

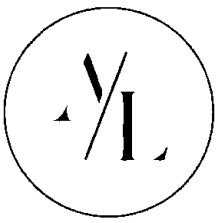
# Land at Causeway Farm, Balderstone

## **Landscape & Visual Appraisal**

January 2023

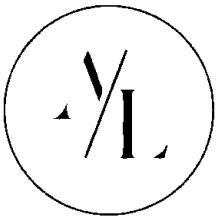
Ref: 10007-R01a





## Summary

- S1. This report has been prepared by [REDACTED] CMLI in order to provide an assessment of the landscape and visual baseline circumstances at land at Causeway Farm, Balderstone. It provides details of the current landscape conditions of the site, the visual context within which the site is viewed from nearby publicly available locations, and a series of design recommendations to guide the development of the site for employment use. The report then goes on to provide an assessment of the potential impacts and effects of the proposed employment development on the landscape and visual receptors identified. This report sets out the process in which landscape and visual recommendations have informed the design response for the site, and it is intended to result in a scheme which does not negatively affect the character of the landscape, or views of sensitive users, and where possible, enhances aspects of the landscape for the better.
- S2. Within published character documentation, the site is identified within the Lancashire Valleys National Character Area, and within the Undulating Lowland Farmland Landscape Character Type and the Lower Ribble Landscape Character Area within the Lancashire Landscape Character Assessment. The fieldwork undertaken has confirmed that the only traits typical of the character type that the site contains are the field boundary hedgerows and hedgerow trees at the site boundaries and internal field boundaries. Changing the land on-site from farming use to employment uses would have a localised effect on the character of the landscape, but would be in-keeping with the existing employment uses along the A59 and would be limited to a relatively small area surrounding the site such that the intrinsic character of the wider Undulating Lowland Farmland landscape will not be harmed overall.
- S3. Visually, the site forms part of the agricultural fields that align the A59 in this area, with the rising agricultural land to the south-east providing elevated views across the landscape encompassing Samlesbury, Osbaldeston, Balderstone, and Mellor Brook, but beyond which visibility of the site is restricted. The land to the north-west of the site is flatter; the field boundaries are formed of intact hedgerows with hedgerow trees being numerous and mature. This presents a situation in which distant visibility towards the site is limited due to the layering of intervening field boundary vegetation.
- S4. Visual receptors are limited and localised, associated with the transient users of the A59, recreational users of the Public Footpaths that cross the site, recreational users of the wider public footpath network surrounding the site, (in particular on the rising ground to the east), private residents of the Grade II Listed Causeway Farm, and other private residents near to the site at Longsight Road, Mellor Brow and Elswick Gardens. Overall, this represents a relatively limited visual envelope geographically and a small number of potential visual receptors. Importantly, the visual context is such that when the site is visible, it is viewed through the filtering effect of the site boundary vegetation. There are no views within which the site is seen as an important component of the landscape in its current usage, and even for the more sensitive of visual receptors, the development of the site would still not result in the loss of any important scenic qualities or valued visual features.
- S5. A series of recommendations have been made as a result of the baseline landscape and visual appraisal work undertaken. The evolution of the design response for the development of the site for employment use has included the incorporation of these recommendations into the final development layout which this assessment has judged results in a scheme which would not cause any unduly adverse landscape or visual impacts on the Lower Ribble LCA, or on the visual amenity of nearby users of the landscape as a result of the development of the site for employment use.



## Contents

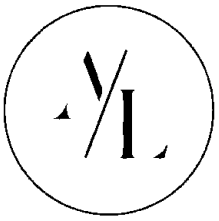
Summary.....	2
Contents.....	3
Section 1: Introduction.....	4
Section 2: Baseline Landscape Context.....	8
Section 3: Baseline Visual Context.....	18
Section 4: Landscape Planning Policy Context.....	27
Section 5: Proposals and Landscape Recommendations.....	29
Section 6: Impact Assessment.....	32
Section 7: Conclusion.....	44

## Appendices

- Appendix 1: Methodology for Landscape & Visual Appraisal
- Appendix 2: Extracts from Natural England's publication for the Lancashire Valleys National Character Area
- Appendix 3: Extracts from Lancashire's Landscape Assessment for the Undulating Lowland Farmland LCT and the Lower Ribble LCA
- Appendix 4: Landscape Masterplan

## Plans

- Plan 1: Landscape Context
  - Plan 2: Landscape Character
  - Plan 3: Topography
  - Plan 4: Site Topography
  - Plan 5: GIS Zone of Theoretical Visibility
  - Plan 6: GIS Zone of Theoretical Visibility and Photoviewpoint Locations
  - Plan 7: Landscape Strategy
  - Plan 8: Receptor Locations
- Photosheets for Photoviewpoints 1 to 23



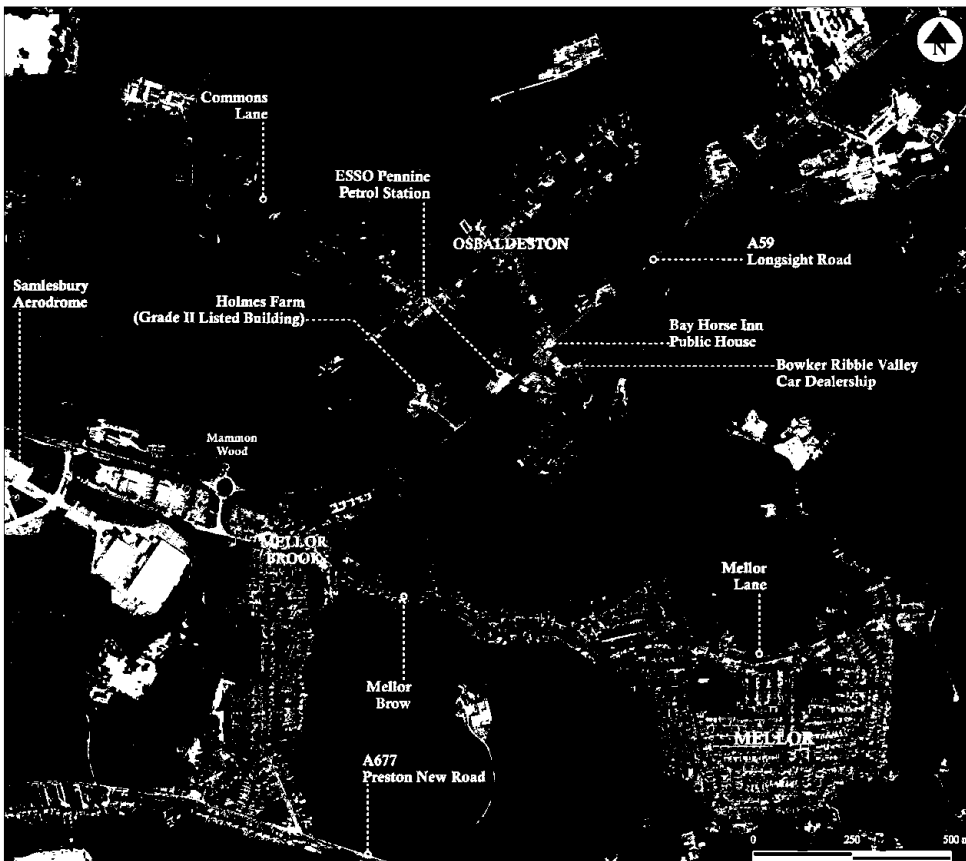
## Section 1: Introduction

### Background

- 1.1 This report has been prepared by [REDACTED] a Chartered Member of the Landscape Institute, and experienced Landscape Planner, on behalf of Sander Douglas. It has been prepared to advise on the landscape and visual matters associated with the proposed development of land at Causeway Farm, Balderstone (hereafter referred to as the 'site') for employment use. Outline planning permission is being sought for a B2/B8 employment use of up to 100,000 sq. ft of development. This report describes the landscape and visual context of the site and provides recommendations on how best to develop the site with employment development, so as to avoid any adverse impacts on the landscape and on the visual amenity of sensitive user groups.

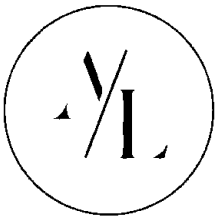
### Site Description

- 1.2 The site consists of two fields used for grazing, on the south-eastern side of the A59 Longsight Road. The site boundaries are defined by hedgerows and lines of trees.
- 1.3 The site boundary is shown in red on the plan below:



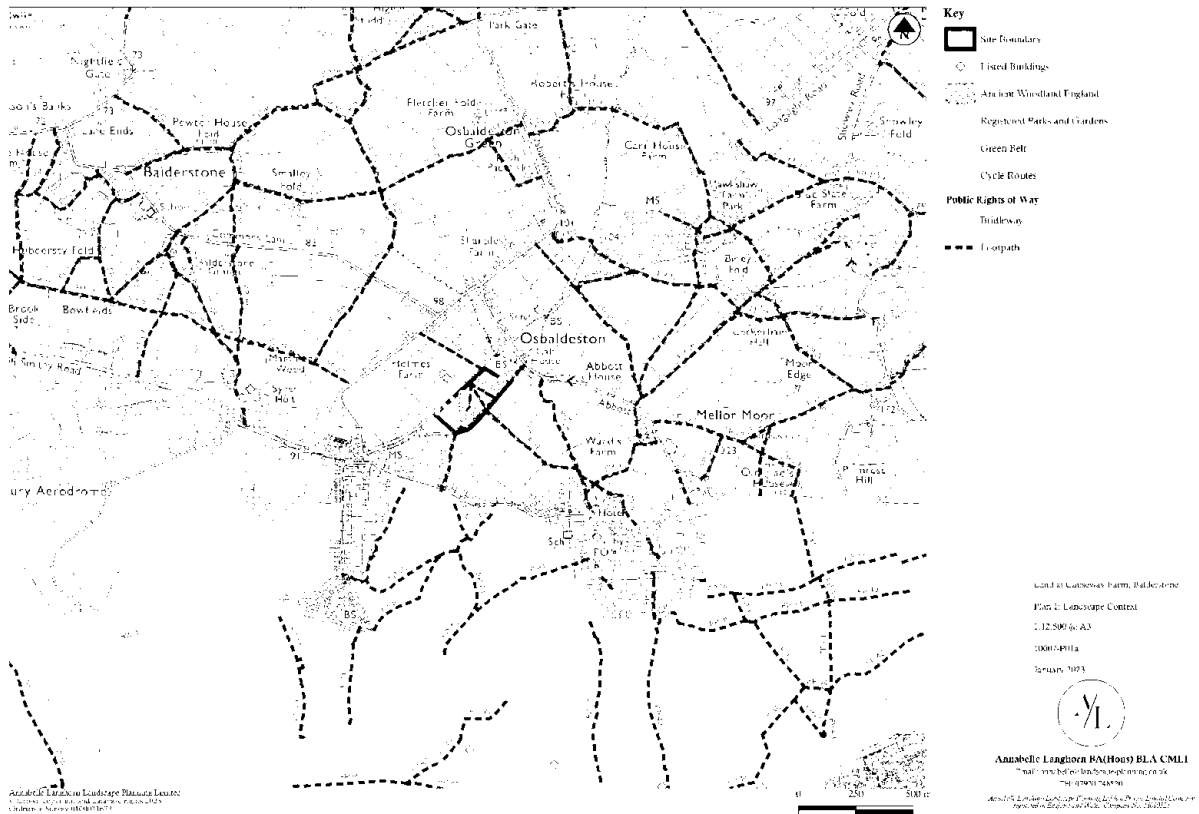
*Figure 1: Site Location*

- 1.4 The site is traversed by six Public Footpaths which lead from Longsight Road southwards and eastwards and connect up to Public Footpaths that cross the rising pastoral land to the south and east of the site. The



location and references of these routes, and other routes within the vicinity of the site are shown on **Plan 1: Landscape Context**.

Plan 1: Landscape Context



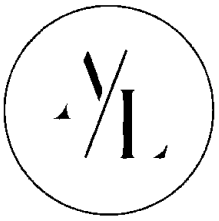
**Figure 2: Landscape Context**

1.5 The land within the site rises from the boundaries towards a central plateau from heights of between 105.8 and 109.0m Above Ordnance Datum (AOD) at the edges of the site, rising up to approximately 110.5m AOD centrally. A watercourse runs along the north east, south east and south west boundaries of the site and there are two ponds located within the central and south-western part of the site.

1.6 The site's immediate environs consist of the following:

- To the east, the site boundary is formed by a hedgerow with mature hedgerow trees, beyond which lies rising pastoral and arable land.
- To the south, the site boundary is formed again by a hedgerow which is scrubby in places and frequent hedgerow trees. Beyond the site to the south, there is a small adjoining pastoral field, a copse of woodland, and an area of newly planted woodland.
- To the west, the site boundary is formed by a timber post and wire fence, a low trimmed hedgerow, along the A59 Longsight Road.
- To the north, the site is defined by a hedgerow, beyond which is an adjoining pastoral field with the Bowker Ribble Valley car dealer located beyond this to the north.

1.7 The landscape surrounding the site broadly consists of pastoral land on all sides, beyond which lies Mellor Brook to the south-west and west, the village of Mellor to the south-east and the village of Osbaldeston to the north. The landscape rises steeply to the east of the site, and narrow roads, lanes and public rights of way cross this rising pastoral landscape leading towards Mellor. The landscape to the west of the site is



broadly flatter as it leads towards the River Ribble. The A59 is a busy road traversing the landscape with scattered development along its route, including the Samlesbury Aerodrome to the west of the site, and the ESSO Pennine petrol station, Bowker Ribble Valley car dealership, and the Bay Horse Inn to the north of the site.

- 1.8 There are several Listed Buildings within the vicinity of the site, as shown on **Plan 1**, including Causeway Farm located to the north-west of the site, on the opposite side of the A59 Longsight Road, which is Grade II Listed.

## Proposed Development

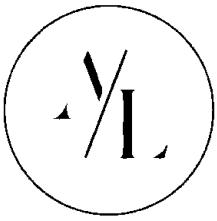
- 1.9 The proposals are described in detail within the Design and Access Statement that accompanies the planning application and are illustrated on the 'Illustrative Masterplan' (Ref: 22.03-L(-1)005 Rev. 00) produced by GA Studio, an extract of which is shown below:



**Figure 3: Proposed Illustrative Masterplan**

- 1.10 The masterplan has been developed by the project team in response to the iterative design inputs of various technical consultants who have provided up-to-date information on the constraints present relating to the site. This LVA has been prepared to ensure that the application for the site responds to the current character of the site, the surrounding landscape, and to the visual amenity of nearby users of the landscape.

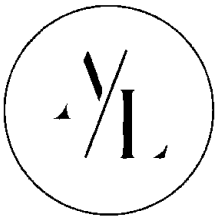
- 1.11 Four new buildings are shown on the Illustrative Masterplan, within a framework of the retained boundary and internal hedgerow vegetation and trees within the site. The Illustrative Masterplan shows just one illustrative example of how development of the nature proposed could be set out within the site. Although the planning permission being sought only relates to employment development with a maximum floorspace of up to 100,000 sq. ft, the Illustrative Masterplan has informed the assessment set out within



this Landscape and Visual Appraisal, as it provides an indication as to what the site could look like, and how it could function once developed as intended. For the purposes of this assessment, the employment development has been assumed to consist of buildings with a maximum height of approximately 12.7m, and with surface finishes, facades and details to follow those suggested within the Design and Access Statement that accompanies this application.

## **Methodology**

- 1.12 The purpose of this report is to set out for the reader the process that has been undertaken to advise upon the landscape and visual constraints and opportunities relating to the development of the site for employment use. The report constitutes a baseline assessment which covers the analysis of the existing landscape and visual circumstances of the site followed by the provision of recommendations to guide the development of the site. The report then goes on to provide an assessment which determines the likely impacts upon the landscape as a resource, and upon the visual amenity of user groups, as a result of the proposed development.
- 1.13 Where mitigation may be necessary to best assimilate the development into the landscape, this has been identified within this report and has fed into the development of the masterplan for the site. In addition, opportunities to enhance the landscape in line with the site-specific circumstances and guidance set out within published character documentation have also been set out within this report and have fed into the development response.
- 1.14 This LVA report has been undertaken in accordance with best practice guidance as set out at **Appendix 1**.

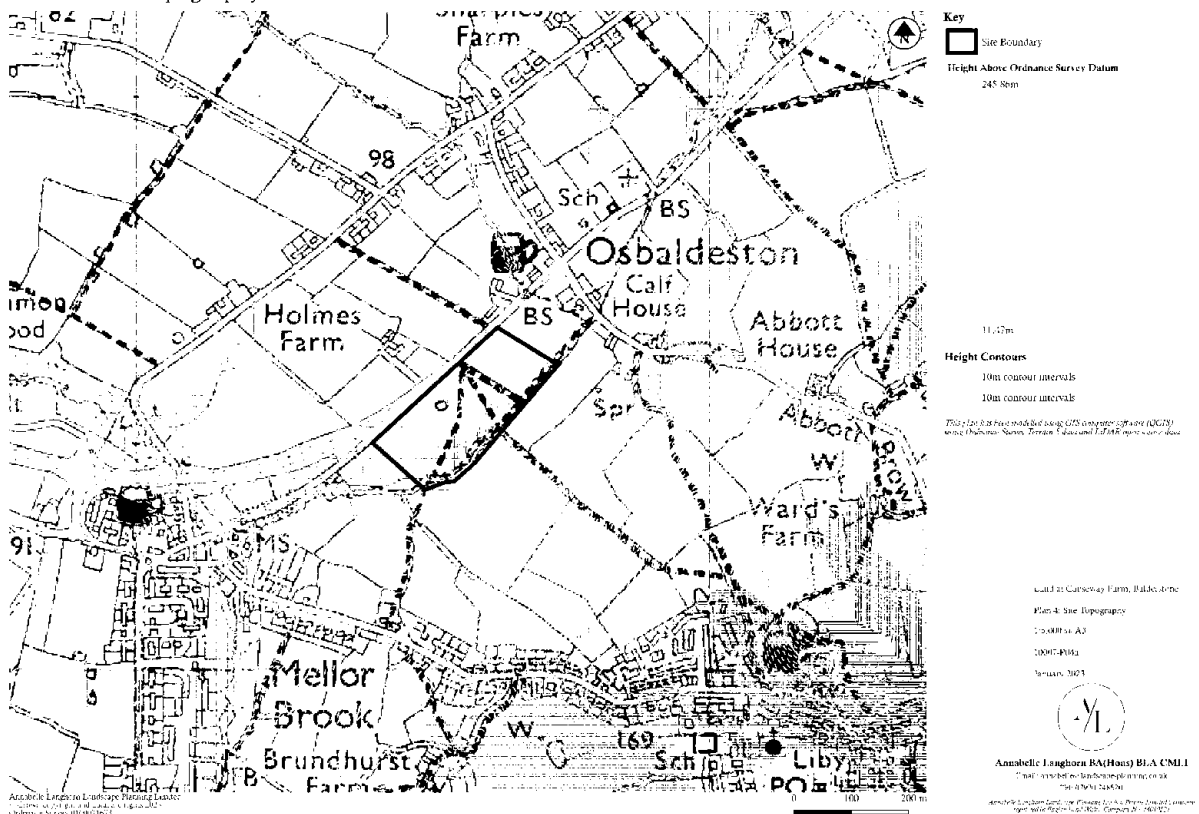


## Section 2: Baseline Landscape Context

### Landscape Character of the Site

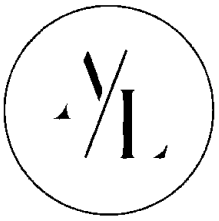
- 2.1 The site consists of two pastoral fields, currently grazed by sheep, with hedgerows at the boundaries and separating the two fields internally. The hedgerow boundaries contain numerous hedgerow trees, which create a copse of woodland along the south-eastern and south-western boundaries. There is a small copse of trees adjacent to the south-eastern boundary and there are two ponds internally within the southern section of the two fields on site. There is also a small watercourse running along the north east, south east and south west boundaries of the site. The site slopes up gently from south-west to north-east, with a central raised area, as shown on **Plan 4: Site Topography**.

Plan 4: Site Topography



**Figure 4: Site Topography**

- 2.2 The site is mainly perceived from the A59 which passes along the north-western boundary of the site, and from the Public Footpaths that cross it. From the A59 it is perceived as two fields within a series of fields that align the A59 and it forms the foreground to backdrop views of steeply rising agricultural land further east. From the Public Footpaths that cross the site, the field appears as an ordinary field, used for grazing, contained by trees and hedgerows but with a sense of the openness of the landscape to the east beyond the site through visibility of the steeply rising agricultural land. Views west from within the site are influenced by the layering of field boundary vegetation that occurs on the broadly flat agricultural land to the west of the A59, such that views are not expansive and generally limited to views of the A59 and the existing development along it.



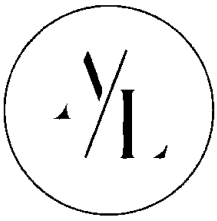
*Image 1: View towards the site from the A59*



*Image 2: View towards the A59 from one of the Public Footpaths within the site.*

## **Published Landscape Character Context**

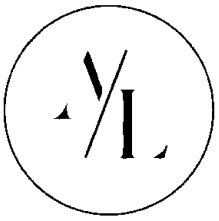
- 2.3 The site is identified at a national level within the ‘Lancashire Valleys’ National Character Area (NCA), which broadly consists of the wide vale of the Rivers Ribble and Calder and their tributaries and is a visually contained landscape with a strong urban character. Whilst NCAs do not provide an appreciation of the site-specific issues which need to be taken into account in the determination process, it should be noted that some of the key characteristics of the Lancashire Valleys NCA are discernible in relation to the site and the wider landscape surrounding it.
- 2.4 An extract of Natural England’s published character document for the Lancashire Valleys NCA is contained at **Appendix 2**, and this sets out the key characteristics of the area. As an area of pastoral agricultural land with boundaries formed by hedgerows, the site can be considered typical of the Lancashire Valleys NCA. Although the site is typical of the NCA, it represents a very small proportion of ordinary, commonplace landscape features, within a much broader character area overall. Otherwise, the characteristics of the NCA relate to landscape features further afield, such as the settlement centres, vegetated valleys and industrial heritage, and do not relate to the distinctive character of the site as a series of two ordinary pastoral fields within the transport corridor associated with the A59.
- 2.5 Whilst still relating to more of a broad geographical scale, the Statements of Environmental Opportunity associated with the Lancashire Valleys NCA do still offer some guidance for development, with the following a summary of those objectives that could steer the development response on this site:



- Protect, conserve and enhance the mosaic and diversity of existing woodlands, especially ancient semi-natural woodland, and improve their connectivity (SEO2);
- Bring small broadleaved woodlands, particularly on farms, into management, focusing on the visually important clough and ridgeside woodlands on the lower hillsides and the wet woodlands in the valley bottoms, and focusing on farm shelter plantings and copses that are distinctive to the industrial foothills and valleys (SEO2);
- Plant new broadleaved woodlands, particularly on degraded farmland and vacant industrial land in the urban fringe, focusing on the visually important clough and ridge-side woodlands (SEO2);
- Manage and restore hedges and field boundary trees and connect to existing fragmented and degraded habitats (SEO2);
- Ensure that new woodland strengthens the local landscape and enhances biodiversity, providing recreational opportunities where possible (SEO2);
- Create new woodlands to assimilate urban development and to enhance rural character and tranquillity where appropriate (SEO2);
- Conserve, enhance and expand characteristic landscape and important ecological resources, such as species-rich, unimproved/semi improved meadows and pastures and wetland meadows, including bringing nationally and locally designated habitats into, and maintaining, favourable condition (SEO3);
- Encourage improved management of grassland and woodland through increased uptake of environmental incentive schemes to provide a farmed landscape of fields, well-managed hedgerows, mosaics of grass and margins, and small woodlands to benefit species such as farmland birds (SEO3);
- Manage pressures on remnant farmland adjoining urban areas so that the characteristic stone wall and hedgerow field boundaries, especially those adjacent to urban areas, lanes and important footpaths and viewpoints, are conserved and enhanced (SEO3);
- Manage and extend permanent grassland, woodland, wetland and riparian habitats along watercourses, cloughs and valley sides to capture sediment, increase holding capacity, slow down run-off and improve infiltration (SEO3);
- Encourage expansion of wetland habitats such as reedbeds, woodlands and wet grasslands along valley bottoms, to improve flood mitigation by intercepting and retaining water for longer (SEO3);
- Provide new permissive access that links to open access land, long distance rights of way, country parks and other areas of greenspace (SEO4); and
- Improve, maintain and expand semi-natural habitats on farmland, such as meadows, pastures, wetlands and clough woodlands, which may increase the sense of tranquillity in the urban fringes, for example by planting new woodlands and shelter belts, and ensuring new developments are sensitively designed to reduce any visual and infrastructure impacts on rural areas and the urban fringe (SEO4).

2.6 A full extract of the Statements of Environmental Opportunity for the Lancashire Valleys NCA is also contained at **Appendix 2**.

2.7 At a regional level, the most recent landscape character study relating to the site is Lancashire County Council's 'A Strategy for Lancashire' (ERM, 2000) which is formed of two parts, the Landscape Character Assessment, and the Landscape Strategy. The former of which provides a description of the landscape character types and areas identified within the county, and the latter of which provides guidance for the future management of the identified landscape character types and areas. A full extract of the published



character information relevant to the site is contained at **Appendix 3** and the landscape character types are illustrated on **Plan 2: Landscape Character**.

- 2.8 The site is identified within the Undulating Lowland Farmland Landscape Character Type (LCT 5), which “lies between the major valleys and the moorland fringes” and where “hedgerows predominate over stone walls”. It is a landscape that is “traversed by deeply incised, wooded cloughs and gorges” with numerous mixed farm woodlands, copses and hedgerows trees which creates “an impression of a well wooded landscape from ground level and a patchwork of wood and pasture from raised viewpoints on the fells.”

Plan 2: Landscape Character

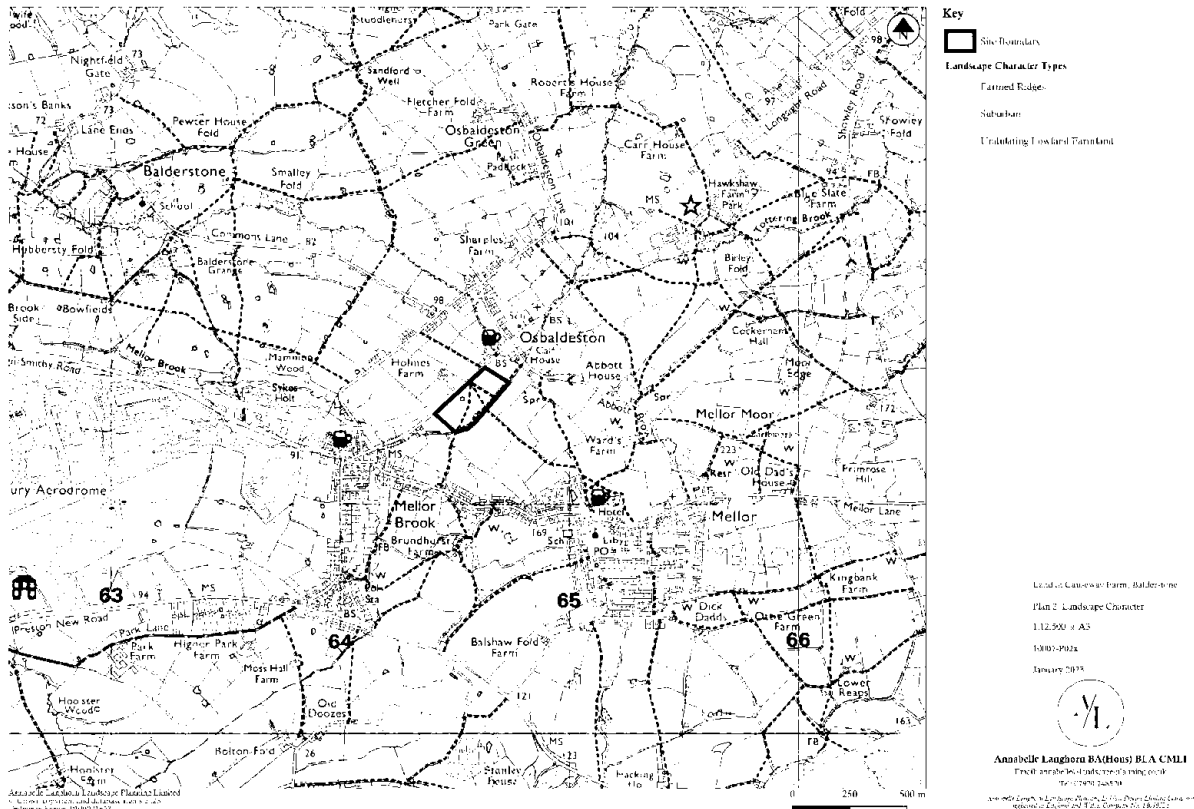
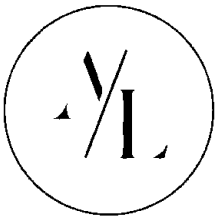


Figure 5: Landscape Character Plan

- 2.9 More specifically, the LCTs are subdivided into Landscape Character Areas (LCAs), of which the site is identified within the ‘Lower Ribble’ LCA (LCA 5c). The Lower Ribble LCA is described as:

*“The Lower Ribble is an area of lowland gritstone farmland between Longridge Fell to the north and Mellor Ridge to the south. It has a distinctive broad valley landform; the north and south valley sides are separated by a flood plain which contains the meandering course of the River Ribble. There is a particularly distinctive pattern of wooded cloughs which descend the valley sides, their streams emptying into the Ribble. A complex pattern of hedges and woodland form links to these wooded cloughs, giving an overall impression of a well wooded landscape. Although a rural valley, the area is well settled; a dense network of winding country lanes and tracks link the large number of stone farm buildings. Other features of this area are the country houses and designed landscapes, for example Stonyhurst College, Huntingdon Hall and Showley Hall. The Roman settlement of Ribchester is sited at an historic crossing point of the Ribble, a tranquil village in the centre of the valley.”*

- 2.10 The Landscape Strategy part of the Lancashire County Council Character Study sets out a number of Key Environmental Features, typical of the Undulating Lowland Farmland LCT, of which the site only exhibits one –the field boundary hedgerows and hedgerow trees at the site boundaries and internal field boundaries.



