
Landscape and Visual Impact Appraisal Alston Dairy, Alston, Preston, Lancashire

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1.0 Introduction

This assessment looks at the potential landscape and visual implications for the proposed extension to the existing Alston Dairy. The works comprise of expanding the dairy, creating a new farm shop, a new storage building, and associated car parking and accesses. The assessment evaluates the existing landscape and the impact of the proposed development on views of the site. Having considered these issues, in the context of the proposals and any mitigation, the report then determines any residual effects. The report is divided into the principal sub sections as follows.

- Legislation and Policy
- Assessment Methodology
- Baseline Conditions
- Evaluation
- Landscape Appraisal
- Mitigation
- Visual Impact Appraisal
- Residual Effects
- Summary and Conclusion

- 1.1 The sections describe the policy and baseline conditions, relating to the landscape of the site and evaluate the existing landscape character. The impact and significance of the development proposal is then assessed together with the proposed mitigation. Taking the mitigation in to account the likely residual effects are considered.



1.2 Legislation and Policy

The site currently comprises of the existing dairy, shop and chilled store, with associated yards, hard standings, car parks and access roads. A substantial area of the site is presently grassland. There is a farm house, with associated cottages and gardens is to the south of the site boundary. East of the site there are farm buildings, barns and storage units. The site is accessed from Preston Road, to the west. The surrounding village of Alston is a dispersed settlement, with clusters of housing and farms, scattered along Preston Road, Alston Lane and around St Michaels Catholic Church, with the associated Primary School. There is much agricultural land surrounding the site and village, maintaining its separation from Longridge, to the north and Grimsargh, to the south west. New housing development, west of Preston Road, on the south side of Longridge, has compromised this separation to some extent. The topography of the site and the immediate surroundings are relatively flat and all at a similar level. Further to the south east the land falls toward the extensive River Ribble valley. The high ground at Longridge Fell to the north east and Mellor Moor, beyond the Ribble to the south east, are prominent on the skyline.

1.3 The **National Planning Policy Framework** updated in September 2023, published by The Ministry of Housing Communities and Local Government is of relevance. **Chapter 15 Conserving and enhancing the natural environment** states at paragraph 174; '*Planning policies and decisions should contribute to and enhance the natural and local environment by:*

- a) *protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*

- a) *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and trees and woodland.....'*

1.4 There are no specific legislative requirements relevant to this assessment. The site falls within the area administered by **Ribble Valley Borough Council**. The site falls outside of the area of the Forest of Bowland Area of Outstanding Natural Beauty.

Ribble Valley Borough Council are currently undertaking a **Local Plan Review** in order to update the **Local Development Framework**. The current relevant documents of the Local Development Framework are the **Core Strategy** 2008 – 2028 and the **Longridge Neighbourhood Development Plan** 2028. The **Local Plan Proposals Map South** shows the designations that relate to the original local plan, but with a note stating that they must now be read in conjunction with the Core Strategy. As such the site is shown as being covered by the former, **Policy ENV 3 Open Countryside** and **G5 Land outside main settlement / village boundaries**. The **Schedule of Saved and Proposed Superseded Policies**, details which policies of the Core Strategy replace the old policies. Policy Env 3 is superseded by **Policy EN2** and **DME2** and Policy G5 is replaced by **Policy DS1** and **DMG2**.

1.5 **Policy EN2 Landscape** states; '*The Landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be Protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area. The landscape character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced. As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style features and building materials'*



Policy DME2 Landscape and Townscape Protection states; *'Development proposals will be refused which significantly harm important landscape or landscape features including;*

1. *Traditional stone walls.*
2. *Ponds.*
3. *Characteristic herb rich meadows and pastures.*
4. *Woodlands.*
5. *Copses.*
6. *Hedgerows and individual trees (other than in exceptional circumstances where satisfactory works of mitigation or enhancement would be achieved, including rebuilding, replanting, and landscape management).*
7. *Townscape elements such as the scale, form and materials that contribute to the characteristic townscape of the area.*
8. *Upland landscapes and associated habitats such as blanket bog.*
9. *Botanically rich roadside verges (that are worthy of protection).'*

Policy DS1 relates to the Development Strategy and Policy DMG2 relates to Strategic Considerations. As such they do not relate directly to the Landscape of the site and surrounding area.

1.6 The **Longridge Neighbourhood Development Plan** also details various policies relating to Landscape, particularly within the section titled Objective 3, as follows;

Policy LNDP8 – Landscape Development Proposals should seek to conserve and enhance the distinctive character of the town by paying particular regard to townscape and landscape setting by having regard to the following:

- a) Protection of the area's undulating landform, in particular by avoiding development on hilltops and ridgelines and by minimising vertical elements;
- b) Conservation and enhancement of geodiversity. In particular, by having strong regard to soils and landforms;
- c) Landscaping and screening of development should seek to incorporate, with suitable enhancement, existing vegetation and landform. Any additional planting should use native plant species appropriate to the location and setting in terms of type, height, density and the need for on-going management;
- d) use should be made of local materials and styles, particularly in prominent locations, such as the urban fringe and in areas with townscape of heritage value, a particular valued vernacular or of good quality;
- e) Existing field patterns should be retained;
- f) Retention of existing rights of way such as footpaths and bridleways;
- g) Restoration and management of key landscape features such as fields ponds, hedgerows, walls and semi-natural woodland; and
- h) New development must take account of known surface and sub-surface archaeology, and ensure unknown and potentially significant deposits are identified and appropriately considered prior to and during, development.

1.7 The other policy of the Core Strategy which may be of relevance is **Policy DME1: Protecting Trees and Woodlands**. There are not, currently, any Supplementary Planning Documents of relevance.



1.8 Assessment Methodology

The content of this assessment is based on the general principles set out in Guidelines for Landscape and Visual Impact Assessment, third edition, published jointly, in 2013, by the Landscape Institute and the Institute of Environmental Management and Assessment.

- 1.9** A desktop study of the site was carried out prior to any field-work taking place. This concentrated on using both maps and aerial views of the site and its surrounds, to assess the topography and landform and to identify potential viewpoints. The main references were the Ordnance Survey Explorer Maps, sheet 286, Blackpool and Preston and West Pennine Moors, sheet 287, at a scale of 1:25,000. The material gathered was then used to inform the field-work.
- 1.10** The application site and surrounding areas were visited on 27 September 2023. All fieldwork was carried out on foot, by a Chartered Landscape Architect. At the time of the visit, the weather was overcast, but cloud cover was generally high, and the visibility remained generally acceptable for assessing the type of views required. Photographs of the site and viewpoints, were taken using a Nikon D5200 Digital Camera, with 18-55mm VR Lens. Standard company field survey forms were used to record the on-site findings and viewpoints were recorded on the Ordnance Survey Map.
- 1.11** No technical difficulties were encountered in assessing the landscape and visual impact of the proposed development. Access to private property, or land, other than the site itself, was not obtained, except where Public Rights of Way crossed such areas. Clearly this means it was not possible to accurately judge the full visual impact to private houses. However, it is considered that this has not prevented accurate consideration of the potential impact on surrounding properties.



1.12 Baseline Conditions

Existing Landscape Character Assessments

Natural England has produced a series of **National Character Areas**, which divides England into 159 distinct natural areas. The site is very close to the junction of two character areas. Whilst most of Longridge falls with **NCA 33 Bowland Fringe and Pendle Hill** (as stated in the Neighbourhood Development Plan) the site is actually in **NCA 35 Lancashire Valleys**.

