

Salesbury View, Wilpshire BB1 9PL

TCPA S78 APPEAL – LANDSCAPE AND VISUAL STATEMENT

Kate Curtis FLI (Senior Director – Environment)

Planning Application ref 3/2023/0614

Proposed erection of new residential development comprising 84 new homes, including 30% affordable housing, open space and associated infrastructure.

On behalf of the Appellant, Persimmon Homes Lancashire.

Date: September 2024 | Pegasus Ref: P21-0362. R001





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1. Qualifications and Experience

- 1.1. My name is Kate Curtis, I am a Chartered Landscape Architect and a Fellow of the Landscape Institute. I have worked as a Landscape Architect for thirty years, largely in consultancy following a placement at English Heritage and a post graduate job at British Waterways. I have been Chartered since 1999.
- 1.2. I am employed as a Senior Director in the Environment Team at Pegasus Group Ltd. Pegasus undertakes all aspects of planning, urban design, environmental impact assessment, landscape assessment, including character assessment and landscape design
- 1.3. I have frequently supported the preparation of material presented as evidence at public inquiries and have also presented evidence. I have worked on a wide range of development projects within the United Kingdom including residential developments; mixed use schemes; energy proposals; employment sites and business parks; leisure and recreation schemes; education projects and sports facilities.
- 1.4. I and the landscape architects within my team at Pegasus Group undertake our work in compliance with the Landscape Institute's Code of Conduct. I believe that in addressing the landscape and visual matters relating to this appeal I have fulfilled my professional responsibilities. I believe that the facts stated within this statement are true and the opinions are correct.

2. Introduction

- 2.1. This TCPA Section 78 Appeal landscape and visual statement relates to the appeal by Persimmon Homes Lancashire (the "Appellant") against the refusal of planning application by Ribble Valley Borough Council (the "LPA") for the proposed erection of new residential development comprising 84 new homes, including 30% affordable housing, open space and associated infrastructure. The application was submitted on the 31st of July 2023 and registered on the 17th August 2023. The Appeal concerns the refusal of Planning Permission (reference number 3/2023/O614) dated 13th September 2024. There is one reason for refusal as follows:

The proposed development would be on a prominent hillside location at the edge of a settlement and adjacent to Green Belt. The proposed development fails to be visually

attractive and sympathetic to the area's character by virtue of the layout, density, house types and scales, inadequate green buffers and significant level changes to the landform, appearing overly dominant and incongruous in the street scene and from wider public viewpoints to the detriment of visual amenity. This would be contrary to policy DMG1 of the Ribble Valley Core Strategy 2008 – 2028 and Paragraphs 128 and 135 of the National Planning Policy Framework.

2.2. In broad terms, the matters raised by the Council within the reason for refusal relate to:

- Landscape setting
- Design
- Local Character
- Visual amenity

2.3. It is noted that Policy DMG1: General Considerations, includes matters of building design and layout as well as elements relating to landscape character and visual amenity. This is also the case for the referenced paragraphs 128 and 135 of the NPPF. With regard to design these matters are specifically addressed in a separate Statement by Mr Keith Dillon, Partner Architect at i d partnership.

2.4. The Pegasus Environment Team have been involved with the proposed development since December 2021 when a Landscape and Visual Impact Assessment, (LVIA) was prepared to inform, as part of an iterative process, an earlier withdrawn application (Ref: 3/2022/0115) for residential development on the site. The statement is supported by the updated February 2024 submitted Pegasus Landscape and Visual Appraisal¹ including Appendix C: Winter Photography² Appendix D Photomontage Visualisations (Viewpoints 2, 4 & 7)³.

2.5. The note is accompanied by the following appendices:

- Appendix 1 – Landscape Masterplan P21-0362_EN_100 Rev D

¹ See submitted Pegasus LVIA Feb 2024 Ref. 23 O614 Amend Landscape Visual Impact Assess 14Feb

² See submitted Appendix C: Winter Photography Ref. 23 O614 Amend LVIA Appendix D 14Feb

³ See submitted Appendix D: Photomontage Visualisations. Ref. 23 O614 Amend LVIA Appendix D 14Feb