2.11 Of the objectives set out within the Lancashire Landscape Strategy for the Undulating Lowland Farmland LCT, the following are considered relevant to the proposed development of the site for employment use:

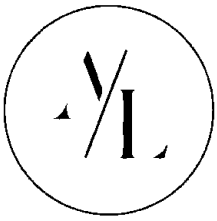
- Continue to manage hedgerows – replanting gaps and planting a new generation of hedgerow saplings to conserve the hedgerow network.
- Conserve species-rich grass verges and increase species diversity through management where appropriate.
- Encourage conservation management techniques, grazing and cutting regimes, which promote unimproved grassland.
- Ensure new development on the edges of villages reflects the characteristic clustered form; development should be sited to retain views to landscape features and landmarks, such as church towers on the approaches to villages.
- Avoid ribbon development which would disrupt the characteristic clustered form of settlements and the rural character of local roads.
- Encourage tree planting as an integral part of new development, creating links with existing farm woodlands and the network of hedgerows.
- Promote the planting of new woodland to link existing woods and hedgerows, aiming for a continuous network of trees, hedgerows and woods where this does not conflict with other habitats of biodiversity significance.
- Promote the restoration where appropriate of semi-natural habitats to increase the resource and to develop linkage and corridors for wildlife.
- Encourage use of species which are typical of the area such as lowland oak woods, alder in wetter places and ash woodland where the soils are moist and/or base-rich.

## Identification and Classification of Landscape Receptors

2.12 The threshold and terminology referred to in this section is set out in **Appendix 1**. The classification of sensitivity of the landscape as a resource is related to its susceptibility to the type of change proposed, and the value placed on the landscape.

### Susceptibility

- 2.13 This means the ability of the landscape type, in this locale, to accommodate the development proposed without undue consequences for the maintenance of the baseline situation. With regards to the site, the proposed development whilst creating direct change to two undeveloped fields, will also have a degree of consistency with other employment and commercial uses along the A59.
- 2.14 The site is located directly alongside the A59, next to the settlement area of Mellor Brook which already features industrial, commercial and employment uses at its peripheries. The existing hedgerow and tree planting along the site boundaries provides a degree of visual containment from the wider agricultural and rural landscape to the north-west and east. The A59 as a transport corridor has a notable influence over the site giving it a semi-rural character.
- 2.15 Mitigation can be incorporated into the development layout in the form of: development offsets from the site boundaries to ensure the existing field boundary hedgerows and trees can be retained, gapped up, and strengthened; restrictions on the maximum building heights to follow the nearby urban grain and avoid the buildings being overly dominant in the landscape; new screen planting to soften, screen and diminish the visual prominence of the new buildings in the landscape; and the creation of green corridors within the site incorporating the routes of the existing public footpaths crossing the site. Soft landscaping throughout the development also serve to ensure the development can be assimilated into its surroundings.



2.16 The landscape of the site is therefore of a **medium susceptibility to the change proposed**, as the development would have a degree of consistency with the character of the A59 corridor and the settlement edge of Mellor Brook. The character of the remaining rural landscape can be safeguarded through the implementation of appropriate mitigation.

#### Value

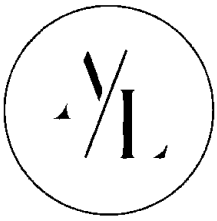
2.17 The site is not located within a landscape considered to be inherently 'valued' under the definition set out within the NPPF. 'Having value' and being a 'valued landscape' are not inter-changeable terms. A landscape may have a degree of local value but that does not equate to possessing value sufficient to reach and surpass the necessary threshold to be 'valued' by a particular community at either a local or national scale.

2.18 In considering the value of the landscape locally the following aspects of the landscape are noted within the Landscape Institutes latest technical guidance note on value<sup>1</sup> as relevant in the assessment process:

- **Natural Heritage:** Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape. (Examples include wildlife and habitats of ecological interest that contribute to sense of place, semi-natural habitat that is characteristic of the landscape type, geological, geomorphological or pedological features, capital assets that contribute to ecosystem services, and landscapes which make an identified contribution to a nature recovery/green infrastructure network.)
- **Cultural Heritage:** Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape. (Examples include historic landmark structures, designed landscape elements, historic parks and gardens, designed landscapes, landscape that form the setting to heritage assets, glaciers, peat bogs, relic farmsteads, ruins, historic field patterns and historic rights of way).
- **Landscape Condition:** Landscape which is in a good physical state both with regard to individual elements and overall landscape structure. (Examples include intactness of walls, parkland, trees, good health of elements such as water quality and soil health, strong landscape structure such as intact historic field patterns, absence of detracting / incongruous features).
- **Associations:** Landscape which is connected with notable people, events and the arts. (Examples include associations with well-known literature, poetry, art, TV/film and music that contribute to perceptions of the landscape, associations with science or technical achievements, links to notable historical events and associations with a famous person or people).
- **Distinctiveness:** Landscape that has a strong sense of identity. (Examples include landscape with a strong sense of place, presence of distinctive features which are characteristic, presence of rare or unusual features, landscapes which contribute to the character or identity of a settlement, settlement gateways/approaches that provide a clear sense of arrival and contribute to the character of a settlement).
- **Recreational:** Landscape offering recreational opportunities where experience of landscape is important. (Examples include open access land, common land, public rights of way where appreciation of the landscape is a feature, areas with outdoor recreation opportunities and spiritual experiences/inspiration, town and village greens, physical evidence of recreational use where experience of landscape is important, and landscapes that form part of a view that is important to the enjoyment of recreational activity).
- **Perceptual (scenic):** Landscape that appeals to the senses, primarily the visual sense. (Examples include distinctive features or combinations of features such as dramatic landform or harmonious combinations or land cover, strong aesthetic qualities such as colour, scale, form and texture,

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<sup>1</sup> Technical Guidance Note 02/21 'Assessing landscape value outside national designations'; Landscape Institute; May 2021

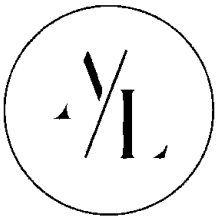


natural ridgelines, woodland edges, river corridors and coastal edges, visual diversity and memorable or distinctive views and landscapes).

- **Perceptual (wildness and tranquillity):** Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies. (Examples include landscape with high perceived tranquillity, links to nature, dark skies, presence of wildlife and birdsong and relative peace and quiet, wild land, rugged terrain, remoteness from public mechanised access and lack of modern artefacts, and a sense of particular remoteness, seclusion or openness).
- **Functional:** Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape. (Examples include landscapes that contribute to the healthy function of the landscape such as natural hydrological systems, floodplains, areas of undisturbed healthy soils, peat bogs, woodlands, oceans, areas of diverse land cover, wildflower meadows, areas with strong links to adjacent national designations and areas that form an important part of a multifunctional green infrastructure network).

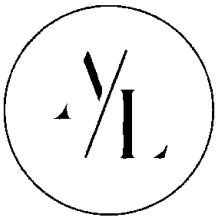
2.19 For each of these considerations there is a range from 'good' through 'ordinary' to 'poor' in terms of the landscape's performance against these criteria. In the table below these issues are considered for the site itself in relation to the wider landscape surrounding it.

Criteria	Appraisal of Site
Natural Heritage	<p>The site is considered to be ordinary ecologically, as it consists of improved grassland, trees, hedgerows and two field ponds and an overgrown field pond. There is also a watercourse running along the south-eastern, north eastern and western boundary of the site. It is recognised that there are a number of habitats within the site, the ponds and hedgerows, which make a contribution to ecological diversity and interest and have the potential to support protected fauna.</p> <p>There is nothing exceptional associated with the site and it is considered 'ordinary.'</p>
Cultural Heritage	<p>The site is not within the conservation area, nor does it contain any features of heritage significance. But it is located opposite a Grade II Listed Building (Causeway Farm) which lies approximately 84m to the north-west of the site as shown on <b>Plan 1</b>.</p> <p>The site is considered to be 'ordinary' in terms of its cultural heritage value.</p>
Landscape Condition	<p>The site generally reflects the local character of the Lower Ribble LCA, with a gently undulating topography but being low lying in association with the valley floodplain of the River Ribble. Landscape features present including two field ponds, hedgerows and hedgerow trees. The site is also influenced by the presence of the A59 and the north-eastern edge of Mellow Brook.</p> <p>Features present within the site are not rare or unique, and the site itself is less representative of the character type and area than the immediately adjoining landscape to the north-west and that which surrounds Balderstone and Mellor in general, which is more varied topographically, is dominated by agricultural land, is well wooded, and is crossed by numerous public rights of way which benefit from the openness of the agricultural landscape and the visual variety created by frequent field boundary hedgerow trees.</p> <p>The quality of the landscape on-site is affected by the proximity to the settlement edge of Mellow Brook and the busy A59 corridor, and the hedgerow boundaries are in variable condition with gaps present and over-mature stock.</p> <p>Those landscape features which are present in association with the site are considered to be of 'ordinary' quality.</p>
Associations	<p>There are no known associations which would indicate a strong and important link between this landscape and its historic or current appreciation.</p> <p>It is therefore considered 'poor' in that context.</p>



Criteria	Appraisal of Site
Distinctiveness	<p>The landscape of the site is broadly consistent with the wider landscape character area and type, but the features present are commonplace, and not at all rare or unique either locally, or at a broader scale.</p> <p>Whilst the site possesses locally typical features such as the field ponds, trees, hedgerows and farmland land cover, these are not important examples of these features, and those that can be retained would benefit from some enhancement in association with the development of the site.</p> <p>There is nothing exceptional associated with the features present on site. The site is 'ordinary' in this regard.</p>
Recreational	<p>There are four public rights of way crossing the site which gives is a value recreationally as providing both access to the countryside as well as providing a green and undeveloped visual outlook for users of the public footpath routes within the site.</p> <p>The value is 'ordinary' for the site and 'ordinary' for the wider LCA which has a typical distribution of paths and accessible recreational space.</p>
Perceptual (scenic)	<p>The site is located on the southern side of the A59, on the north-eastern periphery of Mellor Brook. Views outwards from the site to the north and north-east offer distant views over the adjoining agricultural landscape, albeit heavily influenced by the busy A59 corridor in the foreground. Views to the east are less extensive, as the rising topography of the adjoining agricultural land contains and encloses the site.</p> <p>The site is located adjacent to the existing settlement edge of Mellor Brook, encompassing two maintained fields, with boundary and internal trees, hedgerows and field pond planting. From the south-east, where landform rises and public footpaths offer elevated visibility, the site is seen as part of a wider panorama, immediately adjacent to the settlement edge bordered by tree planting along the eastern, southern and western boundaries, linking up to woodland copse planting further west. The site itself forms an ordinary component within views from public locations surrounding the site. From elevated positions to the south-east, the site is visible, but there are no features within it that set it apart especially from the rest of the landscape within which it sits, and views from elevated locations are also influenced by the presence of the BAE industrial area and other employment uses situated along the A59.</p> <p>As a result of this context, the scenic quality is considered 'ordinary'.</p>
Perceptual (wildness and tranquillity)	<p>Public access across the site via the public footpaths means the site does have a role to play in providing an opportunity to enjoy the landscape and to traverse the wider agricultural environment. The landscape is valued for the contribution it makes to the network of public rights of way, albeit users of the public footpaths crossing it are influenced by the audible and visual presence of the A59 which immediately adjoins the site.</p> <p>The site is considered to be 'ordinary' in terms of its perceptual value.</p>
Functional	<p>The site is an ordinary series of two grassland fields, located on the north-eastern periphery of Mellor Brook and on the southern side of the A59. It does not contain any identifiable or valued landscape functions beyond its role in providing access through it for the recreational routes crossing it which link to the wider network of public rights of way.</p> <p>The site is considered to be 'ordinary' in terms of its landscape function.</p>

2.20 Having considered the key elements related to value above for the site specifically, it has been determined that there is nothing associated with the site that makes it as a whole more than ordinary and valued no higher than of local importance. The fact the site is currently undeveloped and 'open' in that sense, does provide a degree of locally valued visual amenity benefits for users of the public footpaths that cross it, and



for users of the A59 that runs alongside the north-western edge of the site. Views across the site are partially contained by the site boundary hedgerows and trees at the outer boundaries and internally within the site.

### Landscape Sensitivity

- 2.21 Combining the susceptibility and value of the landscape of the site, the landscape on-site is considered to be of a **medium sensitivity to change**, and the wider LCA landscape is considered to be of a **medium sensitivity to change**. In association with the criteria set out at Appendix 1, this translates to the site having a positive landscape character within the context of the wider LCT as an open field. The boundary features present are commonplace locally, in a variable condition due to being very gappy, and these could be readily replicated. Mitigation would be appropriate to enhance assimilation of the development into the surrounding landscape in order to respect the prevailing character of the area. The proposed development is somewhat consistent with the existing character and land use already present along the A59 which adjoins the site.

### Recommended Landscape Mitigation and Enhancements

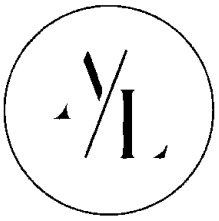
- 2.22 The above site-specific and published character context provides an indication of the key issues relating to landscape change within the site and the wider landscape. The published character studies provide guidance as to what sort of mitigation and enhancement measures would be both necessary and desirable in order to assimilate new development into the landscape.

- 2.23 In the context of the proposal to develop the site for employment use, the following measures are recommended to ensure the development assimilates into the landscape context appropriately and without causing undue adverse impacts on the LCA, or resulting in change beyond that which can be accommodated within the wider landscape surrounding the A59, Mellor and Mellor Brook:

- Strengthen and enhance the existing boundary vegetation with new native planting to continue to contribute towards the green infrastructure of the area, and to provide visual filtering and softening for the proposed development.
- Retain and enhance as much of the on-site landscape features as possible, incorporating into the development scheme within areas of public open space, green corridors along footpath routes, and/or boundary structure planting to visual screen and soften the sight of the proposals.
- Where hedgerows can be retained on-site, improve their condition by replanting gaps, planting new hedgerow saplings, and introducing locally appropriate and diverse species.
- Retain existing roadside grass verges and grass hedgerow margins, and increase species diversity through the introduction of overseeding, plug planting and long term management where possible.
- Ensure the maximum height of the development is such that the backdrop of the agricultural ridgeline remains visible as a visual backdrop to the east of the site when viewed from the A59 and public footpath locations further west.
- Incorporate new tree planting within the site, in the form of new hedgerow trees, and new standalone trees and tree copses within public open spaces and green corridors. Link up to the existing tree planting and hedgerow trees within and surrounding the site where possible.
- Use species typical of the local area such as oak and alder.
- Opportunities could be taken to provide recreational connections around the site connecting up to the existing public footpaths crossing it.
- Ensure any footpath diversions required do not result in the site being less permeable or accessible to the public.







Plan 5: GIS Zone of Theoretical Visibility

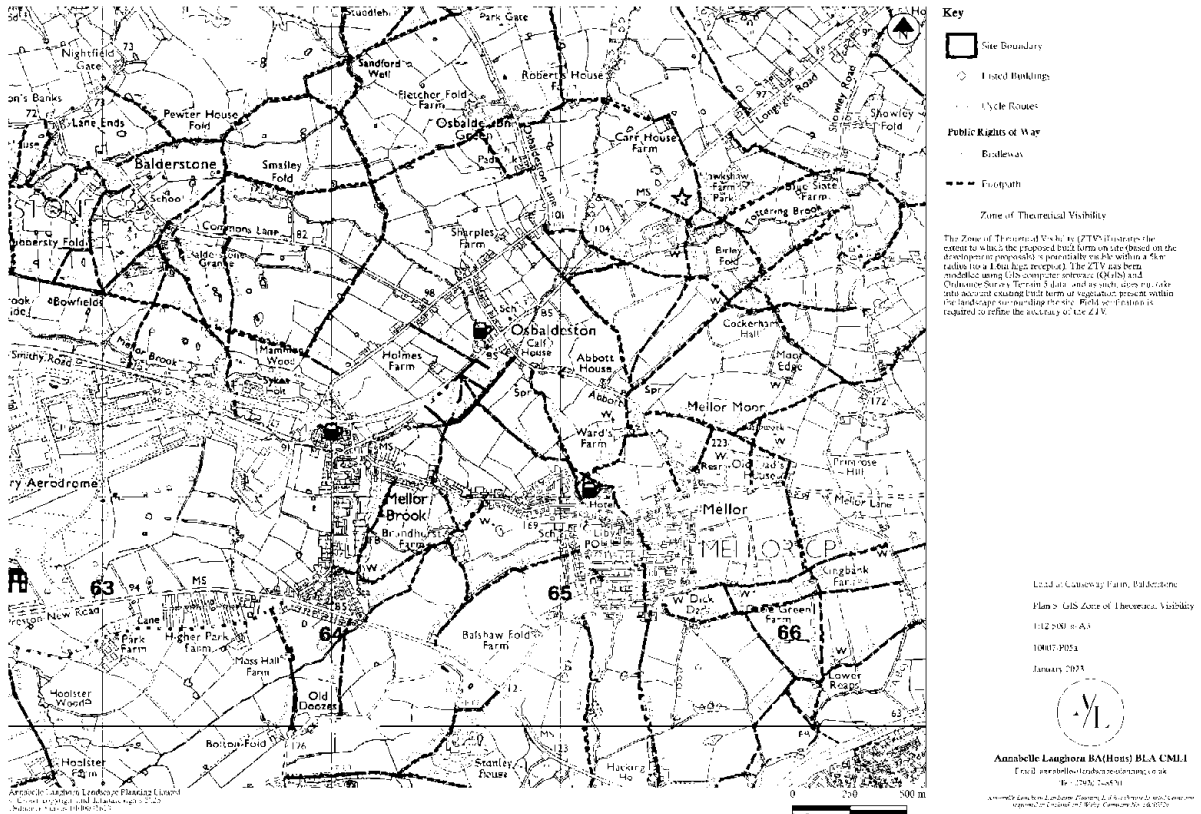
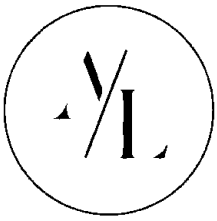


Figure 8: ZTV

- 3.3 In the case of this site, the ZTV shows that the undulations of the surrounding landscape around to the east of the site results in a visual envelope that is focused on a limited geographical area, with more expansive visibility potentially available towards the north-west. In the field, it is evident that the site visually forms part of the agricultural fields that align the A59 in this area, with the rising agricultural land to the south-east providing elevated views across the landscape encompassing Samesbury, Osbaldeston, Balderstone, and Mellor Brook, but beyond which visibility of the site is restricted. The land to the north-west of the site is flatter; the field boundaries are formed of intact hedgerows with hedgerow trees being numerous and mature. This presents a situation in which distant visibility towards the site is limited due to the layering of intervening field boundary vegetation, and as such the visual envelope for the proposed development is much more limited than the GIS ZTV would at first suggest.
- 3.4 The visual study has been focused on the representative viewpoints set out on the ZTV plan (Plan 6), which aims to cover the public rights of way, settlement edges and roads where the proposed development is most likely to have the potential to be visible.



Plan 6: GIS Zone of Theoretical Visibility & Photoviewpoint Locations

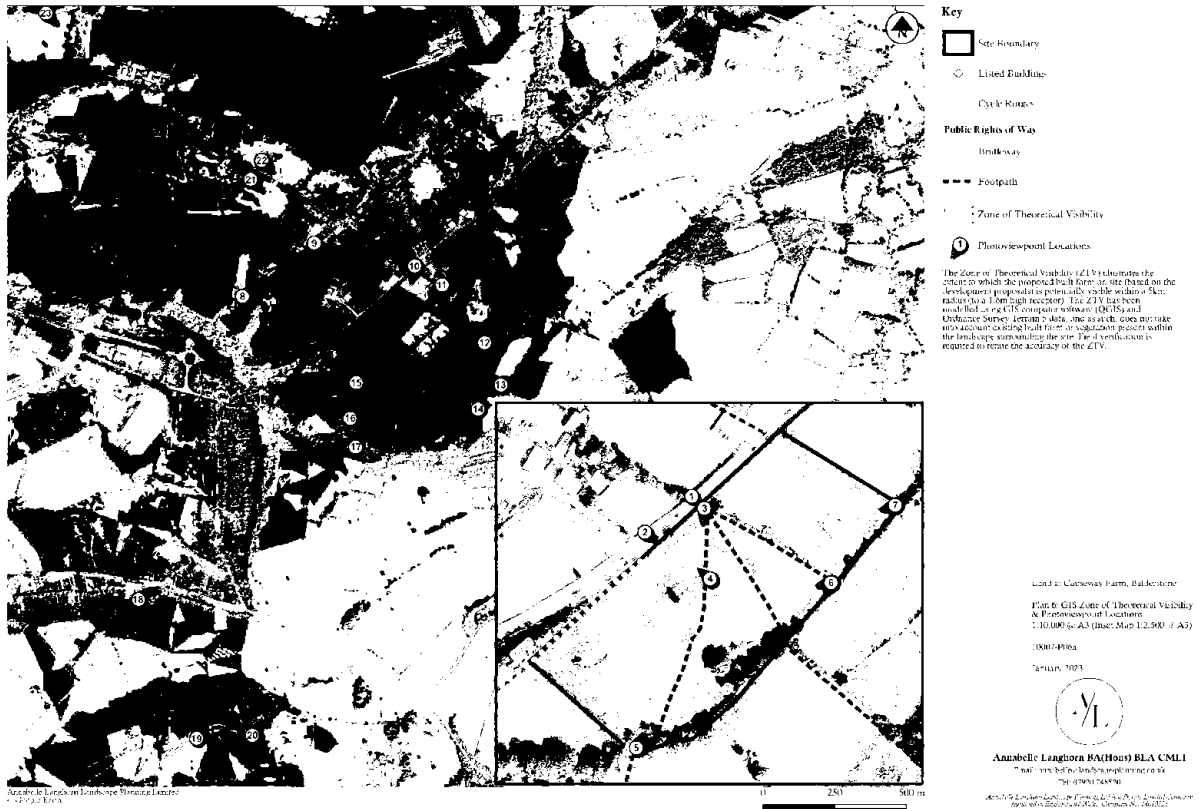
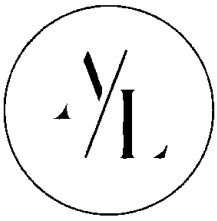


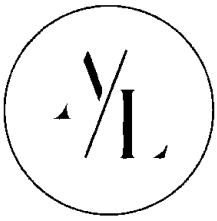
Figure 9: GIS ZTV & Representative Photoviewpoint Locations

## Viewpoints

- 3.5 Representative views of the site from a variety of receptors in the local area have been determined on the basis of the first sieve ZTV mapping and subsequent fieldwork. The identification of views was carried out from external spaces within the public domain, and not from buildings or private spaces. The viewpoints chosen are intended to be representative of the key locations from which publicly available views are or could be possible.
- 3.6 The photographs included within this appraisal were taken using an SLR digital camera, using a 50mm focal length as per best practice guidance. They are intended to provide an indication of the composition of the view and extent of visibility, but it is recognised that such views are best experienced in person, in the field. Autumn photographs when deciduous vegetation was partially in leaf were taken during winter 2022.
- 3.7 Having conducted the site visit, the following viewpoints have been identified as being representative of the extent of visibility and key receptor locations to assist with the consideration of the visual impacts of the proposed development on the site:

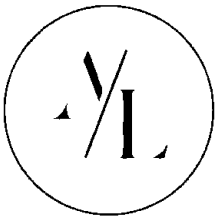


<b>Viewpoint Reference</b>	<b>Viewpoint Location/Description</b>	<b>Visual Receptor view is Representative of</b>
1	View south-east from A59 Longsight Road	Transient users of A59 Recreational users of Public Footpaths FP60, 61 and 62
2	View south-east from A59 Longsight Road	Transient users of A59
3	View south from the Public Footpath crossing the site (taken from point where Public Footpaths FP60, 61 and 62 converge)	Recreational users of Public Footpaths FP60, 61 and 62
4	View north-west from Public Footpath FP60 from within the site	Recreational users of Public Footpaths FP60
5	View north-east from Public Footpath FP77 from the southern corner of the site	Recreational users of Public Footpaths FP77
6	View west from Public Footpath FP63 at the eastern boundary of the site	Recreational users of Public Footpaths FP63
7	View west from Public Footpath FP65 from the eastern corner of the site	Recreational users of Public Footpaths FP65
8	View south-east from Higher Commons Lane	Transient users of Higher Commons Lane
9	View south-east from Public Footpath FP59 off Higher Commons Lane	Transient users of Higher Commons Lane Recreational users of Public Footpath FP59
10	View south from A59 Longsight Road	Transient users of A59
11	View south-west from Public Footpath FP65	Recreational users of Public Footpath FP65 Transient users of Abbott Brow
12	View west from Public Footpath FP55 that traverses the rising agricultural ground to the east of the site	Recreational users of Public footpath FP55
13	View west from Public Footpath FP55 that traverses the rising agricultural ground to the east of the site	Recreational users of Public footpath FP55
14	View west from Public Footpath FP56 that traverses the rising agricultural ground to the east of the site	Recreational users of Public footpath FP56
15	View north from Public Footpath FP77	Recreational users of Public footpath FP77
16	View north from Public Footpath FP77	Recreational users of Public footpath FP77
17	View north from Mellor Brow at the start of Public Footpath FP76	Transient users of Mellor Brow Recreational users of Public Footpath FP76
18	View north-east from Park Road, from Public Bridleway BW12	Transient users of Park Road Recreational users of Public Bridleway BW12
19	View north-east from Further Lane (also the route of the Southern Loop cycle route)	Transient users of Further Lane Cyclists upon the Southern Loop cycle route



20	View north-east from Further Lane (also the route of the Southern Loop cycle route)	Transient users of Further Lane Cyclists upon the Southern Loop cycle route
21	View south-east from Public Footpath FP56	Recreational users of Public Footpath FP56
22	View south-east from Public Footpath FP56	Recreational users of Public Footpath FP56
23	View south-east from Carr Lane and Public Footpath FP40	Transient users of Carr Lane Recreational users of Public Footpath FP40

- 3.8 The photosheets contained at the rear of this report illustrate the composition of the existing views described above.
- 3.9 Primarily, visibility of the site is possible from the A59 that runs along the north-western boundary of the site, from the Public Footpaths that cross it (Public Footpaths FP60, FP61, FP62, FP63, FP64 and FP65), and from the Public Footpaths that traverse the rising and elevated agricultural land to the east of the site (Public Footpaths FP55 and FP56). Private residential views towards the site are possible from the Grade II Listed farmhouse at Causeway Farm to the north-west of the site, from Brook Lea and Rose Cottage to the north of the site, Mellor Brow and Elswick Gardens to the south-east of the site.
- 3.10 To the north and north-east, the visual envelope for the site and proposed development extends across the A59 (see **Photoviewpoints 1 and 2**), towards the houses aligning it (see **Photoviewpoint 10**), the Bay Horse Inn, the SPAR Pennine service station and the Bowker Ribble Valley car dealership. Dense woodland associated with a watercourse restricts visibility further north from locations such as Osbaldeston Lane and Abbott Brow. Filtered visibility towards the site is possible from Public Footpath FP65 that continues northwards from the site towards Abbott Brow (see **Photoviewpoint 11**).
- 3.11 To the east, the site is visible from the Public Footpath FP65 that runs within the site along the eastern boundary (see **Photoviewpoints 6 and 7**). Beyond the site boundary the visual envelope extends across the rising pastoral and arable land and the site is visible from Public Footpaths FP55 and FP56 which climb the rising fields and lead towards Mellor (see **Photoviewpoints 12, 13 and 14**).
- 3.12 To the south, again the site is visible from within the site from Public Footpath FP77 that enters into the site at the southern corner (see **Photoviewpoint 5**). Outside the site, the visual envelope extends southwards up to the next field boundary (see **Photoviewpoint 15**), beyond which intervening trees, hedgerow, and woodland planting restricts visibility towards the site and potential visibility of the proposed development (see **Photoviewpoints 16 and 17**). Further south and south-west, potential for visibility of the site extends towards the southern periphery of Mellow Brook and the rising rural area to the south of the A677 (Preston New Road); however, in the field, it is clear that from these locations visibility of the site is distant and heavily obscured by the intervening context, such that visibility of the proposed development would be either completely restricted or so distant as to be imperceptible (see **Photoviewpoints 18, 19 and 20**).
- 3.13 To the north-west and west, the visual envelope for the site extends across Public Bridleway BW70 and the A59, across the agricultural landscape where visibility is possible from Public Footpath FP59 (see **Photoviewpoint 9**). Further north-west and west views are increasingly obscured by the layering of intervening field boundary, roadside and riparian vegetation (see **Photoviewpoints 8, 21, 22, 22 and 23**).
- 3.14 Overall, this represents a relatively limited visual envelope geographically and a small number of potential visual receptors. Importantly, the visual context is such that when the site is visible, it is viewed through the filtering effect of the site boundary vegetation. The site is well contained by its own boundary vegetation but parts of the boundaries are less intact which affords greater intervisibility with the surrounding landscape to the north and north-west. There are no views within which the site is seen as an important component of the landscape in its current usage, and even for the more sensitive of visual receptors, the development of the site would still not result in the loss of any important scenic qualities or valued visual features.