NCA 33 Bowland Fringe and Pendle Hill is summarised as follows: *'The Bowland Fringe and Pendle Hill National Character Area (NCA) is a transitional landscape that wraps around the dramatic upland core of the Bowland Fells, underpinned by carboniferous geology. Over half of this NCA, along with the Bowland Fells, makes up the Forest of Bowland Area of Outstanding Natural Beauty. This is a diverse landscape of herb rich hay meadows – several of which are nationally and internationally designated – lush pastures, broadleaved woodland, parkland and waterbodies (including rivers and streams supporting nationally and internationally protected species). The numerous river valleys and associated woodlands are a major component of the area. To the west this NCA includes part of the Bowland Fells Special Protection Area (SPA), designated for its important populations of hen harrier, merlin and lesser black-backed gull. The influence of human habitation and activity, and the areas long farming history contribute significantly to its character. In contrast to the predominantly rural feel of the area, this NCA includes several relatively urban areas including Clitheroe, Bentham and Longridge.'*

NCA 35 Lancashire Valleys is summarised as follows: *'The Lancashire Valleys run north-east from Chorley through Blackburn and Burnley to Colne. The National Character Area (NCA) lies mainly in east Lancashire and is bounded to the north-west by the Bowland Fells fringe and the Millstone Grit outcrop of Pendle Hill, and to the south by the Southern Pennines. A small proportion of the area (5 per cent) lies in the Forest of Bowland Area of Outstanding Natural Beauty. The Lancashire Valleys broadly consist of the wide vale of the rivers Ribble and Calder and their tributaries, running north-east to south-west between the natural backdrops of Pendle Hill and the Southern Pennines. This visually contained landscape has a strong urban character. The Lancashire Valleys are underlain by Carboniferous rocks including limestone, Millstone Grit, shales and Coal Measures. The bedrock is largely covered by glacial and post-glacial deposits of sands, gravels, clays and alluvium. Localised surface exposures of bedrock have given rise to extractive industries, including stone quarrying and coal mining. The Industrial Revolution saw the development and expansion of the major settlements, which include Blackburn, Accrington, Nelson and Colne. A small 'cottage' cotton and textile industry developed, first drawn to the area for its available water power. It developed rapidly but has been in steady decline since the 1920s. The towns are dominated by mills and Victorian-stone terraced housing. Numerous examples of the area's industrial heritage remain, and are matched today by substantial areas of contemporary industrial development. Agriculture, once the major source of income before industrialisation, is now fragmented by the built environment, industry and housing. The remaining pockets of farmed land, used for extensive livestock rearing, are concentrated along the Ribble Valley, the fringes of Pendle Hill, the area to the west of Blackburn, and in the north around Skipton. Opportunities for recreation activities are provided by a network of public rights of way, including key routes along the Pennine Bridleway and Pennine Way National Trails, while a series of country parks and local nature reserves also provide quality green space to encourage visitors to engage with and enjoy the local environment.'*

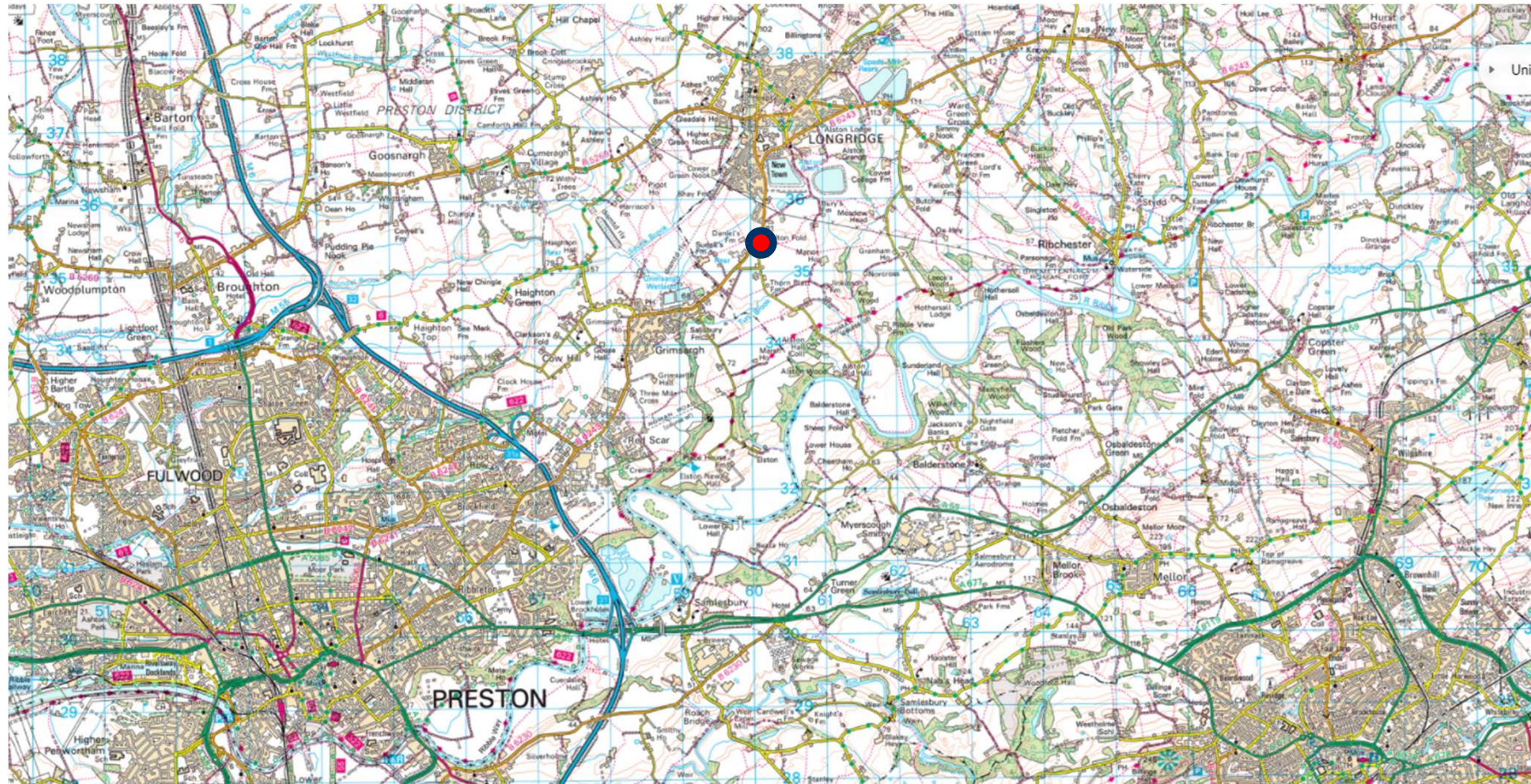


Fig 1- Regional Site Context

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- 1.13 Lancashire County Council produced the **Landscape Strategy for Lancashire** in 2000. This document includes a Landscape Character Assessment which splits the county into Landscape Character Types and Landscape Character Areas.

The site falls within the **Landscape Character Type 5, Undulating Lowland Farmland** which is described as follows: *'Generally below 150m, the Undulating Lowland Farmland lies between the major valleys and 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.'*

The site is in **Landscape Character Area 5c Lower Ribble**, which is described as follows: *'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 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.'*



1.14 Other designations affecting the site

A desk top review of the site area was undertaken, using MARIO – Maps and related information online, along with other available data.

- The area including the site does not have any national, statutory, landscape or rural designations, such as Areas of Outstanding Natural Beauty or National Park status. The Forest of Bowland Area of Outstanding Natural Beauty is approximately 3.5 kilometres north east of the site. There is Access Land at Longridge Fell, around 5.5 kilometres to the north east.
- There are no Sites of Special Scientific Interest (SSSI) on, or adjacent to, the site. Redscar and Tunbrook Woods Nature Reserve, to the south of Grimsargh is the nearest SSSI.
- The site is not within a Conservation Area and there are no Listed Buildings on the site. The nearest listed buildings are the Church of Our Lady, on Preston Road, around 600m to the south east of the site and Bury's Farm House, on Pinfold Lane, around 1.0 kilometre north east of the site.
- There are no Scheduled Ancient Monuments, or Registered Battlefields on the site, within the register maintained by Historic England.
- There are no registered Historic Parks and Gardens, on the site, within the register maintained by Historic England.
- There are not known to be any Tree Preservation Orders (TPO) affecting the site. This should be confirmed by the Council before any work to existing trees is undertaken.
- There are hedgerows on the site which may be protected by virtue of the Hedgerow Regulations 1997.
- There are no Public Rights of Way crossing the site, but several bound it. Pinfold Lane on the northern boundary is a Byway BW0302119. Footpath FP0302069 runs through the farmyard south of the site.