- 2.6. I have been instructed on behalf of the Appellant in respect of landscape and visual matters concerning the appeal. I have visited the site and surrounding area to inform my understanding of landscape and visual matters relating to the proposed development. I have considered properties where residents are likely to experience visual effects (from the closest publicly accessible location) and have also walked the public rights of way in the vicinity of the site.
- 2.7. This statement principally addresses the matter of any potential effects which would arise from the appeal proposals on landscape features or fabric, the character and visual amenity of the landscape including the wider countryside surrounding the site. The statement also considers the comments of statutory consultees, or other third parties and residents, where these comments concern relevant landscape and visual issues. Whilst the Officer's Delegated Report has been provided in conjunction with the Decision Notice, at the time of preparing this statement there has been no specific landscape and visual response provided by Ribble Valley Borough Council. It is therefore the matters set out in the Officer's Delegated Report including those raised by the adjacent Blackburn with Darwen Borough Council, the local Parish Councils and in individual representations which are addressed amongst the analysis set out in the sections below.
- 2.8. Planning policy matters relating to the planning balance are addressed in detail in a separate Statement which accompanies the Appeal submission. The site is identified as a housing allocation site (HAL) adjacent to the Green Belt in the Local Plan.
- 2.9. Having reviewed the findings of the submitted LVIA, I conclude in Section 6 of this statement that there are no grounds in terms of landscape and visual effects, when considered in their own right, upon which to refuse planning permission in respect of the proposed development. I have come to this conclusion, having regards to the relevant policy context relating to landscape matters, balanced against my understanding of the level and nature of the landscape and visual effects. The identified effects should be judged within the context of an appropriate planning balance and not in isolation.

3. The site and the Proposed Development

The Site and Surrounding Area

- 3.1. A detailed description of the site is contained within the planning application submission documents and the LVIA and I do not repeat this in full here. However, a brief description of the site and the surroundings for context is set out below.
- 3.2. The site, located in the village of Wilpshire, is identified as a committed housing site (HAL2) of approximately 6.23 hectares, in the Local Plan. The site area comprises of three grassland fields of varied sizes and shapes located immediately adjacent to the south east portion of the village. Salesbury View is located to the east of the A666 Whalley Road which runs within a valley shared with the adjacent railway line. The land within the site rises from approximately the 140m contour along the southern boundary to the 175m contour running along the north eastern boundary. The field boundaries are defined on the eastern boundary by a dry stone wall with additional wire fencing and internally by intermittent and outgrown hedge lines. A row of pylons tracks across the southern portion of the site with two of the pylon towers located within the site.
- 3.3. To the immediate north and west of the northern and western site boundaries are areas of existing housing forming existing parts of the settlement of Wilpshire. The housing to the north comprises of an area of generally large detached residential properties on Hollowhead Avenue to the north east and to the immediate north further detached properties built in the former grounds of the large distinctive property identified as 'The Knowle' on historic OS mapping. A footpath to the north of this property, Ref 3-46 FP 20 connects Hollowhead Avenue and Beaver Close to the west to the A666 Whalley Road further to the west. Residential development to the west of the site boundaries comprises of ribbon development, generally fronting onto Whalley Road and includes older large semi-detached properties, a small terrace and other later infill of detached properties off a private drive. The later infill also includes properties to the immediate north and south sides of Salesbury View developed in the 1990's. 'Glenross' an existing detached property located adjacent to the south west boundary also appears on the historic OS mapping.
- 3.4. To the east of the eastern site boundary the land is open and comprises of further grassland fields rising and extending over the ridge to Grange Farm further to the east. The land continues to rise to the north east to a high point of 202m AOD. The district boundary with

Blackburn and Darwen lies to the south of the site defined by a local stream Knotts Brook, cutting a deep valley within the adjacent woodland. Residential development south of the woodland forms part of the Brownhill district of the large adjacent town of Blackburn. A footpath Ref 3-46 FP 25 links Walden Road to the south of the site with Hollowhead Avenue to the north. From the south the route crosses the steep sided Knotts Brook, via makeshift steppingstones within the woodland that forms the southern boundary to the site, before emerging into a sloping grassland field immediately adjacent to the site, where it follows in part the eastern boundary before tracking north eastwards up the field to join Hollowhead Avenue north east of the site.