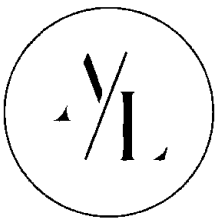


## Identification and Classification of Visual Receptors

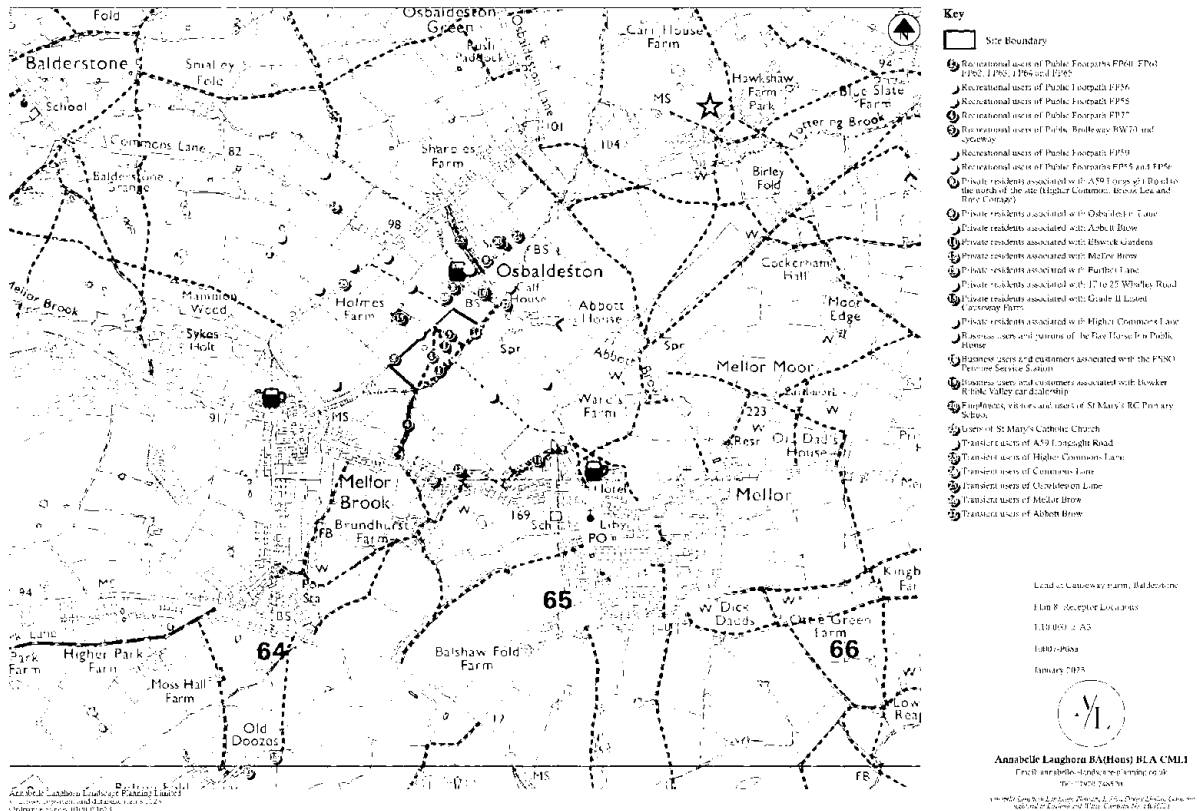
3.15 Corresponding with the preliminary fieldwork undertaken to date and the above proposed viewpoint locations, the people (visual receptors) likely to be affected by the proposals are:

- Recreational users of Public Footpaths FP60, FP61, FP62, FP63, FP64 and FP65 that traverse the site;
- Recreational users of Public Footpaths FP55 and FP56 to the south-east of the site;
- Recreational users of Public Footpath FP77 to the south of the site;
- Recreational users of Public Footpaths FP76 to the south of the site;
- Recreational users of Public Bridleway BW70 to the north-west of the site;
- Recreational users of the cycleway to the north-west of the site;
- Recreational users of Public Footpath FP59 to the north of the site;
- Recreational users of Public Footpaths FP55 and FP56 to the north-west of the site;
- Private residents associated with A59 Longsight Road to the north of the site (Higher Common, Brook Lea and Rose Cottage);
- Private residents associated with Osbaldeston Lane to the north of the site;
- Private residents associated with Abbott Brow to the north-east of the site;
- Private residents associated with Elswick Gardens to the south-east of the site;
- Private residents associated with Mellor Brow to the south-east of the site;
- Private residents associated with Further Lane to the south-west of the site;
- Private residents associated with 17 to 25 Whalley Road to the south-west of the site;
- Private residents associated with the Grade II Listed Causeway Farm to the north-west of the site;
- Private residents associated with Higher Commons Lane to the north-west of the site;
- Business users and patrons of the Bay Horse Inn Public House on Longsight Road to the north of the site;
- Business users and customers associated with the ESSO Pennine Service Station to the north of the site;
- Business users and customers associated with Bowker Ribble Valley car dealership to the north-east of the site;
- Employees, visitors and users of St Mary's RC Primary School to the north-east of the site;
- Users of St Mary's Catholic Church to the north-east of the site;
- Transient users of A59 Longsight Road to the north-west of the site;
- Transient users of Higher Commons Lane to the north-west of the site;
- Transient users of Commons Lane to the north-west of the site;
- Transient users of Osbaldeston Lane to the north of the site;
- Transient users of Mellor Brow to the south of the site;
- Transient users of Abbott Brow to the north-east of the site; and
- Agricultural users associated with Causeway Farm to the north-west of the site.

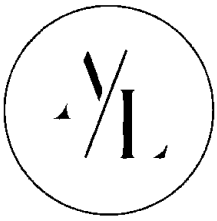
3.16 The locations of these visual receptors are shown on **Plan 8: Receptor Locations**.



Plan 8: Receptor Locations



- 3.17 People using the recreational footpaths crossing the site and within the local landscape surrounding it will experience views will be engaged in outdoor activities whereby their attention and interest is likely to be focused on the landscape and the sequential visual experience. As a result, the sensitivity of these user groups to visual change will be **high**. Cyclists on the nearby cycle routes will also be **high** sensitivity.
- 3.18 Private residents associated with Causeway Farm to the north-west of the site will have direct visibility of the site and will experience views of the development on a daily basis. The sensitivity of these users to visual change will therefore be **high**.
- 3.19 Private residents associated with Mellor Brow and Elswick Gardens to the south-east of the site have partial and elevated visibility of the site from rear and side windows. They will have partial views of the site, seen in the distance, and as such their sensitivity will be **medium**.
- 3.20 Private residents associated with Longsight Road, Whalley Road, Osbaldeston Lane and Higher Commons Lane to the north-west of the site will have oblique and/or heavily filtered views of the site and as such their sensitivity will be **medium**. Private residents associated with Abbots Brow and Further Lane are influenced by distance from the site and heavy filtering from intervening woodland and hedgerow vegetation, such that their sensitivity will also be **medium**.
- 3.21 Users of local business premises, St Mary's RC Primary School and St Mary's Catholic Church will be engaged in activities related to work and/or which take place indoors predominantly, and where any views of the landscape while outside are part of, but not the sole focus of their activities. Their sensitivity to visual change will be **low**.
- 3.22 Transient users of local roads as drivers will have a different focus to their activities and will be travelling at speed. The sensitivity of transient users of the A59, Higher Commons Lane, Commons Lane, Osbaldeston Lane and Mellor Brow will therefore be **low**.



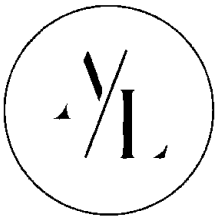
3.23 Users associated with Causeway Farm will have their attention focused upon their activities and not upon the wider views. Therefore their sensitivity to visual change will be **low**.

### **Recommended Visual Mitigation and Enhancements**

3.24 The visual envelope and composition of views provides an indication of the key issues relating to visual change within the site and the wider landscape. In the context of the proposal to develop the site for employment use, the following measures are recommended to ensure the development assimilates into the visual context and appears consistent with the prevailing composition of existing views:

- Strengthen and enhance the existing boundary vegetation with new native planting to soften the development, and to filter views of the new built form within the site from public footpaths and the wider landscape to the north-west and north-east in particular.
- The development frontage onto the A59 will require careful consideration to ensure the character of the A59 is referenced, and the development appears in keeping with the existing employment uses that appear along the road. A development offset from the north-western boundary should be considered so that the existing boundary vegetation can be retained, new tree planting can be incorporated, and so that some of the development can be set-back from the road to reduce its visual dominance over road users and pedestrians.
- Off-site roadside tree planting along the A59 affords visual screening for development to be accommodated within the western part of the site.
- The maximum height of the development needs to ensure the background skyline of the ridgeline to the east of the site can be retained within views from locations to the west of the site as much as possible, so that the development sits beneath it visually. This will prevent it from appearing prominent within the existing visual context.
- Development offsets from the existing and rerouted public footpaths crossing the site will need to be incorporated into the development, with new planting proposed so that the users of these routes can experience a visual context in which the routes are mostly aligned by open space and soft landscaping, with the employment units set beyond and heavily filtered from view as much as possible.

3.25 These recommendations have been incorporated into the Landscape Strategy set out on **Plan 7: Landscape Strategy**.



Plan 7: Landscape Strategy

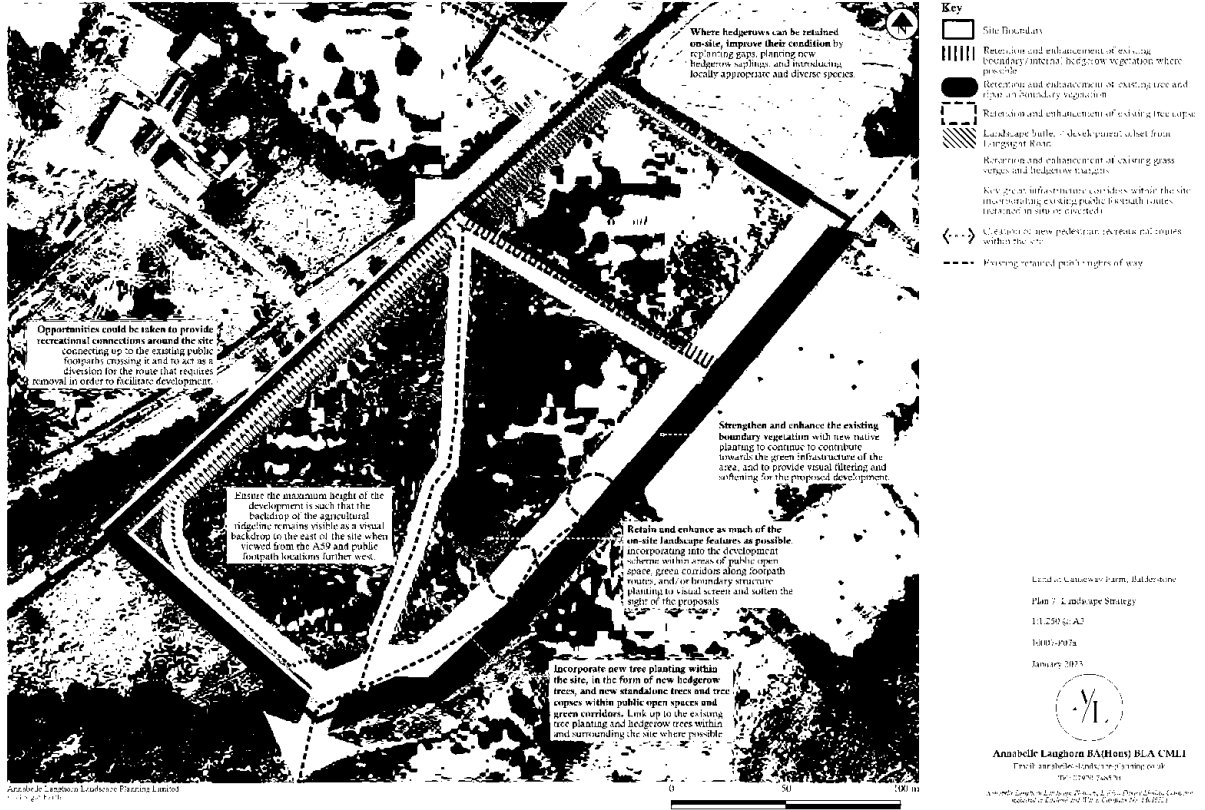
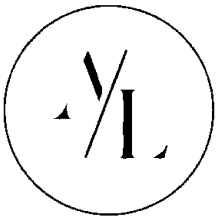


Figure 10: Landscape Strategy plan



## Section 4: Landscape Planning Policy Context

### National Planning Policy & Guidance

4.1 In terms of national planning policy, the key point to note is that the site does not fall within one of the footnote 7 examples of designated areas and assets referred to at Paragraph 11 of the framework (which includes Green Belt land, Local Green Spaces and Areas of Outstanding Natural Beauty amongst other examples).

### Local Policy

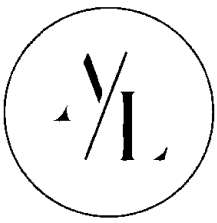
4.2 The site falls within the administrative borough of Ribble Valley Borough Council and the relevant development plan for the purposes of this application is the Core Strategy 2008-2028. Under these policies the site is not designated and falls within the Open Countryside.

4.3 The following adopted policies are relevant to the site and the landscape and visual matters within this report:

- EN2: Landscape
- EC1: Business and Employment Development
- DMG1: General Considerations
- DME1: Protecting Trees and Woodlands
- DME2: Landscape and Townscape Protection
- DME3: Site and Species Protection and Conservation
- DMB5: Footpaths and Bridleways

4.4 The key landscape objectives of the above policies in landscape and visual terms are:

- To be in keeping with the character of the landscape, reflect local distinctiveness, vernacular style, scale, style, features and building materials (EN2).
- Ensure development is well related to the A59 corridor (EC1).
- To be sympathetic to existing and proposed land uses in terms of size, intensity, nature, scale, massing, style, features and building materials (DMG1).
- To consider the density, layout and relationship between buildings, with particular emphasis placed on visual appearance and the relationship to surroundings, including impact on landscape character (DMG1).
- To not adversely affect the amenities of the surrounding area.
- To aim to enhance the environment (DMG1).
- To avoid impacting upon existing woodlands (DME1).
- To provide successional tree planting within woodlands to ensure tree cover is maintained into the future (DME1).
- To avoid significantly harming important landscapes or landscape features, including characteristic herb rich meadows and pastures, woodlands, copses, hedgerows, individual trees, townscape elements, and botanically rich roadside verges (DME2).
- To enhance the local landscape wherever possible, in line with the guidance within the Lancashire County Council Landscape Character Assessment (DME2).



- To incorporate measures to enhance biodiversity where appropriate (DME3).
- To retain, maintain and improve the public rights of way network, and ensure that where a public right of way becomes less attractive due to adjacent or surrounding development, to compensate with enhancements resulting in a net improvement to the public right of way network (DMB5).

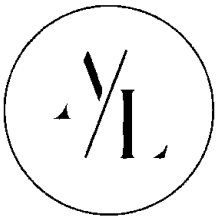
4.5 The policies above aim to fulfil these objectives through the preclusion of certain types of development, and through requiring applicants to demonstrate design and landscape character has been taken into account.

### Policy Recommendations

4.6 The following recommendations can be carried through to the development response in order to ensure that local planning policy is complied with:

- Retain as much of the boundary and on-site vegetation as possible and incorporate into landscape buffers, areas of public open space, and public footpath corridors so as to protect the rural character of the adjoining landscape by visually softening and physically enclosing the development.
- Ensure the development associates well with the A59 to the north-west of the site, whilst also retaining and enhancing as much of the existing hedgerow boundary vegetation along the site's frontage, so that the development reads as being part of the existing scattered employment uses along the A59, whilst also being visually filtered so as to not appear overly prominent for road and footpath users to the north-west.
- Retain as much of the existing public footpath routes across the site as possible and set these within green corridors, with new tree planting incorporated along their routes planted to filter views of the new employment units and compensate for the changing visual context of users along these parts of the wider public footpath network.
- Provide new areas of soft landscaping that corresponds with ecological recommendations as well as being appropriate for the character of the local landscape, so as to provide biodiversity enhancements that are also locally characteristic.
- Incorporate the existing natural features on-site within the development layout to provide a verdant character to the development, to respect the character of the surrounding landscape, and to provide opportunities for new open spaces to be created potentially including the existing ponds and hedgerows/trees.
- Retain, manage and improve the condition and quality of the northern, eastern and southern site boundary hedgerows and trees, including the planting of new hedgerow saplings and trees where possible, to soften views into the development from the public footpath network and local private residents, and provide characteristic enhancements to the green infrastructure network.
- Retain and enhance the existing vegetation along the northern boundary of the site to ensure that the proposed development within the site is softened visually for users of the A59 travelling southwards.
- The existing small woodland copse within the site should be retained and enhanced as a woodland habitat.

4.7 These recommendations have been incorporated into the Landscape Strategy set out on **Plan 7: Landscape Strategy**.



## Section 5: Proposals and Landscape Recommendations

### Description of Proposed Development

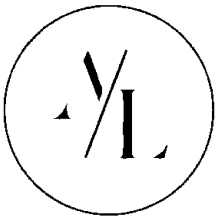
- 5.1 The application proposes to create 100,000 sq. ft of employment development (Use Class B2/B8) with all matters reserved except for access. Within the Design and Access Statement that accompanies the application, illustrative design development has indicated that one option for the intended employment use could consist of four new warehouse units within the site, with associated infrastructure and landscaping. The application material proposes that the development would be built out using materials and a vernacular that complements the semi-rural location of the site such that it forms a legible part of the A59 corridor but sits within the framework of vegetation associated with the surrounding open farmland. The final details of the site layout and all finishes and materiality, including soft landscaping proposed would form part of the Reserved Matters application for the site.
- 5.2 Access into the site will be taken from the A59, slightly north of the existing access point through which the public footpaths enter it. Along the rest of the site's frontage the Illustrative Masterplan shows that areas of public open space are can be comfortably incorporated into the development space, consisting of meadow grassland, new tree planting and areas of grassland. The illustrative proposals also show that the built units can be set back from the A59 to allow for soft landscaping to be incorporated along the site's frontage with Longsight Road.
- 5.3 The illustrative proposals show that development should be able to retain as much of the internal and outer field boundary features as possible, including the existing hedgerows, the existing drainage ditch and associated riparian vegetation along the south-eastern boundary, and the existing trees. The two existing ponds within the site are not likely to be feasible to retain in association with the proposals, but all other landscape features should be largely retained and enhanced with the exception of a short section of hedgerow loss on the internal field boundary to facilitate vehicular access through the site across the two field parcels. All remaining existing hedgerows could be gapped up, supplemented with new hedgerow trees, which would link up to new areas of species diverse grassland and meadows within the site.
- 5.4 Landscape buffers can be incorporated along the north-eastern, south-eastern and south-western boundaries, as well as along the internal field boundary which will enable the retention of the existing vegetation, and its enhancement with new grassland margins and additional tree and shrub planting. This will strengthen and enhance the visual enclosure the site already benefits from, will strengthen the character features present within the site, and will provide important ecological links connecting to the wider Green Infrastructure network that surrounds the site (which predominantly comprises the network of field boundary hedgerows that surround the site).

### Potential Impacts

- 5.5 The following sets out the changes (impacts) that are likely to occur as a result of the proposals as they relate to the landscape and visual context.

#### Construction Impacts

- 5.6 There will be a number of activities associated with the development of the site, and during the construction phase. They include the following temporary impacts relevant to the LVA:
- Excavation and storage of spoil material;
  - Lighting of the construction site, as necessary during the winter months, subject to CEMP and compliance with appropriate conditions;
  - Vehicles associated with the delivery of materials and staff, and movements within the site necessary for moving building materials;



- Fencing of the site for health and safety purposes and to protect existing vegetation from construction activities;
- Construction of infrastructure and new buildings;
- Construction of new highway access onto the A59 and highway works to the road; and
- Implementation of new landscape proposals incorporating boundary planting; trees and shrub planting; and seeding.

### **Development Impacts**

5.7 The completed development will result in a number of long-term effects. These will be:

- A change in land use from low value agricultural land (grazed grassland and trees) to employment development;
- New highway access, internal roads, parking and associated pedestrian access;
- Rerouted public right of way;
- Upgraded surfacing to existing public rights of way crossing the site;
- Presence of lighting associated with the development;
- Retained and managed hedgerows and trees;
- New hedgerows, shrub, and tree planting within the development area; and
- New areas of amenity open space.

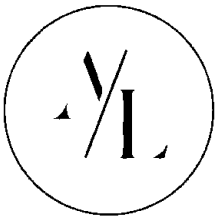
### **Mitigation Measures**

5.8 Mitigation measures are those measures proposed to prevent, avoid, reduce and where possible, offset or remedy any significant adverse landscape and visual effects.

5.9 Informed by the LVA process, the following text sets out the mitigation measures that have been recommended in order to ensure the proposed development assimilates with the site context to the best possible standard.

#### **Mitigation During Construction**

- Existing trees and hedgerows that are to be retained within the proposed development will be protected during construction activity. Measures will be implemented to ensure that trees/hedgerows which will not be removed do not suffer direct damage through operations on site or indirect damage from spillages within the root zone or storage causing root compaction in accordance with BS 5837:2012 and the Habitat Regulations, 1997.
- The implementation of areas of informal open space, including open landscape areas, and landscape offsets from site boundaries, in order to ensure that new planting associated with these areas, including strategic landscaping to site boundaries provides landscape structure, as early as possible in the lifespan of the proposed development.
- New planting will be undertaken during the planting season (October to March). This will ensure systematic implementation of new planting and a means of ensuring the most successful outcome for plant establishment.



- Lighting that is necessary during the winter months of construction will minimise sky glow, light spill, and glare. The following mitigation will be delivered through an appropriately worded condition:
- Lighting will only focus on the area needed for construction activity, public amenity, and safety;
- Up lighting will be kept to a minimum. Lighting equipment will be chosen to minimise the upward spread of light where possible, minimising the use of lighting columns; and
- To reduce the glare of lighting, the main beam angle will be adjusted so as not to be directed towards potential observers.

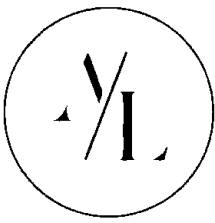
#### **Mitigation Incorporated within the Development**

- 5.10 The Illustrative Masterplan shows employment development up to an indicative height of 12.75m, which has been designed to reflect the scale and style of the existing varied development along the A59 corridor.
- 5.11 The illustrative development proposals show that development has been set back from the north-western boundary to allow for the provision of a landscape buffer at the site's frontage which will consist of grassland and areas of open space. This also allows for the retention and enhancement of the existing site boundary hedgerows and trees so that they can be protected and supplemented with new stock and trees. The new soft landscaping within these buffers will also serve to soften views of the new development from the A59, private residents to the north and public rights of way crossing the landscape to the north-west.
- 5.12 The illustrative development proposals also show that development can be set back from the south-eastern boundary so as to allow for a landscape buffer to be provided between the development and the adjacent agricultural landscape. This allows for the retention and enhancement of the existing boundary hedgerow, trees and riparian vegetation so that it can be supplemented with new stock to strengthen the visual softening properties it has for users of the wider surrounding countryside landscape and nearby private residents.
- 5.13 The design of properties and use of materials that are sympathetic with the character and the scale of existing development along the A59 will help the development to sit well with the existing character of the A59 corridor.
- 5.14 The retention and reinforcement of the hedgerows and trees at the site boundaries will strengthen the landscape structure where it is currently gappy, overgrown and scrubby in places. This will also soften the new employment units and provide some permanence to the filtering of views provided by the existing boundary vegetation.
- 5.15 The inclusion of new tree and shrub planting within areas of green space within the development, will enhance biodiversity and ecological mitigation, as well as ensuring an aesthetically pleasing appearance to the development that is appropriate especially for a development adjacent to the open countryside.

#### **Enhancement Measures**

- 5.16 The development has also incorporated a number of design measures that offer the opportunity to enhance landscape features on site in association with the objectives of the Lancashire Landscape Character Assessment. These include:
- New tree planting will be incorporated into the development, and in particular to enhance the north-western, northern, and internal field boundaries where the hedgerows are currently gappy and could benefit from supplementation with new hedgerow trees.
  - The incorporation of an area of green infrastructure to the south-eastern edge of the site, will enable the enhancement the existing trees, grassland and riparian vegetation along the drainage ditch.





## Section 6: Impact Assessment

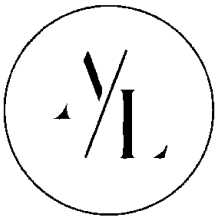
### Introduction to Impact Appraisal

- 6.1 The sensitivity of the various receptors is set out in Sections 2 and 3 of this report. This section now considers the magnitude of change, based on the scheme proposed. Reference should be made to **Appendix 1** for the terms used in this section.
- 6.2 As recommended by professional guidance (GLVIA 3) this report avoids the use of matrices and tables and sets out the assessment in a narrative format with tables only used for summaries of the assessment findings. The assessment undertaken has aimed to be proportionate in detail considering the nature and scale of the proposals applied for.
- 6.3 During the construction phase of the development programme there will be continuous change to the landscape of the site and the views experienced by residents and those moving around the area. It is generally recognised that this is the most disruptive phase of the development. In general terms whilst there will be direct changes to the site itself, such changes will be experienced in the context of the existing A59 road corridor to the north-west. The assessment of effects as set out below seeks to place these changes into the local context rather than focusing on the specifics of the site area.
- 6.4 The changes will be permanent although the maturation of the landscape mitigation measures will assist with the assimilation of the development over time and reinforce the integration of the development with the existing uses that occur along the A59. For the purposes of the assessment, it is considered that the vegetation will be effective in terms of its landscape and visual contribution within 15 years of planting.

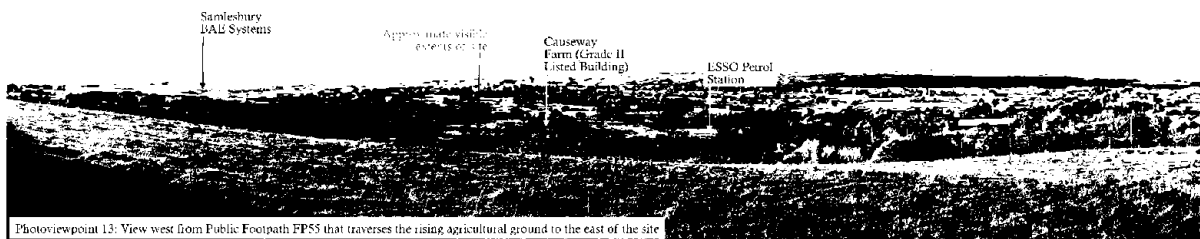
### Landscape Character Impacts and Effects

#### Magnitude of Change (Impacts)

- 6.5 The site is influenced by the adjoining A59 road corridor which runs along the north-western edge of the site, the existing built form along the A59 near to the site, and by the visual containment provided by the site boundary vegetation, the roadside trees along the A59, and the ridgeline within the agricultural land to the east.
- 6.6 Employment development is not uncharacteristic within this part of the LCT and LCA particularly with the scale of the development proposed being in keeping with that which is already present to the north of the site (Bowker Ribble Valley car dealership, ESSO Pennine service station and Fairfield Business Park). The existing agricultural grassland and two ponds will be replaced with built employment development. A short section of hedgerow along the northern boundary of the site will be lost, as well a short section of the internal field boundary hedgerow, to facilitate vehicular access into and through the site. These features that are to be lost as a result of development are characteristic of the LCT but are not rare.
- 6.7 The development proposed will sit adjacent to the settled edge of Mellor Brook to the west, replacing a portion of agricultural land which is commonplace within the landscape. No residential views from Mellor Brook will be interrupted or curtailed. A small number of more distant residential views will experience a change in the composition of their overall view, whereby the development proposed will alter a small part of the middle-ground or background of their view, but the change would be consistent with other components already seen within their wider views.
- 6.8 Public views from the Public Footpaths crossing the site will experience the greatest degree of change in visual context, compared to their existing views, as views across the currently undeveloped field are curtailed and interrupted, and replaced with views of new areas of public open space, tree and shrub planting, with the new employment units seen beyond. The location of the proposed built form set back from the routes of the public rights of way will allow for the continued visual amenity of these users to be considered and for the filtering of the proposed development from view.



6.9 Longer distance views from the public rights of way to the east and north-west will not be greatly affected by the impacts of the proposed development. This is due to the filtering afforded by the layering up of intervening field boundary and roadside hedgerows and trees. Where the development will be seen from elevated locations on the public footpath routes to the east of the site (FP55 and FP56), it will sit within a wider view which already contains other employment uses within it, such as the Samlesbury BAE Systems site and the ESSO Petrol Station (see **Photoviewpoint 13**). The woodland vegetation that forms part of the green infrastructure within this part of the Lower Ribble LCA also provides a strong structure of vegetation which the development can sit and be contained within visually.

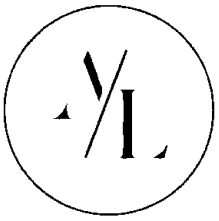


*Image 3: Photoviewpoint 13, taken from Public Footpath FP55 showing how the wider landscape surrounding the site already consists of other employment uses that form part of views from the elevated land to the east of the site.*

6.10 Whilst there will be a direct loss of a portion of agricultural land to development, the existing hedgerows and trees on the boundaries will all be retained, except for a short section of the hedgerow along the A59 and a short section of the internal field boundary hedgerow which will require removal to facilitate vehicular access into and through the site. The character of the site is currently influenced by the A59 immediately adjoining it and the existing employment uses that are located nearby. The introduction of new employment development to adjoin the existing settlement edge at Mellor Brook and to provide an additional area of employment use along the A59, together with the incorporation of green corridors and open space within the development, will be in keeping with the character of the A59 and the rural periphery of Mellor Brook. The proposed development will be visually well contained by the surrounding intact vegetation structure and further softened by the enhancements proposed to the existing hedgerows and trees.

6.11 The provision of a high quality, appropriately scaled employment development that references local uses along the A59 and implements well-designed landscape mitigation and congruent boundary treatments is not considered to be a wholly uncharacteristic addition in this location. The magnitude of change as it relates to the site itself will be **high** due to the permanent loss of the open qualities of the land, and the permanent change to employment use as proposed. However, the magnitude of change when considering the site within its context, within the wider Lower Ribble LCA, is **medium** as the development occupies a relatively small portion of land, will complement the existing uses along the A59 road corridor, and will only result in a localised loss of an area of land exhibiting typical, but not notable, characteristics. The development will not be totally uncharacteristic within the wider landscape given its association with the A59, the proximity of similar uses along the A59, and the strong vegetation structure within which it will be contained. The contribution that the development could make to the characteristics of the landscape would assist in balancing out some of the changes to the landscape brought about by the introduction of employment units within the site.

6.12 Overall, the perception or distinctiveness of the wider LCA and LCT would not be compromised. The development would result in localised permanent loss to three commonplace landscape features (small area of agricultural grassland, two ponds and two short sections of hedgerow), and would introduce employment development that would be noticeable but would not visually dominate the landscape, and that would not be substantially uncharacteristic of the surrounding landscape, especially in light of the



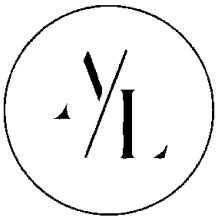
surrounding built development to the west, the existing employment uses to the north and the scope for mitigation to ensure the development respects the open countryside that surrounds it.