1.15 Evaluation

The assessment falls in to two distinct types, the Landscape Appraisal and the Visual Appraisal. The first part, the Landscape Appraisal, deals with the character, quality and fabric of the site whilst the second part, the Visual Appraisal, deals with the extent of visibility of the site, particularly from public viewpoints. In turn it considers the impact of potential changes to the site and the effect these changes may have on views and visibility.

The Landscape Appraisal considers the elements that make up the landscape. These factors can be divided in to three main headings; natural characteristics, cultural and social factors and perceptual and aesthetic factors.

- Natural features may include trees, woodlands, hedgerows, flora and fauna, meadows, geology, landform and topographic features, such as hill tops, river and stream valleys, ponds and green space.
- Cultural and social elements may include land use, settlement patterns and built elements such as enclosures, bridges, buildings and roads.
- Perceptual and aesthetic factors may include scenic quality, sense of place, tranquillity and include elements such as colour, form, texture, sounds and associations.

1.16 An Approach to Landscape Character Assessment, describes how Landscape Character Assessment can be applied at different scales, from a national and regional level, to a local level. Ideally character assessments should fit together in a hierarchy of areas, with each adding more details as they home in on an area. For the purpose of this report, it can be assumed that the Natural England, National Character Areas and Landscape Strategy for Lancashire describe the national, regional and local context. The aim of the following section is to form the next level in the hierarchy and to make the character assessment site specific, within the local context.

1.17 Landscape Appraisal



Fig 3 - The view across the site looking south, from close to the entrance and showing the existing access road and farm and dairy buildings with grazing land either side.

The site is centred on grid reference SD 60196 35509 and comprises of the existing dairy, shop and chilled store, with associated yards, hard standings, car parks and access roads. A substantial area of the site is presently grassland. There is a farm house, with associated cottages and gardens is to the south of the site boundary. East of the site there are farm buildings, barns and storage units. The site is accessed from Preston Road, to the west, the farm to the west and south is a separate entity and has its own access via Alston Lane, which runs south east from Preston Road.

The surrounding village, of Alston, is a dispersed settlement with clusters of housing and farms, scattered along Preston Road, Alston Lane and around St Michaels Catholic Church, with its associated Primary School. There is still much agricultural land surrounding the site and village, thereby maintaining its separation from Longridge, to the north and Grimsargh, to the south west. New housing development, west of Preston Road, on the south side of Longridge, has compromised this separation greatly, despite a landscape buffer. Even with the prevalence of housing and a busy road in the area, the village retains a rural character due to the amount of open land.

1.18 To the naked eye, the site appears essentially flat, however there a slight fall to the south and east. This is typical of the local area with the land gradually falling away towards the Ribble Valley, south east of the village. To the north east, close to Pinfold Lane the land is at around 81.15m AOD, whilst to the south, near the existing buildings, the land is around 77.00m AOD. The average height range, of the site, is between 79.00 and 80.00m AOD, which is typical of the Landscape Character Type 5, Undulating Lowland Farmland. The high ground at Longridge Fell, to the north east and Mellor Moor to the south east are also visible influences on the site.