- 3.5. The wider landscape comprises of a mix of rolling, mostly pastureland rising across the adjacent ridges with some enclosure provided by intermittent hedgerow boundaries. Significant tree cover is mostly associated with local watercourses and some small blocks of woodland distributed throughout the landscape. Existing development is generally located along the transport routes both within the local valleys, carved out by the local watercourses and also rising up the higher ground of the valley sides and ridges. Also of note within the surrounding landscape are existing reservoirs such as Parsonage Reservoir to the north east and a covered reservoir at Ramsgreave to the west. A network of public footpaths provides access to the surrounding landscape including the higher ground of the ridges to the east and west.

The Proposed Development

- 3.6. More detailed information on the proposed development is available within the application documents, but I set out here a brief summary of the principal elements of the proposals which have a bearing on the consideration of landscape and visual matters.
- 3.7. The proposed development is for 84 residential dwellings with associated infrastructure and public open space. Vehicular access is proposed off Whalley Road via Salesbury View. The dwellings would be detached or semidetached, the house types have been designed to accommodate and cut into the slopes within the site. A masterplan Ref: idp N81:3203 101 P3 at figure 2 of the LVIA shows the layout of the proposed development, this is accompanied by a set of cross-sections at figure 3 of the LVIA Ref: idp N81:3203 112 P1.
- 3.8. The scheme includes a mixture of proposed building and surfacing materials reflective of the local architectural vernacular. Associated plot landscaping including hedgerows shrubs and

trees and areas of public open space are proposed which would include a variety of landscape elements including a playground and areas of mixed new habitat creation incorporating landscape buffers around the site perimeters. In addition, two new footpath connections would be created to link to the existing footpath Ref 3-46 FP 25 off site to the east.

Landscape Mitigation and Enhancement Proposals.

- 3.9. The site is identified as a housing allocation site (HAL) in the Local Plan, more specifically as Policy HAL2: Land at Wilpshire. The policy does not set out any specific design parameters to guide the spatial distribution of proposed development nor the landscape proposals, other than it notes that the southern portion of the site where the pylons and overhead lines cross offers the opportunity for open space, that the southern part of the site may offer an opportunity to increase tree cover within the vicinity of the existing woodland, and the proximity of the adjacent footpath provides an opportunity to enhance pedestrian links. Whilst the policy notes that the topography of the site presents potential issues in terms of visual impact it also acknowledges that with careful consideration to design and scale that the site is capable of providing new residential development for Wilpshire. The scheme aligns with these elements of the policy and has also been guided by the recommendations set out in the Landscape Strategy section of A Landscape Strategy for Lancashire (2000) as noted in the Landscape Character section of the submitted LVIA.
- 3.10. The layout of the built form has been closely considered in relation to the existing boundaries and adjacent visual receptors including principally residents in surrounding properties and users of the adjacent public right of way adjacent to the eastern boundary. The inclusion of development offsets from the site boundaries has allowed the development of a generous and appropriate landscape planting and mitigation package for the scheme which includes the following:
- Retention of existing vegetation within the site along the east west boundary in the upper mid-section of site.
 - Retention of boundary vegetation around the site peripheries.
 - New tree and shrub planting buffers within the northern boundary offset.

- New strong woodland and shrub buffer along the north eastern boundary and a native mixed hedgerow with hedgerow trees along south eastern boundary between proposed development and the existing footpath.
- New hedgerows in front of boundary fencing and new native shrub planting to existing woodland edge, within the offset margin on the southern boundary.
- New woodland and shrub planting to the north western boundary and tree and hedgerow planting on the south western boundary to tie into and extend existing boundary vegetation within the offsets.
- Provision of new landscaped area of public open space linked to existing adjacent footpath including a new playground, benches, picnic table and a trim trail for the use of new and existing local residents.

3.11. In addition to the proposed structure planting, further tree and shrub planting would be incorporated into the street-scene and front garden planting would also be undertaken. Plant material would generally be of native species throughout the public open spaces with more ornamental planting used through the residential areas. A proposed landscape masterplan is set out at Figure 5 of the LVIA (Rev A) with an updated version (Rev D) included in Appendix 1).

3.12. Planning policy matters relating to the adjacent Green Belt are addressed in detail in a separate Statement which accompanies the Appeal submission, it is noted however that part of the site to the east is located within the Green Belt. Whilst there would be no conflict with the Green Belt as this land would remain undeveloped, it is noted that the landscape proposals and buffer planting set out on the Landscape Masterplan at Appendix 1 would provide a reinforced Green Belt boundary to the eastern edge of the Housing Allocation Site in addition to the existing drystone wall and post and wire fencing.