### Construction Phase Effects

- 6.13 The site itself will experience **Temporary Major Adverse** effects, as the appearance of construction machinery on site will be inevitably disruptive and will occupy a large proportion of the land on site.
- 6.14 When considered in its wider surroundings however, in terms of the character of the site and its immediate context, the Lower Ribble LCA will experience only a localised change, whereby the introduction of elements and features associated with the construction process are uncharacteristic. The baseline context of the site is one in which construction development is not a typical occurrence at the moment, with no other construction sites within the visual or perceived vicinity of the site. Disruption associated with the construction of the development will last for a temporary period and in the lifetime of the employment development the effects will be short-term, localised and result in **Temporary Moderate Adverse** effects on the Lower Ribble LCA.

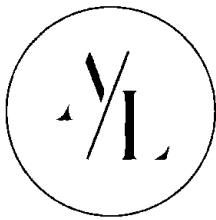
### Operational Phase Effects

- 6.15 The proposed development will result in a complete change to the site itself, however that change will have a degree of consistency with the existing settlement edge of Mellor Brook to the west, and with the established character and uses associated with the A59 in this area. The development will also assimilate well with the agricultural landscape that surrounds the site and the A59 through the retention of the existing boundary hedgerows and trees, and through the incorporation of landscape buffers at the outer boundaries to provide visual softening and screening of the new employment units, opportunities for landscape enhancements in the form of new native tree and shrub planting, and to provide visual containment.
- 6.16 Given the condition of the boundary vegetation associated with the site, it is considered that this development presents an opportunity to improve and diversify the structural hedgerow and tree stock both in terms of species, and visually.
- 6.17 The impacts on the site itself are considered to result in **Moderate Adverse** effects as the site is changed from a pastoral field to an employment development which considerably alters its landscape character, albeit the new development will be in keeping with the character of the settlement edge of Mellor Brook and the character of the A59 with which it is intended to be associated in line with policy requirements (Policy EC1).
- 6.18 The impacts on the landscape character of the site within the context of the Lower Ribble LCA are considered to result in **Moderate-Minor Adverse** effects however as only a small proportion of the landscape character area will be changed, no fundamentally defining features will be lost (a small area of privately owned agricultural land, two ponds and short sections of boundary hedgerows only), and those features that will change will be compensated for (with new soft landscaping intended to protect the remaining pastoral and arable landscape beyond the site boundaries, to diversify the open space retained and created within the site and new recreational links provided to connect with the wider PRoW network). The new employment development will not be wholly uncharacteristic within the receiving landscape (given the influence the adjoining A59 has over the site, its edge of town location, and the presence of similar uses elsewhere along the same stretch of road), will affect a only limited geographical area in relation to the wider LCA (as it is confined to the site boundaries and is not readily visible from a wide area as demonstrated within Section 3 of this report), and will not be readily visible from the majority of the public footpath network that traverses the LCA (again as demonstrated within Section 3 of this report).
- 6.19 The soft landscape mitigation and enhancement proposals will ensure that the development is well contained within a strong landscape structure and is perceived as visually softened. In this sense, although a small number of features of the LCA will change, within two fields, overall, the change will not be a notable one within the context of the distinct character of the Lower Ribble LCA. Effects will be noticed immediately upon completion, but over time with the establishment of the proposed mitigation and enhancement measures, the new employment development will appear appropriate at the periphery of

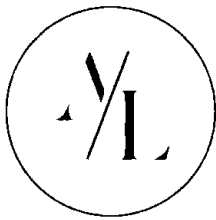


Mellor Brook, and along the A59, maintaining the existing landscape character and quality of the LCA both immediately surrounding the site and in the wider vicinity.

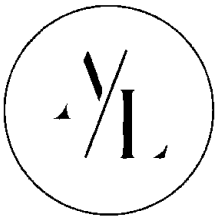
6.20 The following table summarises the findings described above:



Landscape Receptor	Sensitivity	Magnitude of Change (Impacts)			Construction Phase Effects	Operational Phase Effects
		Scale	Geographical Extent	Duration of Change and Reversibility		
Site (landscape features within the site and the overall character of the site itself)	Medium	Low –changes to the landscape character within the site with very limited change to the area surrounding the site.	High – Intensive change over a localised area	High - Long term; permanent	Temporary major adverse	Moderate adverse on completion  Moderate to minor adverse at Year 15
		The site is influenced by the adjoining A59 road corridor which runs along the north-western edge of the site, the existing built form along the A59 near to the site, and by the visual containment provided by the site boundary vegetation, the roadside trees along the A59, and the ridgeline within the agricultural land to the east. The magnitude of change as it relates to the site itself will be <b>high</b> overall due to the permanent loss of the open qualities of the land, and the permanent change to employment use as proposed. But in terms of landscape features within the site, there will be a net minor beneficial change as the landscape features retained will be improved in terms of their condition, diversity, function and quantity. Overall, the character of the site will still be adversely affected at Year 15 due to the inevitable loss of an open area of land, despite the localised improvements to the retained landscape features within it as they become established over time.				
Lower Ribble LCA	Medium	Low - Minor loss or alteration to the grassland, ponds and trees within the site which do not form a fundamental component of the existing wider LCA. Minor loss of field boundary hedgerows within the site.	Low - Minor changes in a localised area	High – Long term; permanent	Temporary moderate Adverse	Moderate to minor adverse on completion  Minor adverse at Year 15
		The magnitude of change when considering the site within its landscape context, within the Lower Ribble LCA is <b>medium</b> as the development occupies a relatively small portion of land,				



	<p>will complement the A59 corridor and the existing uses along it, and will only result in a localised loss of an area of land exhibiting typical, but not notable, characteristics.</p> <p>The operational development will not be totally uncharacteristic within the wider landscape given its association with the A59, the proximity of similar uses along the A59, and the strong vegetation structure within which it will be contained.</p> <p>Overall, the perception or distinctiveness of the wider LCA would not be compromised. The development would result in localised permanent loss to three commonplace landscape features (small area of agricultural grassland, two ponds and two short sections of hedgerow), and would introduce employment development that would be noticeable but would not visually dominate the landscape, and that would not be substantially uncharacteristic of the surrounding landscape. Over time, the establishment of the proposed soft landscaping within the site will further assist the development to appear in keeping with the A59 corridor, and to contain the development physically and visually from the wider agricultural landscape to the east and west.</p>		
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## Visual Impacts and Effects

6.23 See **Plan 8: Receptor Locations** for references of where the receptor groups listed below are in relation to the site.

Plan 8: Receptor Locations

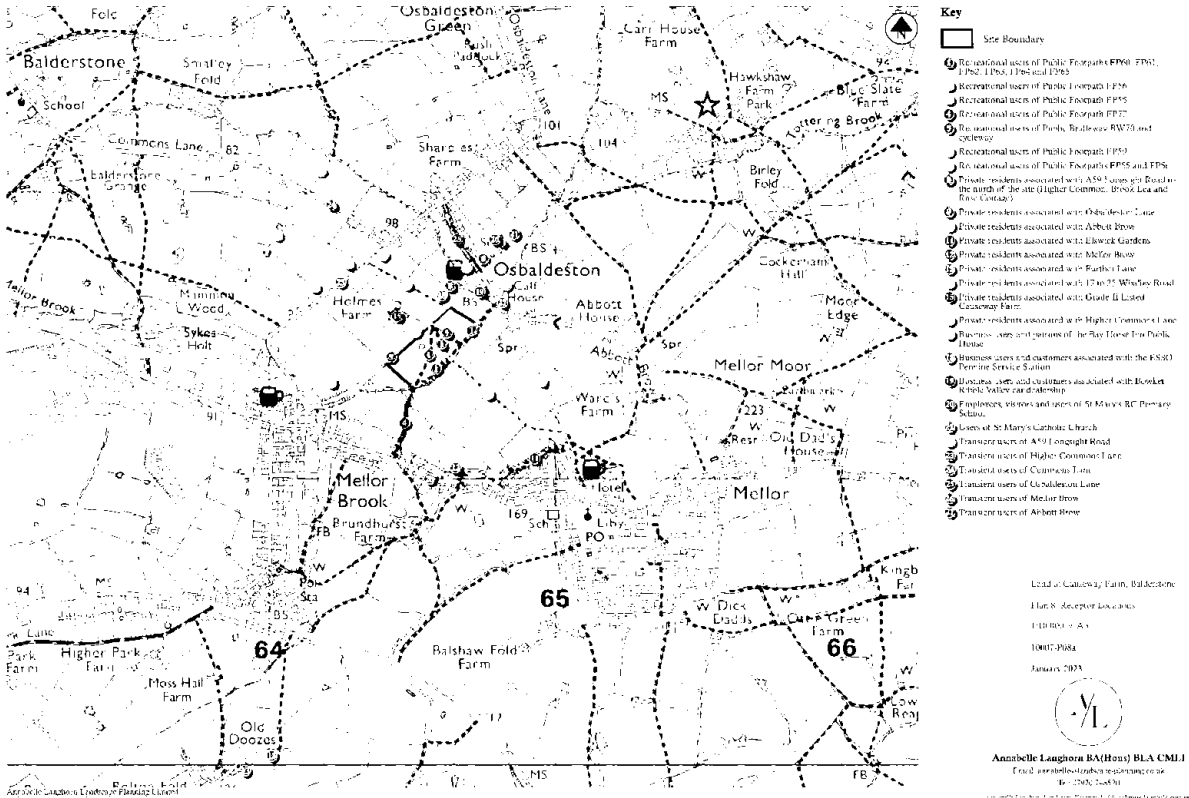
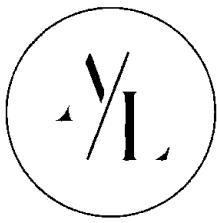


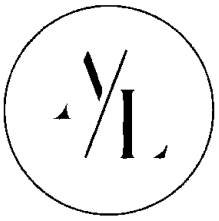
Figure 12: Receptor Location Plan

6.24 The following table sets out the visual impacts judged to be experienced by the visual receptors identified:

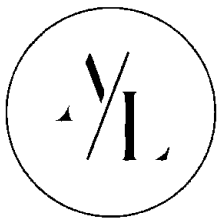
Visual Receptor and Sensitivity	Magnitude of Change (Impacts)	Construction Phase Effects	Operation Phase Effects on completion	Operation Phase Effects at Year 15	Photoviewpoints representative of Receptors View
<b>RECREATIONAL</b>					
Users of Public Footpaths FP60, FP61, FP62, FP63, FP64 and FP65 crossing the site  <b>High sensitivity</b>	High	<b>Temporary major adverse</b>	<b>Moderate adverse</b>	<b>Moderate to minor adverse</b>	Photoviewpoints 1, 3, 4, 5, 6 and 7



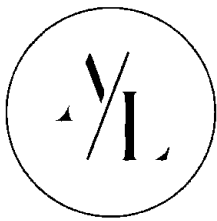
Visual Receptor and Sensitivity	Magnitude of Change (Impacts)	Construction Phase Effects	Operation Phase Effects on completion	Operation Phase Effects at Year 15	Photoviewpoints representative of Receptors View
Users of Public Footpaths FP55 and FP56 to the south-east of the site  <b>High sensitivity</b>	High to Medium	<b>Temporary moderate adverse</b>	<b>Moderate to Minor adverse</b>	<b>Minor adverse</b>	Photoviewpoints 12, 13 and 14
Users of Public Footpath FP77 to the south of the site  <b>High sensitivity</b>	Medium to Low	<b>Temporary minor adverse</b>	<b>Moderate to Minor adverse</b>	<b>Minor adverse</b>	Photoviewpoints 15 and 16
Recreational users of Public Bridleway BW70 to the north-west of the site  <b>High sensitivity</b>	Medium	<b>Temporary moderate adverse</b>	<b>Minor adverse</b>	<b>Minor adverse</b>	No representative viewpoint included for this receptor
Recreational users of the cycleway to the north-west of the site  <b>High sensitivity</b>	Medium	<b>Temporary moderate adverse</b>	<b>Minor adverse</b>	<b>Minor adverse</b>	No representative viewpoint included for this receptor
Recreational users of Public Footpath FP59 to the north of the site  <b>High sensitivity</b>	Medium	<b>Temporary moderate adverse</b>	<b>Moderate to minor adverse</b>	<b>Minor adverse</b>	Photoviewpoint 9
Recreational users of Public Footpaths FP55 and FP56 to the north-west of the site  <b>High sensitivity</b>	Low	<b>Temporary minor adverse</b>	<b>Minor adverse</b>	<b>Minor adverse to neutral</b>	Photoviewpoints 21 and 22
<b>PRIVATE RESIDENTS</b>					
Private residents associated with A59 Longsight Road to the north of the site (Higher Common, Brook Lea and Rose Cottage)  <b>Medium sensitivity</b>	Medium	<b>Temporary moderate to minor adverse</b>	<b>Moderate to minor adverse</b>	<b>Minor adverse</b>	Photoviewpoint 10



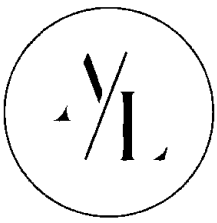
Visual Receptor and Sensitivity	Magnitude of Change (Impacts)	Construction Phase Effects	Operation Phase Effects on completion	Operation Phase Effects at Year 15	Photoviewpoints representative of Receptors View
Private residents associated with Osbaldeston Lane to the north of the site  <b>Medium sensitivity</b>	Low to Negligible	<b>Temporary Minor adverse</b>	<b>Neutral</b>	<b>Neutral</b>	No representative viewpoint included for this receptor
Private residents associated with Abbott Brow to the north-east of the site  <b>Medium sensitivity</b>	Low	<b>Temporary Minor adverse</b>	<b>Minor adverse</b>	<b>Minor adverse</b>	Photoviewpoint 11
Private residents associated with Elswick Gardens to the south-east of the site  <b>Medium sensitivity</b>	Low to negligible	<b>Temporary minor adverse</b>	<b>Minor adverse to neutral</b>	<b>Neutral</b>	No public locations available to obtain photography representative of this user
Private residents associated with Mellor Brow to the south-east of the site  <b>Medium sensitivity</b>	Low to negligible	<b>Temporary minor adverse</b>	<b>Minor adverse to neutral</b>	<b>Neutral</b>	Photoviewpoint 17
Private residents associated with Further Lane to the south-west of the site  <b>Medium sensitivity</b>	Negligible	<b>Neutral</b>	<b>Neutral</b>	<b>Neutral</b>	Photoviewpoints 19 and 20
Private residents associated with 17 to 25 Whalley Road to the south-west of the site  <b>Medium sensitivity</b>	Low	<b>Temporary minor adverse</b>	<b>Minor adverse to neutral</b>	<b>Neutral</b>	No representative viewpoint included for this receptor



Visual Receptor and Sensitivity	Magnitude of Change (Impacts)	Construction Phase Effects	Operation Phase Effects on completion	Operation Phase Effects at Year 15	Photoviewpoints representative of Receptors View
Private residents associated with the Grade II Listed Causeway Farm to the north-west of the site  <b>High sensitivity</b>	High to medium	<b>Temporary moderate adverse</b>	<b>Moderate adverse</b>	<b>Moderate to Minor adverse</b>	Photoviewpoint 2
Private residents associated with Higher Commons Lane to the north-west of the site  <b>Medium sensitivity</b>	Medium to low	<b>Temporary moderate to minor adverse</b>	<b>Moderate to minor adverse</b>	<b>Minor adverse</b>	No representative viewpoint included for this receptor
<b>USERS OF LOCAL BUSINESSES AND OTHER ESTABLISHMENTS</b>					
Users and patrons of the Bay Horse Inn Public House on Longsight Road to the north of the site  <b>Low sensitivity</b>	Medium	<b>Temporary minor adverse</b>	<b>Minor adverse to neutral</b>	<b>Minor adverse to neutral</b>	Photoviewpoint 10
Users and customers associated with the ESSO Pennine Service Station to the north of the site  <b>Low sensitivity</b>	High to Medium	<b>Temporary minor adverse</b>	<b>Minor adverse</b>	<b>Minor adverse to Neutral</b>	No representative viewpoint included for this receptor
Users and customers associated with Bowker Ribble Valley car dealership to the north-east of the site  <b>Low sensitivity</b>	High to Medium	<b>Temporary minor adverse</b>	<b>Minor adverse</b>	<b>Minor adverse to Neutral</b>	No representative viewpoint included for this receptor
Employees, visitors and users of St Mary's RC Primary School to the north-east of the site  <b>Low sensitivity</b>	<b>Low to Negligible</b>	<b>Temporary minor adverse</b>	<b>Minor adverse to neutral</b>	<b>Neutral</b>	No representative viewpoint included for this receptor

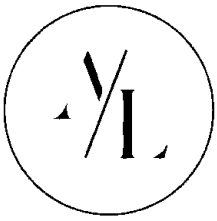


Visual Receptor and Sensitivity	Magnitude of Change (Impacts)	Construction Phase Effects	Operation Phase Effects on completion	Operation Phase Effects at Year 15	Photoviewpoints representative of Receptors View
Users of St Mary's Catholic Church to the north-east of the site  <b>Low sensitivity</b>	<b>Low to Negligible</b>	<b>Temporary minor adverse</b>	<b>Minor adverse to neutral</b>	<b>Neutral</b>	No representative viewpoint included for this receptor
<b>USERS OF LOCAL ROADS</b>					
Transient users of A59 Longsight Road to the north-west of the site	High to medium	<b>Temporary minor adverse</b>	<b>Minor adverse to neutral</b>	<b>Neutral</b>	Photoviewpoints 2 and 10
Transient users of Higher Commons Lane to the north-west of the site  <b>Low sensitivity</b>	Low	<b>Temporary minor adverse to neutral</b>	<b>Neutral</b>	<b>Neutral</b>	Photoviewpoints 8 and 9
Transient users of Commons Lane to the north-west of the site  <b>Low sensitivity</b>	Negligible	<b>Neutral</b>	<b>Neutral</b>	<b>Neutral</b>	No representative viewpoint included for this receptor
Transient users of Osbaldeston Lane to the north of the site  <b>Low sensitivity</b>	Low to negligible	<b>Neutral</b>	<b>Neutral</b>	<b>Neutral</b>	No representative viewpoint included for this receptor
Transient users of Mellor Brow to the south of the site  <b>Low sensitivity</b>	Negligible	<b>Neutral</b>	<b>Neutral</b>	<b>Neutral</b>	Photoviewpoint 17
Transient users of Abbott Brow to the north-east of the site  <b>Low sensitivity</b>	Low	<b>Neutral</b>	<b>Neutral</b>	<b>Neutral</b>	Photoviewpoint 11
<b>AGRICULTURAL USERS</b>					
Agricultural users associated with Causeway Farm to the north-west of the site.  <b>Low sensitivity</b>	Medium	<b>Temporary minor adverse</b>	<b>Minor adverse to neutral</b>	<b>Neutral</b>	No representative viewpoint included for this receptor

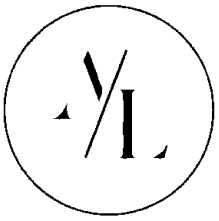


## Section 7: Conclusion

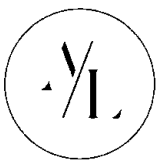
- 7.1 When considering the landscape and visual effects of development it is important to recognise that any change to a greenfield site will result in adverse landscape and visual effects. The extent of the effects and degree of conformance with the local context need to be taken into consideration. In addition, the effects need to be put in the planning balance with all other economic, social, and environmental effects of the development.
- 7.2 Within published character documentation, the site is identified with Lower Ribble LCA within the Lancashire Landscape Character Assessment. The fieldwork undertaken has confirmed that the only landscape features present within the site that are characteristic of the Lower Ribble LCA are the field boundary hedgerows. These are currently gappy and overgrown in places, and they would benefit from management and enhancement in order to improve their condition and the contribution they make the wider landscape character of the LCA. The site is influenced by the adjoining A59 road corridor which runs along the north-western edge of the site, the existing built form along the A59 near to the site, and by the visual containment provided by the site boundary vegetation, the roadside trees along the A59, and the ridgeline within the agricultural land to the east.
- 7.3 The perception or distinctiveness of the wider LCA and LCT would not be compromised as a result of the employment development proposed. The development would result in localised permanent loss to three commonplace landscape features (small area of agricultural grassland, two ponds and two short sections of hedgerow), and would introduce employment development that would be noticeable but would not visually dominate the landscape, and that would not be substantially uncharacteristic of the surrounding landscape, especially in light of the surrounding built development to the west, the existing employment uses to the north and the scope for mitigation to ensure the development respects the open countryside that surrounds it.
- 7.4 The impacts on the landscape character of the site within the context of the Lower Ribble LCA are considered to result in **minor adverse effects** as only a very small proportion of the landscape character area will be changed, no fundamentally defining features will be lost, and those features that will change will be compensated for. This also reflects the localised improvements that the development proposed will make to the landscape features retained within the site, which include improvements to the condition of the existing hedgerows, the introduction of new hedgerow trees, and the introduction of site wide soft landscaping which will be characteristic of the agricultural fringe location of the site.
- 7.5 The development will be visible within a limited visual envelope geographically and for a relatively small number of potential visual receptors. Importantly, the visual context is such that when the site is visible, it is viewed through the filtering effect of the site boundary vegetation. The site is well contained by its own boundary vegetation but parts of the boundaries are less intact which affords greater intervisibility with the surrounding landscape to the north and north-west. There are no views within which the site is seen as an important component of the landscape in its current usage, and even for the more sensitive of visual receptors, the development of the site would still not result in the loss of any important scenic qualities or valued visual features. No residential views from Mellor Brook will be interrupted or curtailed. A small number of more distant residential views will experience a change in the composition of their overall view, whereby the development proposed will alter a small part of the middle-ground or background of their view, but the change would be consistent with other components already seen within their wider views.
- 7.6 The most significant visual effects will be experienced by the recreational users of the public footpaths which cross the site where there will be **moderate adverse effects** experienced, as a result of the direct, close proximity views of the new employment units once the development is completed. These effects will reduce to **moderate to minor adverse** after 15 years once the proposed soft landscaping has matured, as there will then be intervening vegetation to filter and screen views of the built development, and new areas of public open space will form the focus of foreground views.



- 7.7 Largely **minor adverse or neutral effects** will be experienced by other identified receptors.
- 7.8 Both the landscape and visual effects are limited in geographic extent, and all effects are therefore localised to the site and its immediate context, affecting only a small number of private residents, users of a small number of nearby Public Footpaths, and the users of the A59 to the immediate north-west of the site. Whilst the site occupies open agricultural land, a sensitive design response, with legible Green Infrastructure connections and a commitment to the retention and enhancement of existing landscape features will create a new development that relates well to the A59 and is visually and physically contained to separate it from the wider agricultural landscape. Some localised adverse effects will arise, however, the proposed development approach demonstrates how the development can address policy objectives without harming the wider character area.



## **Appendix 1: Methodology for Landscape & Visual Appraisal**



# Landscape and Visual Impact Assessment/Appraisal Methodology

## Introduction

This report has been undertaken in accordance with best practice guidance and following the Landscape Institute and IEMA guidelines, Guidelines for Landscape and Visual Impact Assessment, 3rd edition, 2013 (GLVIA3).

The appraisal/assessment of landscape and visual impacts and effects are not based on hard and fast rules. A judgement process, using narrative to fully explain the reasoning behind the judgements made is a key part of the process, which is set out in full within this report. Within this methodology however, a series of tables are included which provide the reader with more detail and definitions relating to the assessment of sensitivity, magnitude of change, and significance of effect.

The conclusions reached about the sensitivity of receptors, the magnitude of change (impacts) and the significance of the resulting effects are always based on professional judgement.

The key terms used within assessments are:

- Susceptibility and Value – Which contribute to Sensitivity;
- Scale, Geographical Extent, Duration and Reversibility – which contribute to the Magnitude of change; and
- Significance of Effect – a judgement of the level of significance of effect when Sensitivity and Magnitude are combined.

## Sensitivity

Overall sensitivity lies along a continuum of low to high. The Value and Susceptibility of a receptor are both considered in order to ascertain its overall sensitivity. In the case of landscape receptors, reference is normally made to the most recent relevant published Landscape Character Assessments.

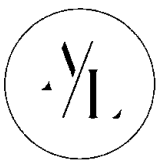
### Susceptibility

Susceptibility is assessed both for landscape receptors (including landscape designations and character areas) and for visual receptors (people). It indicates the ability of a defined landscape or visual receptor to accommodate the proposed development “*without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.*” (GLVIA, 3rd version, para 5.40). An example of how Susceptibility can be described at each end of the continuum of low to high is provided in the following tables below for both landscape and visual receptors.

### Value

Landscape Value is “*the relative value that is attached to different landscapes by society*” (GLVIA, 3rd version, page 157). Box 5.1 (GLVIA 3rd version, page 84) sets out factors to be considered in the identification of valued landscapes and this has been supported by the guidance set out within the Landscape Institutes Technical Guidance Note 02/21 ‘Assessing landscape value outside national designations’. The factors influencing landscape value can be broadly described as: Landscapes recognised and valued for their quality and and/or cultural associations; key characteristics and features as recognised in published landscape character assessments; Landscape constrictions and the degree to which the landscape is intact and legible.

In visual terms, Value relates to that attached to views experienced by receptors (people) – this is typically influenced by scenic qualities of the view, a view being identified as forming part of a specific viewing spot, or one which has been locally noted to form a key role as part of a settlement, route, or experience. Certain views are highly valued for either their cultural or historical associations, which can increase the sensitivity of the



viewer. However, whilst a valued view may serve to increase the overall visual receptor sensitivity, a low value will not necessarily reduce sensitivity.

GLVIA3 advises that it is helpful to consider (but not be restricted to) the following:

- Nature of the view (full, partial or glimpsed);
- Proportion of the proposed development visible (full, most, part or none);
- Distance of the viewpoint from the proposed development and whether it would be the focus of the view or only a small element;
- Whether the view is stationary, transient or sequential; and
- The nature of the changes to the view.

Additionally, the seasonal effects of vegetation are considered, in particular the varying degree of screening and filtering of views.

### **Magnitude of Change**

Overall magnitude of change lies along a continuum of low to high. Together the scale, geographical extent, and duration and reversibility of effect are all considered in understanding the overall Magnitude of change.

- Scale of effect is assessed for both landscape and visual receptors and identifies the degree of change which would arise from the development.
- Geographical Extent of effect of is assessed for both landscape and visual receptors and indicates the geographic area over which the effects will be felt.
- Duration and Reversibility of effect is assessed for all landscape and visual receptors and identifies the time period over which the change to the receptor would arise as a result of the development.

### **Effects**

Landscape effects can be defined as the changes in the character and quality of the landscape as a result of a development, through:

- The impact on the landscape fabric (changes the development may cause to specific features and elements that make up the landscape);
- The impact on the overall patterns of elements and on the perceptual and aesthetic aspects that give rise to landscape character and regional and local distinctiveness; and
- The impact on valued landscapes such as public open space, designated landscapes or otherwise valued landscapes including wild land.

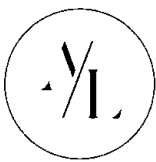
Visual effects relate to changes in available views of the landscape and the effect of those changes on people, including:

- the immediate impact of the Proposed Development on the content and character of views (e.g. through intrusion or obstruction and / or the change or loss of existing elements in a specific view); and
- the broader impact considering the overall change in visual amenity enjoyed by receptors in the area.

Best practice guidelines stipulate that the level of any landscape or visual effect should be evaluated, both during the construction works and following completion of the development. The level of any landscape and visual effect is a function of the sensitivity of the affected landscape resources and visual receptors against the magnitude of change that they would experience. As such, the assessment of potential and residual effects can be described as: negligible, minor, moderate, or major.

The following terms are used to define residual landscape/townscape effects:

- **Adverse:** the proposed development may result in direct loss of physical landscape/townscape resources, weaken key characteristics or negatively affect the integrity of a landscape/townscape designation; and
- **Beneficial:** the proposed development may replace poor quality elements of the existing landscape/townscape or strengthen existing landscape/townscape characteristics.



The following terms are used to define residual visual effects:

- Adverse: the proposed development reduces visual amenity; and
- Beneficial: the visual amenity is improved by the proposed development.

## Appraisal/Assessment Criteria Tables

### Landscape Sensitivity

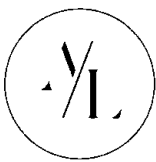
The sensitivity of the landscape receptors has been arrived at by considering the landscape receptor value and the susceptibility of the landscape receptor to the change proposed.

Susceptibility and value can be combined in different ways although it is generally accepted that a combination of high susceptibility and high value is likely to result in the highest sensitivity, whereas a low susceptibility and low value is likely to result in the lowest level of sensitivity. As noted in GLVIA3 there can be complex relationships between the value attributed to a landscape and its susceptibility to change, which can be particularly important when considering change in or close to designated landscapes.

Landscapes considered highly susceptible to the proposed change are normally considered to be of high sensitivity unless there are particularly strong reasons associated with the landscape value that lead to a reduction in sensitivity. Similarly, receptors considered to be of low or medium susceptibility are usually in the same category of sensitivity, unless there are reasons associated with the landscape value that lead to an increase in sensitivity.

The overall sensitivity generally follows the definitions set out in the table below. It should be noted that the levels are indicative, and the levels shown are arbitrary divisions of a continuum. Professional judgement is always used to determine the overall level.

LEVEL OF SENSITIVITY	TYPICAL CHARACTERISTICS
<b>HIGH</b>	<p>Areas of landscape character that are highly valued for their scenic quality (including most statutorily designated landscapes);</p> <p>Elements/features that could be described as distinctive, unique or are nationally scarce;</p> <p>Distinct landscape structure with strong pattern and intact features;</p> <p>Mature vegetation with provenance such as ancient woodland or mature parkland trees;</p> <p>Mature landscape features which are dominant within the landscape and fundamental to defining the distinct landscape character of an area. Features which are characteristic of and contribute to a sense of place and illustrate time-depth in a landscape and if replaceable, could not be replaced other than in the long term;</p> <p>Important characteristics and features recognised as forming an intrinsic part of a nationally or regionally designated landscape; and/or</p> <p>Few detractors or uncharacteristic features or elements present.</p> <p>The landscape is such that changes in terms of the proposed development would be entirely at odds with its character, related to matters of pattern, grain, use, scale and mass.</p>
<b>MEDIUM</b>	<p>Areas that have a positive landscape character but include some areas of alteration/degradation/or erosion of features;</p> <p>Locally important and notable features that contribute to the overall character of an area;</p> <p>Perceptual/aesthetic aspects has some vulnerability to unsympathetic development; and/or features/elements that are locally commonplace; unusual locally but in moderate/poor condition; or mature vegetation that is in moderate/poor condition or readily replicated.</p>



<b>LOW</b>	<p>Some scope for substitution or positive enhancement – the proposed development is somewhat consistent with the existing scale, pattern, grain, and/or land use of the prevailing character, although mitigation may be appropriate to enhance assimilation.</p> <p>Damaged or substantially modified landscapes with few characteristic features of value; Features or elements that are uncharacteristic and detract from the landscape character of an area such as obtrusive man-made artefacts (e.g. power lines, large scale developments, etc);</p> <p>Degraded landscape structure with fragmented pattern and poor legibility of character</p> <p>Capable of absorbing major change – the proposed development is entirely consistent with the character of the local area, related to matters including pattern, grain, use, scale and mass, and/or there is scope for substitution or positive enhancement.</p>
<b>NEGLIGIBLE</b>	<p>Areas that are relatively bland or neutral in character with few/no notable features;</p> <p>A landscape that includes areas of alteration/degradation or erosion of features; and/or Landscape elements/features that are common place or make little contribution to local distinctiveness.</p> <p>Opportunities for the restoration of landscape through mitigation measures associated with the proposal.</p>

### Visual Sensitivity

The sensitivity of a visual receptor reflects their susceptibility to change and any values which may be associated with the specific view. It varies depending on a number of factors such as the activity of the viewer, their reasons for being there and their expectations and the duration of view.