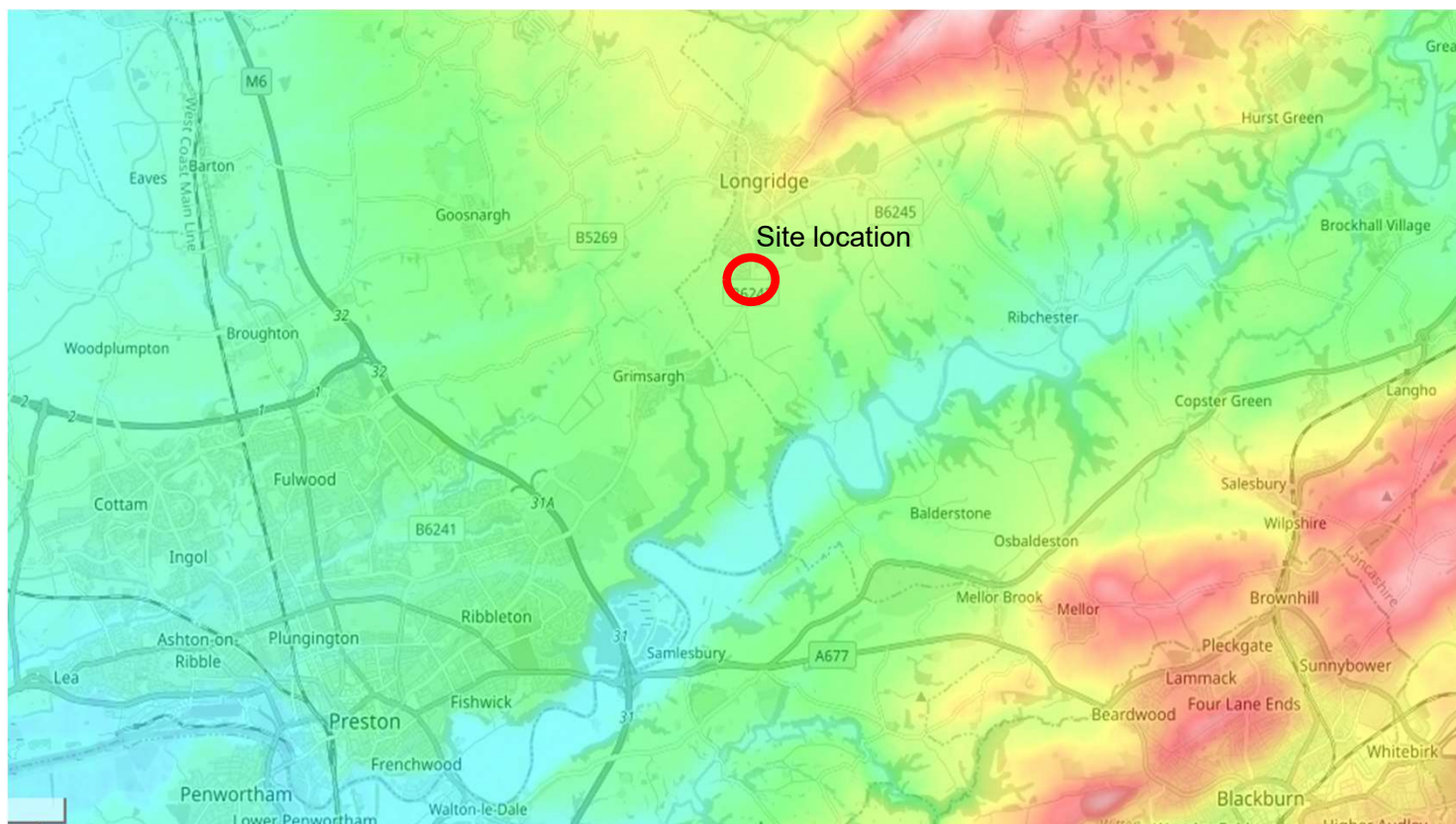


Fig 4- Regional Topography

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- 1.19** Tree cover on the site is fairly limited, with a mix of recent planting and older specimens. Trees are most frequent adjacent to the southern boundary boundary between the site and the neighbouring properties, along the access road and on the road frontages. The oldest trees are found, at the north of the site, close to Pinfold Lane and a single mature specimen on the eastern boundary. Typical species found across the site include Ash, Beech, Birch, Cherry and Maple. There are well established hedgerows to the Preston Road frontage and on the eastern field boundary. These mature hedges are dominated by Hawthorn, with some Blackthorn and are well maintained. There is also a young, recently planted, hedge around the car park comprising mainly of Beech, Laurel and Viburnum. A separate tree survey was also undertaken by TBA during September 2023. A large portion of the site is currently grassland. The ground flora is very limited and other than grass species, there is only occasional hedge base herbaceous growth of nettles, dock, thistle and ivy.
- 1.20** There are no water bodies within the site boundary. Early Ordnance Survey maps show a pond on the eastern boundary, but there was no evidence of one on site.
- 1.21** The buildings on the site are grouped at the southern end and comprise of a modern dairy and chilled store. A substantial group of farm buildings, and residential properties are adjacent to the east and south but these fall outside of the area edged red. There is a separate electricity sub-station within the site accessed from Preston Road. Enclosures across the site include post and wire and timber post and rail fence. These enclosures often supplement the hedged boundaries of the fields, or provide further sub-divisions. There are some short sections of old stone wall, close to the adjacent farm and also on Pinfold Lane. The latter section of wall includes what appears to be a horse mounting block and an early bench mark. Also in the section of field, near Pinfold Lane, is a large piece of worked stone, which is identified as the remains of a cross on early Ordnance Survey maps.
- 1.22** As stated previously, there are Public Rights of Way just outside the site boundaries. Pinfold Lane, on the northern boundary, is Byway BW0302119, which precludes the use of vehicles other than for access. Footpath FP0 302069 runs through the farmyard to the south. These routes both run eastwards to link with an extensive network of Public Rights of Way, which run to the Ribble Valley and beyond. This includes links with the long distance path, The Ribble Way. A similar system of Public Rights of Way extends from the western side of Preston Road.



Fig 5 - The view south across grassland, from Pinfold Lane, with Alston Dairy and adjacent farm in the distance. The hedge fronting Preston Road and stone base of the cross can also be seen on the right hand side.



1.23 Establishing the value and sensitivity of the landscape

As part of the study, the value and sensitivity of the affected landscape should be established. This means the relative value that is attached to different landscapes by society, taking in to account that a landscape may be valued differently by the various stakeholders. Value and sensitivity can apply to areas of landscape as a whole or to individual elements, features or aesthetic qualities. The start point in understanding landscape value is usually to consider existing landscape designations, but the value of undesignated landscapes also needs careful consideration.

International and national designations – The site and the immediate surrounds of the site do not have any statutory designations.

There are no National Parks within a 25 mile radius of the site. The nearest Area of Outstanding Natural Beauty is the Forest of Bowland which is around 3.5 kilometres to the north east. The distance of the site, from this designated area, mean that it will not be subject to any Landscape Impacts as a result of the proposed development.

Local Landscape designations – The site does not currently have any specific local landscape designation.

Undesignated landscapes – The fact that an area of landscape is not designated does not mean that it does not have any value. A range of factors can help to identify valued landscape as follows.

Landscape quality:	A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.
Scenic quality:	The term used to describe landscapes that appeal primarily to the senses.
Rarity:	The presence of rare elements or features in the landscape or the presence of a rare Landscape Character Type
Representativeness:	Whether the landscape contains a particular character, features or elements, which are considered particularly important examples
Conservation interests:	The presence of features of wildlife, earth science or archaeological or historical and cultural interest can add to the value of the landscape as well as having value in their own right.
Recreation value:	Evidence that the landscape is valued for recreational activity where experience of the landscape is important.
Perceptual aspects:	A landscape may be valued for its perceptual qualities notably wildness and or tranquillity.
Associations:	Some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area.



The above criteria have been used to assess the value of the site as follows;

Landscape quality: Whilst not a high-quality landscape, the site is of value in terms of the openness it contributes to the local area. The trees and hedgerows are the most significant landscape features of the site.

Scenic quality: The site has quite limited aesthetic value. As stated above, the fields, trees and hedgerows contribute to the overall local landscape setting. The open aspect created by the fields does also allow for longer views of the surrounding landscape including Longridge Fell and Mellor Moor.

Rarity: Neither the overall landscape of the site, nor any of the elements which make up the landscape, are rare.

Representativeness: The landscape of the site is typical of the Landscape Character Area, particularly in regard to the topography.

Conservation interests: The existing trees, hedgerow cover and grassland are of some nature conservation value.

Recreation value: The site has no public, recreational, value because it is private land. It is however, of visual benefit to those using nearby Public Rights of Way, particularly Byway BW0302119 and footpath FP0302069.

Perceptual aspects: The site may be perceived, locally, as important in terms of the contribution it makes to the openness of the local area.

Associations: There are no known literary associations with the site. The remains of the cross and mounting block provide some historic associations.

1.24 In summary; the main value of the site is the openness it provides to the local landscape and as a consequence the visual amenity. The tree and hedgerow cover, together with grazing land topography are the most valuable landscape features. As such the site may be considered as **tolerant of change, subject to the retention of the existing landscape features.**



1.26 Predicting effects on the landscape

The Baseline Conditions and Landscape Appraisal identify the important elements and character of the local landscape. Here the potential landscape changes to the application site which would occur, as a result of the proposals, are described. These are discussed in terms of the same headings as used in the assessment, that is, natural characteristics, cultural and social factors and aesthetic and perceptual factors. Development of the site, as described, would clearly have an effect on the character of the site and its surrounds, because of the obvious changes in land use.

1.27 The magnitude of the effects can be categorised as follows;

High Adverse	Total loss of or major alteration to the key characteristics or features of the landscape area.
Medium Adverse	Partial loss of or alteration to, the key characteristics or features of the landscape area.
Low Adverse	Minor loss of or alteration to the key characteristics or features of the landscape area.
No Change	Very minor loss or change to the landscape characteristics or features of the area, compensated by landscape improvements or enhancements.
Low Beneficial	Minor Improvements to the key characteristics or features that outweigh any adverse landscape effects of the proposal, removal of minor incongruous features.
Medium Beneficial	Notable improvements to the key landscape characteristics or features, or improvements resulting from removal of inappropriate land uses or features.
High Beneficial	Major Landscape improvements, through the creation of a new landscape structure, or the removal of large inappropriate features.
	The likely magnitude of landscape change can be categorised as Medium Adverse .



1.28 Changes to Landform

Due to the existing nature of the topography it is unlikely that much, if any regrading would be needed to enable development to take place. As such the overall levels and form of the site, will continue to relate to the landforms of the local landscape.

Effect No change

Changes to type and extent of vegetation cover

Where possible the existing tree and hedge cover will be retained and any impacts are only likely to affect the younger trees, rather than mature specimens. A scheme of new landscaping for the site, will replace any trees lost and also aim to improve the local tree cover and diversify ground flora;

Effect No change – Low Beneficial

Change in land use

There will be an obvious change in land use on parts of the site. But this has to be considered in the context of the current land use and landscape setting.

Effect Low adverse

Changes to watercourses and waterbodies

There are no water courses or water bodies on the site.

Effect No change.

Changes to notable landscape features

The most notable landscape features are the tree and hedge cover combined with topography typical of the Landscape Character Area. The addition of new structures will not impact greatly on the landscape setting.

Effect Low adverse.

Changes affecting Public Rights of Way and public land

Adjacent Public Rights of Way will be retained and their routes unaffected.

Effect No change.

Changes to cultural associations and the historic setting

There are not known to be any cultural associations and the minor elements with historic associations can be retained in situ.

Effect No change

Changes to the perceptual qualities of the landscape and settlement pattern

The loss of open land may be perceived to have a negative effect on the landscape. However, the addition of new landscape infrastructure, particularly more tree planting and improved ground flora, will be of benefit to the local area.

Effect No change – Low Adverse.

