

CUCKOO HALL

Landscape and Visual Appraisal
PWA Planning
January 2024



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Document history

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1 INTRODUCTION

1.1 Background

- 1.1.1 Stephenson Halliday was commissioned in July 2022 to prepare a landscape and visual appraisal (LVA) of the proposed development at Cuckoo Hall on behalf of Mr Owen McLaughlin (the applicant). This application was refused and as a result a new scheme was developed that sought to reduce the potential impact on the surrounding National Landscape. This document forms part of a suite of documents to support the revised application. The application was refused in part due to the proposals being considered as harmful to the Forest of Bowland National Landscape.
- 1.1.2 N.B. All Areas of Outstanding Natural Beauty (AONBs) in England and Wales have become National Landscapes from the 22nd of November 2023. Within this report the AONB term will still be referenced in the context of existing guidance and reports.
- 1.1.3 This assessment defines the existing landscape and visual baseline environments; assesses their sensitivity to change; describes the key landscape and visual related aspects of the proposed development; describes the nature of the anticipated changes and assesses the effects arising during construction and once completed.

1.2 The Site and Proposals

- 1.2.1 Figure 01 places the proposed development within its local context. The site is located approximately 3km east of Longridge and comprises a farmstead located centrally within the site with associated agricultural units to the east and west. The access is from Higher Road which is located approximately 30m to the north of the farmstead and is separated from the development by a paddock with access to the site along a private driveway. Although the land ownership extends into the adjacent fields the development site itself only comprises the existing built form of the farm extending to approximately 0.33 hectares in total.

1.3 Competence

- 1.3.1 This report has been prepared by Chartered Landscape Architects at Stephenson Halliday. The Practice has over 24 years of experience working across multiple sectors throughout the UK. The key individual working on this project has over 19 years of experience as a chartered landscape architect.
- 1.3.2 The Practice is a Landscape Institute and IEMA registered practice and all work is prepared and reviewed internally by senior highly experienced landscape planners with Public Inquiry experience.
- 1.3.3 To inform the assessment, a site visit was made to various locations within the study area including, but not restricted to, representative viewpoints by Stephenson Halliday's assessment team during August 2022. In addition, a second site visit was made during November 2023 to review the study area and the proposed new scheme in relation to the existing buildings on site. Two further representative views were also added, one from the Halls Arms business centre and one from Knowle Green Village Hall.

1.4 Study Area

- 1.4.1 It is accepted practice within landscape and visual assessment work that the extent of the study area for a development proposal is broadly defined by the visual envelope of the proposed development. In this case a study area of 2km has been used (as shown by Figure 01). This study area is adequate to identify all non-negligible effects on landscape and views based on the assumption that due to the size and scale of this single dwelling, beyond this extent any effect would be negligible.
- 1.4.2 The site is located midway up the southern slope of Longridge Fell which rises from the Ribble Valley in the south. The Forest of Bowland National Landscape extends across much of the study area stretching down to the Lower Road / Clitheroe Road to the south of the site. Figure 4 shows the landcover within the study area, with the majority being improved grassland. There are some strips of broadleaf woodland that generally follow hillside streams running into the Ribble Valley, along with some blocks of coniferous plantations. To the north-east of the site there is an extensive area of Heather wrapped around the summit of Longridge Fell.

1.5 Report Structure and Terminology

- 1.5.1 This report is structured as set out in the table of contents.
- 1.5.2 Supporting appendices have been prepared that supplement the sections regarding methodology, planning policy and baseline. The appendices are important to the assessment and should be read alongside this report.
- 1.5.3 Key terms used within the assessment are described in Section 2 and Appendix 1 which set out the methodology. A glossary is provided within Appendix 1.

2 METHODOLOGY

- 2.1.1 The detail of the methodology is described in Appendix 1. A summary of the primary judgements is provided below.

2.2 Sensitivity

- 2.2.1 Sensitivity is judged taking into account the component judgments about the value and susceptibility of the receptor as illustrated by the table below. Where sensitivity is judged to lie between levels, an intermediate assessment will be adopted. A slightly greater weight is given to susceptibility in judging sensitivity of visual receptors as indicated on the following page:

VISUAL RECEPTORS		Susceptibility		
		High	Medium	Low
Value	National	High	High/Medium	Medium
	Regional	High/Medium	High/Medium	Medium/Low
	Community	High/Medium	Medium	Low

Table 2.1 Landscape Sensitivity

LANDSCAPE RECEPTORS		Susceptibility		
		High	Medium	Low
Value	National	High	High/Medium	Medium
	Regional	High/Medium	Medium	Medium/Low
	Community	Medium	Medium/Low	Low

Table 2.2 Visual Sensitivity

2.3 Magnitude

2.3.1

Scale of effect is the primary factor in determining magnitude, which may be higher if the effect is particularly widespread and/or long lasting, or lower if it is constrained in geographic extent and/or timescale. The table below illustrates how this judgement is considered as a two-step process.

Table 2.3 Magnitude

Scale / extent	Large	Medium	Small	Negligible
Wide	Substantial			
Intermediate	Moderate		Slight	
Localised	Slight			Negligible
Limited	Negligible			

Stage 1 Result / Duration	Substantial	Moderate	Slight	Negligible
Permanent	Substantial			
Long-term	Moderate		Slight	
Medium-term	Slight			Negligible
Short-term	Negligible			

2.3.2 Where magnitude is judged to lie between levels, an intermediate assessment will be adopted.

2.4 Significance of Effects

2.4.1 The significance of any identified landscape or visual effect is assessed as major, moderate, minor or negligible. These categories are based on the consideration of sensitivity with the predicted magnitude of change. The table below is not used as a prescriptive tool and illustrates the typical outcomes, allowing for the exercise of professional judgement. In some instances, a particular parameter may be considered as having a determining effect on the analysis.

Table 2.4 Significance

		Magnitude of Change			
		Substantial	Moderate	Slight	Negligible
Receptor Sensitivity	High	Major	Major/Moderate	Moderate	Minor
	Medium	Major/Moderate	Moderate	Moderate/Minor	Minor/Negligible
	Low	Moderate	Moderate/Minor	Minor	Negligible

Beneficial/Adverse

- 2.4.2 Landscape and visual effects can be beneficial or adverse and, in some instances, may be considered neutral. Neutral effects are those which overall are neither adverse nor positive but may incorporate a combination of both.

2.5 Distances

- 2.5.1 Where distances are given in the assessment, these are approximate distances between the nearest part of the site and the nearest part of the receptor in question, unless explicitly stated otherwise.

2.6 Visual Aids

- 2.6.1 Type 1 annotated viewpoint photographs showing the extent of proposed development are shown in Appendix D. The method of visualisation selected has been informed by Landscape Institute Technical Note 06/19 Visual representation.

3 PLANNING POLICY

3.1 National Planning Policy

- 3.1.1 Relevant national planning policy is set out in Appendix 2.

3.2 Local Planning Policy

- 3.2.1 Current local planning policy is described in the following adopted policy documents:

- Core Strategy 2008-2028 – A Local Plan for Ribble Valley (December 2014).
- Longridge 2028 – Neighbourhood Development Plan (2018)

Ribble Valley - Core Strategy 2008 - 2028

- 3.2.2 Relevant policies include.

- **Key Statement EN2: Landscape** – which states that ‘The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area. The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced. As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.
- **Policy DMG1: General Considerations** – which states considerations in relation to the design, access, amenity and environment that need to be considered in determining planning applications. In relation to landscape and visual assessment consideration of site context, landscape character, visual appearance and relationship to its surroundings are key considerations.
- **Policy DMG2: Strategic Considerations** – which states that development within the open countryside will be required to be in keeping with the character of the of the landscape and acknowledge the special qualities of the area by virtue of its design, use of materials, landscaping and siting. In relation to the National Landscape, the most important consideration will be the protection, conservation and enhancement of the landscape and character of the area.
- **Policy DME2: Landscape and Townscape Protection** – which states that development proposals will be refused if they significantly harm the landscape or landscape features.
- **Policy DMH3: Dwellings in the Open Countryside and National Landscape** – which states that the rebuilding or replacement of existing dwellings is subject to there being no adverse impact on the landscape in relation to the new dwelling.
- **Policy DMH5: Residential and Curtilage Extensions** – which states that any extension to an existing property should not cause visual harm and should improve the visual quality of the site.

Longridge 2028 – Neighbourhood Development Plan (2018)

3.2.3 Cuckoo Hall falls within the area covered within the Longridge Neighbourhood Plan; relevant policies include.

- **Policy LNPD3: Longridge Design Principles** – which states that new development will only be supported if they are of good design and conserve and enhance the locally distinctive built, historic and natural environment. Site characteristics should be considered in relation to layout, siting, scale, height, proportions and massing, detailing, landscaping and materials.
- **Policy LNPD6: Landscape** – which states that proposals should consider landform with any proposed screening using native species appropriate to the location. Use should also be made of local materials and styles with consideration given to the restoration and management of key landscape features.

3.3 Local Guidance

3.3.1 In addition to the policy documents identified above, there are relevant local guidance and baseline documents as follows:

- Forest of Bowland Area of Outstanding Natural Beauty Management 2019-2024
- A Landscape Strategy for Lancashire (Dec 2000)
- Forest of Bowland Area of Outstanding Natural Beauty Landscape Character Assessment (Sept 2009)

3.4 Local policy and guidance considerations

- 3.4.1 The design response to the considerations set out in the policies and guidance identified above is reviewed in section 5 of this assessment. Effects on landscape character and views (including the Forest of Bowland National Landscape that the site lies within) are considered within sections 4 and 6 of this report. Effects on identified important views are considered at section 4 of this assessment.

4 BASELINE

4.1 Introduction

- 4.1.1 An overview of the baseline study results is provided in this section with the full baseline description of the individual landscape and visual receptors being provided alongside the assessment in section 6 for ease of reference.
- 4.1.2 This section provides a review of the key guidance documents and identifies those landscape and visual receptors which merit detailed consideration in the assessment of effects, and those which are not taken forward for further assessment as effects “*have been judged unlikely to occur or so insignificant that it is not essential to consider them further*” (GLVIA3, para. 3.19).
- 4.1.3 Both this baseline section and the effects section describe landscape character and visual receptors before considering designated areas as it is common for designations to encompass both character and visual considerations within their special qualities or purposes of designation.

4.2 Local Guidance and Baseline Studies

- 4.2.1 The following guidance documents provide advice relevant to this assessment:

Forest of Bowland Area of Outstanding Natural Beauty Management 2019-2024

- 4.2.2 The management plan provides a positive and proactive management framework for the National Landscape. It provides a list of the key characteristics that form the basis of its nationally significant status.
- The grandeur and isolation of the upland core.
 - The steep escarpments of the moorland hills.
 - The undulating lowlands.

- The serenity and tranquillity of the area.
- The distinctive pattern of settlements.
- The wildlife of the area.
- The landscape's historic and cultural associations.

4.2.3 It goes on to list the special qualities of the National Landscape which can be summarised as follows.

- An Outstanding Landscape.
- Wild Open Spaces.
- A Special Place for Wildlife.
- A Landscape Rich in Heritage.
- A Living Landscape.
- Delicious Local Food and Drink.
- A Place to Enjoy and Keep Special.

4.2.4 The plan then goes on to identify several core principles giving a policy context to underpin a series of three themes,

- An Outstanding Landscape of Natural and Cultural Heritage
- Resilient and Sustainable Communities
- A Strong Connection between People and the Landscape

For each of the themes the management plan identifies key issues and forces for change along with setting objectives with corresponding actions. The proposal is assessed in relation to the key characteristics and special qualities in Section 6 of this report.

A Landscape Strategy for Lancashire (Dec 2000)

4.2.5 This county wide characterisation study breaks the county down into a series of character types and areas and provides a description for each identifying physical and human influences for each character type and a description for each areas identifying the defining characteristics. The character types and areas form a structure used by the Forest of Bowland Area of Outstanding Natural Beauty Landscape Character Assessment.

Forest of Bowland Area of Outstanding Natural Beauty Landscape Character Assessment (Sept 2009)

4.2.6 This characterisation study identifies a series of landscape character types which correlate with those found within the county characterisation study but with some types split further to

provide a finer grain of assessment. This have then been further subdivided into areas which are considered in Section 4.4 below.

4.3 ZTV study

- 4.3.1 A Zone of Theoretical Visibility (ZTV) study was generated based on the proposed design. This is shown on Figure 5 and indicates areas of potential visibility. The analysis was carried out using a topographic model and including buildings and trees (with heights derived from LiDAR surface mapping data) as visual barriers to provide a more realistic indication of potential visibility.
- 4.3.2 The design now proposes to use the existing farmhouse structure on the site and as such the visibility remains closely matched to the existing visibility. The ZTV has been used to aid the identification of those receptors that are likely to be most affected by the proposed development and those that do not require detailed consideration.
- 4.3.3 The ZTV for the proposed development (Figure 5) shows that potential visibility of the site is restricted by several key features in the landscape. The most obvious of these is the ridgeline to the north running up to the summit of Longridge Fell. This restricts any visibility to the north of Forty Acre Lane. At a finer grain there several smaller peaks such as that to the immediate north-west of Cuckoo Hall which further restrict views in the locality, as does the plantation to the north-east and the treed hillside stream to the east. In addition to these, there are areas of roadside planting and field edge vegetation around the site which further restrict views. To the south of Lower Road / Clitheroe Road within the Ribble Valley, there is a significant amount more field edge vegetation than modelled within the ZTV which will further restrict the extent of views to that shown.
- 4.3.4 From many of the areas where the proposals are indicated as visible the actual extent of the view of the development will be limited with only a small part visible. Effects on landscape or visual receptors outside the areas of visibility shown on the ZTV study would be Negligible and are not assessed in detail.

4.4 Landscape Character

- 4.4.1 The proposed development falls within National Character Area (NCA) 33 – Bowland Fringe and Pendle Hill with NCA 35 – Lancashire Valleys located to the south of the study area as shown in Figure 02 both of which fall within the ZTV produced within the 2km study area.