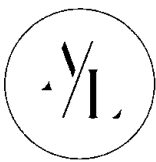
As with landscape, susceptibility and value can be combined in different ways to form a judgement about the sensitivity of a given receptor. It is generally accepted that a combination of high susceptibility and high value is likely to result in the highest sensitivity, whereas a low susceptibility and low value is likely to result in the lowest level of sensitivity.

However, whilst a valued view may serve to increase the overall sensitivity of the visual receptor, a low value will not necessarily reduce sensitivity. Visual receptors considered highly susceptible to the proposed change are normally considered to be of high sensitivity unless there are particularly strong reasons associated with the value of the view that lead to a reduction in sensitivity.

Similarly, receptors considered of low or medium susceptibility are usually in the same category of sensitivity, unless there are reasons associated with the value of the view that lead to an increase in sensitivity.

The overall sensitivity generally follows the definitions set out in the table below. It should be noted that the levels are indicative, and the levels shown are arbitrary divisions of a continuum.

LEVEL OF SENSITIVITY	TYPICAL CHARACTERISTICS
<b>HIGH</b>	<p>A view or overall visual amenity which is an important reason for receptors being there (and therefore most views or overall visual amenity for highly susceptible receptors).</p> <p>A well balanced view containing attractive features and notable for its scenic quality.</p> <p>A view which is experienced by a large number of people and/ or recognised for its scenic qualities.</p> <p>(e.g. residents at home, users of public rights of way, users of footpaths where the attractive nature of the countryside is a significant factor in the enjoyment of the route, cyclists on national and local cycle routes designed to provide an attractive experience, road users on recognised tourist/scenic routes, visitors to landscape and heritage resources and attractions where views of the surroundings are an important contributor to their appreciation, experience or enjoyment).</p> <p>The visual composition following the development as proposed will include discordant and incongruent elements.</p>



**MEDIUM**

A view or overall visual amenity which plays a relatively small part in the reason why a receptor would be there (and therefore most views or overall visual amenity for receptors of medium susceptibility).

An otherwise attractive view that includes noticeable discordant features or overall visual amenity where there are noticeable visual detractors.

(e.g. general road users, passengers on rail lines where the trains run at low or moderate speeds, users of public open space and footpaths where the nature of the surroundings is not a significant factor in the enjoyment of the space/activity, visitors to landscape and heritage resources and attractions where views of the surroundings are a minor contributor to their appreciation, experience and/or enjoyment).

The visual composition following the development as proposed will be consistent with the baseline situation although some aspects may be at odds with the visual composition.

**LOW**

A view or overall visual amenity which is unlikely to be part of the receptor's experience or reasons for being there (and therefore most views or overall visual amenity for receptors of low susceptibility).

An unattractive view or overall visual amenity where there are many visual detractors.

(e.g. people at their place of work or shopping, users of high speed roads and passengers on railway lines running at high speed, people engaged in recreational activities where the view of the surroundings is secondary to the enjoyment of the activity such as outdoor sports, user of public open space and footpaths where the nature of the surroundings is irrelevant to the enjoyment of the activity)

The visual composition following the development as proposed will be in harmony with the existing composition.

**NEGLECTIBLE**

A view or overall visual amenity which is irrelevant to the receptor's experience or reasons for being there.

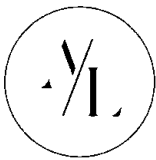
(e.g. users of indoor facilities where the view is irrelevant to their activity)

The visual composition following the development as proposed will make no difference to the users existing visual context or experience.

**Magnitude of Change (Impacts)**

The magnitude of change described within this report generally follows the definitions set out in the table below. It should be noted that the levels are indicative, and the levels shown are arbitrary divisions of a continuum.

MAGNITUDE OF CHANGE	JUSTIFICATION
<b>HIGH</b>	Total loss or major alteration to key elements/features/characteristics of the baseline (existing) landscape or view, and/or the introduction of totally uncharacteristic elements with the receiving landscape.
<b>MEDIUM</b>	Partial loss of or alteration to one of more key elements/features/characteristics of the existing landscape or view and/or the introduction of elements that may be prominent but not uncharacteristic within the receiving landscape.
<b>LOW</b>	Minor loss or alteration to one or more key elements/features/characteristics of the existing landscape or view and/or the introduction of elements that are not uncharacteristic within the receiving landscape.
<b>NEGLECTIBLE</b>	Very minor loss or alteration to one or more key elements/features/characteristics of the existing landscape or view and/or the introduction of elements that are not uncharacteristic within the receiving landscape – approximating the 'no change' situation.



## Level of Effect

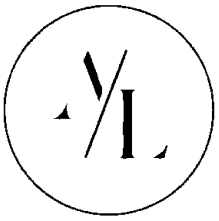
The level of effect will vary depending on the circumstances, the type and scale of development proposed, the baseline context and other factors. Professional judgement is used to combine sensitivity and magnitude to gauge the level of effect and determine whether it is significant or not.

The gradations of magnitude of change and level of effect used in the assessment represent a continuum on a four-point scale: major; moderate; minor; and negligible. Where appropriate, this assessment uses intermediate descriptors, such as minor to negligible, minor to moderate or moderate to major, where the assessor considers that the effect falls between the levels set out below.

Effects can be either beneficial or adverse and, in some cases, neutral.

The level of effect described within this report generally follows the definitions set out in the table below. It should be noted that the levels are indicative, and the levels shown are arbitrary divisions of a continuum.

LEVEL OF EFFECT	JUSTIFICATION
<b>MAJOR</b>	Total permanent loss or major alteration to key elements and features of the landscape, to include the introduction of elements totally uncharacteristic of the surrounding landscape. Development would be visually intrusive and would disrupt fine and valued views both into and across the area (adverse). Fitting well with the scale, landform and pattern of the landscape, and enhance the existing landscape character. The development would create a highly improved change in views (beneficial).
<b>MODERATE</b>	Effects that are at variance with some of the landscape characteristics, adversely affecting the character (adverse), or fitting well with the landscape characteristics but changing their emphasis for improvement (beneficial).
<b>MINOR</b>	Not quite fitting the characteristics of the landscape (but not considered uncharacteristic) or have local/limited scale adverse impact (adverse), or locally improving or adding to the quality of the landscape (beneficial).
<b>NEUTRAL</b>	Complementing the landscape characteristics and maintaining the existing landscape character and quality.



## **Appendix 2: Extracts from Natural England's publication for the Lancashire Valleys National Character Area**

## Key characteristics

- Broad valleys of the rivers Calder and Ribble and their tributaries run north-east to south-west between the uplands of Pendle Hill and the Southern Pennines.
- A Millstone Grit ridge extends between the Ribble and Calder catchments (including the Mellor Ridge and part of Pendle Hill).
- A broad trough underlain by Carboniferous Coal Measures provided the basis for early industrialisation.
- Field boundaries are regular to the west and more irregular to the east. They are formed by hedges with few hedgerow trees and by stone walls and post-and-wire fences at higher elevations.
- Agricultural land is fragmented by towns, villages and hamlets, industry and scattered development, with pockets of farmed land limited to along the Ribble Valley, the fringes of Pendle Hill, the area to the west of Blackburn, and in the north around Skipton.
- Farmed land is predominantly pasture for grazing livestock, with areas of acid and neutral grassland, flushes and mires. There is some upland heath and rough pasture on Pendle Hill and the higher land to the south.
- Small, often ancient, broadleaved woodlands of oak, alder and sycamore extend along narrow, steep-sided cloughs on the valley sides – for example, at Priestley Clough, Spurn Clough and south of Blackburn.

- There are numerous large country houses with associated parklands, particularly on the northern valley sides away from major urban areas.
- There are many examples of proto-industrial heritage, including lime hushings, important turnpike and pack-horse routes involved in the early textile trade, and rural settlements with handloom weavers' cottages.

Continued on next page...



Traditional stone-built weavers' cottages.

## Key characteristics continued

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- There is evidence of a strong industrial heritage associated with the cotton weaving and textile industries, with many common artefacts such as mill buildings, mill lodges and ponds, and links to the Leeds and Liverpool Canal.
- The many towns, including Blackburn, Accrington and Burnley, which developed as a result of the Industrial Revolution give the area a strong urban character.
- Robust Victorian architecture of municipal buildings contrasts with the vernacular sandstone grit buildings of the quiet rural settlements on the valley sides.
- Numerous communication routes run along the valley bottoms, including the Leeds and Liverpool Canal, the Preston–Colne railway and the M65 motorway.

# National Character

## Area profile:

Introduction & Summary

Description

Opportunities

Key facts  
and data

Landscape  
change

Analysis

**SEO 1: Conserve and manage the Lancashire Valleys' industrial heritage to safeguard the strong cultural identity and heritage of the textile industry with its distinctive sense of place and history.**

### For example, by:

- Protecting, conserving, managing and interpreting the area's historic identity, in particular the buildings associated with past textile and mining/quarrying industries, urban fabric, parks, rural villages, country houses, parklands and industrial heritage, to ensure a better understanding of past land use and retain evidence of the relationships between features for the future.
- Protecting, conserving, managing and interpreting the many layers of historical evidence to raise awareness and for public benefit, understanding and enjoyment.
- Promoting and encouraging opportunities to restore and re-use vernacular buildings, using local styles and building materials in order to maintain and enhance the historic character of rural villages and urban areas.
- Increasing awareness of, access to, and interpretation of the area's strong industrial heritage/textile industry, particularly that associated with the Leeds and Liverpool Canal.
- Encouraging and promoting land management practices and developments, such as tracks, that will not be detrimental to, or damage, archaeological evidence or historic features.
- Protecting and encouraging sensitive restoration and re-use of existing, redundant and derelict mill buildings and artefacts, such as mill ponds, associated with the textile industry to retain the historic industrial heritage, particularly linked to the Leeds and Liverpool Canal.
- Seeking opportunities to promote and use the network of paths to gain access to, reveal and interpret the area's rich history, to increase public understanding and enjoyment of it.
- Raising awareness and increasing understanding of the local history of the area and its importance at a national level.
- Conserving important geological exposures and providing interpretation, making links between the geology and the industries that relied on these resources.

# National Character

## Area profile:

Introduction & Summary

Description

Opportunities

Key facts  
and data

Landscape  
change

Analysis

**SEO 2: Increase the resilience and significance of woodland and trees, and manage and expand existing tree cover to provide a range of benefits, including helping to assimilate new infrastructure; reconnecting fragmented habitats and landscape features; storing carbon; and providing fuel, wood products, shelter and recreational opportunities.**

### For example, by:

- Protecting, conserving and enhancing the mosaic and diversity of existing woodlands, especially ancient semi-natural woodland, and improve their connectivity.
- Bringing the area's small broadleaved woodlands, particularly on farms, into management, focusing on the visually important clough and ridge-side woodlands on the lower hillsides and the wet woodlands in the valley bottoms, and focusing on farm shelter plantings and copses that are distinctive to the industrial foothills and valleys.
- Planting new broadleaved woodlands, particularly on degraded farmland and vacant industrial land in the urban fringe, focusing on the visually important clough and ridge-side woodlands.
- Managing and restoring hedges and field boundary trees and connecting to existing fragmented and degraded habitats.
- Encouraging sustainable management of existing woodlands to produce surplus timber and biomass for local use – for example, for wood-fired boilers – while maintaining their biodiversity and landscape value, increasing resilience, and regulating soils and water.
- Ensuring that new woodland strengthens the local landscape and enhances biodiversity, providing recreational opportunities where possible.
- Creating new woodlands to assimilate urban development and to enhance rural character and tranquillity where appropriate.
- Promoting and marketing small-scale biomass production through planting on sites that are isolated by development and are not suitable for agriculture, spoil heaps or closed landfill sites.
- Supporting the aims of the North West Regional Forestry Framework and sub-regional strategies.

# National Character

## Area profile:

Introduction & Summary

Description

Opportunities

Key facts  
and data

Landscape  
change

Analysis

**SEO 3: Manage and support the agricultural landscape through conserving, enhancing, linking and expanding the habitat network, and manage and plan for the associated potential impact of urban fringe development, intensive agriculture and climate change mitigation.**

### For example, by:

- Conserving, enhancing and expanding characteristic landscape and important ecological resources, such as species-rich, unimproved/semi-improved meadows and pastures and wetland meadows, including bringing nationally and locally designated habitats into, and maintaining, favourable condition.
- Managing land adjacent to isolated habitats to ensure that they are protected, expanded, buffered and linked to increase habitat connectivity and allow species movement, especially along rivers, the Leeds and Liverpool Canal, mill ponds and clough woodlands.
- Encouraging improved management of grassland and woodland through increased uptake of environmental incentive schemes to provide a farmed landscape of fields, well-managed hedgerows, mosaics of grass and margins, and small woodlands to benefit species such as farmland birds.
- Managing pressures on remnant farmland adjoining urban areas so that the characteristic stone wall and hedgerow field boundaries, especially those adjacent to urban areas, lanes and important footpaths and viewpoints, are conserved and enhanced.
- Managing and extending permanent grassland, woodland, wetland and riparian habitats along watercourses, the Leeds and Liverpool Canal, cloughs and valley sides to capture sediment, increase holding capacity, slow down run-off and improve infiltration.
- Managing pastures at a sustainable level, to improve soil structure, increase soil carbon storage, aid water infiltration and slow down/reduce water run-off, and safeguard water and soil quality.
- Encouraging expansion of wetland habitats such as reedbeds, woodlands and wet grasslands along valley bottoms, to improve flood mitigation by intercepting and retaining water for longer.
- Encouraging and promoting opportunities within the Upper Ribble and Hodder sub-catchment to provide flood storage and create habitat that could reduce downstream flood risk.

# National Character

## Area profile:

Introduction & Summary

Description

Opportunities

Key facts  
and data

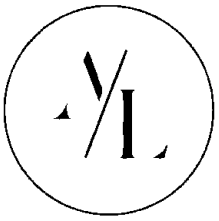
Landscape  
change

Analysis

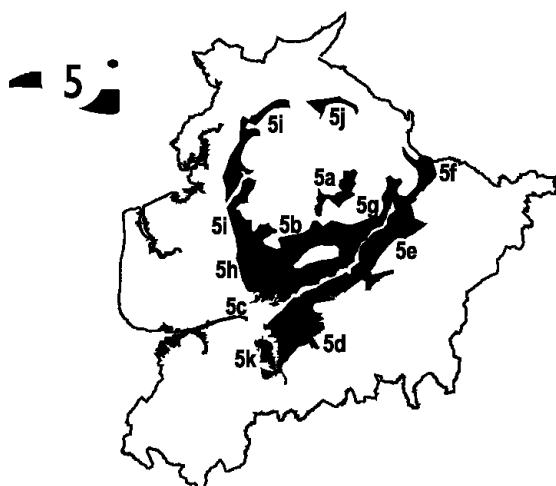
**SEO 4: Conserve and manage the distinction between small rural settlements and the densely urban areas and ensure that new development is sensitively designed to contribute to settlement character, reduce the impact of the urban fringe and provide well-designed green infrastructure to enhance recreation, biodiversity and water flow regulation.**

### For example, by:

- 'Designing in' green infrastructure principles with housing expansion, business park developments (associated with key road intersections), expansion of water treatment facilities and associated changes such as horsiculture.
- Encouraging innovative new uses for old and/or abandoned buildings, while preserving their characteristic features.
- In urban areas, protecting important views to the hills from the impact of new development, including windfarms.
- Providing new permissive access that links to open access land, long distance rights of way, country parks and other areas of greenspace.
- Protecting the nature conservation interest of vacant land from new development.
- Protecting the setting of the adjacent Forest of Bowland Area of Outstanding Natural Beauty.
- Seek opportunities to develop sustainable urban drainage systems (SUDS) in urban areas in particularly in new development, to improve infiltration and manage surface water.
- Improving the urban-rural fringe through careful design and integration of green infrastructure with housing and industry, through linking new developments with the wider countryside and sustainably manage urban activities within agricultural areas.
- Improving, maintaining and expanding semi-natural habitats on farmland, such as meadows, pastures, wetlands and clough woodlands, which may increase the sense of tranquillity in the urban fringes, for example by planting new woodlands and shelter belts, and ensuring new developments are sensitively designed to reduce any visual and infrastructure impacts on rural areas and the urban fringe.
- Ensuring new woodland screens urban fringes to enhance rural character and tranquillity and contributes to recreational value by providing appropriate access to encourage public engagement with and enjoyment of nature.



## **Appendix 3: Extracts from Lancashire's Landscape Assessment for the Undulating Lowland Farmland LCT and the Lower Ribble LCA**

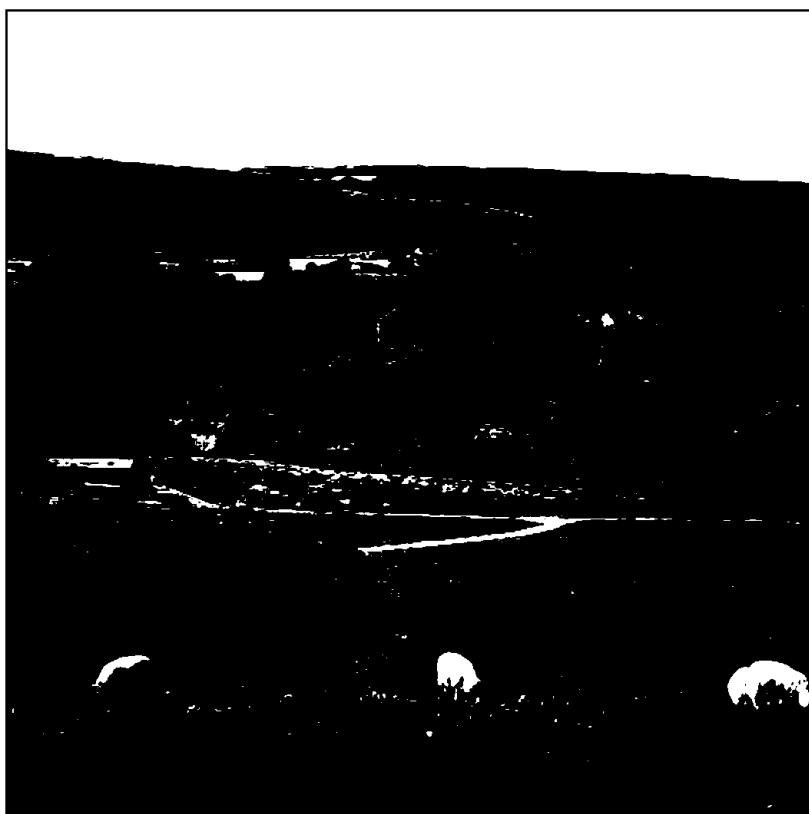


### Landscape Character

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. Typical view - photo 19 below.

#### Character Areas

- 5a Upper Hodder Valley
- 5b Lower Hodder and Loud Valley
- 5c Lower Ribble
- 5d Samlesbury-Withnell Fold
- 5e Lower Ribblesdale (Clitheroe to Gisburn)
- 5f Lower Ribblesdale (Gisburn to Hellifield)
- 5g South Bowland Fringes
- 5h Goosnargh-Whittingham
- 5i West Bowland Fringes
- 5j North Bowland Fringes
- 5k Cuerden-Euxton



### Physical Influences

The Undulating Lowland Farmland forms a transitional zone between the low lying plains of soft glacial deposits and the high fells of Bowland, formed from Millstone Grit. To the west of the Forest of Bowland, running along the line of the M6, a substantial fault separates the soft Triassic rock of the lowlands from the harder Carboniferous rocks of the fells. The Clitheroe Reef Knolls SSSI, located between Worston and Downham, comprise an important geological feature. This is one of several Reef Knolls which support species-rich calcareous grassland.

This landscape type, whether composed of limestone, grit, shale or sandstone, is of gentle topography when compared to the fells and hills. Glacial action has accentuated the differences by further tempering the relief of the low-lying areas by the deposition of glacial drift. Deep drift is conspicuous where hedges predominate over stone walls, as quarrying is only possible where the drift is sufficiently thin.

Many of the woodlands which survive on the steep slopes of the deep cloughs and valley sides are of ancient origin and represent a rich natural resource. They include alder and ash woods on the base-rich soils of the valley floors grading through to lowland oakwoods and upland oak woods on the upper valley sides. Red Scar and Tun Brook Woods, situated east of Preston between Ribbleson and Grimsargh are classified as SSSI's and are important for their extensive examples of ash-wych elm woodland and alder woods. Hedges and hedgerow trees are also important as habitats in an otherwise intensively managed landscape.

Standing bodies of water are important habitats within the area; especially for birds. Rough Hey Wood, located south east of Garstang is designated as a SSSI and contains one of Britain's largest heronries.

### Human Influences

The landscape proved more favourable to early settlers than the nearby uplands. At Portfield above Whalley, large earthworks of Iron Age date defend the neck of a steep-sided promontory whose flat top had been utilized since the Neolithic period. The presence of a large aisled barn of probably

18th century date points to an earlier, perhaps medieval, successful farmstead, attesting to the favourable nature of the site.

By the Roman period it is probable that much of this landscape type was already settled fairly densely and the fort established at Ribchester is known to have had some civilian government functions. Whilst Roman remains (besides roads) outside the immediate area of the forts are poorly represented in the record, the presence of Roman Kilns at Quernmore show that they exploited the natural resources of the area.

Medieval population pressures, which saw the utilisation of small areas of the mosslands elsewhere in Lancashire also led to the continuation of small woodland clearances along the Ribble and the Lune. This created a small scale intimate landscape of scattered farms linked by winding roads with irregular fields and patches of surviving woodland on stream and field edges, a landscape which has remained intact to this day.

The majority of enclosure dates from the medieval period and has created a landscape of small fields which are mostly hedged although stone walls are evident where geology lies close to the surface.

Country houses are a feature of the area and are often surrounded by parklands and well managed estates. They are evidence of the developing industrial enterprise and increasing wealth between the 16th and 19th centuries. Architecturally distinctive yeoman and gentry houses are also characteristic of this type and date from the 17th century onwards.

During the 17th century lime was used for land improvement in these lowland fringe areas and many small farm kilns remain in the landscape, along with the larger industrial kilns and quarries of the 19th and 20th century. The mining of Millstone Grit also proved to be important in this landscape type. Where suitable stone was available, querns and millstones could be quarried and manufactured to meet the needs of the population. Remains of 19th century millstone production near Quernmore can still be seen on the flanks of Clougha Pike. Lead and Silver were extracted in Rimington from the 17th century and mined and manufactured in places such as at Quernmore to meet the demands of the rapidly industrialising county.

## CHARACTER AREAS - UNDULATING LOWLAND FARMLAND

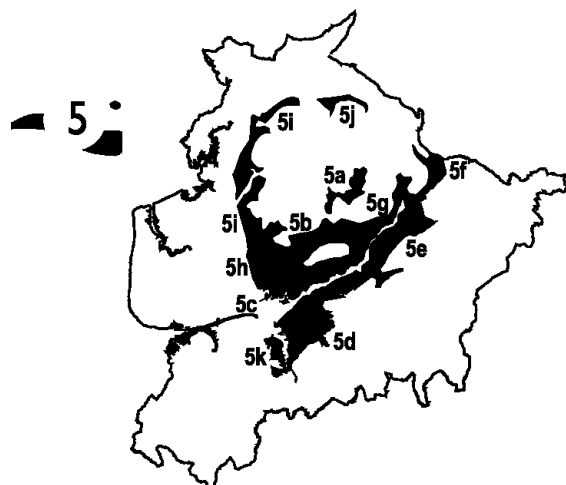
Undulating Lowland Farmland occurs on the lower fringes of the uplands, below about 150m AOD, across the whole study area.

Local	Character Areas	Description
5a	Upper Hodder Valley	<i>This is a unique hidden area of settled farmland enclosed by shale and limestone uplands and the grit moorland of the Bowland Fells. It is a lush oasis in the middle of a bleak landscape. The landscape is centred around the upper River Hodder and its tributaries and is well wooded. The underlying geology is largely overlain by boulder clays although the underlying limestone is evident as outcrops known as 'Reef Knolls' as well as in the white stone walls, bridges and limestone built villages, such as Slaidburn. The Reef Knolls are particularly characteristic of this area as are stands of beech which are often visible on hill tops.</i>
5b	Lower Hodder and Loud Valley	<i>This area forms part of the Undulating Lowland Farmland to the south of the Forest of Bowland and includes the deeply incised wooded course of the Hodder below Whitewell and its tributary, the River Loud, as far as its confluence with the Ribble. The underlying bedrock is limestone which is overlain by good soils, providing lush green pastures and good tree growth. The course of the Hodder is particularly well wooded and the pattern of incised minor wooded tributaries is distinctive to this character area. The area is little affected by modern development and the picturesque limestone villages of Chipping and Waddington have retained their vernacular character.</i>
5c	Lower Ribble	<i>The Lower Ribble is an area of lowland gritstone farmland between Longridge Fell to the north and Mellor Ridge to the south. It has a distinctive broad valley landform; the north and south valley sides are separated by a flood plain which contains the meandering course of the River Ribble. There is a particularly distinctive pattern of wooded cloughs which descend the valley sides, their streams emptying into the Ribble. A complex pattern of hedges and woodland form links to these wooded cloughs, giving an overall impression of a well wooded landscape. Although a rural valley, the area is well settled; a dense network of winding country lanes and tracks link the large number of stone farm buildings. Other features of this area are the country houses and designed landscapes, for example Stonyhurst College, Huntingdon Hall and Showley Hall. The Roman settlement of Ribchester is sited at an historic crossing point of the Ribble, a tranquil village in the centre of the valley.</i>
5d	Samlesbury-Withnell Fold	<i>An area between the Ribble Valley to the north and the Industrial Foothills to the south. It is underlain by millstone grit and sandstone, but the landscape is influenced by the mantle of glacial till which covers the surface, producing a gently undulating landscape of large lush green pastures divided by low cut hedgerows and hedgerow trees. Dramatic steep sided wooded valleys wind their way through the landscape carrying the River Darwen and its tributaries. Designed landscapes and parkland associated with Samlesbury Hall, Woodfold Hall, Pleasington Old Hall and Hoghton Tower add to the overall woodland cover in this lowland landscape and Witton Country Park provides a countryside resource on the edge of Blackburn. It is also influenced by infrastructure (major road</i>

Local	Character Areas	Description
		<i>and rail routes), industrial works, the airfield at Samlesbury and built development on the edges of Preston.</i>
5e	Lower Ribblesdale (Clitheroe to Gisburn)	<i>This area forms the southern valley side of the Ribble, between Copster Green and Gisburn, on the lowland fringes of Pendle Hill. It is a particularly well settled area and provides a corridor for communication routes along the Ribble Valley. The A59(T) runs the length of the area, linking the settlements of Copster Green, Whalley, Clitheroe, Chatburn and Gisburn. The railway links the valley to Blackburn and Yorkshire. This communication structure has encouraged built development and industry; the large cement works at Clitheroe is a prominent visual landmark for miles around. This character area is underlain by limestone and has some good examples of limestone reef knolls, particularly around Clitheroe; Clitheroe Castle is located on top of one of these knolls.</i>
5f	Lower Ribblesdale (Clitheroe to Gisburn)	<i>This character area follows the upper reaches of the River Ribble between Bolton-by-Bowland and Long Preston on limestone geology. It occurs on the fringes of the Slaidburn Rolling Upland Farmland between 100 and 150m AOD. It is a highly rural area which is dominated by lush green pastures divided by hedgerows with many hedgerow trees. The mixed plantation woodlands associated with estates of Bolton Hall and Halton Place and the ancient woodlands along the Ribble itself contribute to the wooded character of this landscape character area.</i>
5g	South Bowland Fringes	<i>This character area forms the lowland fringes of Waddington 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.</i>
5h	Goosnargh-Whittingham	<i>The undulating lowland farmland on the north-east fringes of Preston forms a transitional landscape between the upland landscape of the Bowland Fells to the north-east and the agricultural Amounderness Plain to the west. It is an historically interesting area on the fringe of the Forest of Bowland AONB. The landform gently descends from 150m at the moorland fringe of Beacon Fell to the 30m contour (approximately) which defines the edge of the sandstone agricultural plain of the Fylde. However, this is not a clear boundary and the visual transition from one to the other occurs across a broad area between the M6 and main Preston to Lancaster railway line. As a result of this gradual transition it demonstrates characteristics of both the Fylde and the Bowland fringes. It is a pastoral landscape which is relatively open and intensively farmed with much hedgerow loss and few trees or woodlands although hedgerows along the network of lanes are important landscape features. There are often clear views over the plain below. The area is under pressure from built development as a result of its proximity to Preston. Vernacular buildings are of local stone, although a number of incongruous materials are seen throughout the area. The area is rich in evidence for Roman occupation.</i>

Local	Character Areas	Description
5i	West Bowland Fringes	<i>A transitional landscape between the gritstone scarps of the Bowland Fells and the coastal plain of Amounderness. A fault line provides a corridor along which the motorway, road and railway run and provides a transition to the agricultural plain. However, this transition is softened by glacial deposits, for example at Galgate where the lowland farmland merges imperceptibly with the low drumlin fields. However, at Quernmore, there is a dramatic wooded ridge (7c) which forms a definite boundary between the grit lowland fell edges and the adjacent glacial landscape to the west. The transition from fringe to fell is quite striking, particularly to the north-west below Claughton Moor where it occurs over a short distance. The valleys of the Brock, Calder and Wyre are also relatively dramatic, descending from the fells in deeply incised wooded valleys. There are exceptional views of the Amounderness Plain from the hillsides and the scarps of the Bowland fells are never far away.</i>
5j	North Bowland Fringes	<i>The north-facing gritstone slopes, known as the Forest of Mewith, is an area of undulating marginal farmland on the northern edges of the Bowland Fells. It is bordered by a drumlin field to the north which influences the landform of the lowland fringe; the broadly undulating landform contrasts with the steep scarps of west Bowland. This is a rural area which is crossed by a dense network of footpaths and farm tracks; a number of small stone farm holdings are found at the end of these dead-end farm tracks.</i>
5k	Cuerden-Euxton	<i>The rural character of this landscape is largely obscured by built development which has taken place since the late 1970s. Motorways and motorway junctions dominate the northern sector. The principal landscape feature is Cuerden Valley Park, based upon the woodland and valley of the river Linstead. The park is managed for nature conservation and recreational use and is an important local resource. Pockets of farmland and vernacular buildings survive as a reminder of earlier land use and settlement pattern.</i>





*Character Areas*

- 5a Upper Hodder Valley
- 5b Lower Hodder and Loud Valley
- 5c Lower Ribble
- 5d Samlesbury-Withnell Fold
- 5e Lower Ribblesdale (Clitheroe to Gisburn)
- 5f Lower Ribblesdale (Gisburn to Hellifield)
- 5g South Bowland Fringes
- 5h Goosnargh-Whittingham
- 5i West Bowland Fringes
- 5j North Bowland Fringes
- 5k Cuerden – Euxton

**Key Environmental Features**

**Wooded river corridors and gorges** provide a sense of enclosure, sheltered habitats and distinctive patterns on the valley sides. Many are also historic sites for early water-powered industry.