1.29 The overall magnitude of landscape change can be described as follows;

The likely magnitude of effects and landscape change within the immediate, local area, surrounding the site, can be categorised as **No change -Low adverse.**

The likely magnitude of effects and landscape change within the Landscape Character Area can be categorised as **No change.**



1.30 The Construction Phase

The construction phase itself will clearly impact visually and physically, albeit temporarily, on the local area. Those issues which are most likely to have an impact are;

- Site accesses
- Re-grading operations and earthworks
- Material stockpiles, storage and compounds
- Temporary buildings and plant
- Vehicle Movements, including delivery loading and unloading
- Parking
- Temporary lighting
- Site signage and temporary boundary treatments

1.31 Access to the site should be from the existing Preston Road and must aim to use those proposed in the long term and such access points need siting with care in relation to existing landscape features, particularly vegetation. Similarly, the site infrastructure should, wherever possible, follow that intended for the long-term site layout. In particular the layout of roads and hard standings must be sited to cause the minimum long-term damage to the landscape. During regrading works, great care is needed not to damage retained landscape features and any stockpiled materials should be located well away from existing trees. A separate Tree Protection Plan should be produced which details the location and type of protection measures during the construction phase.

1.32 Temporary buildings, site compounds and plant must be sited with care and ideally on areas to be built on in the long term, rather than areas designated as future soft landscape. As well as avoiding damage to landscape features, consideration must be given to the potential visual effects on adjacent buildings, particularly those which are residential. If sited carefully buildings and compounds can utilise the existing vegetation as screening. If cranes or tall machinery are used during the construction phase it is likely that they will be visible for a considerable distance. Little can be done to mitigate this impact other than to minimise the use of such plant. Where required, site lighting must be positioned and targeted in a considerate manner. In particular lighting should avoid nuisance to adjacent highways and residential properties. Low level lighting has a much lesser impact than high level flood lighting and should be considered close to existing properties. Parking for site operatives should be sited close to buildings and compounds and again should avoid areas intended for long term retention as landscape features.

1.33 All reasonable measures must be taken to prevent pollution to water courses or ground water and fuel or chemical stores must be sited with due consideration to this potential risk. Construction vehicles may cause nuisance through noise, dust creation and lights after dark. Temporary signage and hoardings must be appropriately designed and sited not cause a visual nuisance to either highways or properties. Separate method statements, by specialists, should deal with issues relating to lighting pollution and noise control.

1.34 As a result of site operations there may be some temporary impacts on the landscape setting, of the area, during the construction phase. However any harm will be rectified by post development landscape mitigation.



1.35 Defining the extent of visibility

The extent of the current visual envelope must be defined. Because the local topography is relatively flat views could potentially be far reaching. It is the volume of tree and hedgerow cover which restricts long views, specifically to those on foot or in vehicles. The lack of high ground also results in a lack of vantage points. The nearest high point, to the site, is at St Lawrence's Church, New Town, Longridge, which is around 30.0m higher than the site. The high ground of Longridge Fell and Mellor Moor are far to distant to offer tangible views of the site. The extent of visibility is set out as below:

To the north – the visual envelope is, initially, quite poorly defined with the site boundary open to Pinfold Lane and the fields beyond. Beyond this point a combination of field boundary vegetation and the topography greatly limits visibility. The ground climbs towards the New Town area of Longridge and this landform is strengthened by the artificial embankments of Alston Reservoirs, south of Longridge. Longridge Fell is visible on the far horizon to the north east.

To the east – the visual envelope is partly defined by hedged field boundaries. Further trees and hedges strengthen the sense of enclosure, despite the topography which is gradually falling towards one of the many wooded cloughs, descending in to the Ribble Valley. It is purely the vegetation which closes long views in this direction.

To the south – the visual envelope is essentially defined by the extensive group of adjacent farm buildings old and new, within the site and outside the site boundary. Beyond this point there is, again, considerable tree and hedgerow cover, particularly in the vicinity of Tun Brook and Thorn Lane. In this direction the land is also falling towards the Ribble Valley and does little to close the view. The high ground of Mellor Moor is visible on the far horizon to the south east.

To the west – the visual envelope is initially quite poorly defined as the frontage hedgerow is quite low. Further vegetation in combination with built form, west of Preston Road strengthen the sense of enclosure, Beyond this point there is a substantial belt of trees wrapping round Daniel's Farm, together with further tree and hedge cover on field boundaries. The tree line following Savick Brook further west also provides a strong enclosure. In common with other surrounding land the topography is generally fairly flat and at similar levels, providing no sense of enclosure.



1.36 Visual Receptors

Within the visual envelope, described above, it is necessary to consider those who are likely to see the site and experience a change to the view, should development take place. These are known as visual receptors and can be summarised as follows;

Public Rights of Way and Open Space

There are many Public Rights of Way in the area, both bounding the site and in the surrounding countryside. The Byway BW0302119 and Footpath FP0302069 would be particularly affected.

Private Residential dwellings

Householders in properties on Preston Road, Alston Lane and Pinfold Lane may be affected

Outdoor recreational facilities

There are no outdoor recreational facilities in the immediate area.

Business and Commercial premises

Nearby commercial premises are generally confined to farms, pubs, restaurants and small business units may be affected.

Vehicle users and pedestrians on local roads

Vehicle users and pedestrians on Preston Road, Alston Lane and Pinfold Lane would be affected.



Fig 6 – Zone of Visual Influence

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1.37 The Sensitivity of visual receptors

The Sensitivity of visual receptors based on standard guidance is summarised as follows;

Public Rights of Way and Open space

High sensitivity

Views are sensitive to those taking part in outdoor and rural activities. Sensitivity will be greatest on well used and popular routes and open spaces. The impact reduces with distance or if views are filtered.

Private residential dwellings

Medium to High sensitivity

Views are sensitive if direct from primary living space and close to dwellings. Oblique or filtered views together with those from secondary living space are less important.

Outdoor recreational facilities

Medium sensitivity

The view is not likely to be part of the principal objective of the activity but may contribute to the experience of outdoor activity.

Business and Commercial Premises

Low sensitivity

People at work tend to be focused on what they are doing and have a better capacity to deal with changes to the view.

Vehicle users and pedestrians on the Highway.

Low sensitivity for vehicle users medium sensitivity for pedestrians

Because viewers are transient, the views are generally less important. Vehicle users are less heavily impacted than pedestrians.

As a result of the above, it is possible to make a prediction of the potential impacts;

- The greatest impacts will be to those using the extensive Public Right of Way network. In particular The Byway BW0302119 and Footpath FP0302069.
- There will be an impact on some private dwellings close to the site, particularly on Preston Road, Alston Lane and Pinfold Lane.
- The impact on employees in nearby farms and businesses will generally be very limited. The Italian Restaurant opposite the site will be impacted.
- The impact to vehicle users on the Highway will be limited, because they pass at speed, however there will be an impact to pedestrians on the Highway.



1.38 Mitigation

There are four principal strategies to address likely negative effects;

Avoidance The avoidance of negative landscape and visual effects through careful siting, planning and design.

Reduction Where negative effects cannot be avoided, the reduction of any remaining conflict with the landscape.

Remediation Mitigation measures which rely solely on add on or cosmetic measures, such as screening.

Compensation Where negative effects cannot be mitigated to an acceptable level other improvements may be offered to offset or compensate for the residual effects.

In this case the main strands to the mitigation are; **Avoidance** through the retention of existing landscape features and **Remediation** through new landscape design.