4. Effects on Landscape Fabric and Character

- 4.1. In this section of the statement the potential effects of the proposed development on the landscape character of the site and its surroundings are considered. In doing so the sensitivity of the receiving landscape and its capacity to accommodate residential development of the type and scale proposed is analysed.
- 4.2. Attention is given to the scale and form of the development proposals and how they would relate to the landscape and townscape of this portion of Wiltshire. The relationship of the site with the wider countryside is also considered along with its overall impacts on landscape features and landscape character.
- 4.3. The findings of the submitted LVIA, (prepared by Landscape Architects at Pegasus Group in accordance with the principles of the current Landscape Institute and IEMA's best practice guidelines) are briefly summarised with regard to landscape character below. Also considered are the matters raised in the representations of local residents, before conclusions are provided as to why it is considered that the effects would not be such as to warrant refusal of the development.

Effects on Landscape Features

- 4.4. The site currently consists of a collection of three small sloping agricultural fields laid to grass. A dry stone wall forms the eastern boundary and some boundary vegetation and hedge lines within the site define the internal field boundaries. An Arboricultural Survey for the site was produced and is included at Appendix B of the LVIA. The document identifies that vegetation on site comprises a linear band of trees that runs east-west through the centre, five of which are Category A trees and four are Category B. The remaining four trees and two tree groups are Category C. A mixed species hedgerow runs north-south through the southern field and is also identified as Category C.
- 4.5. The northern boundary has limited vegetation, some mature trees are located in a neighbouring garden. The western boundary comprises a mix of scattered hedgerows and trees. The southern boundary abuts the mature woodland associated with Knotts Brook.
- 4.6. The proposal includes offsets from the existing boundary vegetation and retains the linear band of trees through the centre of the site including the five Category A trees. The grade C

hedgerow running north south would be removed to accommodate the layout but this is replaced by new native hedgerow planting between the northern and southern portions of the site and around the property boundaries to the north east and south of the site. Some very limited vegetation removal would be required at the site entrance to allow the access road. The remainder of the layout of the route and the cut and fill required to accommodate the proposed properties has been designed to retain existing trees. The existing drystone wall on the eastern boundary would be retained.

- 4.7. During the construction phase of the development there would therefore be an inevitable localised adverse effect on the site itself brought about by the change in use from a group of pastoral fields to a residential development with public open space. However, whilst there would be manipulation of the existing levels via the required cut and fill exercise there would be limited impact on the existing vegetation on the site boundaries and the key trees within the site. In the medium to long term the overall effect on trees and vegetation would be beneficial once the proposed additional planting to the boundaries and within the public open spaces, private gardens, and streets had established and matured.

Effects on Landscape Character

- 4.8. At a national level, the (former) Countryside Commission and English Nature classified England into 159 broadly homogeneous Landscape Character Areas, providing a picture of differences in landscape character at the national scale. The site and the surrounding landscape lies within National Character Area 35 Lancashire Valleys. This national level assessment gives a broad impression of a region, albeit that is of more limited use when considering the landscape of the appeal site and its immediate local setting. Notwithstanding this, the landscape in the area around Wilpshire has been considered as part of the preparation of this statement.
- 4.9. At a more local level, the document, 'A Landscape Strategy for Lancashire' was published in 2000. The assessment identifies 21 landscape character types. The appeal site falls within Landscape Character Type 7, Farmed Ridges and more specifically within Landscape Character Area 7a Mellor Ridge.
- 4.10. As set out in the LVIA submitted with the planning application and discussed further in sections 4 & 5 of this statement, the visual envelope of the site is relatively limited, albeit this

does include visibility from elevated sections of the opposite valley side to the west noting however, that this visibility diminishes with distance further to the west. In landscape character terms the key areas of visibility to the east and west all occur within Landscape Character Area 7a Mellor Ridge, (which comprises of two parts extending to the east and west of the site area divided by the existing urban development extending along the valley floor, adjacent to the railway line and the A666).