**Hedgerows and hedgerow trees** define the field pattern in contrast with the moorland fringe farmland, where stone walls dominate over hedgerows. They also provide sheltered habitats which are

important wildlife links between the wooded cloughs and outlying woodlands.

**Small mixed woodlands** provide important habitats and cover for wildlife and contribute to the overall appearance of a 'wooded' farmland. They reflect an important phase in landscape evolution when 19th century estate woods and shelterbelts were developed for game shooting.

**Historic villages, stone bridges and stone walls** reflect the local geology; many villages are clustered at river crossing points and there is a dispersed pattern of farms and cottages on the rural roads along the valley sides.

**Limestone outcrops and knolls** (in some of the character areas) provide a sharp contrast to the gentler rolling formations of the grazing land and provide shelter for sheep. They are also important for biodiversity.

**Roman remains and roads** reflect the importance of the area during Roman occupation - the routes of Roman roads are visible in sections of existing roads and tracks.

**Historic drove roads** support woodland, scrub and tall herb strips.

**Country houses, and estates** are important in terms of architecture and landscape design - they indicate the county's growing wealth in the 18th and 19th centuries.

**Local Forces for Change and their Landscape Implications**

**The expansion of farm woodlands through the Elwood Initiative** could be a positive force for change, linking wooded river corridors and increasing the number of small scale mixed farm woodlands.

**A decline in mature hedgerow and parkland trees** which are a valuable ecological resource and important hedgerow boundary markers. The presence of many trees provides the impression of a well managed, healthy landscape. There is little evidence of regeneration in hedgerows or of new planting to replace existing ageing or declining trees.

**Continuing quarrying for limestone** is altering the landform locally but restoration presents opportunities for the creation for the creation of distinctive limestone habitats (area 5e).

**Increasing pressures for residential development** on the edges of settlements, such as Ribchester, influences the landscape setting and approach to these small rural settlements. Many new developments use imported inappropriate materials such as red brick, which can be intrusive in this rural setting.

**Barn conversions** and new developments centred around existing farm buildings may alter the scale and character of rural settlement and affect the intrinsic historic interest of the farms. Design guidance may ensure reasonable minimum standards of architectural design, but it is more difficult to control the overall appearance of gardens, fencing, access roads, driveways and power lines. There is a risk that this form of suburbanisation will have a detrimental impact on areas with a deeply rural character.

**Pressure for amalgamation or expansion of beef/dairy farms** may result in the erosion of the characteristic pattern of fields, hedges and woods and introduction of large scale sheds and visually intrusive materials. Such large buildings may be intrusive in this rural setting and metal-roofed barns may be extremely prominent in views from surrounding upland areas. The storage of silage may also have a significant visual impact.

**Intensive agricultural management** involving chemical fertiliser and herbicide applications, affects herb-rich hay meadows (for example around Slaidburn, area 5a) , unimproved neutral pastures (for example along the Hodder, area 5b) and nutrient status of the rivers.

**Water abstractions** for urban areas may reduce water levels in rivers such as the Hodder and Ribble. This would influence species diversity and fisheries.

**Pressure for visitor facilities** including a proliferation of signs, car park provision and rural restaurants, may result in suburbanisation of the landscape.

### Landscape Strategy for Undulating Lowland Farmland

Strategy	Recommendations
Retain the characteristic pattern of river corridor and valley side woodlands	<ul style="list-style-type: none"> <li>● encourage the natural regeneration of river corridor woodlands by excluding grazing where this does not conflict with other biodiversity interest</li> <li>● initiate a programme for the gradual removal of conifer species where appropriate and their replacement with locally native broadleaves</li> <li>● conserve ancient semi-natural woodlands</li> </ul>
Conserve the distinctive rural hedgerow network	<ul style="list-style-type: none"> <li>● encourage continued hedgerow management, re-planting gaps and planting of a new generation of hedgerow saplings to conserve the hedgerow network</li> </ul>
Conserve the lowland herb-rich haymeadows and unimproved neutral grasslands	<ul style="list-style-type: none"> <li>● avoid agricultural improvements and application of artificial fertilisers which decrease species diversity of these grasslands</li> <li>● conserve species-rich grass verges and increase species diversity by management where appropriate</li> <li>● encourage conservation management techniques, grazing and cutting regimes, which promote unimproved grassland</li> <li>● avoid road widening, improvement works, cable and pipeline laying which would affect species rich grass verges</li> </ul>

## A Landscape Strategy for Lancashire Landscape Strategy

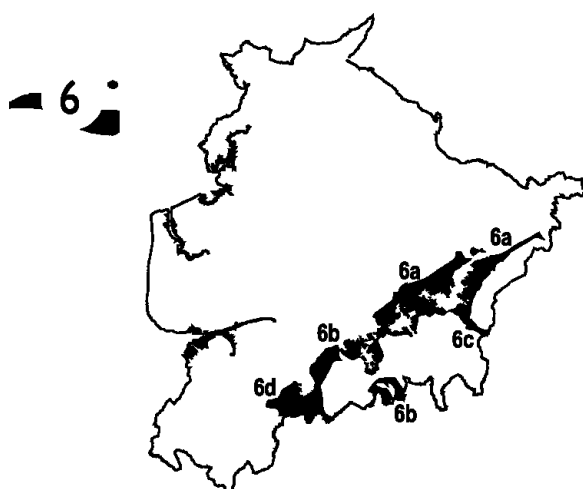
Strategy	Recommendations
Conserve the limestone reef knolls typical of the Ribble Valley	<ul style="list-style-type: none"> <li>● encourage traditional management and conservation of limestone grassland on reef knolls</li> <li>● enhance existing quarries by developing species-rich grassland as part of planning conditions and by undertaking a range of other habitat creation measures</li> <li>● perpetuate groups of trees which visually mark individual reef knolls so as to minimise any adverse effects on limestone flora</li> </ul>
Conserve rural built features such as stone bridges, historic villages and stone walls	<ul style="list-style-type: none"> <li>● avoid road improvements which would affect the setting or structure of stone bridges or walls</li> <li>● encourage the use of the appropriate local limestone or gritstone to ensure new buildings and materials reflect the local architecture of the area</li> <li>● avoid using inappropriate or alien materials such as red brick and concrete tiles in historic villages</li> </ul>
Conserve the Roman history and industrial archaeology of the area	<ul style="list-style-type: none"> <li>● conserve Roman Roads, ensuring road improvements do not obscure their continued visual presence in the landscape</li> <li>● conserve settings of historical and archaeological features, for example the fort and Roman settlement at Ribchester</li> <li>● conserve local features such as small farm lime kilns which signify the past use of limestone as a soil conditioner</li> </ul>
Conserve country houses and parkland as features of the landscape	<ul style="list-style-type: none"> <li>● conserve the settings to country houses, encouraging continued management of grounds as parkland - including planting of parkland trees</li> <li>● ensure entrances are not affected by road alterations or built development</li> <li>● avoid loss of integrity by division into multiple ownership or loss to agriculture</li> <li>● retain traditional parkland features such as railings, kissing gates and veteran trees</li> </ul>
Conserve the distinctive settings to rural settlements	<ul style="list-style-type: none"> <li>● ensure new development on the edges of villages reflects the characteristic clustered form; development should be sited to retain views to landscape features and landmarks, such as church towers on the approaches to villages.</li> <li>● avoid ribbon development which would disrupt the characteristic clustered form of settlements and the rural character of local roads</li> <li>● maintain stone walls, which are often located on the outskirts of villages such as Slaidburn, respecting local differences in style and construction</li> <li>● encourage tree planting as an integral part of new development, creating links with existing farm woodlands and the network of hedgerows</li> </ul>
Enhance the wooded character of the lowland landscape	<ul style="list-style-type: none"> <li>● promote the planting of new woodland to link existing woods and hedgerows, aiming for a continuous network of trees, hedgerows and woods where this does not conflict with other habitats of biodiversity significance</li> <li>● encourage planting of small farm woodlands which are a feature of the lowland agricultural landscape and provide 'stepping stones' for wildlife between larger woodlands</li> <li>● promote the restoration where appropriate of semi-natural habitats to increase the resource and to develop linkage and corridors for wildlife</li> </ul>

## A Landscape Strategy for Lancashire Landscape Strategy

Strategy	Recommendations
Restore and maintain historic rural buildings	<ul style="list-style-type: none"> <li>● encourage use of species which are typical of the area such as lowland oak woods, alder in wetter places and ash woodland where the soils are moist and/or base-rich</li> <li>● new built development based around the restoration of farm buildings should pay attention to the siting, scale and design of traditional rural buildings, retaining the compact form and using local materials</li> <li>● building conversions and change of use, such as conversion of barns to residential dwellings, should have regard to scale and local materials</li> <li>● encourage the treatment of boundaries and surroundings to conversions to be in keeping with their rural setting</li> </ul>

### *Potential Local Indicators for Monitoring Landscape Change in Undulating Lowland Farmland*

Potential Indicators	Pressure for change	Preferred direction of change
Mixed farm woodland	Increase as a result of the Elwood initiative, or decrease because of neglect/mismanagement	Increase
Hedgerow network	Decrease because of ongoing neglect or removal due to agricultural intensification or the amalgamation of farm units	Increase
Historic villages, stone buildings and walls	Increase in conversions of traditional farm buildings to residential uses, but risk that landscape setting is lost	Sensitive conversion
Designed estate landscapes	Decrease in area and quality of designed estate landscapes due to a combination of changes in land ownership and neglect.	Maintain



*Character Areas*

- 6a Calder Valley
- 6b West Pennine Foothills
- 6c Cliviger Gorge
- 6d Adlington-Coppull

**Key Environmental Features**

**Hedgerow trees and parkland trees** contribute to the well-treed character of the landscape; parkland provides opportunities for survival of specimen and veteran trees.

**Semi-natural woodlands alongside water courses** are now rare and important historic landscape features as well as rich ecological habitats.

**Species-rich grasslands** survive locally, adding colour and biodiversity and reflecting past land use history of small, sometimes part time farms.

**Large country houses and designed parklands** indicate the importance of the urban fringes as ideal locations for wealthy

industrialists and provide pockets of increased species diversity.

**Stone walls** are an important link to past farming activities and maintain the rural essence of the area.

**Older stone public buildings** such as churches, halls, and pubs reflect past building styles and quality.

**Historic field patterns** indicate past land use before the age of extensive industrialisation, urbanisation and intensive agriculture.

**Mills, other industrial buildings and terraces of brick or stone** reflect a strong industrial heritage associated with textile industries.

**Spoil heaps, quarries, and areas of reclaimed land** remain as clues to the past exploitation of the land; some now support unique and other valuable habitats.

**Local Forces for Change and their Landscape Implications**

**Pressure for expansion of urban areas** by infill and edge development threatens to 'suburbanise' the countryside. Lighting, access roads, footpaths, out-of-town retail and leisure developments and business parks are diminishing the distinctive landscape character of the Industrial Foothills and Valleys. Pylons threaten even the most rural areas of the fringe landscapes and dominate views. Pressures for built development are likely to continue as the area is relatively accessible to the M65 and a range of urban centres

**The Forest of Burnley** initiative has already led to extensive new woodland planting in the Burnley area (6a). Hyndburn District too has been the focus of much new planting since 1987. The planting of trees through the Elwood initiative will also increase woodland cover throughout the Industrial Foothills and Valleys. Such recent initiatives counteract a longer standing trend to decline in already low levels of woodland cover, due to a combination of neglect, grazing pressures, built development and occasional felling. This trend represents a degradation of landscape character and quality which may

be particularly serious in areas which are under pressure for new development, where woodland would provide a relatively robust landscape setting. There is also a risk that designed parkland landscapes will be neglected and gradually decline, although the Forest of Burnley is seeking to reverse this trend locally .

**Increasing visitor pressures** including the provision of cafes, parking viewpoints, footpaths and signage, particularly where views are easily accessible to urban populations. There is a risk that the cumulative impact of visitor facilities may erode the rural character of the landscape.

**Ongoing dereliction of former industrial heritage** will lead to the potential loss of landscape features of industrial heritage interest. Mill buildings, chimney stacks and mill lodges are striking landmark features which contribute to the character and identity of the settlements, however many of these are now disused and/or poorly maintained. Small reservoirs adjoining urban areas have also become abandoned.

**Fragmentation of land uses** due to the decline of the agricultural sector and the rapid expansion of small-holdings and horsiculture. The growth of these smaller landholdings may contribute to an increased clutter and lack of visual unity. They may also be associated with the degradation of semi-natural habitats and traditional farmland features, such as stone walls, historic field patterns and farm buildings.

**Standardisation of roads** due to upgrading of lanes and minor rural roads in areas where there are intense pressures for new development. The introduction of mini-roundabouts, lighting, signage, verges and kerbs tends to obscure and standardise distinctive local landscape character and the landscape associated with such roads and developments is often bland and suburban in character.

**Major landfills and working quarries** present an opportunity to create new landscapes by their restoration.

### Landscape Strategy for the Industrial Foothills and Valleys

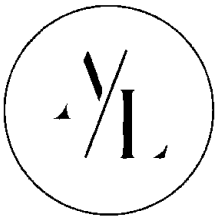
Strategy	Recommendations
Conserve valuable habitats	<ul style="list-style-type: none"> <li>● wherever possible discourage intensive agricultural practices, such as drainage and fertilisation, in areas with species-rich grasslands, hay and wet meadows</li> <li>● conserve ancient semi-natural woodlands</li> </ul>
Conserve built industrial heritage	<ul style="list-style-type: none"> <li>● identify and evaluate the resource, encouraging and making provision for conservation where appropriate</li> </ul>
Conserve the pattern and distinctive settings to settlements	<ul style="list-style-type: none"> <li>● respect the small scale, dispersed pattern of farmsteads and densely settled villages and maintain a clear distinction between urban fringes and rural areas</li> <li>● ensure new development does not extend onto prominent hillsides</li> <li>● maintain consistency of building materials, details and design and avoid nondescript suburban styles</li> <li>● consider alternative designs for highway improvements which respect landscape character; aiming for a strategic approach which overcomes the cumulative impact of small-scale changes (such as highway traffic calming and lighting schemes) and incremental improvements</li> </ul>
Enhance the characteristic field pattern	<ul style="list-style-type: none"> <li>● encourage the restoration/repair of degraded sections of principal stone walls, giving priority to walls alongside footpaths and lanes, around settled areas and in view from the road and lane network</li> </ul>

# A Landscape Strategy for Lancashire Landscape Strategy

Strategy	Recommendations
Enhance opportunities for informal recreation	<ul style="list-style-type: none"> <li>● restore hedgerows in the lower, more sheltered areas, giving priority to those which are of visual, historic or ecological importance</li> <li>● provide quality interpretation and signage which responds to local distinctiveness</li> <li>● give careful consideration to the siting and design of car parks and visitor facilities - they should be well-screened by trees and woodlands</li> </ul>
Restore and enhance the existing woodland resource	<ul style="list-style-type: none"> <li>● manage and regenerate existing broadleaved woodlands</li> <li>● augment and link existing woodlands, especially those of semi-natural origin</li> <li>● promote shelter, screening and visual containment around settlement centres and new developments</li> <li>● design new woodland schemes to reflect the species composition and character of existing local woodlands</li> <li>● appropriate natural regeneration may often be more desirable than new planting</li> <li>● reflect the historic character and design of parkland landscapes</li> </ul>
Restore semi-natural habitats	<ul style="list-style-type: none"> <li>● wherever possible, restore remnant species-rich grassland, hay meadows and wet meadows</li> <li>● encourage part time farmers to take account of (and manage) the environmental features on their land when planning their farming activities</li> <li>● encourage appropriate grazing regimes</li> </ul>
Create new distinctive landscapes in association with new development	<ul style="list-style-type: none"> <li>● seek opportunities for creative landscape design through new semi-natural and mixed woodland planting and habitat creation, including new greens, ponds, cycleways, avenues etc and on land associated with existing transport corridors</li> <li>● maximise opportunities for tree planting in association with new development and infrastructure</li> <li>● seek opportunities for informal recreation in association with new woodland planting and habitat creation schemes and infrastructure</li> </ul>

## *Potential Local Indicators for Monitoring Landscape Change in the Industrial Foothills and Valleys*

Potential Indicators	Pressure for change	Preferred direction of change
Semi-natural woodlands and hedgerow trees	Loss due to lack of regeneration and fragmentation, or conversely, increase due to new planting initiatives	Increase
Historic designed landscapes	Loss of historic character due to neglect/lack of management, new development	Maintain/Sensitive restoration/management
Historic field patterns	Loss due to fragmentation of land uses and expansion of small-holdings	Maintain/Repair
Mills, other industrial buildings and terraces	Loss due to demolition, neglect and/or lack of maintenance	Maintain/Sensitive conversion



## **Appendix 4: Landscape Masterplan**



Entrance to site from Longsight Road enhanced with new hedgerow and hedgerow tree planting to provide visual softening of the proposed built form within the site and to link up to the existing green infrastructure surrounding the site.

Existing footpath routes crossing the site retained within green corridors of open space, consisting of meadow and enhanced grassland, native scrub and shrub planting, and native tree planting. Areas of denser planting will be incorporating into the open spaces within the site to provide visual softening of the proposed buildings for users of the footpaths, and to create variations and structure in the open spaces within the site.

Rerouted public footpath would be set within a corridor of open space, incorporating wildflower hedgerow margins, native scrub planting, tree planting and new hedgerow planting.

Soft landscaping within the site away from the public footpath routes can be more formal in style, bringing visual interest and variety to the development and creating distinction between character areas that cover the site.

Existing tree copse planting within the site to be retained and enhanced with additional native scrub and shrub understorey planting, as well as new tree planting to link up to it. Retention of this woodland will ensure the proposed buildings are visually softened and screened where possible for users of the public footpaths crossing the site and the wider landscape.

Intervisibility with the wider agricultural landscape surrounding the site is already restricted by existing planting. This will be strengthened with additional tree buffer and scrub planting.

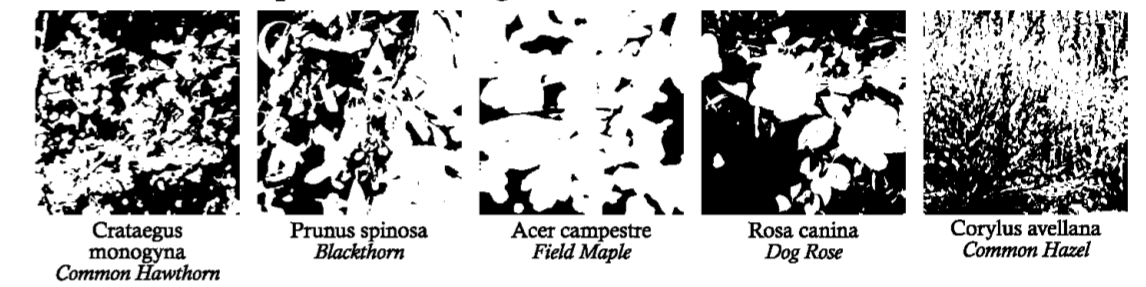
**Proposed Landscape Treatments**

This plan sets out the indicative approach to the soft landscaping treatments proposed at Causeway Farm. The landscaping principles shown relate to the intended overarching themes and functions of the proposed soft landscaping. The specific locations, planting species, densities and sizes would all be subject to detailed design and would be detailed as such to ensure no conflicts between existing or proposed utilities, building foundations or other technical constraints. The purpose of this plan is to indicate broad planting principles, to illustrate the intended approach to landscape mitigation and enhancements across the site, and to enable agreement of the general landscaping approach with the local planning authority.  
 Please Note: This Landscape Masterplan is based on an Illustrative Layout only - the specific site layout is subject to change but it is anticipated that the proposed landscape themes and functions could function successfully on an alternative development layout for the site.

- Open areas of species rich grassland, meadow seeding and scattered native trees
- Native scrub and mixed shrub planting
- Screen planting
- Native hedgerow planting, including new hedgerow trees to retained hedgerows
- Flower rich hedgerow margins
- Amenity planting

**Indicative Planting Palette**

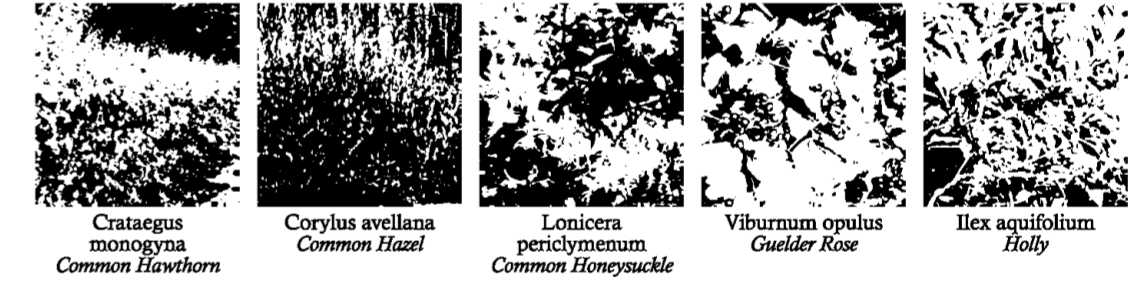
**Scrub and Landscape Buffer Planting**



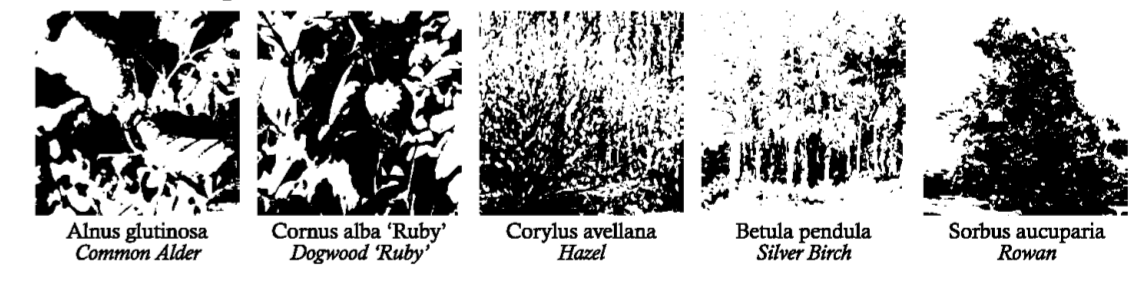
**Amenity Planting**



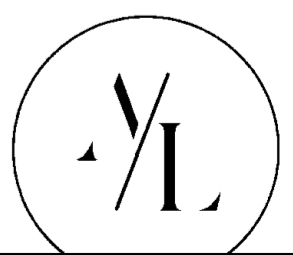
**Hedgerow Planting**

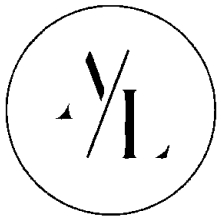


**Screen Planting**



**Meadow Seeding, Flower Rich Margins and Enhanced Grassland Areas**





Land at Causeway Farm, Balderstone  
Landscape & Visual Appraisal  
January 2023  
Ref: 10007-R01a

## Plans

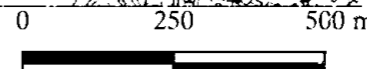
# Plan 1: Landscape Context



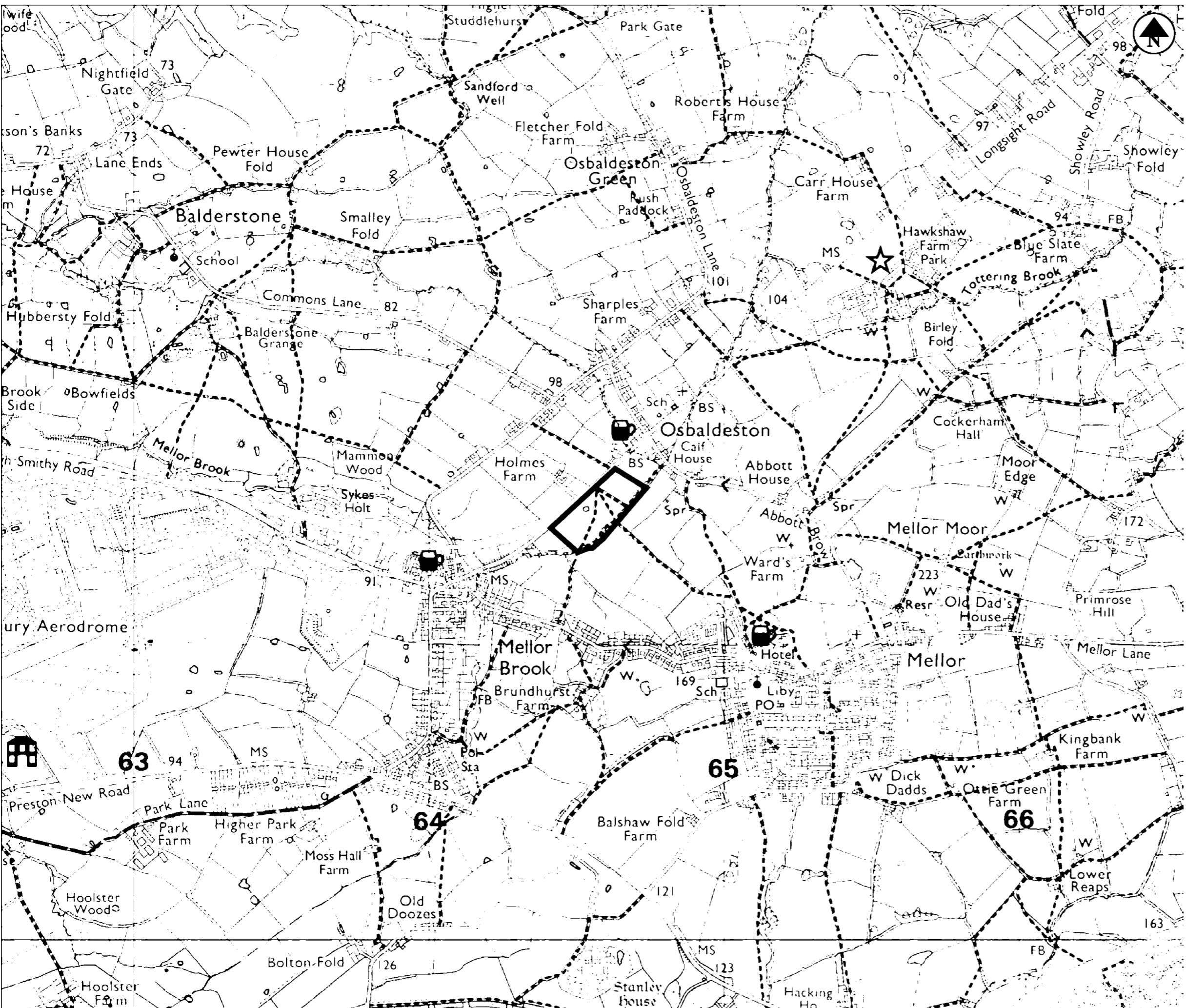
**Key**

- Site Boundary
- Listed Buildings
- Ancient Woodland England
- Registered Parks and Gardens
- Green Belt
- Cycle Routes
- Public Rights of Way**
  - Bridleway
  - Footpath





Land at Causeway Farm, Balderstone  
 Plan 1: Landscape Context  
 1:12,500 @ A3  
 10007-P01a  
 January 2023