- 1.39 The existing hedges and trees are important features of the local landscape and should be retained within the proposals for the site, where possible. Alongside these retained features a robust, new, landscape scheme will be designed which will aim to ensure that the new development has themes which accord with the landscape character.
- 1.40 New tree planting will, in general, include a high percentage of native species, particularly on the site boundaries. They will act both as buffer planting and as green corridors. The principal species used will be Birch, Lime, Maple, Oak, with lesser quantities of Alder, Crab Apple, Cherry, Hawthorn, Hazel, Holly, and Rowan. Current guidance is such that Ash cannot be planted due to the risk of introducing Chalara, or Ash dieback. Should this guidance be revised then Ash would also be included in the new tree planting.
- 1.41 New, mixed species, native hedgerows will be planted as appropriate, with the aim of linking existing and proposed habitat areas, as well as providing shelter and enclosure to the site. Wildflower and bulb planting will be used to diversify the hedge bases and also grass verges where appropriate. The intention of all new planting, both native and ornamental, is that it is selected to be of both aesthetic value and wildlife benefit, particularly to birds, bats and insects. The creation of linked, planted networks, to create wildlife corridors will greatly increase the benefits of new planting to wildlife.
- 1.42 Other ecological features within the new landscape structure, could include amphibian hibernacula and bird and bat boxes.
- 1.43 All of the landscape features will be actively managed, after the development is complete, to ensure that the overall landscape structure remains viable in the future. A long-term Landscape Management Plan can be agreed with the local authority as part of the planning process.



Visual Impact Appraisal



1.44 Visual Impact Appraisal

The visual impact appraisal of the site considers the visibility of the site, particularly from public viewpoints beyond the site boundary. The existing visibility of the site was assessed initially by a desktop study of the Ordnance Survey maps for the area, followed by field work analysis. From this work viewpoints were selected to describe views from the most commonly used and most affected locations. As discussed previously these views were only assessed from publicly accessible areas and no access was gained to private property.

The viewpoints were assessed briefly in terms of sensitivity and categorised as of **High, Medium, Low or Negligible sensitivity**. This judgement was based on the following factors;

- The location and context of the viewpoint, such as proximity to the site
- The likely number of viewers, for example easy to access areas, such as public highways
- The nature of the viewpoint, residential properties are sensitive to visual impact whereas a place of work may not be
- Movements of viewers, those in cars passing at speed are generally less sensitive
- Cultural significance, if relevant

These viewpoints are described here and with the aid of photographs in the appendices.



1.45 Principal northern viewpoints of the site

To the north the closest public viewpoints are from a Byway. There are also limited long views from Public Rights of Way to the north. There may be private views from the limited number of properties north of the site.

Public views of the site from the north will be possible from Pinfold Lane, which is Byway BW0302119.

Further north, there are limited, distant, views towards the site from Byways 0302058, 0302051 and 0302053, in the vicinity of St Lawrence's Church, at New Town, Longridge.

There will be private views, towards the site, from the small number of residential properties on Pinfold Lane. It is unlikely that there will be views from the new development at Alston Meadows, because of the way the dwellings are orientated.

Public views of the site from the north are strong, close to the site, but limited further north. The impact to pedestrians on the Byway close to the site will therefore be of **Medium Sensitivity** reducing to **Negligible Sensitivity** for the Byways further north. The impact to nearby properties will be of **Low Sensitivity**.

1.46 Principal eastern viewpoints of the site

To the east, the only public viewpoints are from Public Rights of Way including footpaths and byways, this includes some long views. There may be limited views from the few properties in open country to the east.

Public views of the site, from the east, will be strongest from footpaths FP0302068, FP0302069 and FP0302070 where they cross fields close to the eastern site boundary. These views diminish as the paths head east and the existing farm buildings restrict views of the site. Further east the paths, mentioned above, link with Byways BW0302059, BW0302066 and BW0302067, allowing longer views toward the site but again the existing farm buildings restrict views.

There may be limited private views of the site, from the small number of properties to the immediate east.

The Public views of the site from the east are fairly strong, close to the site but limited further east. However, in both cases, existing farm buildings restrict views of the site. The impact to pedestrians on the footpaths close to the site will therefore be of **Low Sensitivity** reducing to **Negligible Sensitivity** for the Byways further east. The impact to properties will be of **Low Sensitivity** due to the distance from the site.



1.47 Principal southern viewpoints of the site

To the south, there are public viewpoints from the Highway close to the site and from a Public Right of Way near the site boundary. There are Public Rights of Way further to the south but viewpoints are extremely limited. There may be views from the properties to the south.

There are views of the dairy from Alston Lane, however the views of the site itself are prevented by the adjacent farm buildings. Public Right of Way FP0302069 runs through the farm yard to the south and allows views in to the site.

Further south the nearest Public Right of Way is Byway BW0302072. Views are again limited by the intervening farm buildings, in combination with vegetation and the distance from the site.

There may be private views from the limited number of properties to the south,

The Public views of the site from the south are strong, close to the site but limited further South. However, in both cases, existing farm buildings restrict views of the site. The impact to vehicles users on the Highway would be of **Low Sensitivity**. The impact to pedestrians on the Highway and the footpath close to the site will be of **Low Sensitivity** reducing to **Negligible Sensitivity** for the Byway further south. The impact to properties will be of **Low Sensitivity**, due the screen provided by existing buildings and in some cases the distance from the site.

1.48 Principal western viewpoints of the site

To the west the closest public viewpoints are from the Highway. There are also limited long views from Public Rights of Way to the west. There will be private views from the properties immediately west of the site.

Public views of the site, from the west, will be possible to both pedestrians and vehicle users on Preston Road. There are also limited views from the Public Right of Way FP0302108 which runs from Preston Road to the south of the site.

Further west, there are limited, distant, views towards the site from Public Right of Way FP0302109 but intervening tree and hedge cover generally screens the site.

There will be private views, towards the site, from the of properties on Preston Road, particularly those opposite the site, on Preston Road.

Public views of the site from the west are strong, close to the site, but limited further west. The impact to vehicles users on the Highway would be of **Low Sensitivity**. The impact to pedestrians on the Highway and the footpath close to the site will therefore be of **Low - Medium Sensitivity** reducing to **Negligible Sensitivity** for the footpath further west. The impact to properties opposite the site will be of **High Sensitivity**.



1.49 Residual Effects

The residual effects are those significant effects of the development which remain, after taking into account the mitigation discussed previously. For these effects to be measured each viewpoint has been assessed for the potential magnitude of the development using the scale below;

High adverse - where a scheme would cause a noticeable deterioration in the view, being a dominant and incongruous feature in the scene.

Medium adverse – where a scheme would cause a noticeable deterioration in the view or form a visible and recognisable incongruous new element readily noticed by a casual observer.

Minor adverse – where the scheme would cause a minor deterioration in the view, or a small incongruous element in the scene that could be missed by a casual observer.

No change – where the scheme would not form a noticeable deterioration or improvement in the view.

Low beneficial – where the scheme would cause a minor improvement in the view or a small improvement to the scene that could be noticed by the casual observer.

Medium beneficial – where the scheme would cause a noticeable improvement in the view or form a recognisable improvement that could be noticed by a casual observer.

High beneficial – Where the scheme would cause a noticeable improvement in the view.

The following factors have been taken into consideration;

- What proportion of the existing view would change as a result of the proposed development?
- How many features within the view would be changed?
- How well does the proposed development fit within the context of the existing view?
- How many viewers would be affected by the changes to the view?
- Is the view direct or oblique?



1.50 Principal Northern viewpoints of the sites

To the north the closest public viewpoints are from a Byway. There are also limited long views from Public Rights of Way to the north. There will be private views from the limited number of properties north of the site.

New tree and hedgerow planting on the northern boundary would aim to screen and filter any views, reducing impacts. It is unlikely, however that any new landscape treatment would prevent views close to the site.

The overall impact of the residual effect on public views will be **Minor Adverse** and also **Minor Adverse** for adjacent property.

1.51 Principal Eastern viewpoints of the sites

To the east, the only public viewpoints are from Public Rights of Way including footpaths and byways, this includes some long views. There may be limited views from the few properties in open country to the east.

New tree planting on the site boundary will aim to filter any views, reducing impacts. This will be particularly effective at limiting the longer views of the site.

The overall impact of the residual effect on public views will be **No change - Minor Adverse** and also **No change - Minor Adverse** for adjacent property.