- 4.11. The site lies on the very western extent of the eastern portion of the landscape character area, immediately adjacent to the existing residential edge, which is a key influence on its character. This is particularly so as views out to the east over the wider landscape are constrained by the rising landform of the valley side or ridge, which continues to rise further to the north east and also serves to provide physical enclosure to the east. The magnitude of change on the Character Area 7a Mellor Ridge, (at a whole character area scale) is identified as being low in the LVIA with the overall effects diminishing over time, from minor to negligible, as the mitigation planting establishes and matures.
- 4.12. The proposed development would form an extension of the existing residential area, eastwards, removing three small pastoral fields, but enhancing the settlement edge through new planting particularly to the peripheries of the site, new public open space and new pedestrian links.
- 4.13. Effects on both the character of the site itself, within the site boundaries, and on the immediate surroundings outside of the site would relate predominantly to a change in the current land use from an agricultural field to a residential development with associated public open space. However, retention of existing vegetation and the proposed new planting within the site would help to assimilate the proposed development within the surrounding landscape, this landscape being characterised as a rolling landscape of ridges and valleys overlaid with bands of vegetation dividing and interspersed with existing areas of both linear and clusters of residential development, both within the valleys and progressing up the valley sides.
- 4.14. The magnitude of change to the character of the site itself is assessed as high, as there would be a loss of the majority of the three pastoral fields comprising the site area. This would result in highly localised major adverse effect on a small collection of pastoral fields on the very edge of the existing settlement.

- 4.15. The effect on the wider surroundings of the site area is restricted as a result of existing development on the northern and western boundaries and the existing woodland on the southern boundary. The proposed development would have a limited influence on the character of the landscape immediately surrounding the site as the proposals seek to integrate the development into the surrounding existing landscape and townscape both in terms of layout, form and materials and robust vegetative edges, which would represent no more than a moderate effect on the surrounding character. Whilst the site is located on elevated ground, existing development occurs within the surrounding landscape at similar elevations, (particularly to the north and west on the opposite valley side). The valley side and the ridge on which the land is located continues to rise further to the north east therefore, the physical buffer between the urban edge and the wider countryside would be maintained.
- 4.16. Although the development would represent a new area of housing to the existing settlement edge of Wilpshire, the potential effects are restricted by the retention of vegetation within and around the site boundaries, combined with good and closely considered design and the proximity of existing residential development of varied scales. Overall, there would be a no more than a moderate effect to the landscape character of the area immediately surrounding the site and a minor to negligible effect to the wider landscape context of Wilpshire within the two east west sections of the Mellor Ridge Character Area.

5. Effects on Visual Receptors

- 5.1. This section of the statement considers the effects of the proposed development on the visual amenity of local residents and users of local public rights of way and the local road network.

Overview of the effects on visual amenity.

- 5.2. As noted previously, an LVIA has been prepared as part of the application. This considers the potential for effects on visual receptors in detail, from nine viewpoints surrounding the site and I do not repeat its analysis in full. I have however provided a summary of the key findings below. During the preparation of the LVIA and this statement the site has been viewed from the nearby visual receptors including footpaths, the local road network and from the closest publicly accessible locations to nearby residential properties. The viewpoint locations have been selected to be representative of the visual envelope identified during the site work and include viewpoints adjacent to the site boundaries and others in the wider landscape in

excess of 1km from the boundaries. Whilst the viewpoints are representative of the general local visual experience, they are just one snapshot in a kinetic experience which varies depending on relative elevation, proximity, angle and intervening screening, be that vegetation or built form, between the viewer and the site area. Users of surrounding footpaths and roads would in particular, gain often intermittent, transitioning and changing views as they move towards and away from a particular viewpoint location.

- 5.3. When taking into account the screening effect of surrounding landform, built form and vegetation, general observations regarding the potential visibility of the proposals are that it would generally be limited beyond the immediate surrounds of the site, particularly to the north and south. Views would for the most part be restricted to the existing properties within the existing adjacent residential development and views from the section of the footpath running immediately adjacent to the eastern boundary. It is also acknowledged that due to the nature of the local ridge and valley landform, views would also be gained of the proposal from elevated locations on the western side of the valley. Whilst elevated views are also available from the wider landscape, including the higher ground to the east, these views are more limited by distance, intervening built form and vegetation and are often intermittent.
- 5.4. The potential visual effects on residents within the adjacent existing residential properties and residential properties on the opposite valley side, users of the adjacent public right of way, other public footpaths in the wider landscape and the local road network are discussed below:

Effects on residential properties

- 5.5. The closest visual receptors to the site are those located adjacent to the western and northern boundaries on Whalley Road and the private drives off Whalley Road, Salesbury View, and Hollowhead Avenue. Either the rear or sides of these properties face directly onto the proposed development site and immediately following construction it is acknowledged that there would be a significant change in the nature of the views from these properties with the current views of the fields being replaced by a more urbanised view or a view of restricted depth created by the proposed planting.
- 5.6. However, the design of the scheme includes significant offsets from adjacent properties and the associated landscape mitigation proposals would also serve to further limit the nature of any effects. As such, views of new properties within the development, would be in part

filtered/screened, without creating a strong sense of enclosure for the existing receptors in adjacent residential properties.