National Character Area 33 – Bowland Fringe

- 4.4.2 As shown on Figure 02, this character area includes the site and extends beyond the study area to the north, east and west, and approximately 1.1km south of the site to Knowle Green.
- 4.4.3 The character area is described as “*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 AONB. 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.*”

4.4.4 Relevant key characteristics are identified as:

- *“This is an undulating, rolling landscape, with local variation created by numerous river valleys and by the moorland outliers of Beacon Fell, Longridge Fell and Pendle Hill.*
- *The Bowland Fells provide a dramatic backdrop to the north, with extensive views across the river valleys and Lancashire plain below.*
- *Small- to medium-sized fields are defined by hedgerows with mature hedgerow trees. Drystone walls are also common in some areas. Metal railings around estate boundaries and highway corners and junctions are characteristic of the southern and western edges of the NCA.*
- *Land use is mainly permanent, improved pasture for livestock and dairy farming.*
- *A network of winding, hedge-lined lanes connect small, often linear, villages, hamlets and scattered farmsteads, mostly in local stone. Traditional stone barns are commonplace on higher ground; and are of stone with slate or stone flag roofs.”*

4.4.5 NCA 33 Bowland Fringe and Pendle Hill is located a minimum of 1.1km to the south and as such is not considered further within this assessment with any effect on the character area likely to be negligible.

4.4.6 At a finer scale, the local character areas as defined within the Forest of Bowland Area of Outstanding Natural Beauty Landscape Character Assessment are also presented on Figure 02. This document identifies the site as being within the Longridge Moorland Fringe Character Area with both the Longridge Fell, Enclosed Moorland Hills area to the east and New Row Undulating Lowland Farmland with Wooded Brooks to the south also located within the ZTV study produced for the 2km study area. Of these identified areas the following will be considered within Section 6.

- Longridge Moorland Fringe Character Area
- Longridge Fell, Enclosed Moorland Hills Character Area

4.4.7 The New Row Undulating Lowland Farmland Character Area has not been carried forward into the assessment due to intervening distance, increased vegetation cover and increased number of buildings within the locality. This restricts the extent of visibility towards the proposed development with any effect notably less extensive than shown by the ZTV study and would therefore tend to be a mostly negligible scale where views are available.

4.5 Visual Receptors

4.5.1 Visual receptors are *“the different groups of people who may experience views of the development”* (GLVIA, 3rd edition, para 6.3). To identify those groups who may be significantly affected the ZTV study, baseline desk study and site visits have been used.

4.5.2 The different types of groups assessed within this report encompass local residents; people using key routes such as roads; cycle ways, people within accessible or recreational landscapes; people using Public Rights of Way; or people visiting key viewpoints. In dealing with areas of settlement, Public Rights of Way and local roads, receptors are grouped into

areas where effects might be expected to be broadly similar, or areas which share particular factors in common.

- 4.5.3 Representative viewpoints have been selected to aid the assessment of effects on visual receptors.

Baseline Visual Environment

- 4.5.4 As shown on Figure 01, the site is located on Higher Road, which runs in a general east-west direction midway up the southern facing slope of Longridge Fell. The site is currently a disused single traditional farmstead with associated barns and hard standing. The site is located within an area of farmland used for grazing livestock sitting just below an area of open access land to the northwest which primarily consists of moorland. The farmstead is one of several located within the 2km study area which is generally sparsely populated with individual properties and the small hamlet of Knowle Green. The field structure of the surrounding landscape is defined by either dry stone walling or hedgerows and large mature hedgerow trees. The landscape is also split by small, wooded stream corridors that run down the slope into the valley below. Tree cover becomes more pronounced on the lower slopes of the hillside moving down into the Ribble Valley.

Visual Receptor Groups

- 4.5.5 The following visual receptor groups are located within the study area and are likely to have visibility of the proposed development, as shown on the ZTV study on Figure 5 and are considered further in section 7:
- **Longridge Fell Access Land** – between 0.5 and 2km, NE. – This group contains the access land to the east of Forty Acre Lane that slopes towards the site, including PROW 3-41-FP-67
 - **PROW network to the south of the site** – Between 0.3 and 0.6km, S. – This group contains footpaths 3-2-FP-2, 3-2-FP-4 & 3-35-FP-4.
 - **Clitheroe Road and Green Moor Lane** – Between 0.8 and 1.2km S - This group includes vehicles on both road and pedestrians on the footpaths and also includes consideration of views from the Halls Arms business centre and the Knowle Green Village Hall.
 - **Higher Road and Stoneygate Lane** – 0.03 and 0.7km, NE. – This group considers the approach on the public highways towards the site from both directions
- 4.5.6 There are also several receptor groups which are excluded from the detailed assessment, on the basis that visual effects are likely to be Negligible, for the reasons indicated below:
- **PROW and Forty Acre Lane** – This groups considers users of PROW 3-41-FP-19, 3-41-FP-20 and views from Forty Acre Lane around Forty Acre Farm. The topography plan shows a small, raised area to the north-west of the site which has the potential to screen views from here. Viewpoint 4 confirms that this, along with existing roadside vegetation, will restrict any views towards Cuckoo Farm.
 - **Land south of Lower Road / Clitheroe Road** – This group considers views further to the south, from here views towards the site become more restricted due to the increased amount of vegetation lower down the slope along with the gently undulating landform. This results in the slope leading up to Cuckoo Hall becoming less prominent in the view. The

increased distance from the site combined with a more enclosed landscape results the proposals on the site have a negligible effect on the view.

- **Land north of Forty Acre Lane** – Topography drops away which will restrict any potential visibility. Focus of view is towards the north.

Key Routes

- 4.5.7 There are no long-distance routes and no railways within the study area. Other roads in the study area are more likely to be used for local journeys and are considered within the receptor group areas in which they lie.

Recreational Routes

- 4.5.8 There are no long-distance footpath or national cycle routes within the study area. All other PROWs are considered within the receptor group areas in which they lie.

4.6 Landscape Designations and Value

Designated areas

- 4.6.1 The proposed development sits within the Forest of Bowland National Landscape which is nationally significant landscape of high value. As such the proposed development will need to be considered in relation to the key characteristics and special qualities that define the National Landscape as listed in section 4.2. Effects on the character of the National Landscape are considered in section 6 of this assessment.

5 THE PROPOSED DEVELOPMENT

5.1 The Proposal

- 5.1.1 The proposed development will see the retention of the original laithe dwelling and associated outbuilding with all additions such as the existing static caravan, the greenhouse and 20th century concrete block and sheet metal agricultural buildings demolished. In addition, the more recent extension to the north of the main farmhouse will also be removed in an effort to restore the farmhouse closer to its original form.
- 5.1.2 The two retained buildings will be refurbished and linked by a new enclosed walkway. A new sunken basement will be created to the south of the farmhouse under the farmyard which will be accessed through the main farmhouse building. The basement will open out onto a sunken patio enclosed by earthworks to the east and west and a ha-ha to the south to preserve views out across the landscape. The existing outbuilding that runs along the eastern side of the farmhouse will be demolished and replaced with a walled area with parking leading down to a garage contained within the existing sunken farmyard area to the south west of the site and covered with a green roof. An access route will be created around the northern side of the farmhouse to two new functional outbuildings and a proposed new yard area.

5.2 Design Approach and Mitigation

- 5.2.1 The design approach is described in full within the planning statement which accompanies the application. This section of the appraisal considers the fit with guidance provided in respect of visual impact and landscape character. Design policy and guidance notes the importance of respecting character, particularly within the National Landscape.
- 5.2.2 Development within the Forest of Bowland National Landscape is expected to conform to a very high standard of design, be in keeping with the local landscape character and enhance the National Landscapes natural beauty. The management plan for the National Landscape lists several actions relevant to the mitigation of landscape and visual effects including a focus on the management of traditional boundaries, woodland creation and the enhancement and restoration of species rich grassland.
- 5.2.3 The proposals seek to align with this through the retention of onsite vegetation as far as possible and through the creation of new stone walling throughout the property to tie back to the existing dry-stone walling that is characteristic of the surrounding landscape. The eastern most boundary of the site will be planted with a new native hedgerow to strengthen the boundary line and soften views in towards the property. New areas of soft landscape (or areas that need to be made good following the construction period) will be seeded with a species rich grassland mix using species sympathetic to the location.
- 5.2.4 In addition, the design of the property seeks to remove the existing structures that are considered detrimental to the wider site context and restore the traditional laithe farmhouse closer to its original design. New additions will either be largely hidden (in the case of the sunken basement and garage area) or sympathetic to the local area in terms of form and material selection (in the case of the two new outbuildings to the west). This approach is considered to enhance the setting of the property when compared with the existing property.
- 5.2.5 The Ribble Valley Core Strategy states that the rebuilding or replacement of existing dwellings within the National Landscape should have no adverse impact on the landscape in relation to the new dwelling. It also states that development proposals that significantly harm important landscape or landscape features such as traditional stone wall, ponds, herb rich meadows, copses, hedgerows and individual trees will be refused.
- 5.2.6 The proposals will provide a positive contribution to the local setting and wider site context through the removal of existing outbuildings and their replacement with buildings of a more coherent and sympathetic design. The proposals also look to retain the existing landscape structure of the site by the retention of the existing native planting within and around the site. The proposals will see a slight increase in the quantum of species rich grassland and also the enhancement of the eastern boundary through the planting of a new native hedgerow.

5.3 Construction

- 5.3.1 The construction of the project is anticipated to take place over a 12-month period. It would involve an initial period of demolition and site clearance (1-2 months) followed by renovation of the retained structures and the construction of new buildings and would involve the following.
- The use of large plant and scaffolding.

- A temporary construction compound (including storage and welfare facilities).
- Access tracks within the site boundary for material and equipment set down.

6 LANDSCAPE AND VISUAL EFFECTS

6.1 Introduction

- 6.1.1 This section sets out the effects that the proposed development would have on landscape and visual receptors.
- 6.1.2 Effects during construction and for the completed development are considered for each townscape and visual receptor.

6.2 Effects on Site Fabric

- 6.2.1 The proposed development on site would involve the removal of the existing structures that surround the traditional laithe farmstead. These are all in poor condition and of a poor quality and currently degrade the character of the farmstead and the immediate surroundings. The farmstead itself will have the extended section to the north demolished with the aim of returning the building to a closer representation of its traditional form than is currently the case. There will be a glass link between the two retained buildings to preserve their current separation. The connection down to the basement level of the proposed development will be discrete and provide a clear distinction between old and new with the new element incorporated into the hillside to largely hide it from view within the wider landscape.
- 6.2.2 The new barn structures proposed to the west of the main building will provide a more sympathetic design than the current 20th century concrete and metal barns that are in a poor state of repair. The design of the outbuildings seeks to provide a more cohesive design than the current farmstead where the existing outbuildings have been added organically on a purely functional basis.
- 6.2.3 The landscape treatment will focus on the preservation and retention of the existing grassland and vegetation where possible along with reinstatement and enhancement where needed. The addition of a new hedgerow along the eastern boundary will aid with softening any views in towards the eastern side of the site. There will be an increase in hardstanding to the west of the site which is offset by the reduction in hardstanding to the south of the site. Overall, when including the green roof area, there will be a slight increase in soft landscape within the site and a slight reduction in hardstanding.
- 6.2.4 The redevelopment of the site will result in the farmstead providing an improved contribution to the landscape when compared with the existing cluster of buildings. The restoration of the traditional laithe farmhouse along with the construction of new buildings that are more sympathetic and in keeping with the surrounding landscape will have a positive effect on the site fabric and aligns with Objective 1.3 of the Forest of Bowland AONB Management Plan which is *'to support the conservation, restoration and management of the historic environment and wider cultural landscape'*.
- 6.2.5 The proposals would result in the removal of some small lengths of stock fencing along the northern boundary with the new development proposing the creation of boundary stone walls

that match the existing drystone walling within the surrounding landscape. The stock fence that marks the eastern boundary of the site will be planted with a native hedgerow to soften views towards the site. These treatments align with Objective 1.1F of the Forest of Bowland AONB Management Plan to create improved traditional boundaries.

6.3 Viewpoint Analysis

- 6.3.1 Viewpoint analysis has been undertaken from a total of 6 viewpoints. The final list of viewpoints was prepared following desk based ZTV analysis and site assessment work.
- 6.3.2 The viewpoint locations are illustrated on Figures 5.1 – 5.6. The visualisations (comprising photographs of the existing view) are illustrated with reference to Viewpoints 1 to 6.
- 6.3.3 The full viewpoint analysis is contained within Appendix 5c: Viewpoint Analysis. The findings are summarised below in Table 6.1: Viewpoint Analysis Summary. In each case, approximate distances are listed in relation to the nearest site boundary.
- 6.3.4 Please note that Appendix 5: Viewpoint Analysis considers the nature and the scale of changes to character and views at each viewpoint location only. The sensitivity of receptors and wider extent of the effect (beyond the individual viewpoint location) and its duration are considered in the main body of the assessment text below as part of the consideration of the magnitude and significance of effects.

Table 6.1 Viewpoint analysis summary

Viewpoint No.	Viewpoint	Distance / direction	Scale of Landscape Effects during Construction	Scale of Landscape Effect at Completion	Scale of Visual Effect during Construction	Scale of Visual Effect at Completion
1	Looking north from PROW 3-2-FP4	0.43km, south	Small	Small	Small	Small
2	Looking north-west from Stoneygate Lane at end of PROW 3-35-FP 3	0.8km, southeast	Negligible	Negligible	Negligible	Negligible
3	Looking west from field gate on Higher Road	0.33km, east	Small	Small	Small	Small
4	Looking south-east from PROW 3-41-FP 19 at Forty Acre Farm	0.9km, northwest	Negligible	Negligible	Negligible	Negligible
5	Looking north from Lower Road / Clitheroe Road in Knowle Green	0.97km, southeast	Small	Small	Small	Small

6	Looking south-west from PROW 3-41-FP 67 within Access Land	1.5km, northeast	Small	Negligible	Small	Negligible
7	Looking north from entrance to Knowle Village Hall	875m south	Small	Small	Small	Small
8	Looking north from Hall Arms Business Centre	1km southeast	Small	Small	Small	Small

6.3.5 Each of the viewpoints is a 'sample' of the potential effects, representing a wide range of receptors – including not only those at the viewpoint, but also those nearby, at a similar distance and/or direction. From these viewpoints the distribution of effects would be as follows:

6.3.6 Effects on character:

- Negative effects on character are restricted to the construction period and are largely restricted to views within 1km where the site is clearly visible.
- Beyond the point where features can be observed on the site the influence the site has on the character is restricted to form and scale with the removal of the existing outbuildings and restoration of the historic farmstead generally exerting a positive influence over the locality.
- Where features on the site are visible, the existing development on site restricts the visibility of the farmstead with the poorly maintained ancillary buildings tending to be more prominent in many of the views. The removal of these and the replacement with new more sympathetic structures will benefit the character.
- New planting proposed will tie back to existing context and be of benefit both in terms of National Landscape management and in terms of the character of the immediate vicinity around the site.