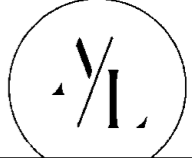
# Plan 2: Landscape Character



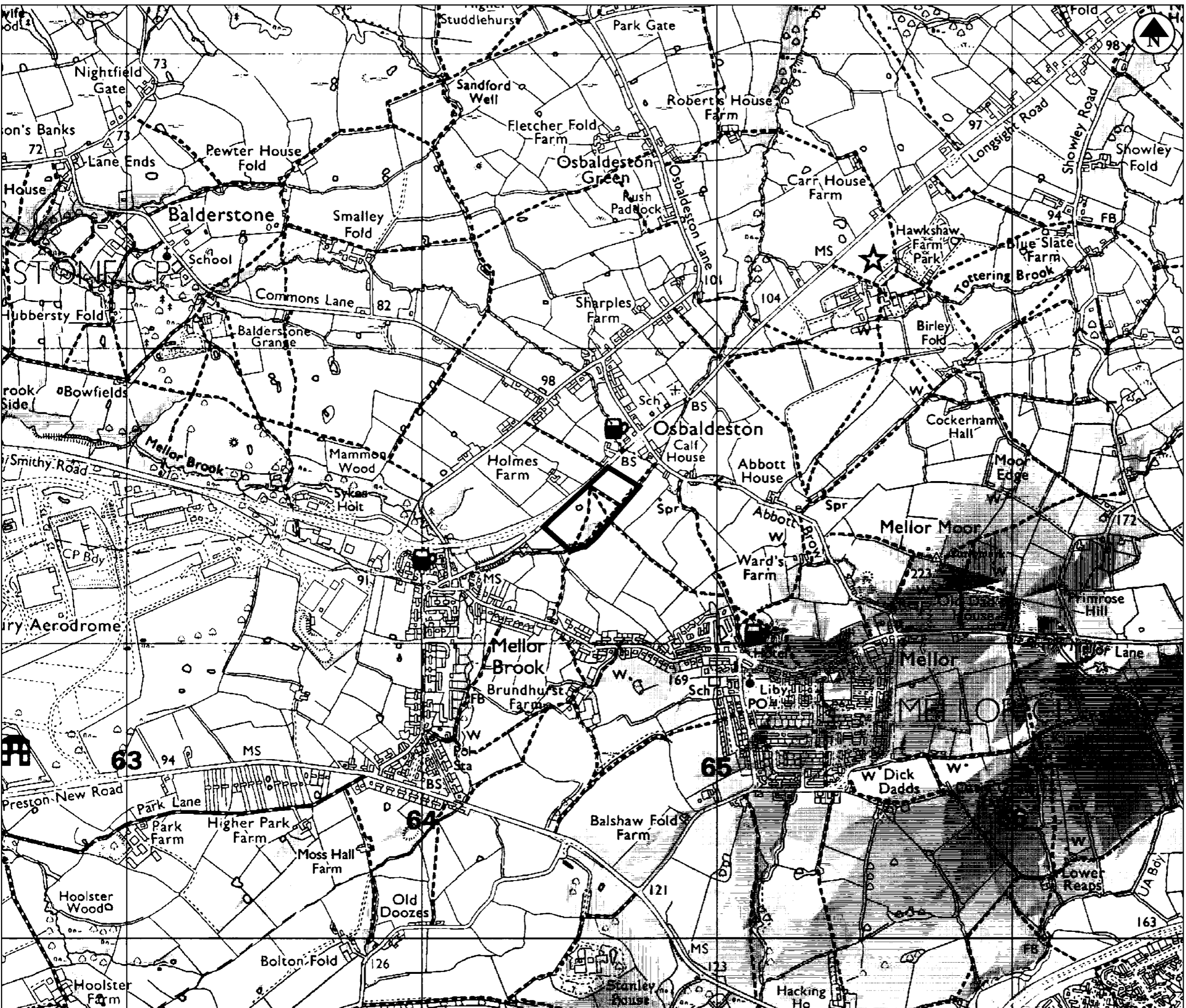
**Key**

-  Site Boundary
- Landscape Character Types**
-  Farmed Ridges
-  Suburban
-  Undulating Lowland Farmland

Land at Causeway Farm, Balderstone  
 Plan 2: Landscape Character  
 1:12,500 @ A3  
 10007-P02a  
 January 2023



# Plan 3: Topography



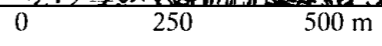
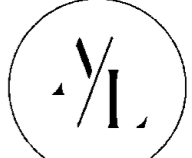
**Key**  
 Site Boundary

Height Above Ordnance Survey Datum  
 245.86m

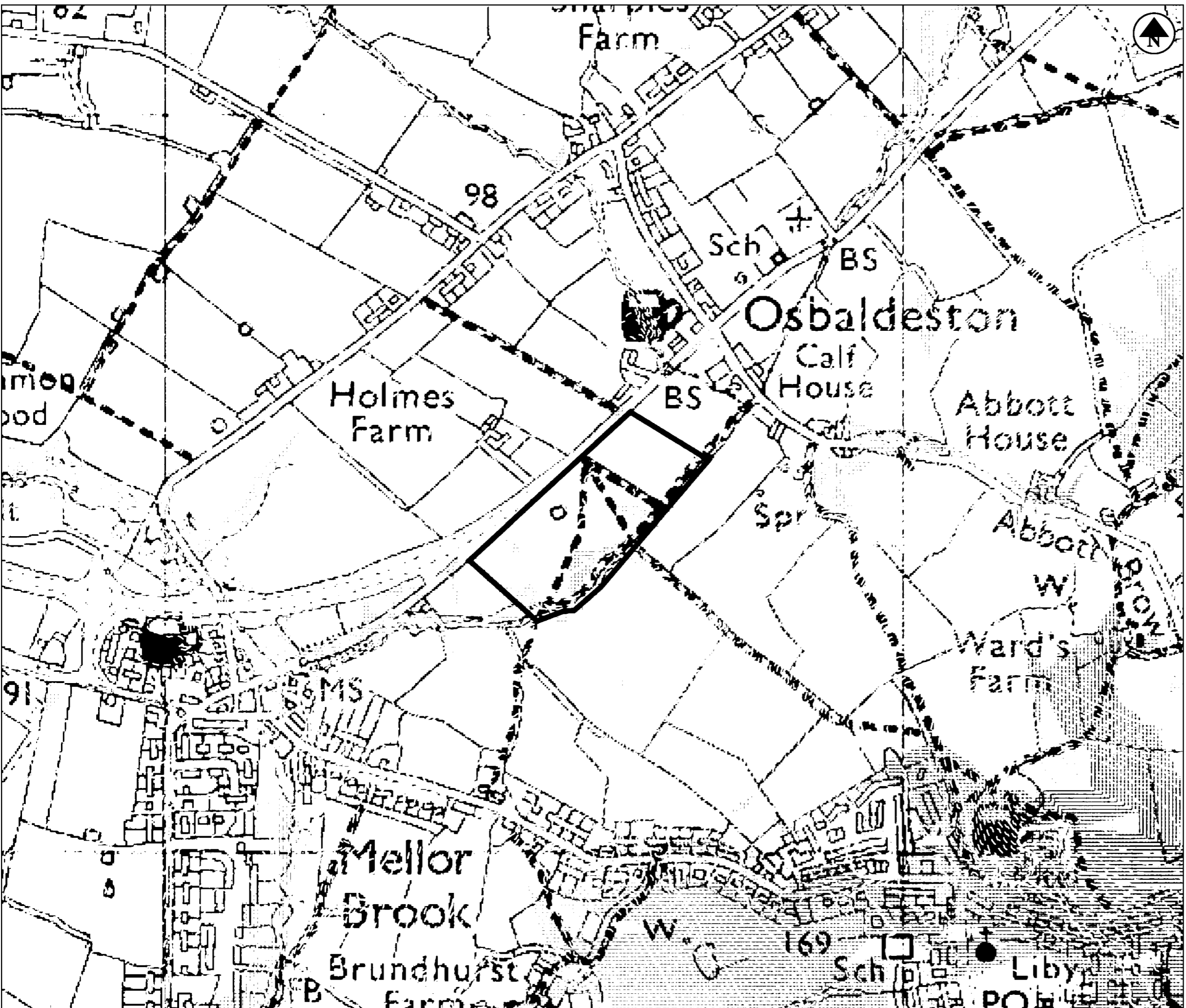
11.47m

*This plan has been modelled using GIS computer software (QGIS) using Ordnance Survey Terrain 5 data and LiDAR open source data.*

Land at Causeway Farm, Balderstone  
 Plan 3: Topography  
 1:12,500 @ A3  
 10007-P03a  
 January 2023



# Plan 4: Site Topography



**Key**

Site Boundary

Height Above Ordnance Survey Datum  
245.86m

11.47m

**Height Contours**

10m contour intervals

10m contour intervals

*This plan has been modelled using GIS computer software (QGIS) using Ordnance Survey Terrain 5 data and LiDAR open source data.*

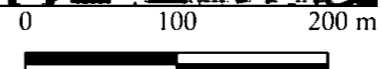
Land at Causeway Farm, Balderstone

Plan 4: Site Topography

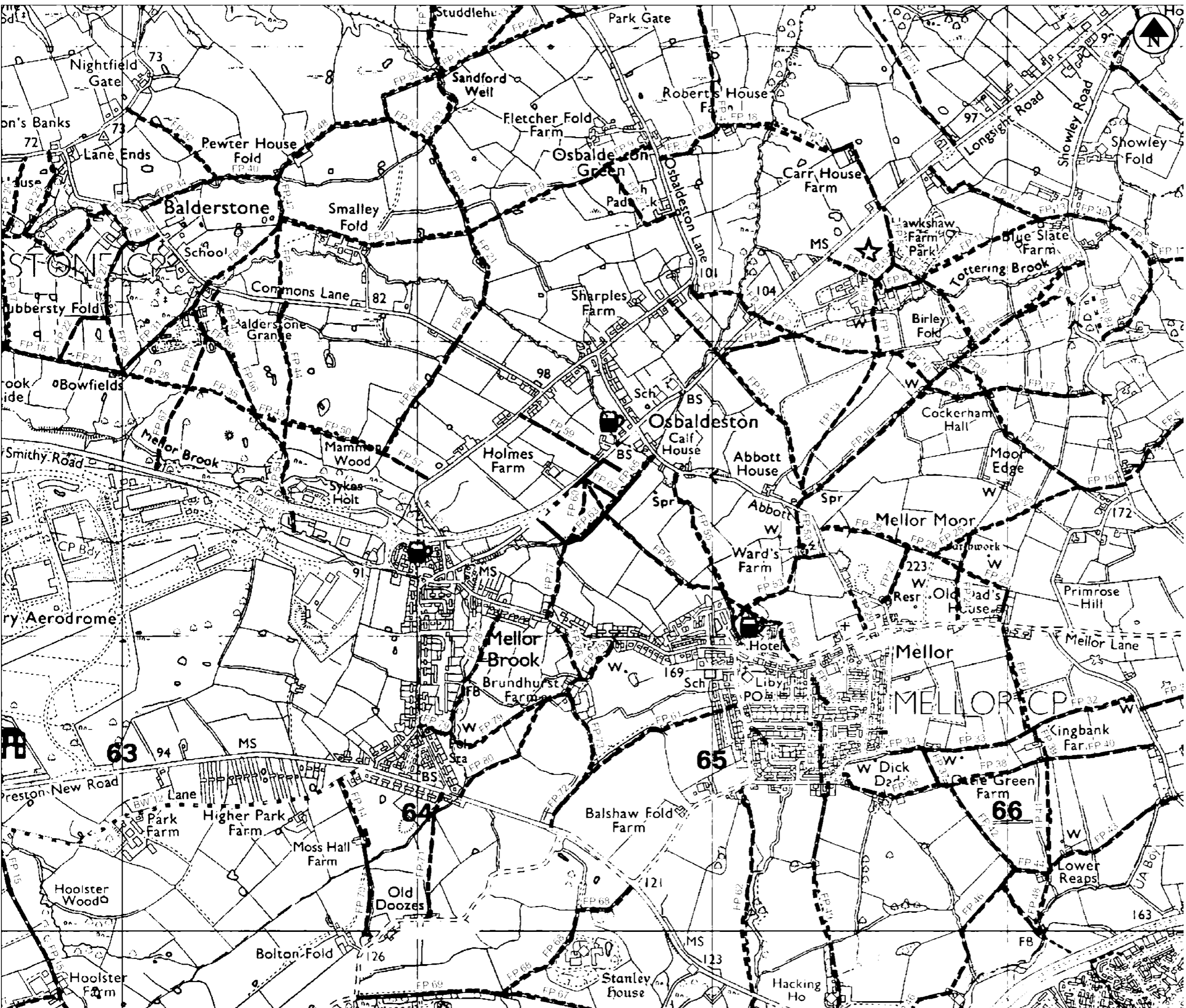
1:5,000 @ A3

10007-P04a

January 2023



# Plan 5: GIS Zone of Theoretical Visibility

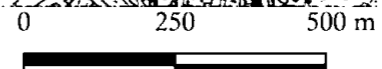


**Key**

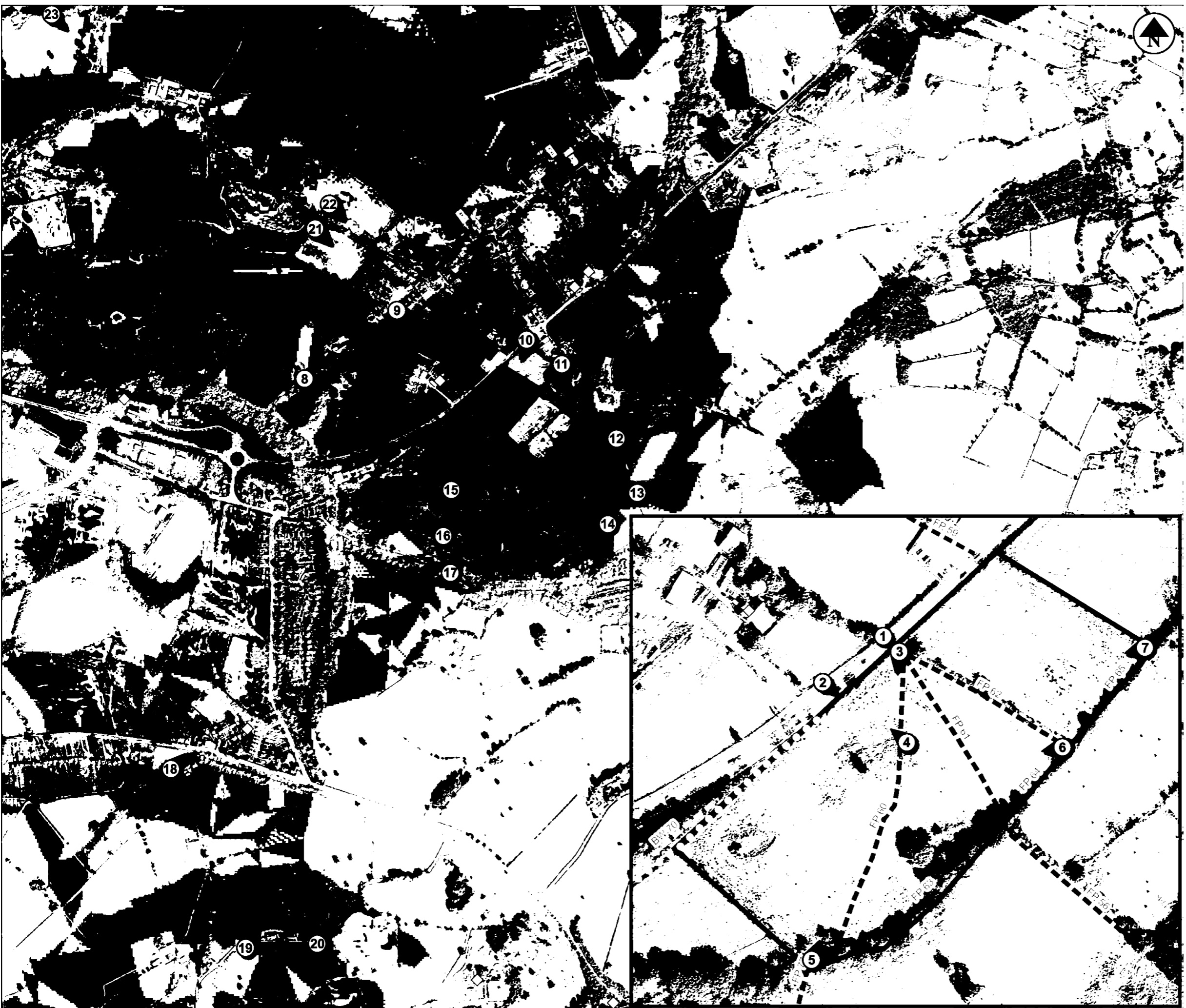
- Site Boundary
- Listed Buildings
- Cycle Routes
- Public Rights of Way**
- Bridleway
- Footpath
- Zone of Theoretical Visibility**

The Zone of Theoretical Visibility (ZTV) illustrates the extent to which the proposed built form on site (based on the development proposals) is potentially visible within a 5km radius (to a 1.6m high receptor). The ZTV has been modelled using GIS computer software (QGIS) and Ordnance Survey Terrain 5 data, and as such, does not take into account existing built form or vegetation present within the landscape surrounding the site. Field verification is required to refine the accuracy of the ZTV.

Land at Causeway Farm, Balderstone  
 Plan 5: GIS Zone of Theoretical Visibility  
 1:12,500 @ A3  
 10007-P05a  
 January 2023



# Plan 6: GIS Zone of Theoretical Visibility & Photoviewpoint Locations



**Key**

- Site Boundary
- Listed Buildings
- Cycle Routes
- Public Rights of Way**
  - Bridleway
  - Footpath
- Zone of Theoretical Visibility
- Photoviewpoint Locations

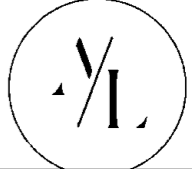
The Zone of Theoretical Visibility (ZTV) illustrates the extent to which the proposed built form on site (based on the development proposals) is potentially visible within a 5km radius (to a 1.6m high receptor). The ZTV has been modelled using GIS computer software (QGIS) and Ordnance Survey Terrain 5 data, and as such, does not take into account existing built form or vegetation present within the landscape surrounding the site. Field verification is required to refine the accuracy of the ZTV.

Land at Causeway Farm, Balderstone

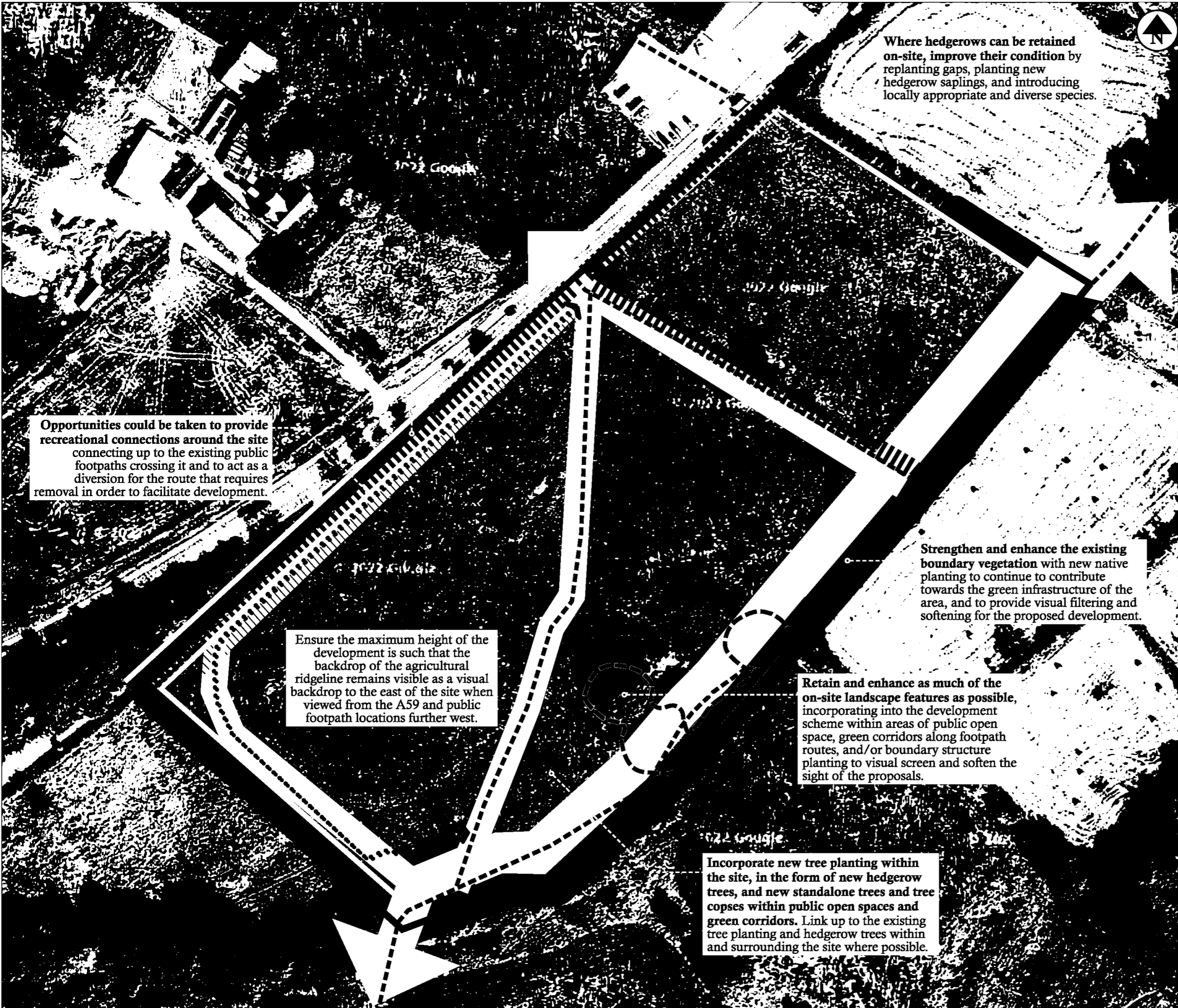
Plan 6: GIS Zone of Theoretical Visibility & Photoviewpoint Locations  
1:10,000 @ A3 (Inset Map 1:2,500 @ A3)

10007-P06a

January 2023



# Plan 7: Landscape Strategy

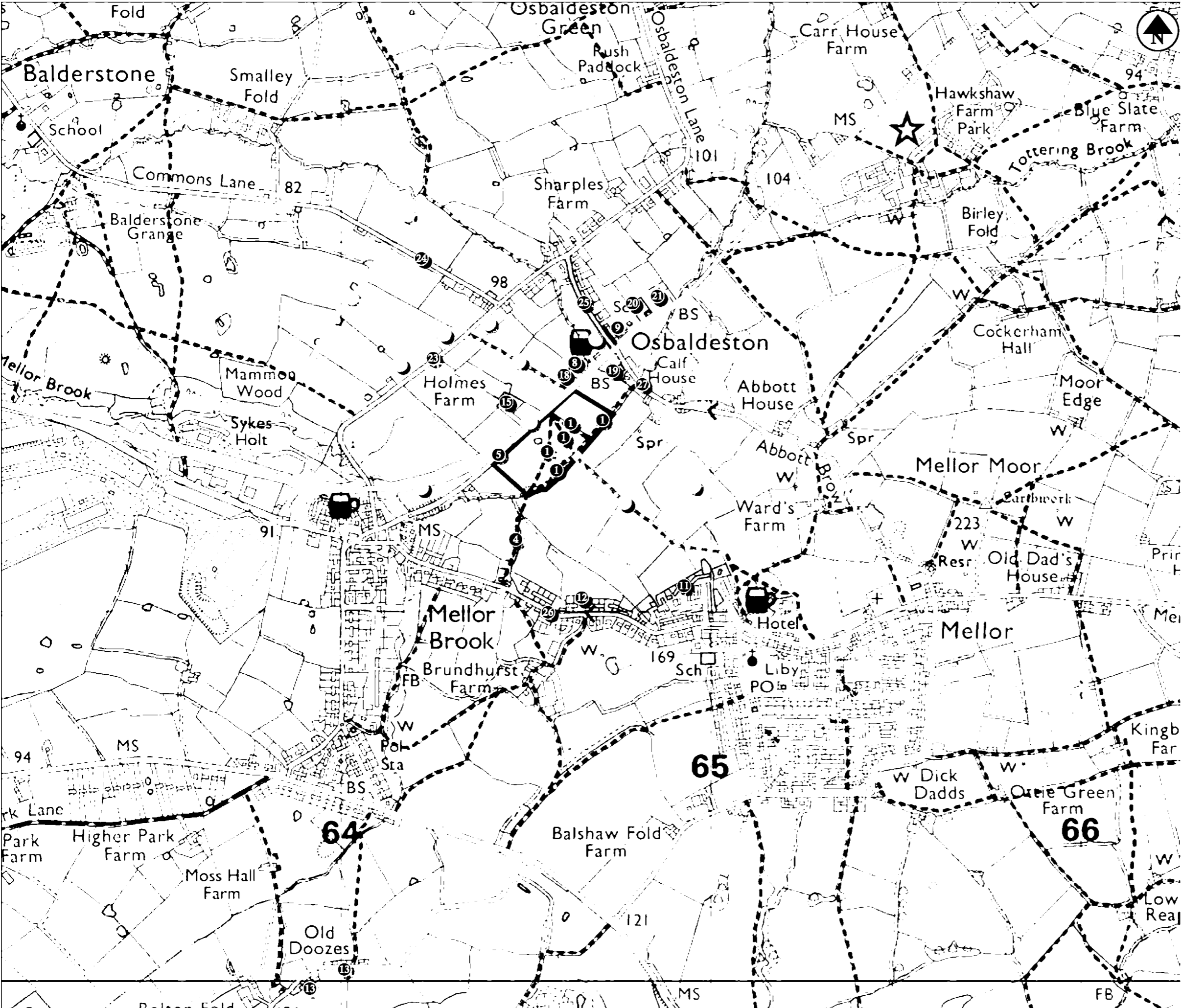



- Key**
- Site Boundary
  - Retention and enhancement of existing boundary/internal hedgerow vegetation where possible
  - Retention and enhancement of existing tree and riparian boundary vegetation
  - Retention and enhancement of existing tree copse
  - Landscape buffer / development offset from Longsight Road
  - Retention and enhancement of existing grass verges and hedgerow margins
  - Key green infrastructure corridors within the site incorporating existing public footpath routes (retained in-situ or diverted)
  - Creation of new pedestrian recreational routes within the site
  - Existing retained public rights of way

Land at Causeway Farm, Balderstone  
 Plan 7: Landscape Strategy  
 1:1,250 @ A3  
 10007-P07a  
 January 2023



# Plan 8: Receptor Locations

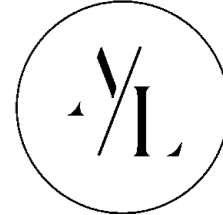
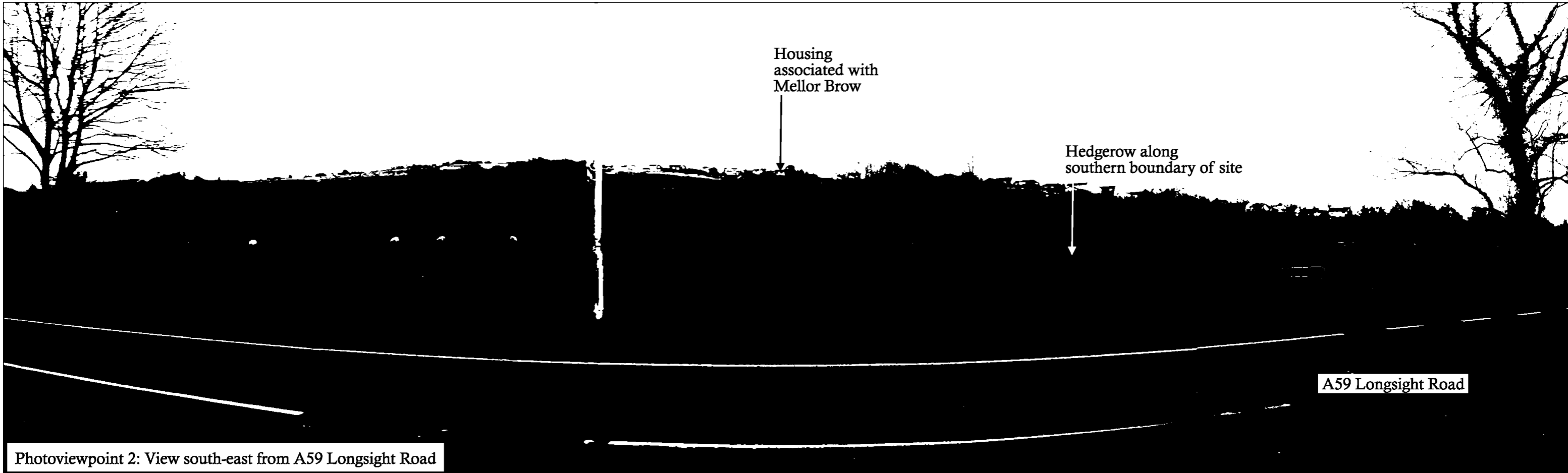
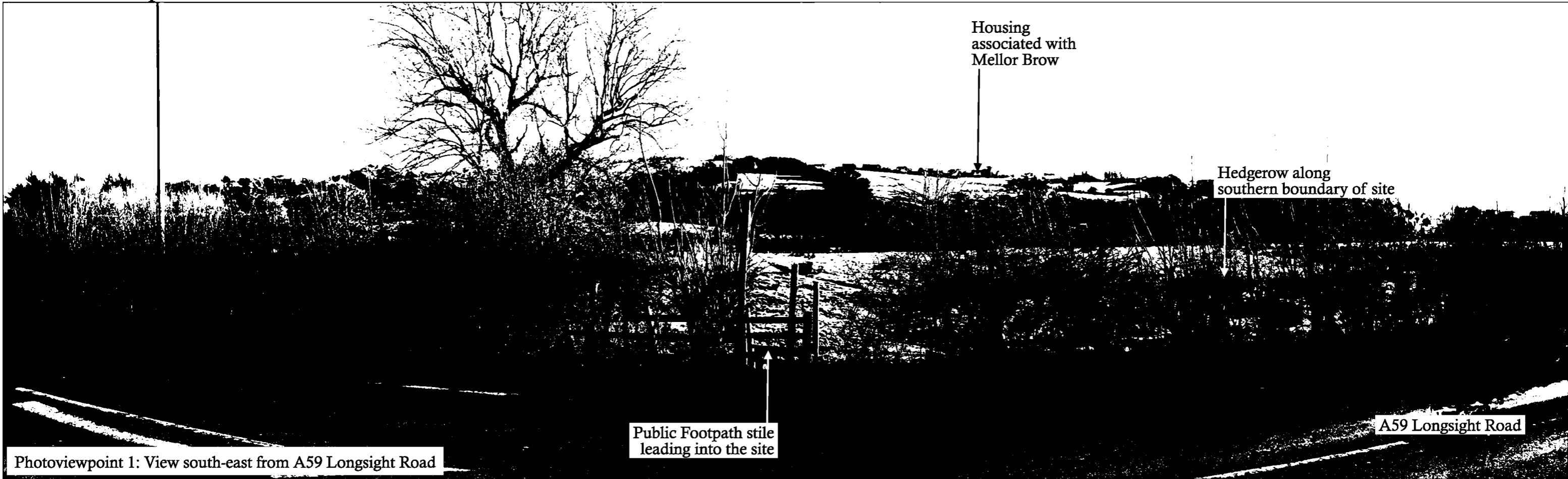