- 5.7. Overall, there would be a major visual effect on those properties immediately adjacent to the site which currently have views across the fields on the construction of the development. It should be recognised however that this is the case for almost every development adjacent to existing houses wherever they are and is in no way indicative of harm. Further, whilst this would represent a notable degree of change to the views from these properties, the resulting view of an adjacent well-designed residential development would not be one which was in any way unusual or detrimental in an urban context. Indeed, the views which would be experienced by the properties immediately adjacent to the site following construction of the appeal proposals would be no different from those currently experienced by properties elsewhere within the existing areas of adjacent development.
- 5.8. As well as views gained from properties immediately surrounding the site, by the nature of the undulating valley landform, views also are gained of the site from properties on the opposite valley side to the west. Where these views occur, as they are often intermittent, (disrupted by intervening vegetation, built form or landform) they are generally over some distance and are gained, at the same time, in the context of other surrounding and intervening residential development around the site. Overall, there would be a varying major to moderate visual effect on receptors at those properties directly opposite the site on the western valley side which currently have views of the fields comprising the site, on the construction of the development, depending on angle and relative elevation. These effects are all judged to have reduced at the fifteen-year mark post construction by which time the accompanying landscape scheme would have established and begun to mature, providing a supplemented green structure to the proposals reflective of the existing local townscape pattern.
- 5.9. Elsewhere in the areas surrounding the site area the potential for views of the development from residential properties would be very limited and restricted to views between existing residential properties.

Effects on the adjacent public right of way and other local footpaths

- 5.10. Footpath ref 3-46-FP25 runs adjacent to the eastern site boundary over a distance of approximately 260m. This footpath is accessed from Walden Road, south of the site, where it passes through Knotts Brook, climbing up along the eastern site boundary, through adjacent

pastoral farmland, before connecting to Hollowhead Avenue. Views are gained from the footpath over the upper portions of site area as it falls to the western boundary, including views of the rear and side elevations of properties immediately beyond the site boundaries. The existing residential area of Ramsgreave and the adjacent covered reservoir on the opposite valley side are clearly discerned and the Brownhill residential district of Blackburn to the south can be seen rising above Knotts Brook in the middle distance. Views to the east are generally restricted by the landform which rises further to the north east. Overhead pylons cross the site and continue southwards into the distance. Wooded hills interspersed by residential areas are visible in the far distance beyond the site.

- 5.11. It is acknowledged that there would be a significant change in the nature of the views from this footpath with the current views of the upper, principally eastern sections of fields being replaced by views of the proposed development resulting in major adverse effects. However, the design of the scheme includes offsets from the route and the associated landscape mitigation proposals would also serve to further limit the nature of any effect. As such, views of new properties within the development would be in part filtered/screened and the new tree and woodland planting would contribute to the setting of the route resulting in a moderate adverse effect as the proposed planting establishes and matures.
- 5.12. The landscape to both the east and west contains a relatively strong network of footpaths, generally linking several farms located on the higher ground of the valley sides and ridge tops. Where views of the site occur from these routes within the wider landscape, they are often intermittent and disrupted either by intervening landform, built form or vegetation, forming as previously noted part of a kinetic experience when moving through the surrounding landscape.
- 5.13. Where these views are available, whilst they often include areas of the higher sections of the site, overall the site area often forms only a small portion of the view. This is particularly the case in views from the west, when relative elevation is reduced in the lower sections of paths near the valley floor and to the east where relative angles to the site are more oblique. Available views of the site area in the wider landscape, where they occur, also consistently include the context of existing adjacent residential development some of which is located at a higher relative elevation to the site, for example at Hollowhead Avenue to the immediate north west. This development comprises of a mix of styles set within a landscape framework of boundary planting and mature trees. The proposed site layout seeks to reflect this pattern,

particularly with the strong boundary planting to the perimeters and would be seen as a continuation of these adjacent layers of built form. The materials selected for the proposed properties would be recessive and similar to those observed in the adjacent existing built form.