6.3.7 Effects on views:

- Views towards the site are often prevented by landform and vegetation further restricting visibility when compared with ZTV.
- Negative effects will be limited to the construction period and within 1km of the site where the site is clearly visible.
- The proposed basement and garage areas would be largely screened from views with the removal of outbuildings to open up views towards the farmstead would be positive.
- The removal of outbuildings and their replacement with new more sympathetic structures that provide a more cohesive cluster of buildings would also be positive.
- The proposed basement level is screened by the proposed ha-ha and bunding with very limited scope for visibility within the study area.

6.4 Effects on Landscape Character

6.4.1 Descriptions for each of the assessed character areas are briefly summarised below, along with further observations from site-based work.

Longridge Moorland Fringe Character Area

6.4.2 The application site sits within the Longridge Moorland Fringe Character Area. The Moorland Fringe Character Type is described as a *'transitional rolling enclosed landscape of the Moorland Fringe skirts the edges of the Moorland Hills, usually at an elevation of more than 200m, and links the upland to the lowland landscape. There is an increasing impact of human activity here, with more dry-stone walls, improved pastures, scattered farmsteads and stone out-barns'*.

6.4.3 The description goes on to say that *'small landscape features such as sheepfolds, tramways and tracks, quarries, mines, field barns and stiles provide local distinctiveness and signs of a more industrial past within a still expansive and atmospheric landscape. Farmsteads are isolated, often strung along a track following a contour of the hill, and drystone walls still form most field boundaries.... There are still dramatic open views afforded from these flanks of the fells – towards the villages and valleys of the lowlands, and often featuring reservoirs and parkland in the foreground.*

6.4.4 Key characteristics of the character type are:

- Traditional stone field barns are a recognisable landscape feature.
- Dry stone walls of rough-hewn blocks create strong patterns within the landscape and reflect the underlying geology.
- Sheep grazing is the predominant land use, interspersed in places with a patchwork of traditionally managed meadows, wet rushy pasture, in-byes and acid grassland.

6.4.5 The character type is split into individual areas with the site located with the Longridge Character Area. The character area is described as follows in the assessment.

- This area provides the northern setting for Longridge Fell and is therefore the foreground within many views southwards from character areas to the north.
- The small, linear hamlet of Walker Fold at the southern boundary of this area encompasses a row of gritstone cottages, several of which have grey-painted window and door frames.
- Views northwards to Longridge Fell are dominated by the dense cover of coniferous woodland.

6.4.6 The landscape condition of the character type is considered to be moderate *'Stone walls are generally well maintained, although there is evidence of lack of management in places, which has led to the introduction of barbed wire fences to act as stock proofing where walls have deteriorated. There is also evidence of erosion of roadside verges along the minor road corridors and suburbanisation of traditional farmsteads. Although much of the land within the Moorland Fringe is agriculturally improved, patches of rare ecological habitat remain.*

- 6.4.7 The assessment also acknowledges the pressure for the conversion of distinctive vernacular buildings to residential use and the potential for the usage of inappropriate building materials that would result in the loss of local landscape characteristics.
- 6.4.8 The proposed development would result in the retention and restoration of the traditional laithe farmstead with many of the modifications and extensions to the building removed. The existing barns either side of the property are not traditional, in a state of poor repair and of poor quality. These, along with other temporary structures surround the farmstead partially obscure it from much of the surrounding landscape.
- 6.4.9 When looked at holistically like this the existing collection of structures on the site have a negative influence over the immediate surroundings and, as demonstrated in viewpoints 1 and 3, where the ancillary buildings are more prominent in the view than the traditional farmstead building. The cluster of buildings has a more positive impact in longer distance views such as viewpoints 4 and 5 where the buildings form an isolated farmstead on the southern slope of Longridge Fell. In all cases the removal of the poor-quality outbuildings to open the view of the farmstead and the proposed new development would have a positive influence on the character of the area.
- 6.4.10 The proposed landscape mitigation will have a positive effect on the immediate surroundings as will the construction of new drystone walling. The landscape enhancements align with the stated aims within the National Landscape management plan. The retention of the existing traditional farmstead conforms with character area guidance.
- 6.4.11 The Moorland Fringe Character Area is assessed as being of Medium / High Sensitivity with construction activity assessed as being a small-scale change that is notable over an intermediate extent and for a short-term duration. This would result in a Negligible magnitude of change during the construction period giving a Minor Adverse level of effect.
- 6.4.12 Following completion, the use of appropriate materials, the retention of the existing farmstead and the creation of new more sympathetic and well-designed outbuildings that are of a similar scale and form to the existing buildings will ensure that this Minor Adverse Effect becomes a Minor Beneficial Effect. The proposed soft landscape within the ownership of the farm will provide improvements to existing field edge structure and provide additional areas of woodland. Both would contribute positively to the local environment ensuring that the residual effect of the proposals would remain Minor Beneficial.

Longridge Fell, Enclosed Moorland Hills Area

- 6.4.13 The Enclosed Moorland Hills Character Type within the Forest of Bowland National Landscape - Landscape Character Assessment encircle the moorland plateaux and are characterised by distinct hill profiles. The area is defined by large enclosures, mostly delineated by drystone walls and small isolated hamlets and farmsteads. The fields are mostly large, so there is a feeling of openness and remoteness with dramatic long-distance views. Key characteristics are:
- Open and exposed character.
 - Strong sense of elevation with vast, expansive skies and uninterrupted views.
 - Dry stone walls of roughly hewn blocks.

- Tree cover is generally limited to remnant clough woodland.

- 6.4.14 The character type is split into individual character areas of which Area C5: The Longridge Fell is, at its closest point located approximately 160m to the east of the application site. The Character Area is described as follows within the assessment.
- Isolated, long, prominent ridge of hard millstone grit which separates the valleys of the Ribble, to the south, from the Hodder to the north.
 - Provides a distinctive skyline backdrop within views from surrounding areas of Undulating Lowland Farmland.
 - Bog cotton and grass provide a distinctive white colour in Summer.
 - Dense, coniferous plantation woodland cloaks the fell (which has been gradually converted into mixed woodland in places), contributes to its generally green colour, contrasting with the colours of the surrounding lowlands and more muted browns and greys of the central Bowland Fells.
 - In places, the woodland is interspersed with patches of heath and grass moorland.
 - Open views northwards across the Vale of Chipping towards a backdrop of Unenclosed Moorland Hills and Plateaux, including Wolf Fell, Mellor Knoll and Brown Berry Plain.
 - Open views southwards across the wide floodplain of the river Ribble and south-westwards across Liverpool Bay towards Snowdon mountains.
 - A low-key network of recreational footpaths and tracks cross this landscape, associated with occasional visitor facilities.
 - The white trig point on Longridge Fell summit is a landscape feature which contributes to recognisable sense of place and orientation.
- 6.4.15 Overall, the condition of the Enclosed Moorland Landscape Character Type is considered ‘to have very high visual sensitivity overall, as a result of the strong sense of openness and generally uninterrupted skylines, coupled with strong intervisibility with adjacent Landscape Character Types. Areas that appear to be hidden within one viewpoint are likely to be highly visible and exposed from another’.
- 6.4.16 *‘This type is considered to have a recognisable and intact landscape, in addition, there is a strong sense of remoteness and tranquillity throughout (only partially disturbed at times of shooting), resulting in high landscape character sensitivity overall. As a result, overall capacity to accommodate change, without compromising the key characteristics of this Landscape Character Type is considered to be very limited, apart from change which reinforces positive attributes, such as habitat enhancements.*
- 6.4.17 The key landscape characteristics with the potential to be influenced by the proposed development are the intervisibility between the character area and its surrounding environment and the open views out southwards. The potential visibility within the character area is limited as shown on the ZTV in Figure 5. There are points where the existing farmstead features quite prominently in the view as demonstrated in viewpoint 6.

- 6.4.18 The proposals will retain the existing farmstead and remove the outbuildings which surround it at present. The proposed garage and basement will use the existing slope and the use of a green roof to prevent visibility. New outbuildings will be of a higher quality design and with a more sympathetic material palette than existing buildings on site. The use of new stone walling and the proposed native hedgerow along the eastern boundary will also aid with better assimilating the farmstead into views and aid with softening the view towards the site once established.
- 6.4.19 The character area is considered to be of High Sensitivity. The scale of change during the construction period would be Small, the extent Localised within the character area; and over a short-term duration; resulting in a Negligible magnitude of change. This would result in Minor Adverse construction effects within the character area.
- 6.4.20 Following completion, the retention of the existing historic laithe farmstead, removal of peripheral structures and the sympathetic design of any new outbuildings spaces will result in a Minor Beneficial operational effect. It is not envisaged that this will alter when considering the residual effect.

6.5 Visual Effects

Visual Receptor Groups

- 6.5.1 This assessment focuses on effects on groups of visual receptors, incorporating effects on views from publicly accessible areas within the study area such as roads and public rights of way.
- 6.5.2 **Longridge Fell Access Land** (Between 0.5 and 2km, NE) – Gannow Fell restricts the extent of visibility from the access land, as does the plantation to the west. The group includes the areas of access land with visibility, as shown on the ZTV in Figure 05, along with footpath 3-41-FP 67. When visible, the existing farmstead on the site sits on a ridgeline in front of more distant landscape within the Ribble Valley. Viewpoint 6 is representative of the view from this receptor group and shows the existing structures on the site appearing quite prominently in the view. The landscape within the access land is largely moorland and as a result very open in nature with expansive views out across the wider landscape and continuous views towards the site within the areas of visibility as shown on the ZTV.
- 6.5.3 The existing development appears as an isolated farmstead within the view with the traditional laithe farmstead structure sat within a cluster of poor-quality outbuildings. The demolition and construction phases of the development would exert a negative influence on the view primarily due to the use of large plant and temporary structures on the site. This period would experience small scale effects over an intermediate extent, they would be short term and temporary resulting in a Slight / Negligible magnitude of change. There would therefore be a Minor Adverse visual effect during construction.
- 6.5.4 Once complete the key factor in determining the level of effect is the form and scale of the proposals compared against the existing structures on site. The development will further open up views towards the traditional laithe farmstead with new structure either hidden from view or designed to be sympathetic to the locality. The completed development therefore has a Negligible scale of change over an Intermediate extent giving a Negligible magnitude of change. This would result in a permanent Minor Beneficial visual effect once complete.

- 6.5.5 The proposed landscape scheme for the site would replace the existing fence line with a native hedgerow with new woodland planting also proposed around the periphery of the site. By year 10, once established, this vegetation will help to better tie the cluster of buildings to the landscape than at present. This would result in a Minor Beneficial residual visual effect.
- 6.5.6 **PROW network to the south of the site** (Between 0.3 and 0.8km, S) – This group represents closer views towards from the public right of way network running around Hoardsell. The site is partially visible from the southern part of PROW 3-2-FP 2 to the north of Hoardsell and from PROW 3-2-FP4 to the east. Access to both footpaths is poor with little waymarking and closed gates preventing easy access with no obvious sign of regular use.
- 6.5.7 Viewpoint 1 is typical of the extent of visibility towards the site with the southern parts of the existing barns either side of the Farmstead and the static caravan all visible in the view. Views of the traditional farmstead are very limited from this location, and this would always be in the context of these existing outbuildings which are of poor quality and condition.
- 6.5.8 While there are extensive views out across the Ribble Valley, the extent of visibility towards the site is constrained to the west by landform and to the east by a well vegetated hillside stream. The land is improved grassland which is currently grazed by sheep.
- 6.5.9 During demolition and construction there will be limited scope for views towards the site although the likelihood is that there will be some visibility of temporary compounds and plant at times. The sensitivity is High with a Small-scale change experienced on a localised level over the short-term resulting in a Negligible magnitude of change. This would result in a Minor Adverse effect during the construction period.
- 6.5.10 At completion, it is unlikely that any of the proposed basement level will be visible. If it is then it would be a glimpsed view of a small part of the frontage rather than a clear view, and at an extent that would be indistinguishable in the wider view. The new barn structures to the west of the site will be of a higher quality and more sympathetic design than presently with the removal of existing outbuildings of benefit to the view. In addition, proposed new stone walling and hedgerow planting will also improve upon the existing stock fencing. This Small-scale change experienced on a localised level over a long-term resulting in a Negligible magnitude of change. This would result in a Minor Beneficial effect at completion. It is not anticipated to alter as any proposed planting matures with the residual effect remaining Minor Beneficial.
- 6.5.11 **Clitheroe Road and Green Moor Lane** (Between 0.8 and 1.2km, S) – This group covers the area around the junction of the two roads which is located further down the valley side to the south and also includes the views from Knowle Green Village Hall (Viewpoint 7) and the Hall Arms Business Centre (Viewpoint 8). From here the site becomes more visible, with the existing buildings within the site visible along with their immediate context. The southern elevation of the traditional farmstead is the least obstructed by other structures to provide views out across the landscape from the property. As such the form of this central building is more defined within the cluster of other buildings although still partially screened by other structures as demonstrated in viewpoint 5.
- 6.5.12 The amount of settlement increases moving down the valley side with small clusters of residential development along with individual properties more commonplace within the landscape. The extent of existing vegetation also increases, with both field and roadside hedges and individual trees creating a greater sense of enclosure than further up the slopes.

Farmland is still predominantly pastoral but with some limited amount of arable within the wider landscape.