1.52 Principal Southern viewpoints of the sites

To the south, there are public viewpoints from the Highway close to the site and from a Public Right of Way near the site boundary. There are Public Rights of Way further to the south but viewpoints are extremely limited. There may be views from the properties to the south.

The views from the south are already quite restricted and there is only limited scope for new planting.

The overall impact of the residual effect on public views will be **No change - Minor Adverse** and also **No change - Minor Adverse** for adjacent property.

1.53 Principal Western viewpoints of the sites

To the west the closest public viewpoints are from the Highway. There are also limited long views from Public Rights of Way to the west. There will be private views from the properties immediately west of the site.

New tree and hedgerow planting on the western boundary would aim to screen and filter any views, reducing impacts. It is unlikely, however that any new landscape treatment would prevent views close to the site.

The overall impact of the residual effect on public views will be **Minor Adverse** but **Minor Adverse – Medium Adverse** for adjacent property.



1.54 Cumulative effects

Cumulative landscape and visual effects are the result of additional changes to the landscape, caused by development proposals when in conjunction with other developments. Other development may either be associated with the proposal discussed or separate from it and cumulative effects may be either positive or negative. In landscape and visual terms, the cumulative effects can arise as a result of inter-visibility between developments or from the combined effects of the proposal. The result may be that, whilst individual components do not have significant impact, together they combine to create a greater effect on the landscape, views and the visual envelope. Types of cumulative effect can be summarised as follows;

- The effects of an extension to an existing development or positioning of a new development
- Infilling of an area with development over a period of time that may be judged to have substantially altered the landscape
- Interaction between different types of development, each of which may have different landscape or visual effects
- Incremental change as a result of successive individual developments such that the combine defect is significant
- Development which has indirect effects, such as enabling works or sterilisation of adjacent land
- Landscape and or visual effects resulting from actions that remove an existing landscape feature, such as tree cover, revealing a view that did not exist before

Once the range of developments to be considered and the extent of the area has been decided, it is necessary to identify the landscape effects and their significance. Cumulative landscape effects are likely to include the following;

- The effect on the fabric of the landscape as a result of removal of or changes in individual elements or features of the landscape
- The effect on aesthetic aspects of the landscape including scale, sense of enclosure, diversity, pattern, colour or perceptual and experiential aspects
- The effect on the overall character of the landscape leading to modification of key characteristics and possible creation of new landscape character

The approach to assessing the significance of cumulative landscape effects should be guided by the same principles as the approach to the initial project assessment. Significance of the effects should consider;

- The susceptibility of the landscape receptor to the type of change under consideration
- The values attached to the area under consideration reflecting any designations it may have
- The size and scale of the cumulative landscape effects identified
- The extent of the geographical area covered by the cumulative effects
- The duration of the cumulative effects including the timescales of the projects being assessed and other projects being considered.



The types of cumulative effect may vary according to whether they are combined or sequential and can be defined as follows;

- In combination – where two or more developments are or would be within the observers arc of vision at the same time without moving their head
- In succession – where the observer has to turn their head to see various developments, actual and visualised
- Frequently sequential – where the features appear regularly and with short time lapses between instances depending on speed of travel and distance between viewpoints
- Occasionally sequential – Where long time elapses between appearances would occur because the observer is moving very slowly and or there are larger distances between the viewpoints.

1.55 The Ribble Valley Borough Council Planning Website was searched for current Planning Applications. Current applications mainly comprise of householder applications or the erection of agricultural buildings. As such any cumulative effects would be minor and likely to be frequently or occasionally sequential.

1.56 Summary and Conclusion

The changes in land use will affect the immediate, local, landscape character, of Alston, to a minor extent, but they would not have any impact on the overall Landscape Character Area, 5c Lower Ribble. The proposal should also be considered in the context of the current uses of the site and the many other nearby farms.

1.57 The visual impact would be of greatest sensitivity to those using Public Rights of Way, pedestrians on highways and to private property adjacent to the site. The Public Rights of way adjacent to the site, to the immediate, north, east and south are the most sensitive in terms of public views but clear vistas of the site are very limited. The greatest impact is to the Preston Road frontage however, the dairy and adjacent farm already have a strong presence here. The retention of existing tree and hedge cover, on the site boundaries, in combination with extensive new tree, shrub and hedge planting will screen or filter views.

1.58 A comprehensive package of landscape mitigation will be provided as part of the development proposals. New landscaping will add, substantially, to tree, hedge and shrub cover in the area and will act not only to filter views, but also to enhance the area. The planting will be designed to create new habitats and to encourage biodiversity. All retained and new landscape will be subject to suitable management, agreed with the local authority, ensuring that it remains a viable legacy. This is of particular importance when considering the long-term future of tree and hedge cover on the site.



Viewpoints

1.59 Viewpoints

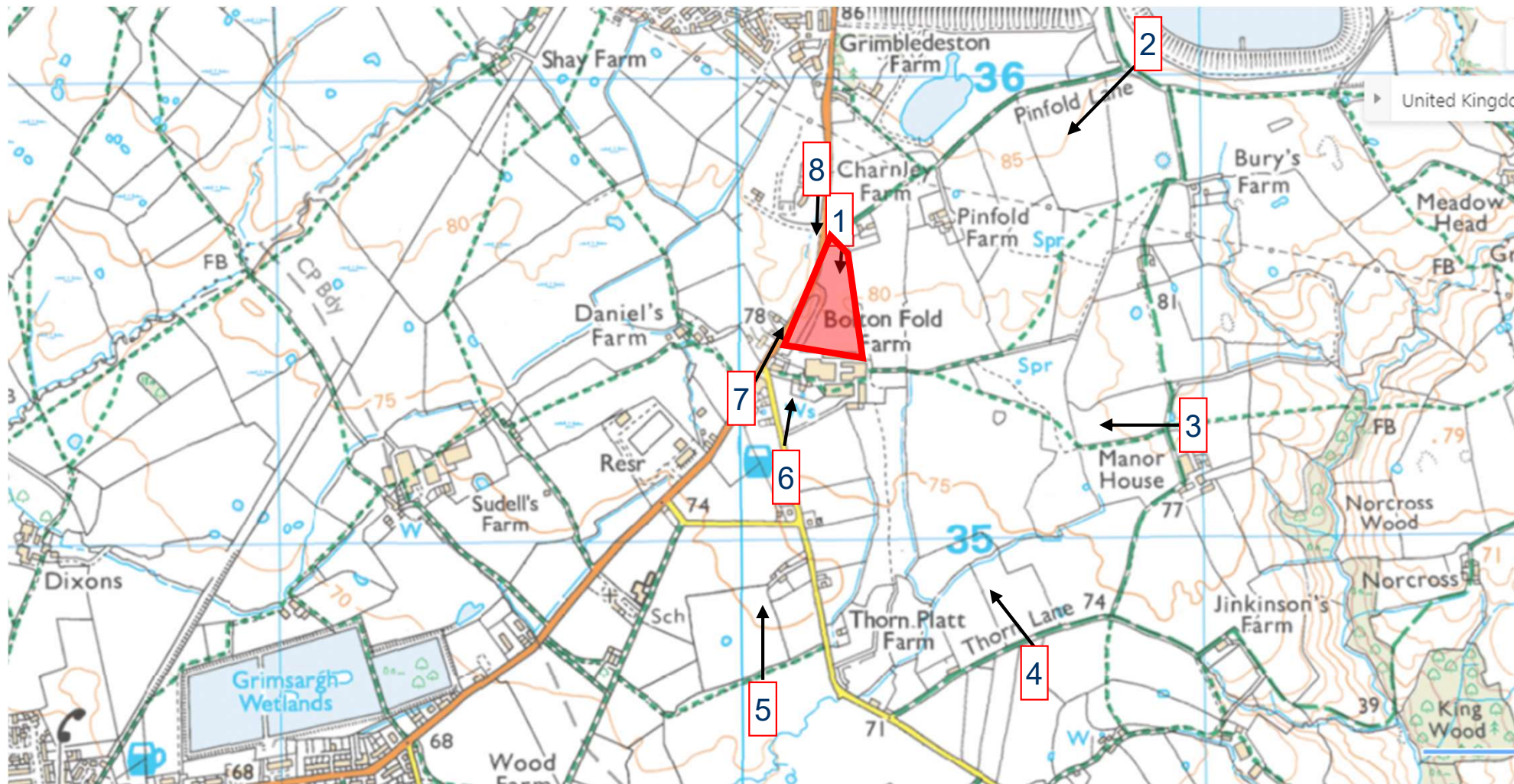


Fig 7- Viewpoints map 1

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Viewpoint 1

VIEWPOINT NUMBER 1	
DESCRIPTION OF VISUAL RECEPTOR	Pedestrians and vehicle users on the Byway.
LOCATION OS GRID APPROXIMATE ELEVATION IN METRES	SD60208 35672 80.0m AOD
APPROXIMATE DISTANCE FROM SITE	0 – 55.0m