- 5.14. Overall, there would be a moderate visual effect on walkers using the routes on the opposite western valley side, where views of the fields comprising the site are available and not disrupted, on the construction of the development. Walkers on the high ground to the east would experience minor visual effects where views of the upper sections of the site are available. These effects are judged to have reduced further at the fifteen-year mark by which time the accompanying landscape scheme would have established and begun to mature.

Effects on Road users and the local street scene

- 5.15. Views of the proposed development from the surrounding highways network and local streets would be very limited due to the screening provided by the adjacent existing development, associated vegetation and vegetation within and surrounding the site. Views would be restricted to only localised glimpsed views from roads and streets, generally located on the opposite side of the valley. The closest range views, gained from and up Salesbury Avenue from the junction with Whalley Road, would largely be of the proposed public open space under the pylon corridor. In the context of the existing built form in the surrounding area, which is typically ribbon development, located along and lining the surrounding roads, the proposed development would be barely perceptible to local road users and from the general street scene bar those locations located noted in relation to residential properties and generally only from locations on the opposite valley side.

6. Summary and Conclusions

- 6.1. In the light of the findings of the LVIA and my own assessments and analysis, this statement reaches the following conclusions.
- 6.2. The proposed development site at Salesbury View can accommodate a residential development of the type proposed with limited harm to local landscape character. Whilst the site is located on relatively high ground, development on the site, (located immediately adjacent to the existing residential edge) would not be contrary to local character. The careful consideration which has been undertaken of the design and layout of the proposal, would allow the development to be integrated into the local landscape which, whilst steeply sloping in places is characterised by areas of built form combined with strong bands of vegetation running both along and across the valley sides.
- 6.3. The proposed development would give rise to changes to some local views and change the aspect from residential properties, both those adjacent to and in close proximity to the site and some properties on the opposite valley side to the west. However, the effects on visual amenity would be localised in extent and limited in nature in that the development would be seen in the context of other existing residential properties and would not be overly dominant or incongruous. The proposed development would change the outlook of a section of public footpath running adjacent to the eastern site boundary but views from this footpath have been closely considered in the development of the mitigation package and planting proposals on the eastern boundary. New connections from this route are also provided across the site to improve local connectivity. Whilst views of the proposal would be gained from public right of way routes on higher ground within the wider landscape it is not considered that these views would be to the detriment of visual amenity.
- 6.4. For the reasons stated above, there are no grounds in terms of landscape and visual effects when considered in their own right, upon which to refuse planning permission in respect of the proposed residential development at Salesbury View.

**Appendix 1 – Landscape Masterplan P21-0362_EN_100
Rev D**

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KEY

- Site boundary

EXISTING

- Trees & vegetation
- Trees & vegetation to be removed or cut back
- Easement
- Stone wall (to be retained as required)

PROPOSED

- Mown paths
- Wildflower meadow grass
- Wetland meadow grass
- Public Open Space
- Bulb areas
- Ornamental shrubs
- Woodland mix/native buffer
- Native shrub mix/native buffer
- Rear gardens: Grass seed- Rowlawn Medallion or similar approved
- Front gardens: Turf- Rowlawn Medallion or similar approved
- Trees
- Orchard trees
- Specimen shrubs
- Ornamental hedgerow
- Native hedgerow
- Timber knee rail
- Ornamental gravel
- Pedestrian link
- Indicative location of seating within POS
- Indicative location of picnic bench seating within POS
- Kissing gate
- Indicative location of LEAP/LAP
- Trim trial play equipment



INDICATIVE PLANT SCHEDULE

Front Garden Trees	
Plant Species	Size (girth/height)
Acer campestre 'Streetwise'	RB 10-12 cm 300-350 cm ht
Prunus 'Spire'	RB 10-12 cm 300-350 cm ht
Prunus subhirtella 'Autumnalis Rosea'	RB 10-12 cm 300-350 cm ht
Prunus cerasifera 'Nigra'	RB 10-12 cm 300-350 cm ht
Pyrus callieriana 'Chanteclair'	RB 10-12 cm 300-350 cm ht
Sorbus aria	RB 10-12 cm 300-350 cm ht