- 6.5.13 The increased level of built form and tree cover, along with a reduced incline, results in views towards the site becoming both less open and less frequent; and results in the ridgeline being less prominent in the view. Where the existing buildings on site are visible, they appear as one of several small clusters of buildings on the hillside.
- 6.5.14 The location of this group is on the boundary of the National Landscape and from the public highway, as such the level of sensitivity is considered to be Medium. The scale of the proposed change will be Small and over a Localised extent giving a Slight magnitude of change. Construction effects would occur over the short term and as such would be considered to be Minor Adverse.
- 6.5.15 The completed development would retain the existing farmstead with the removal of the poor-quality peripheral buildings and their replacement with new structures of a higher quality and more sympathetic design. The basement level would be largely screened by the proposed bunding and ha-ha although there may be a chance of occasional glimpsed views of a small part of the frontage. The scale of the proposed change will be Small and over a Localised extent giving a Slight magnitude of change resulting in an effect at completion that is considered to be Minor Beneficial. It is not anticipated to alter as any proposed planting matures with the residual effect remaining Minor Beneficial.
- 6.5.16 **Higher Road and Stoneygate Lane** (Between 0.03 and 1.2km, W, N & E) – This group considers the visual effect on the approach to the site in both directions along Higher Road and along Stoneygate Lane. The extent to which the property is in view along Higher Road extend to approximately 425m westwards and 400m eastwards before becoming obscured by a combination of landform and vegetation. The view then opens up towards the site from approximately 590m westwards on Higher Road back to the junction on Stoneygate Lane.
- 6.5.17 To the south of this junction on Stoneygate Lane views are largely screened by existing vegetation along the watercourse to the east of the site and along the edge of the lane. Moving northwards, the increase in elevation results in views towards the site initially which gradually become more obscured and slight moving northwards towards the conifer plantation before dropping out of sight approximately 1km to the north of the junction.
- 6.5.18 The area within the group is a transitional landscape between the improved grazed grasslands around the site and moorland to the north. The landscape is quite well treed but retains a general level of openness with long views out towards the Ribble Valley.
- 6.5.19 The closer proximity of many of these views results in the condition of existing buildings on site exerting a negative influence within the view. The traditional farmstead at the centre of the site is largely obscured from view when viewed from the north with fence lines around the property often also in view.
- 6.5.20 This group consists of views from the public highway within the National Landscape and as such would be considered to be of a Medium / High sensitivity. During the construction phase, the scale of the proposed change would be Small and over a Localised extent and as such considered to be of Slight / Negligible Magnitude giving an effect that is Minor Adverse.
- 6.5.21 The completed development would retain the existing traditional farmstead with the removal of ancillary buildings. These would be replaced with two new barn like structures to the west

of the farmstead and a proposed new basement and garage which would be screened from view through a combination of green roof, earthworks and topography except from at the southern end of Stoneygate Lane around the Halls Arm Business Centre where there is potential for occasional glimpsed views of small parts of the basement frontage. The improved quality of the structures would lead to Small scale change over a localised extent and as such would be considered a Minor Beneficial effect at completion. It is not anticipated to alter as any proposed planting matures with the residual effect remaining Minor Beneficial.

6.6 Designated Areas

6.6.1 **Forest of Bowland National Landscape**– The site falls within the National Landscape which is considered to be of high sensitivity. The National Landscape management plan defines a number of special qualities as set out in the table below:

Table 6.2 Effects on National Landscapes special qualities

Indicator / Quality	Susceptibility	Nature of effect	Scale and extent of effect
Key Characteristics			
The grandeur and isolation of the upland core	Low - development is not within upland core and therefore unlikely to be affected by works on the site	None predicted	Negligible
The steep escarpments of the moorland hills	Low – development does not sit within moorland so would not have any direct effect on escarpments	None Predicted	Negligible
The undulating lowlands	Low – development sits at the top of the lowland area but is of a scale whereby it would not alter this special quality	None Predicted	Negligible
The serenity and tranquillity of the area	Low – The development sits within the footprint of existing development so would neither add to or detract from areas serenity and tranquillity except potentially within the immediate context during construction	The use of plant on site is likely to create short periods where the existing level of tranquillity within the immediate context of the site is affected	Large scale within the site reducing with distance and extent of visibility over localised area
The distinctive pattern of settlements	Low – The development sits within the existing development footprint	None Predicted	Negligible
The wildlife of the area	Low – The size and scale of development and its location on the site of existing development	Positive changes in terms the provision of new native hedgerows	Small scale localised extent

Indicator / Quality	Susceptibility	Nature of effect	Scale and extent of effect
		and species rich grassland	
The landscape's historic and cultural associations	Low – The retention and restoration of traditional farmstead and removal and replacement of poor-quality outbuildings	Increased prominence of farmstead in view due to removal of other structures, more cohesive and high-quality design to new elements	Medium scale within the site small scale beyond
Special Qualities			
An Outstanding Landscape	Low – The proposals are of a similar size and scale and use sympathetic materials	Effects on views	Negligible
Wild Open Spaces	Low – development mostly contained within existing footprint of farmstead	None predicted	Negligible
A Special Place for Wildlife	Low – development footprint largely unchanged	Reduction in overall hard landscaped areas, installation and restoration of field edge hedgerows and new species rich grassland	Small extent and localised
A Landscape Rich in Heritage	Low – retention and restoration of existing heritage asset	Restoration of traditional laithe farmstead	Medium scale within the site, small scale beyond when considered in local context
A Living Landscape	Low – Introduction of new native hedgerows and woodland	Effect on views and restoration of field edge vegetation	Small scale and localised
Delicious Local Food and Drink	Low – small development	None Predicted	Negligible
A Place to Enjoy and Keep Special	Low – not near any PROW, sympathetic development	Visibility of construction activity and noise	Small scale and localised

- 6.6.2 Based on the detailed considerations set out above, Effects on the purposes of designation of the National Landscape Medium and Large-Scale effects would predominantly be confined to the site and during the construction period. These effects would be of a **Moderate / Slight magnitude, Moderate / Minor and Adverse**.
- 6.6.3 Over the longer term, the effects following completion would be Small and localised. In landscape and visual terms, the key change is the restoration of the traditional laithe farmstead and removal and replacement of poor-quality outbuildings resulting in a **Slight magnitude, Minor and Beneficial**. The effect on the landscape in terms of the creation of

new field edge hedgerows and species rich grassland would be of **Slight magnitude, Minor and Beneficial**

6.7 Summary of Landscape and Visual Effects

- 6.7.1 Effects on the receptors assessed are summarised in the table overpage.
- 6.7.2 The development site is located largely within the existing footprint of Cuckoo Manor which is located approximately 3km to the east of village of Longridge. The scale, volume, massing and design of the development would be in keeping with the locality and overall, it is considered an appropriate replacement dwelling for the site.
- 6.7.3 The proposed dwelling comprises the retained and restored laithe farmstead, a new sunken basement, a garage with a green roof and two new barn structures. The wider ownership of land around the proposed development has enabled a new native hedgerow to be planted along the eastern boundary along the line of an existing stock fence. Once established this will also aid with grounding the proposed dwelling and assimilating it into its immediate surroundings.
- 6.7.4 The retention and renovation of the laithe farmstead along with the removal of the other existing poor quality structures on the site are both considered to be positive in landscape and visual terms. The other proposed elements of the scheme are the two proposed outbuildings that have been designed as wood clad barn structures of a design that is high quality and sympathetic to the locality. The proposed sunken garage area and basement level of the property have been integrated into the landscape through a mix of bunding and excavation. The materiality of these elements has also been carefully considered with the use of stone walling and species rich grassland seeded onto the proposed bunding and green roof. This has resulted in both structures being screened from view when viewed from the north, east and west and with a small possibility of glimpsed views of the basement frontage from a small area to the south. Where there is potential for visibility only small sections of the frontage will be visible and they will not form a notable part of any view towards the property.
- 6.7.5 The effects on the Longridge Moorland Fringe Character areas in which the site is located is would be Minor Adverse during construction before becoming Minor Beneficial both at Completion and residually. Within the adjacent more sensitive Longridge Fell Enclosed Moorland Hills Area there would also be Minor Adverse effect during construction again changing to Minor Beneficial once complete.
- 6.7.6 In visual terms, there were four key receptor groups assessed. Longridge Fell Access Land had Minor Adverse construction effects that would become a Minor Beneficial effect at completion and residually. To the south of the site, views from the PROW network towards the site are restricted by landform resulting in a Minor Adverse construction effect that would change to Minor Beneficial at completion and residually. Further south, the area around the junction of Clitheroe Road and Green Moor Lane will also experience Minor Adverse construction effects that become Minor Beneficial at completion. From the road network adjacent to the site and to the east, the construction effect is considered to be Minor Adverse with the improved quality of buildings on site leading to a Minor Beneficial effect at completion and residually.
- 6.7.7 When considering the effects on the National Landscape special qualities and key characteristics, the key considerations are the construction effects which are negative but over

a short-term period; the retention and restoration of the traditional laithe farmstead, alongside the removal of the existing poor-quality outbuildings should be considered positively. The proposed new barn structures along with the new basement level and garage have been designed sympathetically to give a coherent and considered cluster of buildings which will contribute positively to the surrounding landscape when compared with the baseline environment.

6.7.8 No cumulative effects have been considered in this assessment.

6.7.9 In summary, negative landscape and visual effects would be limited to the construction period with effects at completion considered to be beneficial. Residual effects once proposed vegetation is established would also result in Minor Beneficial effects.

Table 6.3 Summary of Effects

Receptor	Description	Sensitivity	Magnitude	Significance	Beneficial /Neutral /Adverse
Landscape Character					
Longridge Moorland Fringe	Construction - Demolition and construction phase will affect the character area on occasion	Medium-High	Negligible	Minor	Adverse
	At Completion - Finished buildings will replace existing buildings on with restored traditional farmstead	Medium-High	Negligible	Minor	Beneficial
	Residual - Increased field edge vegetation and woodland will contribute positively to the setting	Medium-High	Negligible	Minor	Beneficial
Longridge Fell Enclosed Moorland Hills	Construction - Visual effects of construction activity will potentially influence views on occasion	High	Negligible	Minor	Adverse
	At Completion - Over all scale and form of buildings will largely reflect existing structures on site when viewed from distance. Poor quality outbuildings demolished	High	Negligible	Minor	Beneficial
	Residual - Proposed planting will aid with assimilating proposed development and remove existing field edge fences from view	High	Negligible	Minor	Beneficial
Visual Receptor Groups					
Longridge Fell Access Land	Construction - Temporary construction effects would be visible over a continuous stretch of access land with the site quite prominent in the view	High	Slight	Minor	Adverse
	At completion – Development would still sit prominently on the hillside in views but would	High	Negligible	Minor	Beneficial

	have a similar scale and forms as existing buildings on site				
	Residual – Proposed mitigation planting would soften views and tie development back to landscape more sympathetically than at present	High	Negligible	Minor	Beneficial
PROW network to the south of the site	Construction – Construction activity visible from PROW but no clear views of site only partial views	High	Negligible	Minor	Adverse
	At Completion – Buildings would have a similar form and would not exert a greater influence in view than present structures on site	High	Negligible	Minor	Beneficial
	Proposed new planting would be a beneficial element within the landscape	High	Negligible	Minor	Beneficial
Clitheroe Road and Green Moor Lane	Construction – Where building is visible it is quite prominent on hillside with the existing traditional farmstead also partially visible. Construction activity also likely to be visible in places	Medium	Slight	Minor	Adverse
	At Completion – The proposals retain a form that is in keeping with the area	Medium	Slight	Minor	Beneficial
	Residual – Proposed vegetation unlikely to alter views	Medium	Slight	Minor	Beneficial
Higher Road and Stoneygate Lane	Construction – Construction traffic and plant and temporary structures on site likely to influence view	Medium / High	Slight	Minor	Adverse
	At Completion - Ancillary buildings more obvious in existing view and of poor quality removed, farmstead retained. Proposed structures of better quality overall	Medium / High	Slight	Minor	Beneficial
	Residual - Establishment of field edge vegetation provides added benefit to the view	Medium / High	Slight	Minor	Beneficial

Landscape Designations

Forest of Bowland National Landscape	Construction – Temporary reduction in tranquillity within immediate vicinity, temporary structures and plant on site	High	Slight	Minor	Adverse
Forest of Bowland National Landscape	Operational – Retention and restoration of traditional feature within landscape, removal of outbuildings, improvements to field and road edges and new species rich grassland	High	Slight	Minor	Beneficial

APPENDIX 1: METHODOLOGY

Introduction

1. *"Landscape and Visual Impact Assessment is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and people's views and visual amenity."* (GLVIA3, paragraph 1.1). Wherever possible, identified effects are quantified, but the nature of landscape and visual assessment requires interpretation using professional judgement. In order to provide a level of consistency to the assessment, the prediction of magnitude and assessment of significance of the residual landscape and visual effects have been based on pre-defined criteria.
2. The Guidelines for Landscape and Visual Assessment (Third Edition) (GLVIA3) states that *"professional judgement is a very important part of the LVIA"* (paragraph 2.23) and that *"in all cases there is a need for the judgements that are made to be reasonable and based on clear and transparent methods so that the reasoning applied at different stages can be traced and examined by others."* (paragraph 2.24).
3. Landscape and Visual Assessments are separate, though linked processes which GLVIA3 notes are *"related but very different considerations"*. The assessment of the potential effect on the landscape is carried out as an effect on the environmental resource (i.e. the landscape). Visual effects are assessed as an inter-related effect on people.
4. Landscape effects derive from changes in the physical landscape elements which may give rise to changes in its distinctive character and how this is experienced, including consideration of aesthetic and perceptual aspects.
5. Visual effects relate to changes that arise in the composition of available views as a result of changes to the landscape, to people's responses to the changes and to the overall effects with respect to visual amenity.

Establishing the Baseline

6. The **baseline** for consideration of landscape and visual effects is evaluated through desk study and site work and is the current situation at the time of the assessment, unless noted otherwise. Operational developments and those under construction are considered as part of the baseline and included as part of the assessment of landscape and visual effects.
7. The **future baseline** is considered to be changes to the landscape which are considered certain or likely to happen – including consented proposals which are not yet present in the landscape but are expected to be constructed. These may or may not be included as part of the landscape and visual baseline depending on individual project circumstances and the approach and reasoning is set out within the assessment.

Landscape Effects

8. The starting point for any assessment is a desk-based assessment of published landscape studies, which may include landscape character assessments, sensitivity and capacity studies and/or landscape designation reviews. These documents are listed in the assessment references and relevant extracts may be included as appendices where this is judged appropriate.