VISUAL APPRAISAL	
EXISTING VIEW	PROPOSED VIEW
The view south across the site from Pinfold Lane. The dairy and adjacent farm are in the centre with the tree lined access and frontage hedgerow on the right hand side.	<p>Operational stage: All of the proposed works would be visible from Pinfold Lane.</p> <p>With mitigation: The site would be better screened, with new tree and hedge planting providing more screening. The development would, however, remain clearly visible from the lane.</p>



Viewpoint 2

VIEWPOINT NUMBER 2	
DESCRIPTION OF VISUAL RECEPTOR	Pedestrians and vehicle users on the Byway.
LOCATION OS GRID APPROXIMATE ELEVATION IN METRES	SD 60840 36021/85.0m AOD
APPROXIMATE DISTANCE FROM SITE	770.0m

VISUAL APPRAISAL	
EXISTING VIEW	PROPOSED VIEW
The view south west from Pinfold Lane, near Alston Reservoir Number 1. The dairy and adjacent farm buildings are only just visible on the skyline.	<p>Operational stage: It is unlikely that any of the new buildings would be seen due to existing vegetation and buildings.</p> <p>With mitigation: The site would be better screened, with new tree and hedge planting providing more screening. The new development is unlikely to be noticed in the context of existing buildings and with the additional screening.</p>



Viewpoint 3

VIEWPOINT NUMBER 3	
DESCRIPTION OF VISUAL RECEPTOR	Pedestrians and vehicle users on Byway BW0302066 walkers on Public Right of Way FP0302070.
LOCATION OS GRID APPROXIMATE ELEVATION IN METRES	SD 60920 35245 80.0 AOD
APPROXIMATE DISTANCE FROM SITE	730.0m

VISUAL APPRAISAL	
EXISTING VIEW	PROPOSED VIEW
The view west along the line of Public Right of Way FP0302070, from Byway BW0302066, close to Manor House.	<p>Operational stage: It is unlikely that any of the new buildings would be seen due to existing vegetation and buildings.</p> <p>With mitigation: The site would be better screened, with new tree and hedge planting providing more screening. The new development is unlikely to be noticed in the context of existing buildings and with the additional screening.</p>



Viewpoint 4

VIEWPOINT NUMBER 4	
DESCRIPTION OF VISUAL RECEPTOR	Pedestrians and vehicle users on Byway 0302072.
LOCATION OS GRID APPROXIMATE ELEVATION IN METRES	SD 60625 34793
APPROXIMATE DISTANCE FROM SITE	73.0m AOD / 750.0m

VISUAL APPRAISAL	
EXISTING VIEW	PROPOSED VIEW
The view north, from Thorn Lane, which is Byway 0302072.	<p>Operational stage: It is unlikely that any of the new buildings would be seen due to existing vegetation and buildings.</p> <p>With mitigation: The site would be better screened, with new tree and hedge planting providing more screening. The new development is unlikely to be noticed in the context of existing buildings and with the additional screening.</p>



Viewpoint 5

VIEWPOINT NUMBER 5	
DESCRIPTION OF VISUAL RECEPTOR	Walkers on Public Right of Way FP0302095.
LOCATION OS GRID APPROXIMATE ELEVATION IN METRES	SD 60014 34713 73.0m AOD
APPROXIMATE DISTANCE FROM SITE	690.0m

VISUAL APPRAISAL	
EXISTING VIEW	PROPOSED VIEW
<p>The view north east from Public Right of Way FP0302095 with Lane Side Farm in the foreground. Vegetation and built form greatly restricts views of the site from this direction.</p>	<p>Operational stage: It is unlikely that any of the new buildings would be seen due to existing vegetation and buildings</p> <p>With mitigation: The site would be better screened, with new tree and hedge planting providing more screening. The new development is unlikely to be noticed in the context of existing buildings and with the additional screening.</p>



Viewpoint 6

VIEWPOINT NUMBER 6	
DESCRIPTION OF VISUAL RECEPTOR	Pedestrians and vehicle users on the Highway.
LOCATION OS GRID APPROXIMATE ELEVATION IN METRES	SD 60089 35228 75.0m AOD
APPROXIMATE DISTANCE FROM SITE	185.0m

VISUAL APPRAISAL	
EXISTING VIEW	PROPOSED VIEW
The view north, along Alston Lane and showing the entrance to Bolton Fold Farm and one of the original stone dwellings. Views of the new dairy buildings are surprisingly limited due to with strong tree and hedge cover.	<p>Operational stage: It is unlikely that any of the new buildings would be seen due to existing vegetation and buildings.</p> <p>With mitigation: There will not be much new planting on the southern site boundary. The new development is unlikely to be noticed in the context of existing buildings and with the additional screening.</p>



Viewpoint 7

VIEWPOINT NUMBER 7	
DESCRIPTION OF VISUAL RECEPTOR	Pedestrians and vehicle users on the Highway.
LOCATION OS GRID APPROXIMATE ELEVATION IN METRES	SD 60065 35514 15.0m AOD
APPROXIMATE DISTANCE FROM SITE	78.0m

VISUAL APPRAISAL	
EXISTING VIEW	PROPOSED VIEW
The view looking east, across the site frontage, from Preston Road.	<p>Operational stage: The proposed development would be visible during the build phase, despite some tree and hedge cover.</p> <p>With mitigation: The site would be better screened, with new tree and hedge planting providing filtered views. The development would, however, remain clearly visible as part of the street scene.</p>



Viewpoint 8

VIEWPOINT NUMBER 8	
DESCRIPTION OF VISUAL RECEPTOR	Pedestrians and vehicle users on the Highway
LOCATION OS GRID	SD 60181 35709
APPROXIMATE ELEVATION IN METRES	83.0m AOD
APPROXIMATE DISTANCE FROM SITE	40.0m

VISUAL APPRAISAL	
EXISTING VIEW	PROPOSED VIEW
The view south, across the site frontage from Preston Road showing the northern end of the site close to Pinfold Lane.	<p>Operational stage: The proposed development would be visible during the build phase, due to limited tree and hedge cover.</p> <p>With mitigation: The site would be better screened, with new tree and hedge planting providing more screening. The development would, however, remain clearly visible as part of the street scene.</p>



Appendix

Ordnance Survey Explorer Maps, sheet 286, Blackpool and Preston and West Pennine Moors, sheet 287, at a scale of 1:25,000.

Website – [Magic.defra.gov.uk](http://magic.defra.gov.uk)

Website - [Mario.\(arcgis.com\)](http://Mario.arcgis.com)

Website – Ribble Valley Borough Council

Natural England, National Character Area Profiles – NCA 33 Bowland Fringe and Pendle Hill and NCA 35 Lancashire Valleys.

The Landscape Strategy for Lancashire, Lancashire County Council 2000.

Guidelines for Landscape and Visual Impact Assessment, Landscape Institute and Institute of Environmental Management and Assessment, Third Edition, 2013.