POS Trees	
Plant Species	Size (girth/height)
Acer campestre	RB 14-16cm, 400-450cm ht
Carpinus betulus	RB 14-16cm, 400-450cm ht
Sorbus aucuparia	B 14-16cm, 400-450cm ht

POS Fruit Trees	
Plant Species	Size (girth/height)
Malus sylvestris	B 14-16cm, 400-450cm ht
Prunus avium	B 14-16cm, 400-450cm ht

Ornamental Hedgerows	
Plant Species	Size
Carpinus betulus	5L, 40-60cm
Escallonia 'Apple Blossom'	5L, 40-60cm
Euonymus japonicus 'Green Rocket'	5L, 40-60cm
Ilex x alaska	5L, 40-60cm
Ligustrum ovalifolium	5L, 40-60cm
Prunus laurocerasus 'Otto Luyken'	5L, 40-60cm
Photinia Red Robin	5L, 40-60cm

Native Mixed Hedgerows		
Planted at 5/lin m in a double staggered row		
Plant Species	Size	%
Corylus avellana	B 40-60 ht 1+0	65
Ilex aquifolium	B 40-60 ht 2lt	10
Prunus spinosa	B 40-60 ht 1+0	10
Rosa canina	B 40-60 ht 1+0	5
Sambucus nigra	B 40-60 ht 1+0	10

Ornamental Shrubs	
Plant Species	Size
Bergenia cordifolia 'Siberlicht'	3L full pot
Ceanothus thyrsiflorus repens	3L, 30-40cm D
Cornus sericea 'Flaviramea'	3L pot, 60-80cm
Euonymus fortunei 'Emerald Gaiety'	3L, 20-30cm D, 20-25cm ht
Hebe 'Autumn Glory'	5L, 30-40cm
Hebe 'Purple Queen'	3L, 30-40cm
Hebe pinguifolia 'Sutherlandii'	3L, 20-30cm D
Hedera helix	15L, 40-60cm D
Heuchera 'Palace Purple'	3L cover pot
Heuchera 'Peach Flambe'	3L full pot
Lavandula angustifolia 'Hidcote'	5L pot, 20-30cm
Lonicera nitida 'May Green'	3L, 30-40cm D
Mahonia aquifolium 'Apollo'	3L, 20-30cm
Potentilla 'Abbotswood'	5-7.5L, 30-40cm D
Potentilla 'Pink Beauty'	5-7.5L, 30-40cm D
Sambucus nigra f. porphyrophylla 'Eva'	3L, 40-60 cm
Stipa gigantea	5-7.5L, full pot

Specimen Shrubs	
Plant Species	Size
Amelanchier 'Ballarina'	6-8cm G, 250-300cm ht

BULBS		
Plant Species	Size	Density (/m2)
Crocus bicolor mix	5-6	20
Narcissus pseudonarcissus	7+	15

Native Woodland Mix		
Plant Species	Size	%
Quercus robur	B 40-60 ht 1+0	45
Alnus glutinosa	B 40-60 ht 1+0	8
Betula pendula	B 40-60 ht 1+0	17
Betula pubescens	B 40-60 ht 2lt	7
Sorbus aucuparia	B 40-60 ht 1+0	7
Populus tremula	B 40-60 ht 1+0	6
Carpinus betulus	B 40-60 ht 1+0	6
Salix fragilis	B 40-60 ht 1+0	4

Native Scrub Mix		
Plant Species	Size	%
Crataegus monogyna	B 40-60 ht 1+0	30
Corylus avellana	B 40-60 ht 1+0	18
Salix caprea	B 40-60 ht 1+0	15
Ilex aquifolium	B 40-60 ht 2lt	7
Viburnum opulus	B 40-60 ht 1+0	6
Rosa canina	B 40-60 ht 1+0	6
Rubus fruticosus	B 40-60 ht 1+0	6
Salix cinerea	B 40-60 ht 1+0	5
Prunus spinosa	B 40-60 ht 1+0	4
Malus sylvestris	B 40-60 ht 1+0	3

Rev	Date	By	Note
D	16/04/24	KCH	Minor amends
C	04/04/24	KCH	New layout
B	26/03/24	KCH	Minor amends
A	30/01/24	KA	New site layout

Landscape Masterplan
Salesbury View

Client: Persimmon Homes REV: D
 DRWG No: P21-0362_EN_100
 Drawn by: KA
 Date: 25/07/2023
 Scale: 1:1000 @ A2

Approved by: KC
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