9. The landscape effects of the proposed development are considered against the key characteristics of the receiving landscape. The degree to which the proposed development changes “*distinct and recognisable pattern of elements, or characteristics, in the landscape that make one landscape different from another, rather than better or worse*” (‘An Approach to Landscape Character Assessment’, Natural England, 2014), enables a judgement to be made as to the significance of the effect in landscape character terms.
10. Direct and indirect landscape effects are defined in GLVIA3. Direct effects may be defined as resulting “*directly from the development itself*” (paragraph 3.22). An indirect (or secondary) effect is one that results “*from consequential change resulting from the development*” (paragraph 3.22) and is often produced away from the site of the proposed development or as a result of a complex pathway or secondary association. The direct or physical landscape effects of the proposed development would generally be limited to within the planning application boundary. The indirect landscape effects are concerned with the visual effects and relate to effects associated with the introduction of the development seen in the context of the existing landscape and visual character of the view.
11. In order to reach an understanding of the effects of development upon the landscape resource it is necessary to consider different aspects of the landscape baseline including:
 - **Landscape Fabric/Elements:** The individual features of the landscape, such as hills, valleys, woods, hedges, tree cover, vegetation, buildings and roads for example which can usually be described and quantified.
 - **Landscape key characteristics:** The particularly notable elements or combinations of elements which make a particular contribution to defining or describing the character of an area, which may include experiential characteristics such as wildness and tranquillity.
12. The **sensitivity** (high, medium, low) of the landscape to a particular development is considered on a case by case basis and considers the susceptibility of the landscape, which varies depending on the type of development proposed and the particular site location, and the landscape value (identified as national, regional, or community). As stated in GLVIA3, ‘*LVIA sensitivity is similar to the concept of landscape sensitivity used in the wider arena of landscape planning, but is not the same*’.
13. **Landscape value:** The importance attached to a landscape, often used as a basis for designation or recognition which expresses national or local authority consensus, because of its special qualities/attributes. The factors which are considered in landscape include aesthetic or perceptual aspects such as scenic beauty, tranquillity or wildness or cultural associations as well as recreational/community value, conservation interests, landscape character and condition and representativeness/rarity.
14. **Landscape susceptibility** according to GLVIA3 means “the ability of the landscape to accommodate the proposed Development without undue consequences for maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies”. Judgements on landscape susceptibility (high, medium, low) include references to both the physical and aesthetic characteristics and the potential scope for mitigation.
15. Susceptibility of landscape character areas are influenced by their characteristics and are often considered (though often recorded as ‘sensitivity’ rather than susceptibility) within landscape character assessments and capacity studies.

16. Susceptibility of designated landscapes is influenced by the nature of the special qualities and purposes of designation and/or the valued elements, qualities or characteristics, indicating the degree to which these may be unduly affected by the development proposed.
17. The criteria and the detailed judgements regarding susceptibility and value of landscape receptors are identified within the sensitivity tables included within Appendix D to this assessment.
18. Sensitivity is judged taking into account the component judgments about the value and susceptibility of the receptor as illustrated by the table below. Where sensitivity is judged to lie between levels, an intermediate assessment will be adopted.

		Susceptibility		
		High	Medium	Low
Value	National	High	High/Medium	Medium
	Regional	High/Medium	Medium	Medium/Low
	Community	Medium	Medium/Low	Low

19. The **magnitude of landscape change** arising from the proposed development at any particular location is assessed in terms of its size or scale, geographic extent of the area or receptor that is influenced and its duration and reversibility.

20. The **scale** of the change takes account of:

- degree of loss or alteration to key landscape features/elements; characteristics; and for designated areas – special qualities and/or purposes of designation;
- distance from the development;
- landscape context to the development;

21. The approach to assessing effects on landscape character is to consider the key characteristics for the Landscape Character Type (LCT) within which the proposed development is located (host) and the adjacent LCT's (non-host) and identify which of these the proposed development would affect. For the host LCTs, a large scale change in landscape character is likely to occur where key characteristics would be lost or substantially changed. Where particular views are a key characteristic of a landscape type, large or medium scale landscape character effects may occur where the proposed development becomes a key feature of those views. A similar approach applies to designated landscapes, for which the effects on the defined purposes of designation and special qualities are considered.

22. Having established the size/scale of change (large, medium, small, negligible) to the landscape baseline, the geographic **extent** of the change can be identified (wide, intermediate, localised or limited) and a judgement made as to the degree of change for each landscape receptor.

23. **Duration** and reversibility can be linked depending on the nature of the development. Reversibility is a judgement about the ability and practicality of the proposed development to be reversible (such as wind farms which are predominantly reversible), partially reversible to something similar (such as mineral extraction¹) or a permanent change in the

¹ GLVIA3 page 91, paragraph 5.52

landscape (such as housing). Duration reflects how long the change will last. The duration of the change would be considered short term when lasting less than 2 years; medium term when lasting between 2 and 10 years; or long term when lasting between 10 and 25 years, and permanent for more than 25 years.

24. Magnitude is considered taking into account the three contributory factors as illustrated by the diagrams included below.

Visual Effects

25. In order to identify the significance of a visual effect it is necessary to establish the relative sensitivity of the viewers and the magnitude of the change they experience. In this case sensitivity is a combination of both susceptibility of the viewer to the proposed change and the value of the views.

26. Those living within view of the scheme are usually regarded as the highest susceptibility group as well as those engaged in outdoor pursuits for whom landscape experience is the primary objective. The susceptibility of potential visual receptors will also vary depending on the activity of the receptor. For visual receptors susceptibility and value are closely linked - the most valued views are also likely to be those where viewer's expectations will be highest.

27. The **value** of public views, which is the focus of GLVIA3, is identified as national, regional or community and will vary depending on the nature, location and context of the view and the recognised importance of the view. Considerations include cultural associations; designation or policy protection; views of or from landmarks; and/or the scenic quality of the view. The value attributed relates to the value of the view, e.g. a National Trail is nationally valued for access, but not always for the available views from every section.

28. Visual receptor **susceptibility** is defined as in accordance with the criteria below.

- **High** - Local residents; users of outdoor recreation focussed on the appreciation of views including footpaths, beauty spots and picnic areas; people experiencing views to or from important features of physical, visual, cultural or historic interest.
- **Medium** - Local road users and travellers on trains. People engaged in outdoor recreation with some appreciation of the landscape e.g. road cycling, nature conservation, golf and water based recreation.
- **Low** - Workers, users of facilities and commercial buildings (indoors) experiencing views from buildings. Road and rail users on fast moving commuting or trunk routes. Visual receptors where views are incidental to the activity and/or location.

29. Sensitivity is judged taking into account the component judgments about the value and susceptibility of the receptor as illustrated by the table below. Where sensitivity is judged to lie between levels, an intermediate assessment will be adopted.

		Susceptibility		
		High	Medium	Low
Value	National	High	High/Medium	Medium
	Regional	High/Medium	High/Medium	Medium/Low
	Community	High/Medium	Medium	Low

30. The **magnitude of visual change** arising from the proposed development at any particular location is assessed in terms of its size or scale (large, medium, small, negligible), geographic extent of the area or receptor that is influenced (wide, localised, limited) and its duration (short, medium, long, permanent).
31. The representative viewpoints are used as ‘samples’ on which to base judgements of the scale of effects on visual receptors. The wider extent of the effect and its duration are not captured in the viewpoint analysis (as a viewpoint cannot capture these factors for an entire route or area). As duration and extent are necessary considerations in determining magnitude of change; magnitude and significance judgements are provided for visual receptors and not for all representative viewpoints. The exceptions to this are specific viewpoints – where people visiting that location to look at the view are assessed as a visual receptor group.
32. With the exception of specific viewpoints, each route and receptor group will encompass a range of possible views, which might vary from no view of the development to very clear, close views. Therefore effects are described in such a way as to identify where views towards the development are likely to arise and what the scale and duration and **extent** (wide, intermediate, Localised, Limited) of those views are likely to be. In some cases this will be further informed by a nearby viewpoint and in others it will be informed with reference to ZTV studies, aerial photography and site visits. Each of these individual effects are then considered together in order to reach a judgement of the effects on the visual receptors along that route, or in that place.
33. The **scale of effect** arising from the proposed development at any particular viewpoint reflects the degree to which the nature of the views from that location would be changed and is taking into account:
- The distance of the viewpoint from the development;
 - the degree to which the development is visible or screened;
 - the angle of view in relation to main receptor activity or main focus of the view;
 - the horizontal and vertical field of view occupied by the development; and
 - the extent and nature of other built development visible.
34. The approach to assessing effects on views is to consider the full 360 degree view from any given receptor – not just those towards the development and/or shown in visualisations. It is assumed that the change would be seen in clear visibility and the assessment is carried out on that basis. Where there are operational (and consented) developments considered as part of the baseline, the visual effects consider the effects of adding the proposed development to that baseline. Where appropriate, comment may be made on lighting and weather conditions.
35. **Duration** reflects how long the change will last and are rated in the same way as described above for landscape effects. The effects as a result of the proposed development would be considered short term when lasting less than 2 years; medium term when lasting between 2 and 10 years; or long term when lasting between 10 and 25 years, and permanent for more than 25 years. For visual receptors moving through the landscape (e.g. road and rail users), the length of their journey during which they would see the development is reflected in the judgement of the geographic extent of effects.
36. Magnitude is considered taking into account the three contributory factors as illustrated by the diagrams included below.

Magnitude of Landscape and Visual Change

37. Scale of effect is the first factor in determining magnitude; which may be higher if the effect is particularly widespread and/or long lasting, or lower if it is constrained in geographic extent and/or timescale. The tables below illustrate how this judgement is considered as a two-step process. Firstly, scale and extent are considered, for which the outcomes are illustrated by the first part of the table; the second part of the table illustrates the influence of duration on this initial judgement. Where magnitude is judged to lie between levels, an intermediate assessment will be adopted.

Scale / extent	Large	Medium	Small	Negligible
Wide	Substantial			
Intermediate		Moderate		
Localised			Slight	
Limited				Negligible

Stage 1 Result / Duration	Substantial	Moderate	Slight	Negligible
Permanent	Substantial			
Long-term		Moderate		
Medium-term			Slight	
Short-term				Negligible

Significance of Landscape and Visual Effects

38. The significance of any identified landscape or visual effect is assessed as major, moderate, minor or negligible. These categories are based on the consideration of sensitivity with the predicted magnitude of change. The table below is not used as a prescriptive tool and illustrates the typical outcomes, allowing for the exercise of professional judgement. In some instances a particular parameter may be considered as having a determining effect on the analysis.

		Magnitude of Change			
		Substantial	Moderate	Slight	Negligible
Receptor Sensitivity	High	Major	Major/ Moderate	Moderate	Minor
	Medium	Major/ Moderate	Moderate	Moderate/ Minor	Minor/ Negligible
	Low	Moderate	Moderate/ Minor	Minor	Negligible

39. Where the effect has been classified as Major or Major/Moderate this is considered to be equivalent to likely significant effects referred to in the EIA Regulations. Where 'Moderate' effects are predicted, professional judgement will be applied to ensure that the potential for significant effects arising has been thoroughly considered.

Beneficial/Adverse

40. Landscape and visual effects can be beneficial or adverse and in some instances may be considered neutral. Neutral effects are those which overall are neither adverse nor positive but may incorporate a combination of both. Whether an effect is beneficial, neutral or adverse is identified based on professional judgement. GLVIA 3rd edition indicates at paragraph 2.15 that this is a "*particularly challenging*" aspect of assessment, especially in the context of a changing landscape.

Cumulative Effects

41. In a broad generic sense, cumulative impacts "*result from the incremental changes caused by other past, present or reasonably foreseeable actions together with the project*"² However, an assessment of cumulative effects should focus on whether there are any potential cumulative impacts which are reasonably foreseeable and which are likely to influence the decision making of the proposed development, rather than an assessment of every potential cumulative effect³, which in practice means focussing on other nearby development proposals and the effects that might arise from the combined influence of those developments on landscape and visual receptors.

² GLVIA3 page 120, paragraph 7.1 quoting Hyder, 1999 'Guidelines for the assessment of indirect and cumulative impacts as well as impact interactions'

³ GLVIA3 page 121 paragraph 7.5.

42. As recommended by the NatureScot cumulative guidance, this assessment focusses on the “*additional cumulative change which would be brought about by the proposed development*”⁴.
43. As noted above, operational developments are included in the baseline, Consented development which are expected to be constructed, form part of the future baseline and will be included as such. However, where there is some uncertainty regarding the future construction of consented developments, they may be considered as the first scenario of the cumulative assessment.
44. Proposals in planning are considered where there is good reason to assume that the timing of decisions may be similar and significant cumulative effects are likely. The assessment of effects is considered within the cumulative assessment.
45. Proposals in scoping are noted but not considered within the cumulative assessment, as there is no certainty that these proposals will progress to planning submissions and the nature of the proposed schemes may be subject to change.
46. The assessment is based on the same landscape and visual baseline and receptor groups as the main LVIA, and the methodology is also the same in terms of forming and expressing judgements.
47. Cumulative effects on landscape receptors arise from combined direct and/or indirect effects on the same receptor – such as two developments within the same character area; or one development within, and one visible from, a designated area.
48. Cumulative effects on visual receptors arise either from two (or more) developments both being visible from the same place; or from sequential views as people travel.
49. In order to simplify what may otherwise be a complex assessment, the following approaches are also used:
 - The cumulative assessment considers scenarios within which developments may be ‘grouped’ - for instance two nearby cumulative proposals may be considered in one scenario if it is considered that the cumulative effects arising if one or both are developed are likely to be similar.
 - Receptors judged to receive Negligible or Slight-Negligible magnitude effects are not considered for cumulative effects on the basis that any significant effects arising would primarily be caused by the cumulative developments and would be unlikely to be contributed to by the proposed development.
 - Only those receptors judged likely to experience effects from the cumulative development(s) being considered within a given scenario are described within that scenario.
50. Qualitative assessment of design and aesthetic considerations arising as a result of cumulative development, and/or considerations set out within local guidance provided in relation to cumulative development, is also provided where relevant.

⁴ Assessing the Cumulative Impact of Onshore Wind Energy Developments, NatureScot, 2021

ANNEX 1: GLOSSARY OF TERMS

Term	Definition
CLVIA	Cumulative Landscape and Visual Impact Assessment.
Cumulative Effects	Cumulative effects are the additional effects arising from changes caused by a development in conjunction with other past, present or reasonably foreseeable actions.
Direct Effect	A direct (or primary) effect may be defined as an effect that is directly attributable to the development. ⁵
GLVIA3	' <i>Guidelines for Landscape and Visual Impact Assessment, Third Edition</i> ', published jointly by the Landscape Institute and Institute of Environmental Management and Assessment 2013.
Indirect Effect	An indirect (or secondary) effect is an effect that results indirectly from the proposed project as a consequence of the direct effect, often occurring away from the site, or as a result of a sequence of interrelationships or a complex pathway. They may be separated by distance or in time from the source of the effects. ⁶
Key Characteristics	Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place.
LVIA	Landscape and Visual Impact Assessment.
Landscape Capacity	The amount of change which a particular landscape character type or area is able to accommodate without significant detrimental effects on its character. Capacity is likely to vary according to the type and nature of change proposed.
Landscape Character	The distinct and recognisable pattern of elements in the landscape that makes one landscape different from another, rather than better or worse. ⁷
Landscape Character Areas	These are single unique areas which are the discrete geographical areas of a particular landscape type. ⁸
Landscape Character Types	These are distinct types of landscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they occur, they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern, and perceptual and aesthetic attributes.
Landscape Effects	Effects on the landscape as a resource in its own right. ⁹
Landscape Elements	Individual components which make up the landscape such as trees and hedges.

