section B-B'. Typical landscape treatments experienced along the site's western boundary.
*See 'Outline Landscape Proposals' for section location. Do not scale*

# Proposed Landscape Strategy

The sites landscape strategy has been assisted and developed by the Landscape and Visual Impact Assessment process. It reinforces the qualities of the existing character and landscape fabric found in and around the site. These landscape strategies include the planting of a new vegetation matrix including large and small trees, native hedges, shrub planting areas, native grass and wildflowers and creation of open areas of grassland.

Along the northern boundary, the existing mature native hedge will be retained where possible to create a neat edge between the site and Blackburn Road. The existing large, mature tree will also be retained. These will then be supported with new large and small native tree planting to soften views into the site from the north. On the internal side of the existing hedge, new shrub planting beds will be implemented with native, evergreen and perennial species. These proposals will integrate the proposals into the wider landscape, increase the ecological value, bio-diversity and habitat creation of the site whilst enhancing the aesthetic of the site and the entrance. This treatment will create a high-quality boundary that is typical of the local landscape.

The existing eastern boundary currently contains a mature evergreen hedgerow running the length of the site that softens views of the existing building. This will be retained and encourage to grow taller and thicker to further offset the proposals from the wider landscape and soften views of the proposed buildings. This boundary will also be augmented with new native tree planting of varied sizes and species, wildflower seed mixes and shrub planting beds. The introduction of this new planting, along with the existing hedge, will create a thick matrix of boundary planting that will soften views into the site and improve the ecological value of the site.

A significant portion of the southern boundary is also made up of an existing large evergreen hedgerow. This assists in softening views of site buildings from the adjacent public footpath. The remainder of the southern boundary contains a natural stone wall and existing buildings located at Clegg's Chilled Food Services. Again, this boundary will be supported with a matrix of planting including trees, shrubs, hedges, grass and wildflower seed mixes. This will improve the softening of the proposed buildings, support the existing evergreen hedge and increase the aesthetic value of this boundary by introducing new colours, textures and species.

# Proposed Landscape Strategy

The site's western boundary has an existing access track, numerous large native trees and a mature native hedgerow running the length of the boundary that creates a thick vegetative buffer to the boundary. This existing high value boundary planting is to be retained and supported to soften any achievable glimpsed views into the site. This thick buffer offsets the proposals and integrates the site into the wider landscape. To further support the boundary, new grass and wildflower seed mix areas will be introduced along the hedgerow to increase habitat creation and ecological value.

Finally, the internal areas of the site, including car parking, pathways and building facades will receive high quality soft landscape treatments that reflect and support the aesthetic of the building architecture. This planting is to include native, perennials and evergreen shrubs, single species ornamental hedges and tree planting of varied sizes and species. The proposed planting will create soft edges to the hardscape, provide scale to the internal areas and support the existing and proposed boundary planting. These soft landscape proposals will also soften views through the site, break up building faces and increase the ecological value of the site.

These soft landscape proposals are intended to replicate, enhance and support the existing high quality soft landscape present on the site and to its boundaries. This reinforced soft landscape scheme aims to mitigate the landscape and visual magnitude of change of the proposals and improve the integration of the proposed development into the existing landscape whilst improving the ecological value and bio-diversity of the site. As this soft landscape begins to establish, the site's appearance and containment will progressively make a valued contribution to improving the local context and character of Longridge and infrastructure of Blackburn Road.

# Landscape Conclusion

From carrying out this landscape assessments field and desk top study, a scope of works and number of public receptor locations were chosen and visited. These locations were purposely chosen because of the nature of the site and to provide a fair representation of the proposed site and the locality. Unusually, the receptor locations were within relatively close proximity to the proposed site. This was because of the undulating landscape topography, extent of existing mature vegetation and existing building infrastructure around the site and in the locality making distant views of the site difficult to achieve, therefore our receptors locations where selected accordingly.

To the north of the site is the only area where long distant views of the site can be achievable. This is because of the elevated position of the receptor providing a vantage point view of the proposed site. This is shown in Receptor 04 with a view from Higher Road near Dilworth Upper Reservoir of the proposed site. From this receptor, the site can be seen in and amongst agricultural fields, scattered groups of buildings and large areas of mature vegetation, particularly located to field and road boundaries. This receptor found that there would be low to negligible damage to the landscape and visual quality of the area and the surrounding landscape from this long-distance receptor. This is because of a number of reasons; the existing mature site boundary vegetation creates a well contained site and with the addition of the proposed soft landscape treatments, this will be enhanced. The large amount of existing vegetation present in the wider landscape further softens the proposals into the surrounding landscape. The high-quality building architecture and site design including appropriate materials, scale and arrangement, as seen in the Architect's Design and Access Statement, means the proposed buildings can be said to be typical of the surrounding areas and so will be read in conjunction with the existing built form present in the wider landscape.