- Key**
-  Site Boundary
  - 1** Recreational users of Public Footpaths FP60, FP61, FP62, FP63, FP64 and FP65
  - Recreational users of Public Footpath FP56
  - Recreational users of Public Footpath FP55
  - 4** Recreational users of Public Footpath FP77
  - 5** Recreational users of Public Bridleway BW70 and cycleway
  - Recreational users of Public Footpath FP59
  - Recreational users of Public Footpaths FP55 and FP56
  - 8** Private residents associated with A59 Longsight Road to the north of the site (Higher Common, Brook Lea and Rose Cottage)
  - 9** Private residents associated with Osbaldeston Lane
  - Private residents associated with Abbott Brow
  - 11** Private residents associated with Elswick Gardens
  - 12** Private residents associated with Mellor Brow
  - 16** Private residents associated with Further Lane
  - Private residents associated with 17 to 25 Whalley Road
  - 15** Private residents associated with Grade II Listed Causeway Farm
  - Private residents associated with Higher Commons Lane
  - Business users and patrons of the Bay Horse Inn Public House
  - 18** Business users and customers associated with the ESSO Pennine Service Station
  - 19** Business users and customers associated with Bowker Ribble Valley car dealership
  - 20** Employees, visitors and users of St Mary's RC Primary School
  - 21** Users of St Mary's Catholic Church
  - Transient users of A59 Longsight Road
  - 23** Transient users of Higher Commons Lane
  - 24** Transient users of Commons Lane
  - 25** Transient users of Osbaldeston Lane
  - 26** Transient users of Mellor Brow
  - 27** Transient users of Abbott Brow

Land at Causeway Farm, Balderstone  
 Plan 8: Receptor Locations  
 1:10,000 @ A3  
 10007-P08a  
 January 2023



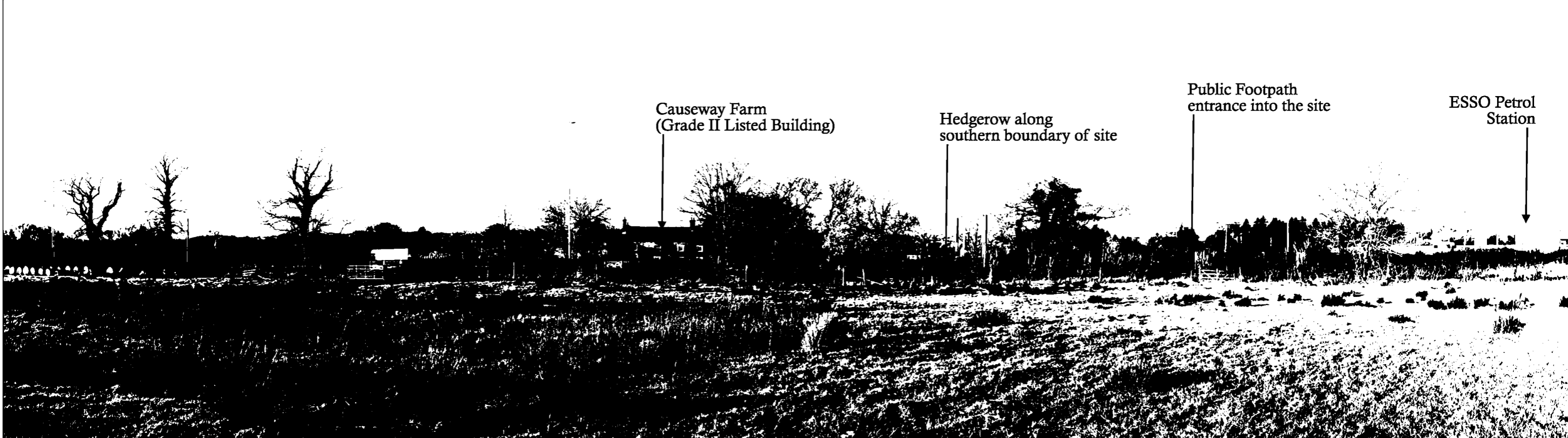
Photoviewpoints 1 and 2



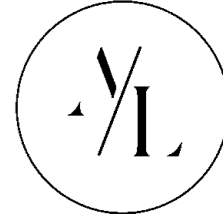
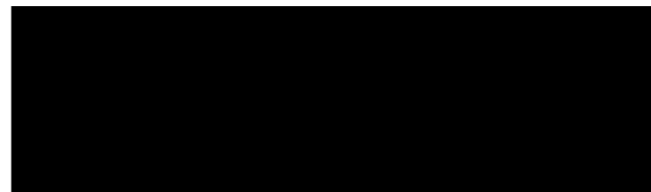
Photoviewpoints 3 and 4



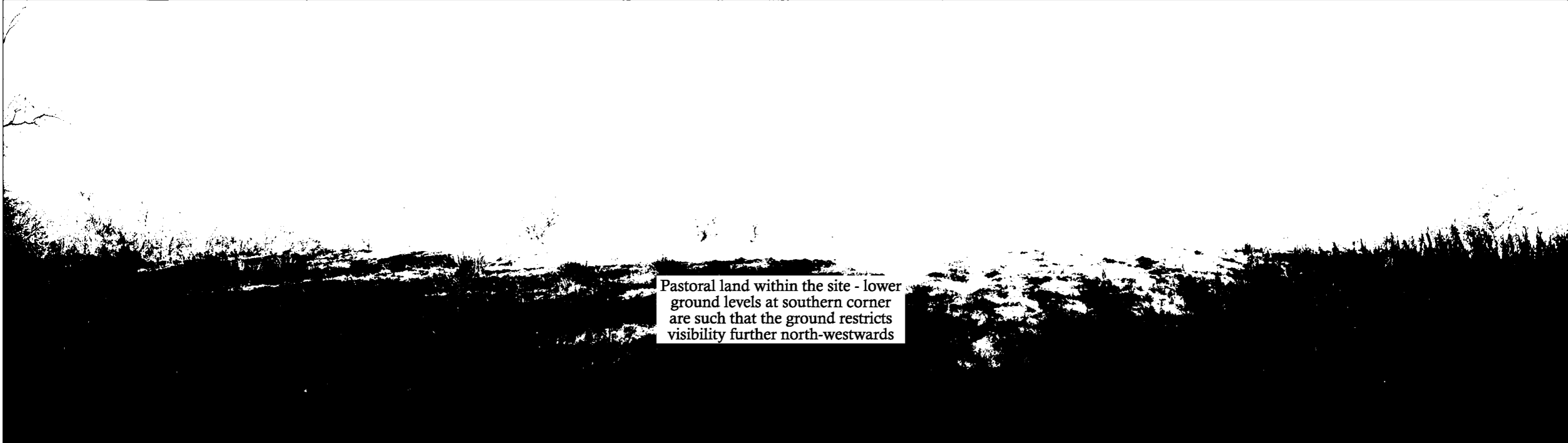
Photoviewpoint 3: View south from the Public Footpath crossing the site (taken from point where Public Footpaths FP60, 61 and 62 converge)



Photoviewpoint 4: View north-west from Public Footpath FP60 from within the site

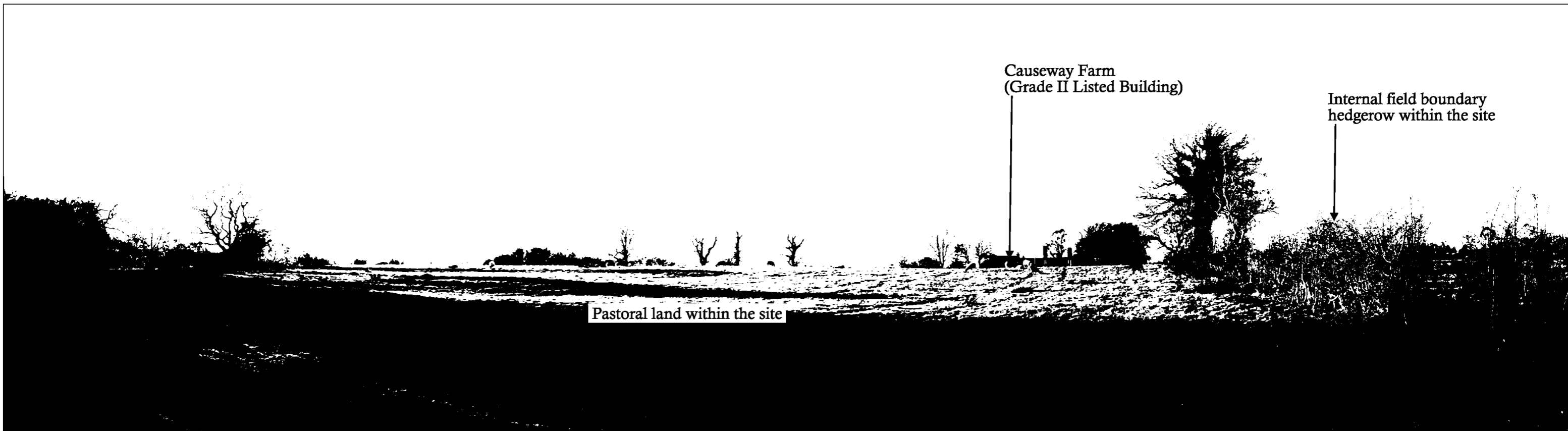


Photoviewpoints 5 and 6



Pastoral land within the site - lower ground levels at southern corner are such that the ground restricts visibility further north-westwards

Photoviewpoint 5: View north-east from Public Footpath FP77 from the southern corner of the site

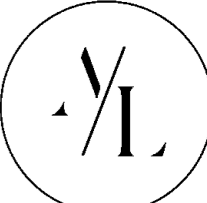


Causeway Farm (Grade II Listed Building)

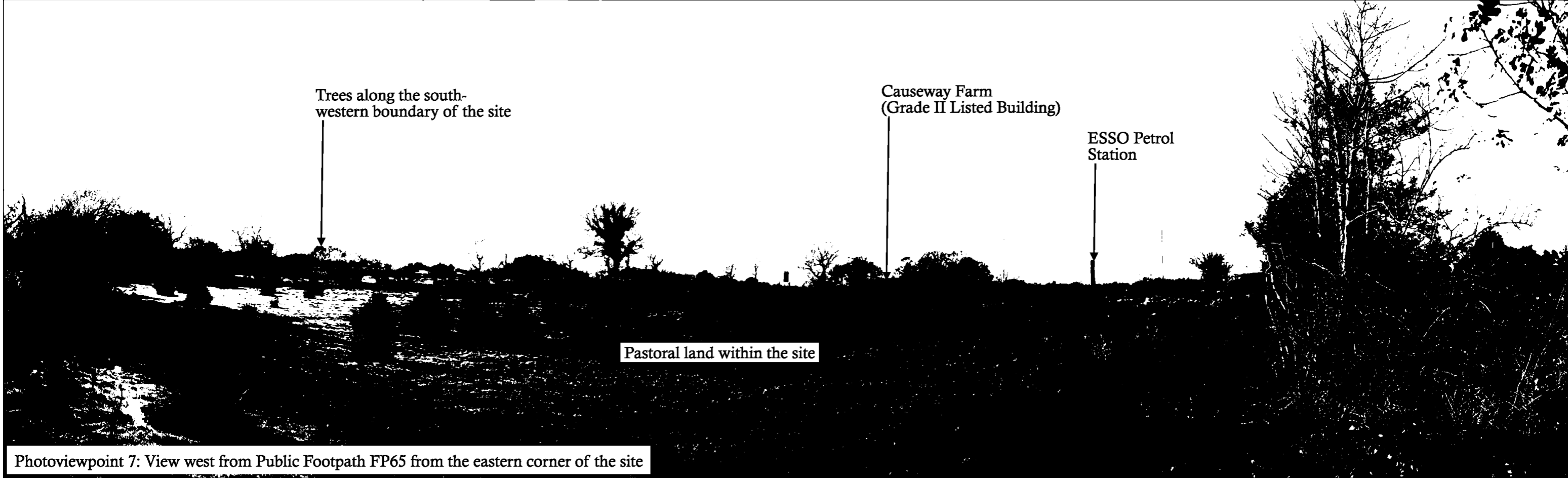
Internal field boundary hedgerow within the site

Pastoral land within the site

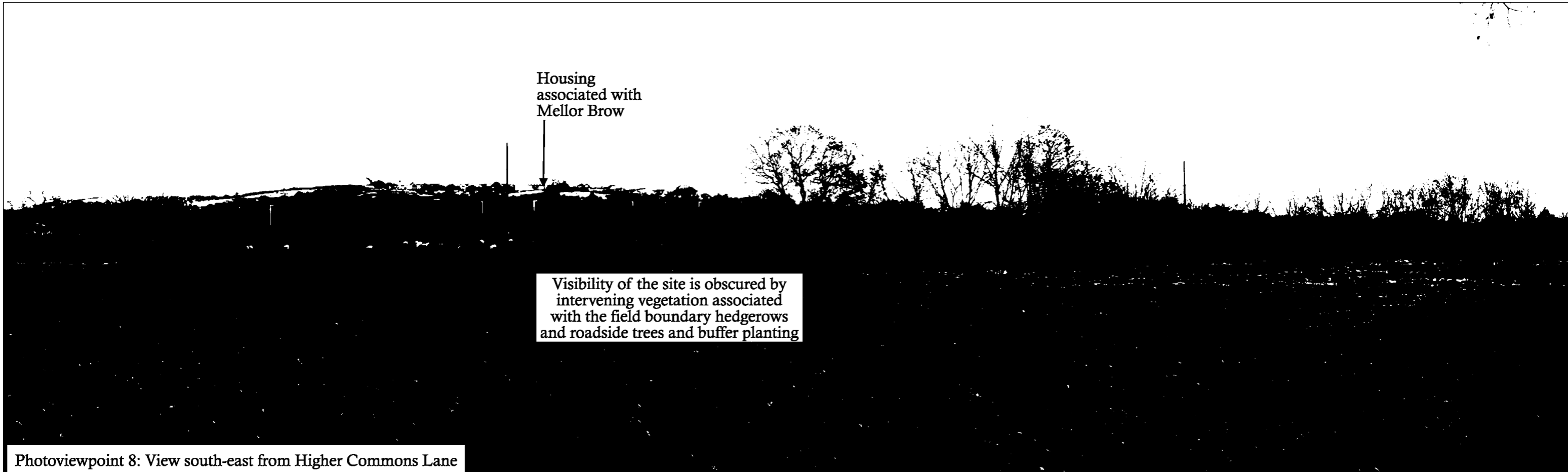
Photoviewpoint 6: View west from Public Footpath FP63 at the eastern boundary of the site



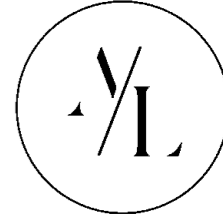
Photoviewpoints 7 and 8



Photoviewpoint 7: View west from Public Footpath FP65 from the eastern corner of the site



Photoviewpoint 8: View south-east from Higher Commons Lane



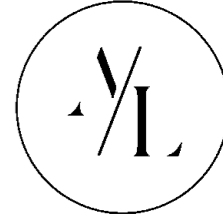
Photoviewpoints 9 and 10



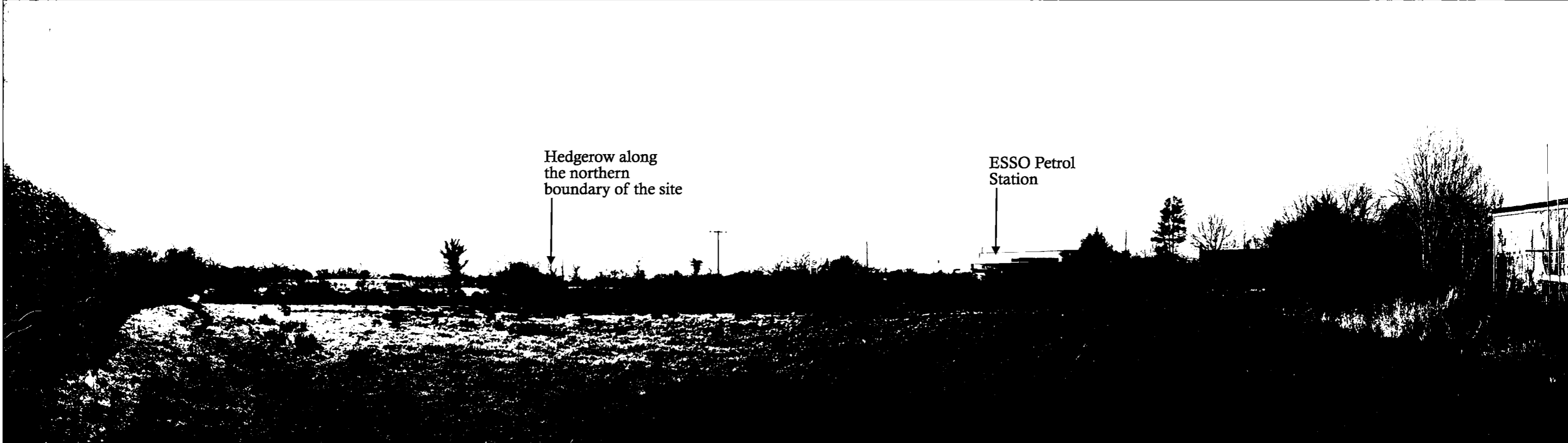
Photoviewpoint 9: View south-east from Public Footpath FP59 off Higher Commons Lane



Photoviewpoint 10: View south from A59 Longsight Road



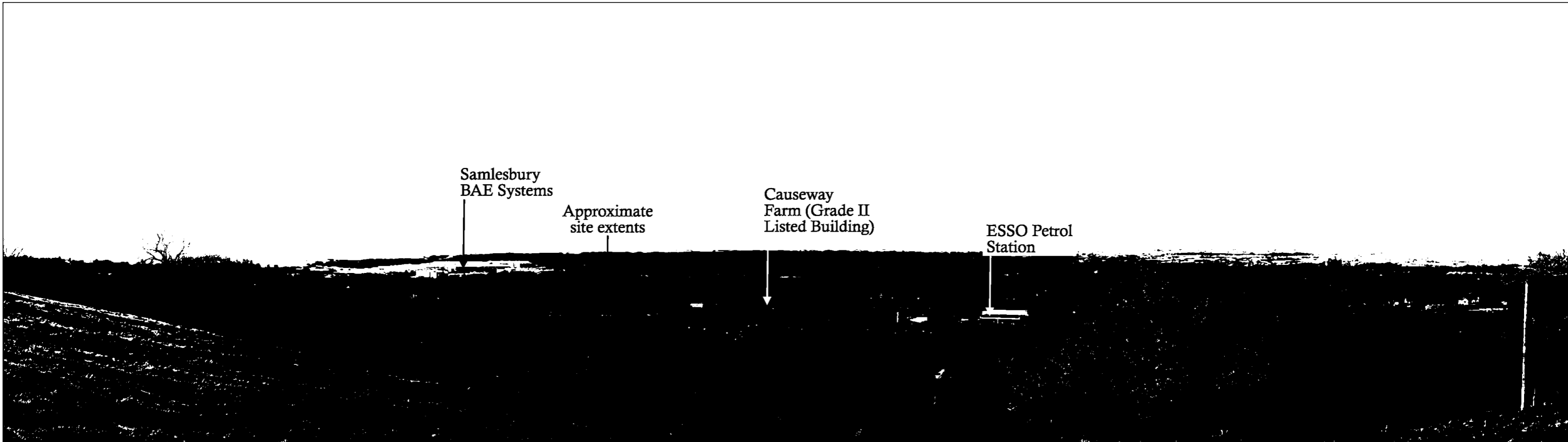
Photoviewpoints 11 and 12



Hedgerow along the northern boundary of the site

ESSO Petrol Station

Photoviewpoint 11: View south-west from Public Footpath FP65



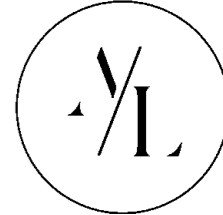
Samlesbury BAE Systems

Approximate site extents

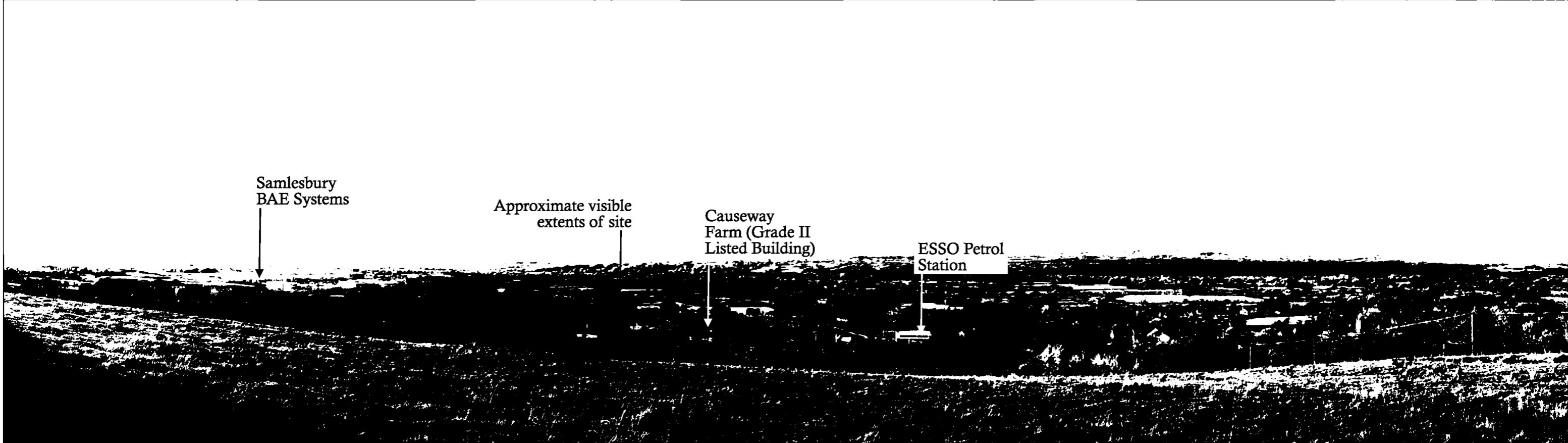
Causeway Farm (Grade II Listed Building)

ESSO Petrol Station

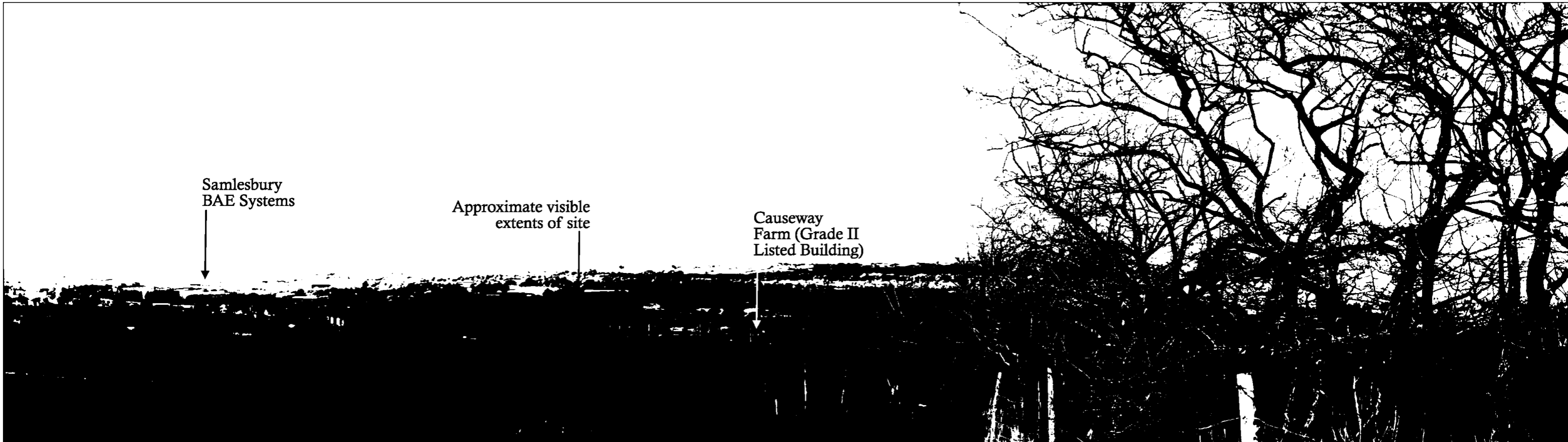
Photoviewpoint 12: View west from Public Footpath FP55 that traverses the rising agricultural ground to the east of the site



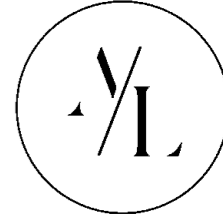
Photoviewpoints 13 and 14



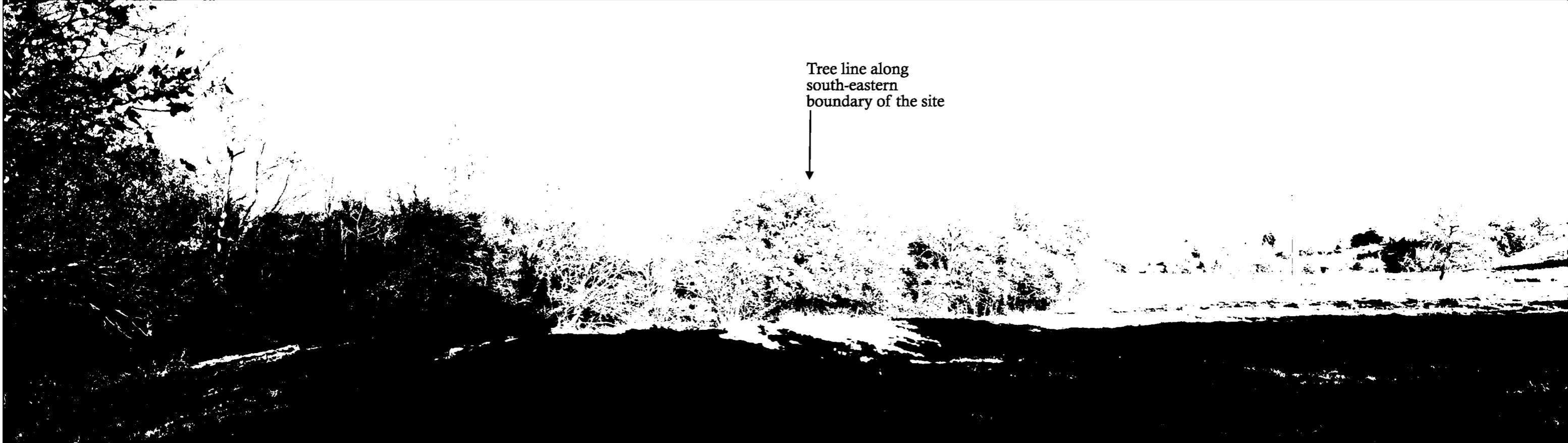
Photoviewpoint 13: View west from Public Footpath FP55 that traverses the rising agricultural ground to the east of the site



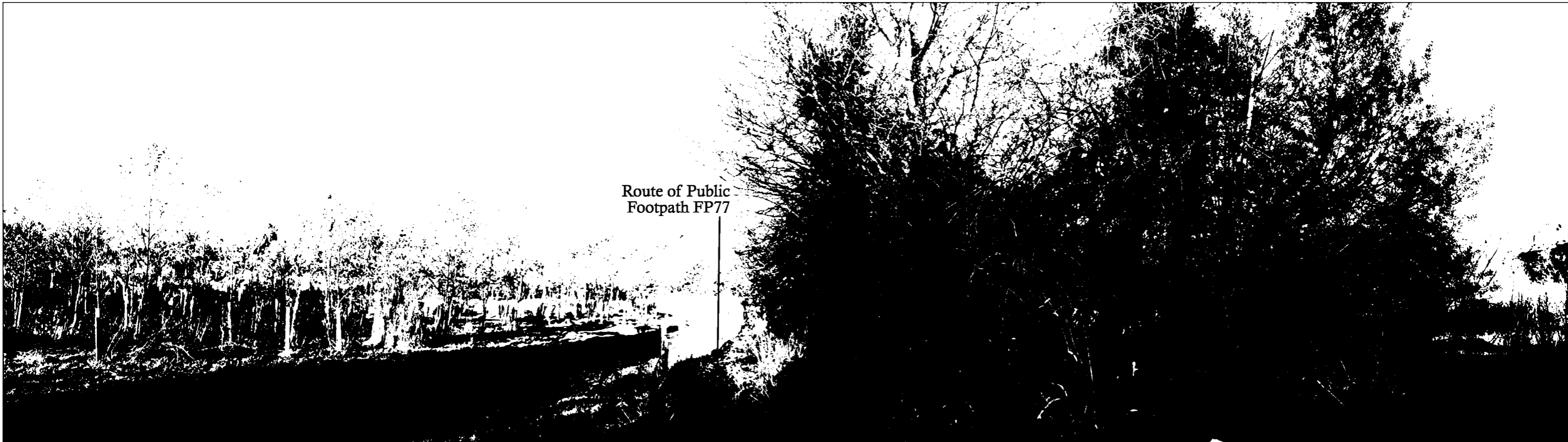
Photoviewpoint 14: View west from Public Footpath FP56 that traverses the rising agricultural ground to the east of the site



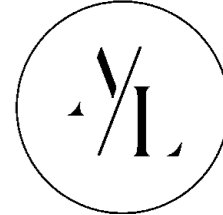
Photoviewpoints 15 and 16



Photoviewpoint 15: View north from Public Footpath FP77



Photoviewpoint 16: View north from Public Footpath FP77



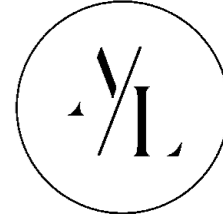
Photoviewpoints 17 and 18



Photoviewpoint 17: View north from Mellor Brow at the start of Public Footpath FP76



Photoviewpoint 18: View north-east from Park Road, from Public Bridleway BW12



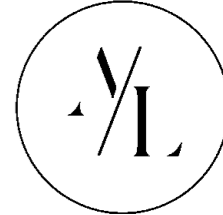
Photoviewpoints 19 and 20



Photoviewpoint 19: View north-east from Further Lane (also the route of the Southern Loop cycle route)



Photoviewpoint 20: View north-east from Further Lane (also the route of the Southern Loop cycle route)



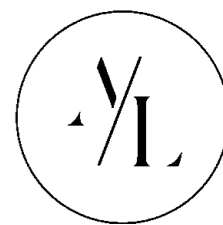
Photoviewpoints 21 and 22



Photoviewpoint 21: View south-east from Public Footpath FP56



Photoviewpoint 22: View south-east from Public Footpath FP56



Photoviewpoint 23



Photoviewpoint 23: View south-east from Carr Lane and Public Footpath FP40