⁵ The Landscape Institute/Institute of Environmental Management and Assessment; *Guidelines for Landscape and Visual Impact Assessment*; Spon; 2013; p155

⁶ The Landscape Institute/Institute of Environmental Management and Assessment; *Guidelines for Landscape and Visual Impact Assessment*; Spon; 2013; p156

⁷ The Landscape Institute/Institute of Environmental Management and Assessment; *Guidelines for Landscape and Visual Impact Assessment*; Spon; 2013; p156

⁸ The Landscape Institute/Institute of Environmental Management and Assessment; *Guidelines for Landscape and Visual Impact Assessment*; Spon; 2013; p157

⁹ The Landscape Institute/Institute of Environmental Management and Assessment; *Guidelines for Landscape and Visual Impact Assessment*; Spon; 2013; p157

Term	Definition
Landscape Features	Particularly prominent or eye-catching elements, like tree clumps, church towers or wooded skylines.
Landscape Quality or Condition	This is a measure of the physical state of the landscape. It may include the extent to which a typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements. ¹⁰
Landscape Receptor	Defined aspects of the landscape resource that have the potential to be affected by a proposal.
Landscape Resource	The combination of elements that contribute to landscape context, character and value.
Landscape Value	The relative value or importance attached to different landscapes by society on account of their landscape qualities. ¹¹
Level of Effect	Determined through the combination of sensitivity of the receptor and the proposed magnitude of change brought about by the development.
Magnitude (of effect)	A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.
Mitigation	Measures including any process, activity or design to avoid, reduce, remedy or compensate for adverse environmental impact or effects of a development.
Photomontage	A visualisation which superimposes an image of a proposed development upon a photograph or series of photographs.
Residential Visual Amenity	A collective term describing the views and visual amenity from a residential property, relating to the type, nature, extent and quality of views that may be experienced from the property and its 'domestic curtilage' including gardens and access driveway. Residential Visual Amenity is only one component of the overall Residential Amenity, others being for example noise, shadow flicker and access amongst others.
Residual Effects	Potential environmental effects remaining after mitigation.
Sense of Place	The essential character and spirit of an area: <i>genius loci</i> literally means 'spirit of the place'.
Sensitivity	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor. ¹²
Significant Effects	<p>It is a requirement of the EIA Regulations to determine the likely significant effects of development on the environment which should relate to the level of an effect and the type of effect. Where possible significant effects should be mitigated.</p> <p>The significance of an effect gives an indication as to the degree of importance (based on the magnitude of the effect and sensitivity of the receptor) that should be attached to the impact described.</p> <p>Whether an effect should be considered significant is not absolute and requires the application of professional judgement.</p>

¹⁰ The Landscape Institute/Institute of Environmental Management and Assessment; *Guidelines for Landscape and Visual Impact Assessment*; Spon; 2013; p157

¹¹ The Landscape Institute; Technical Guidance Note 02/21 Assessing Landscape Value Outside National Designations

¹² The Landscape Institute/Institute of Environmental Management and Assessment; *Guidelines for Landscape and Visual Impact Assessment*; Spon; 2013; p157

Term	Definition
Type or Nature of Effect	Whether an effect is direct, indirect, temporary or permanent, positive (beneficial), neutral or negative (adverse) or cumulative.
Visual amenity	Value of a particular place in terms of what is seen by visual receptors taking account of all available views and the total visual experience.
Visual Effect	Effects on specific views and on the general visual amenity experienced by people. ¹³
Visual Receptors	Individuals and/or defined groups of people who have the potential to be affected by a proposal.
Visualisation	Computer simulation, photomontage or other technique to illustrate the appearance of a development. ¹⁴
Wildness	A quality of appearing to be remote, inaccessible and rugged with little evidence of human influence.
Wireframe or Wireline	A computer generated line drawing of the DTM (Digital Terrain Model) and the proposed development from a known location.
Zone of Theoretical Visibility (ZTV)	Area within which a proposed development may have an influence or an effect on visual amenity. ¹⁵

¹³ The Landscape Institute/Institute of Environmental Management and Assessment; *Guidelines for Landscape and Visual Impact Assessment*; Spon; 2013; p158

¹⁴ The Landscape Institute/Institute of Environmental Management and Assessment; *Guidelines for Landscape and Visual Impact Assessment*; Spon; 2013; p158

¹⁵ The Landscape Institute/Institute of Environmental Management and Assessment; *Guidelines for Landscape and Visual Impact Assessment*; Spon; 2013; p158

APPENDIX 2: VISUAL AIDS

Guidance and Standards Used

1. All Visibility Maps (ZTVs), photography, visualisations (wirelines and photomontages) and their graphical presentation has been undertaken in line with the Landscape Institute's Technical Guidance Note 06/19, Visual Representation of Development Proposals.

Visibility Maps: Zone of Theoretical Visibility

2. Zone of Theoretical Visibility (ZTV) maps have been generated using GIS to assist in identifying areas where visibility would not occur as well as viewpoint selection, illustrate areas from where part or all of the proposed development may be visible and to indicate its potential influence in the wider landscape.
3. Unless expressly stated, the visibility maps present the extent of potential visibility on the basis of a 'bare ground' scenario: They do not account for the effects of screening and filtering of views as a result of intervening features (e.g. buildings, trees, hedgerows, etc) and so tend to over-estimate visibility, both in terms of the area from which the project can potentially be seen and potentially in terms of the extent of the development visible from a particular viewpoint.
4. ZTVs which include vegetation and buildings may use real height information derived from standard DSM products such as LiDAR – this approach is typically used for smaller study areas and urban areas. For larger study areas assumed heights are used which are stated on the ZTV figure. The location and extent of woodland and buildings is derived from OS Open data and assumed heights for these are added to the bare ground model. As a result, the ZTV study does not take account of all above ground features – only those included as woodland and buildings in the OS mapping at the time the ZTV was prepared. These ZTV studies present a more realistic visibility pattern than bare ground studies, but do not take detailed account of felling cycles, tree growth, demolition or construction.

Visualisations: Annotated Photos (Type 1)

5. Baseline photography has been undertaken at each representative viewpoint location using a high-quality digital SLR camera with full frame sensor and a 50mm fixed focal length lens – in accordance with the relevant guidance identified above. The resulting photos are either presented as single frame images or combined into panoramas using PTGui photo stitching software and saved as planar projection images. Single frame and panoramic images are presented at either A3 or on wide format sheets, in accordance with Technical Guidance Note 06/19, and are annotated to indicate the extent of the proposed development and highlight any important features within the view.

Data Accuracy

6. The Ordnance Survey (OS) provides accuracy figures for the following terrain data products expressed statistically as root-mean-square error (RMSE) in metres:
 - OS Terrain@50 (50m resolution): 4m RMSE.
 - OS Terrain@5 (5m resolution): Urban and major communication routes 1.5m RMSE; Rural 2.5m RMSE; Mountain and moorland 2.5m RMSE.

APPENDIX 3: RELEVANT LEGISLATION, NATIONAL PLANNING POLICY AND GUIDANCE

European Landscape Convention (ELC)

1. The European Landscape Convention (ELC) is an international treaty dedicated to the protection, management and planning of all landscapes in Europe. It was signed by the UK government in 2006 and introduced in March 2007.
2. The ELC contains 18 articles which, collectively, promote landscape protection, management and planning as well as European cooperation on landscape issues.
3. Article 1 defines the terms used in the ELC including the term ‘landscape’ which has been adopted for the purposes of this assessment.
4. Articles 5 and 6 commit signatory states to a number of actions which are designed to help ensure compliance with the overarching aims of the ELC. These include the need to recognise landscapes in law; to establish policies aimed at landscape planning, protection and management; and the integration of landscape into other policy areas.
5. The ELC is a convention of the Council of Europe, not the EU. Therefore, Brexit does not affect the status of this convention, and at the time of writing (January 2024), the UK remains a signatory.

Countryside and Rights of Way Act 2000

6. The primary statutory protection for National Landscapes (previously Areas of Outstanding Natural Beauty) in England is derived from the Countryside and Rights of Way Act 2000.
7. Section 85 (1) of the Act states that:

‘In exercising or performing any functions in relation to, or so as to affect, land in an area of outstanding natural beauty, a relevant authority shall have regard to the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty.’

National Planning Policy Framework (NPPF), 2023

8. The National Planning Policy Framework (NPPF) sets out the government’s planning policies and how these should be applied. The NPPF is a material consideration in planning decisions. It was last updated in December 2023.
9. Section 12 of the NPPF focuses on good design and notes the following at paragraph 131:
‘The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.’
10. At paragraph 135, The NPPF states (*inter alia*):
‘Planning policies and decisions should ensure that developments:
a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place....'

11. Section 15 of the NPPF relates to conserving and enhancing the natural environment. Paragraph 174 states that (*inter alia*):

'Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, ... (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including ... trees and woodland;

c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate....'

12. Paragraph 175 notes that: *'Plans should: distinguish between the hierarchy of international, national and locally designated sites'*.

13. Paragraph 176 further advises that *'great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.'* and confirms that

'The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.'

Planning Practice Guidance for Natural Environment, July 2019

14. This document covers the key issues in implementing policy to protect biodiversity and landscape fabric (including green infrastructure, Ancient Woodland and veteran trees), and contains a section on landscape. Paragraph 036 notes that:

'Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed.'

15. In respect of designated landscapes, Paragraph 039 confirms that:

'Section 11A(2) of the National Parks and Access to the Countryside Act 1949, section 17A of the Norfolk and Suffolk Broads Act 1988 and section 85 of the Countryside and Rights of Way Act 2000 require that 'in exercising or performing any functions in relation to, or so as to affect, land' in National Parks and Areas of Outstanding Natural Beauty, relevant authorities 'shall have regard' to their purposes for which these areas are designated.' and also that:

'This duty.... is relevant in considering development proposals that are situated outside National Park or Area of Outstanding Natural Beauty boundaries, but which might have an impact on their setting or protection.'

16. With regards to Management Plans for National Parks, the Broads and AONBs, paragraph 040 clarifies that:

'Management plans for National Parks, the Broads and Areas of Outstanding Natural Beauty do not form part of the statutory development plan, but they help to set out the strategic context for development. They provide evidence of the value and special qualities of these areas, provide a basis for cross-organisational work to support the purposes of their designation and show how management activities contribute to their protection, enhancement and enjoyment.'

17. With regards to development within National Parks, the Broads and AONBs, Paragraph 041 reiterates that:

'The National Planning Policy Framework makes clear that the scale and extent of development in these areas should be limited, in view of the importance of conserving and enhancing their landscapes and scenic beauty.'

18. This paragraph further indicates that all development within nationally designated landscapes:

'will need to be located and designed in a way that reflects their status as landscapes of the highest quality'

19. Paragraph 042 addresses development within the setting of National Parks, the Broads and AONBs and states:

'Land within the setting of these areas often makes an important contribution to maintaining their natural beauty, and where poorly located or designed development can do significant harm. This is especially the case where long views from or to the designated landscape are identified as important, or where the landscape character of land within and adjoining the designated area is complementary. Development within the settings of these areas will therefore need sensitive handling that takes these potential impacts into account.'

Planning Practice Guidance: Design - process and tools, October 2019

20. This document sets out how well designed places can be achieved *'by taking a proactive and collaborative approach at all stages of the planning process'* and notes that it should be read alongside the National Design Guide. It reiterates NPPF guidance, noting that:

'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development'.

21. It further sets out ten characteristics that contribute to good design and these are expanded on in the National Design Guide.

National Design Guide: January 2021

22. The National Design Guide sets out the ten key characteristics of well-designed places and demonstrates what good design means in practice. It notes:

'Well-designed places have individual characteristics which work together to create its physical character. The ten characteristics help to nurture and sustain a sense of community. They work to positively address environmental issues affecting climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.'

23. In relation to the context of development it notes that:

'38 Context is the location of the development and the attributes of its immediate, local and regional surroundings.'

39 An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.'

40 Well-designed places are:

- based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design;*
- integrated into their surroundings so they relate well to them;*
- influenced by and influence their context positively; and*
- responsive to local history, culture and heritage.'*

24. In relation to the identify or character of a place it notes:

'50 The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all of the senses. Local character makes places distinctive. Well-designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods.'

51 Well-designed places, buildings and spaces:

- have a positive and coherent identity that everyone can identify with, including residents and local communities, so contributing towards health and well-being, inclusion and cohesion;*
- have a character that suits the context, its history, how we live today and how we are likely to live in the future; and*
- are visually attractive, to delight their occupants and other users.'*

25. In relation to the importance of the natural environment it notes:

'90 Nature contributes to the quality of a place, and to people's quality of life, and it is a critical component of well designed places. Natural features are integrated into well designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water.'

91 Well-designed places:

- *integrate existing, and incorporate new natural features into a multifunctional network that supports quality of place, biodiversity and water management, and addresses climate change mitigation and resilience;*
- *prioritise nature so that diverse ecosystems can flourish to ensure a healthy natural environment that supports and enhances biodiversity;*
- *provide attractive open spaces in locations that are easy to access, with activities for all to enjoy, such as play, food production, recreation and sport, so as to encourage physical activity and promote health, well-being and social inclusion.'*

26. In relation to the importance of space between buildings it notes:

'99 The quality of the spaces between buildings is as important as the buildings themselves. Public spaces are streets, squares, and other spaces that are open to all. They are the setting for most movement. The design of a public space encompasses its siting and integration into the wider network of routes as well as its various elements. These include areas allocated to different users – cars, cyclists and pedestrians – for different purposes such as movement or parking, hard and soft surfaces, street furniture, lighting, signage and public art.