The remaining 5 receptor locations in this assessment (all within approximately 800m of the site) were positioned strategically around the proposed site to represent infrastructure, residential areas, public areas and footpath users. These receptors were of close proximity to the site because of the flatter topography around the immediate areas of the site, the areas of mature existing trees and vegetation and building infrastructure restricting long-distance views.

# Landscape Conclusion

To the east receptor 02 is located within 300m of the site with views of the site's eastern and northern boundary. Even with the relatively close proximity of the receptor to the site, the study still found the proposals would have a low impact on this receptor. This is mostly because of the existing mature vegetation to the site boundaries and the wider landscape that screens large areas of the proposed development. The proposed additional tree planting along the eastern boundary will further soften and support this boundary. The topography also descends gradually to the south meaning the proposed buildings to the southern end of the site will be less visible, this is also helped by the proposed buildings staggered heights. From this receptor it is also possible to see an existing housing development, Spade Mill Reservoir and Beacon Hill View Holiday Park and so views of a new development will not be uncommon or be an introduction of a new element and therefore can be seen as appropriate to the landscape setting.

To the south of the site receptor 03 is located in the immediate vicinity on a public footpath only 300m from the site with a view of the site's southern boundary. From this receptor, Clegg's Chilled Food Service is in the foreground with existing commercial buildings, car park and associated hard landscape screening most of the view of the proposed site. A partly screened view of the site's existing building can be seen with a glimpsed view through the site towards the elevated landscape to the north. The proposed development will have a low impact on this receptor because of the existing building already present on the site, meaning the view will remain mostly unchanged. The glimpsed view through the site to the north will be partly interrupted by the proposed new buildings and so a small change to the view will occur, otherwise the changes would have been negligible. To mitigate this, new trees, hedges and shrubs are proposed to internal areas of the site to soften this glimpsed view of the buildings. It is also important to mention that views of buildings from this receptor on this section of the footpath are not uncommon and so the introduction of a small section of new building to the view will have very little impact.

To the south, receptor 06 is also located on Hothersall Lane approximately 900m from the site. From this receptor only a glimpsed view of the site can be achieved through gaps in the existing mature trees and vegetation located in the wider landscape meaning the impact on this receptor is negligible. The proposed soft landscape treatments intended for the site including large and small trees, hedges, shrubs and meadow will support the existing vegetation, assist in screening any intermitted glimpsed views and further offset any potential impact the proposals could have on this receptor.

Finally, to the west of the site receptor 01 and 05 are located. Receptor 01 can found from a footpath located in a new residential development approximately 80m from the proposed site. A view of the site can be achieved from here and will be effected most by the proposals because of its very close proximity to the site. It is to be expected that short distance views will be the most susceptible to change from proposals, however, large areas of the site are screened by existing mature trees and hedgerows located along the proposed site's and Blackburn Road's boundaries. And to further support this existing vegetation, new soft landscape is to be introduced with native trees of varied sizes, native hedgerows, large shrub planting beds and wildflower meadows. These proposals will also reflect and support the high quality design intended for the site and the street scene. It is also important to mention that from this receptor, views of residential buildings, roads and reservoir infrastructure can already be seen and so the introduction of buildings to the proposed site can be said to be appropriate to the landscape setting and be a replication of views already experienced in the vicinity and along Blackburn Road.

Receptor 05 is similarly located in a residential area accessed from Blackburn Road approximately 800m west of the site. Again, only glimpsed views of the site can be achieved from this greater distance from the site. This is due to the large areas of mature trees in the locality and along the site's western boundary screening views of the site. This existing vegetation will be augmented with new soft landscape planting along the site boundary and to internal areas of the site. This existing high-quality landscape, along with the proposed landscape measures, mean the impact from the proposed development on this receptor is negligible. It is also important to note, that from this receptor, residential buildings and commercial buildings can be seen in the landscape and so if views of the proposed site are to be obtained, they can be said to be appropriate to the landscape setting.

# Landscape Conclusion

These findings and landscape mitigation measures have been created by carrying out this landscape assessment and aim to mitigate the landscape and visual magnitude of change from the proposals and improve the integration of the proposed development into the wider landscape. They display the potential landscape and visual effects (if any) the proposed development would have on the existing site and surrounding landscape. Changes in landscape and visual quality would nearly always be expected to be seen and experienced from a proposed development, particularly within close proximity to the site. This document has shown that the proposed development will have a minimal affect on the surrounding landscape because of the proposed soft landscape mitigation measures, the extent of existing mature landscape and the appropriateness of the scheme.

Therefore, because of the appropriateness of the proposals, the undulating topography, local building infrastructure, extent of exiting mature vegetation and the proposed soft landscape measures, this study found that there will be limited landscape and visual changes from the proposed development. These changes will not be significant and importantly, they will only be to the site's immediate locality and not to the wider landscape, making the development appropriate to it's location.

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