100 Well-designed places:

- *include well-located public spaces that support a wide variety of activities and encourage social interaction, to promote health, well-being, social and civic inclusion;*
- *have a hierarchy of spaces that range from large and strategic to small and local spaces, including parks, squares, greens and pocket parks;*
- *have public spaces that feel safe, secure and attractive for all to use; and*
- *have trees and other planting within public spaces for people to enjoy, whilst also providing shading, and air quality and climate change mitigation.'*

APPENDIX 4: LANDSCAPE SENSITIVITY ASSESSMENT

The sensitivity of the landscape character areas which may receive significant landscape effects are assessed below. Landscape sensitivity is not absolute and can only be defined in relation to each development and its location. To assess the sensitivity of a particular landscape it is good practice to consider the value attached to the landscape and its susceptibility to the particular form of change likely to result from the proposed development. Assessment text relates to sensitivity of the landscape receptor as a whole, to the proposed development, with additional comments regarding the Site where relevant. In the main this has been taken from the Forest of Bowland Landscape Character Assessment as well as from local sources and site assessment. The table below is based on guidance provided within LI TGN 02/21 - specifically table 1 within that document.

Host Landscape: Longridge Moorland Fringe

Factors affecting sensitivity	Lower Sensitivity to Residential Development	Higher Sensitivity to Residential Development	Explanation	Judgement
Value attached to Landscapes				
Designated scenic quality	No specific designation	National or regional designation	Forms part of the Forest of Bowland AONB	National
Natural Heritage	Low presence of ecological or geological / geomorphological interest.	High presence of ecological or geological / geomorphological interest.	It is considered of national importance in terms of geological history due to the rock layers laid down during the Namurian period and of in ecological terms there is the Myttons Meadows SSSI and also important acidic grassland.	National
Cultural Heritage	Low presence of archaeology or historical interests	High presence of archaeology or historical interests	The area provides good preservation of archaeological sites. A large number of farmhouses are distinctive laithe houses	Community
Landscape condition/ quality	Landscape in a poor state of repair with incongruous elements	Landscape fully intact in good condition with limited incongruous elements	Generally, well maintained but with evidence of lack of management, erosion of road side verges and suburbanisation of traditional farmsteads	Regional
Cultural associations	No strong associations with notable people, events or the arts.	Strong cultural associations with notable people, events or the arts, which contribute to perceptions of natural beauty.	No specific associations with the character area	Community

Distinctiveness	Commonplace elements and features, or the landscape itself. Lacking distinctive and strongly expressed character and with no important relationship to a settlement.	Presence of rare elements or features or rarity of the landscape itself. Landscape with a distinctive and clearly expressed character and/or with an important relationship to a settlement.	Landscape forms a transitional zone between moorland and the lower valley slopes and as such has its own distinct character which helps to define the adjacent valley bottom and hill top landscape	Regional
Amenity and recreation	Limited amenity/recreational function where experience of the landscape is important	Well used for recreation where experience of the landscape is important; or forms part of a view that is important to a recreational experience. May contain National Trails or other long-distance routes.	Network of PROW lead up to access land, some PROW are poorly waymarked and difficult to navigate with others well used and signposted. Transitional nature of landscape will result in visitors being more likely to utilise the PROW network on more dramatic landscape to the north	Community
Perceptual (Scenic)	Landscape with no particular scenic / visual appeal.	Landscape with strong appeal to the senses, particular visual.	Strong relationship with moorland above and long open clear views across Ribble River Valley, at edge of AONB	National
Perceptual (Wildness and Tranquillity)	Busy with evidence of human activity, well-lit.	Remote, peaceful or with a sense of wildness. Dark skies.	Largely rural in nature but with evidence of human activity such as at Longridge Golf Club that is not in keeping with surrounding landscape. Transitional landscape between more populated valley and sparsely populated hills above.	Regional
Function	No important blue/green infrastructure function or important relationship with national landscape designation.	Landscape with important blue/green infrastructure function or strong relationship that is important to a national landscape designation.	Landscape provides an important function as a transitional landscape between moorland and the valley bottom at the edge of the AONB.	Regional
Overall Judgement of Value				Regional

Susceptibility

Scale	Landscapes where scale of development is similar to or smaller than scale of receiving landscape	Landscapes where scale of development is larger than scale of receiving landscape	The scale and siting of the proposals reflects the existing structures on site	Low
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Openness/enclosure	Enclosed and sheltered landscapes	Open and exposed landscapes	Hillside landscape is open but with topography or tree belts often breaking up or screening views	Medium
Land cover, landform, complexity and patterns	Extensive areas of simple or regular landcover or simple and sweeping lines, linear feature and patterns	Complex, intimate or mosaic cover or complex or irregular patterns	Landscape is open but with some complexity caused by topography, hillside streams and field boundaries	Medium
Built Environment	Within the urban area or urban fringe	Established, traditional or historic built character, or open countryside	Traditional farmsteads are part of the existing character with field boundaries often marked by drystone walling	High
Key Views and intervisibility	Visually contained and have limited inward or outward views	Extensive views within or of the area from key views	Forms part of a wider open dramatic hillside landscape with the area forming part of the view looking down from access land and looking up from valley	High
Landscapes that form settings, skylines, backdrops, focal points	Generally low-lying landscapes without a strong visual relationship or association with adjacent areas.	Areas with strong features, focal points that define the skyline; or that form the landscape setting to historic towns or other valued townscapes or landscapes.	Hillside location and a transitional landscape that forms part of the setting of the wider AONB landscape	High
Scale	Landscapes where scale of development is similar to or smaller than scale of receiving landscape	Landscapes where scale of development is larger than scale of receiving landscape	Proposals are in line with existing development on site and are therefore of a similar scale as the receiving landscape	Low
Overall Judgement of Susceptibility				Medium / High
Overall Judgement of Sensitivity				Medium / High

Longridge Fell, Enclosed Moorland Hills

Factors affecting sensitivity	Lower Sensitivity to Residential Development	Higher Sensitivity to Residential Development	Explanation	Judgement
Value attached to Landscapes				
Designated scenic quality	No specific designation	National or regional designation	Forms part of the Forest of Bowland AONB	National
Natural Heritage	Low presence of ecological or geological / geomorphological interest.	High presence of ecological or geological / geomorphological interest.	Millstone grit forms the Moorland Hills with steep escarpments creating distinctive and dramatic landforms. Ideal conditions for upland wildlife recognised by their designation as a SPA and SSSI	National
Cultural Heritage	Low presence of archaeology or historical interests	High presence of archaeology or historical interests	Parts included within royal hunting forests, field shape suggest enclosure within the 18 th and 19 th century creating non-linear settlement pattern of individual farmsteads.	Community
Landscape condition/ quality	Landscape in a poor state of repair with incongruous elements	Landscape fully intact in good condition with limited incongruous elements	Condition varies dependant on land ownership. Stone walls generally in good repair, active quarry and mast are visual detractors	Regional
Cultural associations	No strong associations with notable people, events or the arts.	Strong cultural associations with notable people, events or the arts, which contribute to perceptions of natural beauty.	No specific associations with the character area	Community
Distinctiveness	Commonplace elements and features, or the landscape itself. Lacking distinctive and strongly expressed character and with no important relationship to a settlement.	Presence of rare elements or features or rarity of the landscape itself. Landscape with a distinctive and clearly expressed character and/or with an important relationship to a settlement.	Forms a striking backdrop to views from adjacent landscapes and of high ecological value	National
Amenity and recreation	Limited amenity/recreational function where experience of the landscape is important	Well used for recreation where experience of the landscape is important; or forms part of a view that is important to a	Network of PROW including some access land giving long views out across the landscape	Regional

		recreational experience. May contain National Trails or other long-distance routes.		
Perceptual (Scenic)	Landscape with no particular scenic / visual appeal.	Landscape with strong appeal to the senses, particular visual.	Provides a backdrop to views from the river valley and long views out across the landscape in all directions	National
Perceptual (Wildness and Tranquillity)	Busy with evidence of human activity, well-lit.	Remote, peaceful or with a sense of wildness. Dark skies.	Limited number of buildings give a sense of remoteness in comparison with more settled slopes	National
Function	No important blue/green infrastructure function or important relationship with national landscape designation.	Landscape with important blue/green infrastructure function or strong relationship that is important to a national landscape designation.	Provides important habitat and a backdrop to long views that are one of the defining features of AONB	National
Overall Judgement of Value				National

Susceptibility

Scale	Landscapes where scale of development is similar to or smaller than scale of receiving landscape	Landscapes where scale of development is larger than scale of receiving landscape	Openness and sparse settlement pattern make this landscape very sensitive to development within the character area. When viewing development outside of character area, size and scale is important.	Medium
Openness/enclosure	Enclosed and sheltered landscapes	Open and exposed landscapes	Moorland areas are open with long views out. Plantations within the character area to provide some restriction to views though	Medium /High
Land cover, landform, complexity and patterns	Extensive areas of simple or regular landcover or simple and sweeping lines, linear feature and patterns	Complex, intimate or mosaic cover or complex or irregular patterns	Landscape is open but with limited complexity, large open areas and plantations	Low
Built Environment	Within the urban area or urban fringe	Established, traditional or historic built character, or open countryside	Open countryside with very limited settlement within area.	High

Key Views and intervisibility	Visually contained and have limited inward or outward views	Extensive views within or of the area from key views	Extensive views from the area and forms part of the view from much of the surrounding landscape	High
Landscapes that form settings, skylines, backdrops, focal points	Generally low-lying landscapes without a strong visual relationship or association with adjacent areas.	Areas with strong features, focal points that define the skyline; or that form the landscape setting to historic towns or other valued townscapes or landscapes.	Longridge fell defines northern slope of Ribble Valley and southern edge of AONB	High
Scale	Landscapes where scale of development is similar to or smaller than scale of receiving landscape	Landscapes where scale of development is larger than scale of receiving landscape	Large scale landscape with extensive long views.	Low
Overall Judgement of Susceptibility				Medium / High
Overall Judgement of Sensitivity				High

APPENDIX 5: VIEWPOINT ANALYSIS

Introduction

1. A viewpoint assessment has been carried out from a selection of key representative viewpoint locations to inform the assessment of the likely magnitude and significance of landscape and visual effects arising as a result of the Proposed Development.
2. Desktop analysis followed by work on site has identified 8no. viewpoints to represent the main landscape and visual receptors found within the study area.
3. The locations of the selected viewpoints are shown on Figures 5.1 – 5.8 Details for each of the viewpoints are provided below.
4. This viewpoint assessment considers the nature of the predicted view and the scale of change. The wider extent of the effect (beyond the individual viewpoint considered), and its duration, are not captured in the viewpoint analysis (as a single viewpoint cannot capture extent or duration) and are considered in the main body of the assessment. Extent and duration are factors in the overall judgement on magnitude of change, therefore judgements on magnitude of change and overall level of effect are also provided in the main assessment.
5. The method of assessment used for the viewpoint analysis, which is described in Appendix A, accords with current best-practice guidance for Landscape and Visual Impact Assessment (Landscape Institute and Institute of Environmental Management, 2013). Observations are made of the baseline landscape and visual characteristics at each of the representative viewpoints. Observations, computer modelling, and professional judgement are applied to determine the scale of change attributable to the Proposed Development (**Large, Medium, Small and Negligible**) upon landscape character and visual amenity at each individual viewpoint in order to determine the scale of effect.
6. The visual assessment takes into account the screening effect of intervening landform, vegetation and built form and the potential for changes to those baseline features. It assumes excellent clear weather conditions; although the influence of different seasons, weather, sunlight and visibility conditions have been considered, where relevant.

VP	Location	Key features of existing view	Predicted Visual Change	Predicted Change to Landscape Character	Predicted Change to Designated Area
1	Looking north from PROW 3-2-FP4	Viewpoint is located on the southern slope of Longridge Fell on a PROW that is not well used or clearly waymarked. Located within agricultural grazing land with a vegetated watercourse running down the fell to the east. The landform slowly starts to reveal views back towards Cuckoo Hall as you walk down the slope away from the property with views upslope on the PROW screened by landform.	The farmstead is not visible in this view however the existing barns and caravan would be demolished as part of the proposals. From this location the proposed new basement frontage is unlikely to be visible once completed. The existing structures would be replaced by new barn buildings to the left of the view with the new structures extending the built form towards the surrounding vegetation. To the right of the view the built form is likely to reduce. It is anticipated that the proposals would improve the view towards the dwelling from this location.	<p>Construction and demolition stage will see activity on site and the erection of temporary structure and large plant.</p> <p>Once complete the proposals will be a largely positive influence on the view due to them replacing existing poor quality agricultural buildings.</p>	<p>Existing outbuildings that degrade the view would be removed and replaced with new more sympathetic structures. Traditional farmstead retained. Construction would have a short-term influence on view.</p> <p>Proposed development would not sit more prominently in view and would provide a more coherent sympathetic cluster of buildings than at present.</p>

2	<p>Looking north-west from Stonegate Lane at end of PROW 3-35-FP 3</p>	<p>Stonegate Lane has tree cover on both sides with occasional glimpsed views out in the direction of the site such as this one. The wooded hillside screen prevents more open views of the site. Hedgerows are also quite a prominent feature in the landscape</p>	<p>Demolition and construction activities would be largely screened from here.</p> <p>From this viewpoint, the existing bars to the west of the property will be demolished and replaced with new barns of a more sympathetic design. Due to the structures extending the built form to the west a little these are likely to be slightly more visible than at present. Winter time views may provide increased visibility through the trees.</p>	<p>Construction activity likely to be largely screened.</p> <p>There will be minimal change to character as dwelling largely screened in view.</p>	<p>20th century barns demolished and replaced with structures of a higher quality and more sympathetic character.</p>
3	<p>Looking west from field gate on Higher Road</p>	<p>This view is more representative of views further up the hillside to the east where the existing tree cover and topography provide less of a screen to the site. The tree lined hillside stream still provides a degree of separation, view is largely rural in nature</p>	<p>The demolition stage will remove all outbuildings from the site and open up the view towards the traditional farmstead. Proposals will provide a more coherent and sympathetic cluster of buildings than at present.</p> <p>The proposed hedgerow along the eastern boundary will further soften the view towards the proposals providing an improved field boundary when compared with the existing stock fence.</p>	<p>The traditional nature of the central farmstead is not really apparent from here with the demolition of the surrounding structures likely to partially open up the view towards it. Construction activity would introduce temporary structures and plant into view.</p> <p>The proposals would add a native hedgerow along the boundary of the wider plot along the line of the existing stock fence.</p>	<p>The retention and restoration of the farmstead and the removal of the surrounding outbuildings will enhance the view towards the site when compared with the existing. The provision of a hedgerow and new stone walling will conform to the AONB management guidance.</p>

4	Looking south-east from PROW 3-41-FP 19 at Forty Acre Farm	This view is taken from higher up the hillside to the north-west of the site and provides expansive panoramic views back to the south. From this view the existing topography of the hillside completely screens the site from view. The scene is largely rural in nature but with larger settlement visible in the distance and individual farmsteads dotted across the landscape.	There is no visibility	There is no visibility	There is no visibility
5	Looking north from B6243 Lower Road in Knowle Green	This view looks up the slope from the valley floor and provides potentially the clearest shot of the traditional farmhouse at the centre of the site. With moorland visible beyond. The landscape appears well treed but with reducing levels of vegetation moving up the slope. Base of the valley is more populated with garden structure visible in the foreground	The demolition of the outbuildings that surround the farmstead will open the view towards the building with the two retained structures more clearly visible. The proposed new barn like structures to the west of the site will also be visible from here. While largely screened by the ha-ha and bunding, there is the potential for some visibility towards the southern edge of the basement level as it leads out onto the patio area however, this will be limited in nature. Overall the redevelopment will have a positive impact on the view due to the more sympathetic and cohesive design	The restoration of the farmstead and the increased visibility as a result of the removal of the poor quality outbuildings that surround it will have a positive effect on the landscape. The proposed design will provide a more cohesive cluster of buildings than currently with the two new barn like structures to the west designed to be in keeping with the local area. There is the possibility of a glimpsed view towards the southern edge of the basement area.	The restoration and greater visual prominence of the farmstead will be of benefit, as will the removal of the existing poor quality outbuildings and their replacement with structures that are more in keeping. Elements such as the proposed basement and garage have been designed into the landscape in a sympathetic way to minimise their visibility.

6	<p>Looking south-west from PROW 3-41-FP 67 within Access Land</p>	<p>This view is taken from access land further up Longridge Fell looking back down the slope towards the Ribble Valley. development on the site sits quite prominently midway down the slope above the conifer plantation. The buildings sit on the skyline of a ridge with the backdrop beyond at a much greater distance. The view is expansive with larger settlements visible on the valley floor</p>	<p>The demolition of the existing outbuildings and extended parts of the main farmstead will open up views towards the traditional laithe structure. The view towards the access route to the proposed garage will be largely screened by the adjacent walling and also the proposed new hedgerow that will follow the existing stock fence along the eastern boundary. The overall quantum of development will be reduced when viewed from here.</p>	<p>The traditional farmstead structure will be retained with the outbuilding that are visible removed reducing the presence of the cluster of buildings within the view and opening up the view to the traditional central laithe building.</p> <p>The proposed hedgerow along the eastern boundary will add with softening he view towards the property and tie it back better to the wider landscape than presently.</p>	<p>The proposals will reduce the overall quantum of development from this location and also provide clear views of the traditional retained structures. The access to the proposed garage will be largely screened by the proposed stone walling and hedgerow which will soften the view towards the farmstead.</p>
7	<p>Looking north from entrance to Knowle Green Village Hall</p>	<p>This view is taken form the car park by the entrance to Knowle Green Village Hall and looks back up Longridge Fall towards the property. Much of the higher ground is obscured by topography at this point with the property breaking the skyline in places along the ridge on which they sit. The conifer plantation is also visible to the right of the view.</p>	<p>The demolition of the existing outbuildings and the restoration of the main building will have a positive impact on the view from this location. The replacement outbuildings will have a more sympathetic and cohesive design with the basement and garage elements of the design largely screened from view. There is the potential for views towards the southern end of the basement where it opens out onto the patio area although these will be limited by the ha-ha which restricts visibility.</p>	<p>The proposals will create a more cohesive design than presently with the removal and replacement of any outbuildings having a positive impact on the character. While potentially visible the basement level will be largely screened by the proposed ha-ha. The greater visibility and restoration of the farmstead is also likely to by a positive influence on the character</p>	<p>The removal of the existing 'clutter' of outbuildings and the focus on the preservation and restoration of the positive contributions to the National Landscape that the building and surrounding landscape structure provide; along with the creation of more sympathetic outbuildings than presently will have a positive impact on the National Landscape when viewed from here.</p>

8

**Looking north from
Hall Arms Business
Centre**

The view from the business centre reveals more of the building than the other views included at the base of the valley. From this slightly more elevated location the ridge behind the property is more clearly visible as are other properties further up the hill and the moorland beyond them. The wooded route of the watercourse to the east of the property screens much of the landscape below. Most of the property is visible from here with all the outbuildings also visible.

The proposed development would see the removal of all of the outbuildings with much more of the traditional farmstead visible than at present. The replacement outbuildings would provide a more cohesive and sympathetic design than the existing functional buildings that are in a poor state of repair.

The southern end of the proposed basement would also be likely to be more visible than other locations at the base of the valley although still partially screened by the proposed ha-ha and bunding to the east

The removal of the existing outbuildings including the caravan and barn buildings; along with their replacement with building more sympathetic to the context will have a positive effect on the character from this location. Elements such as the basement and garage will be largely screened and be a much smaller influence in the wider view than the existing outbuildings.

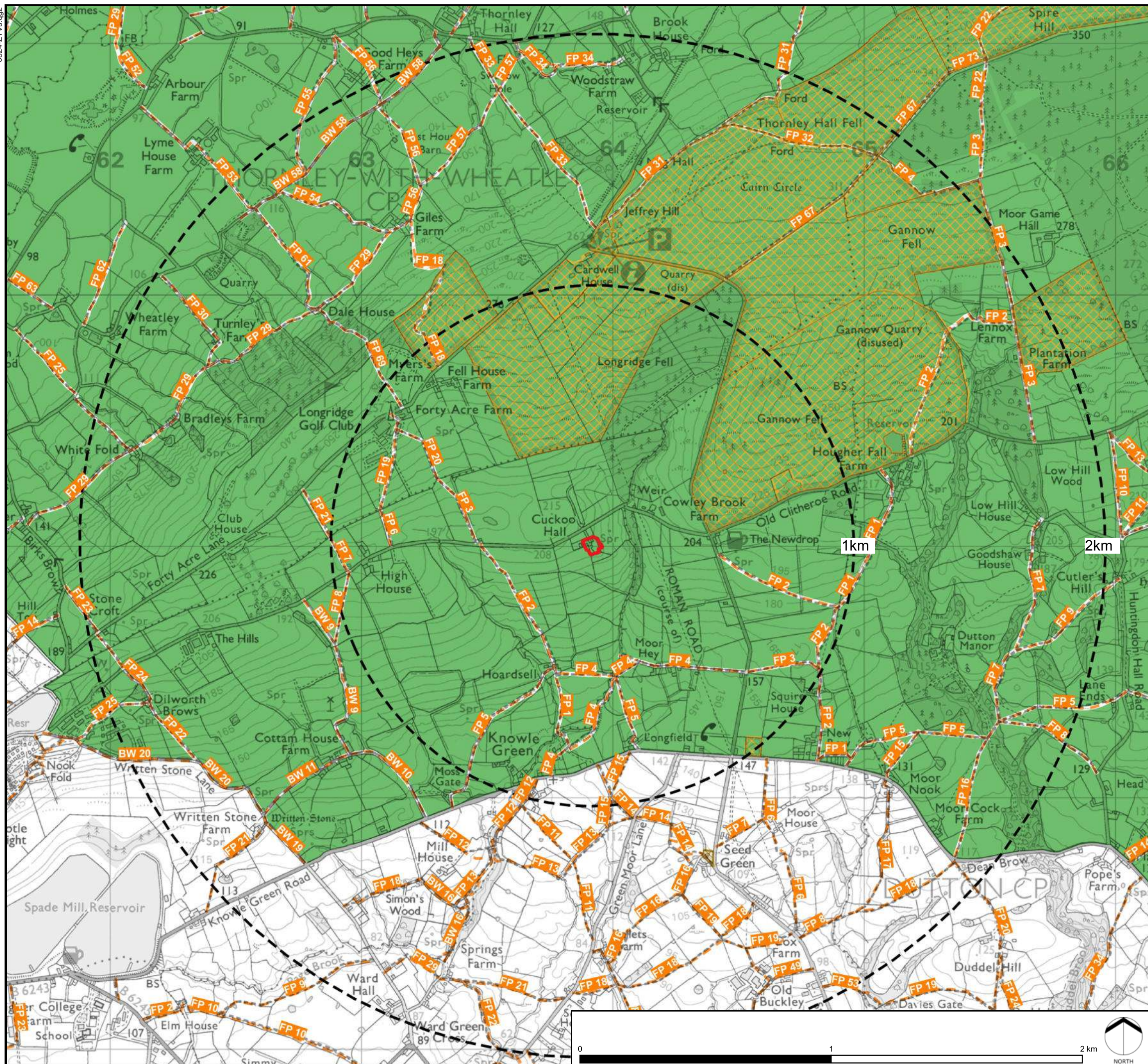
The restoration of the traditional farmstead and the removal and replacement of the existing poor quality outbuildings will have a positive impact on the National Landscape

APPENDIX 6: REFERENCES






- Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA 3). Landscape Institute (LI) and the Institute for Environmental Management and Assessment (IEMA) (2013).
- Technical Guidance Note 6/19 Visual Representation of Development Proposals. Landscape Institute (2019).
- An Approach to Landscape Character Assessment. Natural England (2014)
- An Approach to Landscape Sensitivity Assessment. Natural England (2019)
- Core Strategy 2008-2028 – A Local Plan for Ribble Valley (December 2014)
- Longridge 2028 – Neighbourhood Development Plan (2018)
- Forest of Bowland Area of Outstanding Natural Beauty Management 2019-2024
- A Landscape Strategy for Lancashire (Dec 2000)
- Forest of Bowland Area of Outstanding Natural Beauty Landscape Character Assessment (Sept 2009)
- National Character Area 33 – Bowland Fringe and Pendle Hill
- National Character Area 35 – Lancashire Valleys
- National Planning Policy Framework (Dec 2023)
- Planning Practice Guidance for Natural Environment (2019)
- Planning Practice Guidance for Design: process and tools (2019)
- National Design Guide (2021)

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FIGURE 1 LOCAL CONTEXT PLAN



KEY

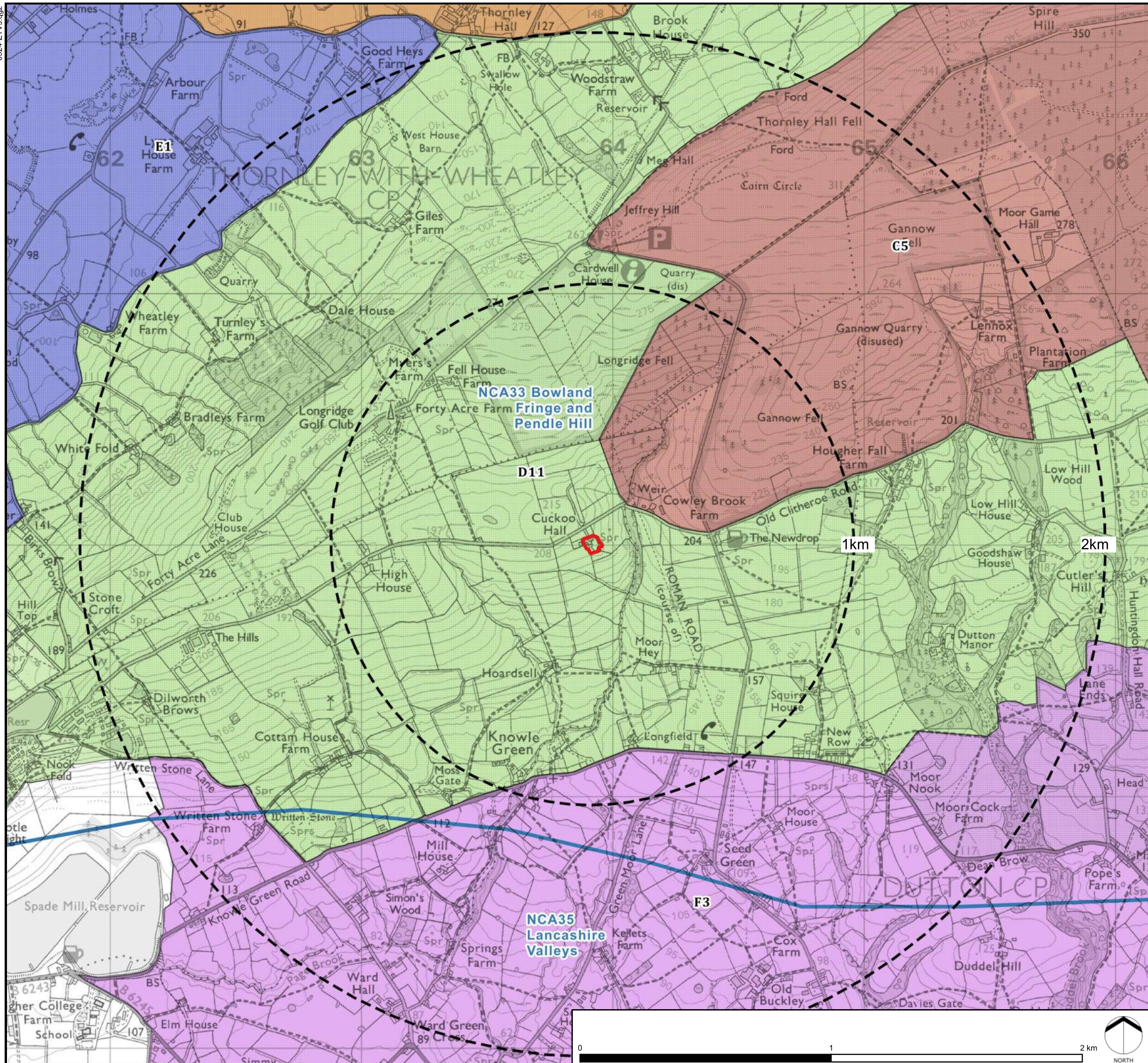
-  Proposed Site Boundary
-  Distance Radii from Site Boundary
-  Forest of Bowland AONB
-  Open Access Land
-  Public Rights of Way (PRoW)

Projected Coordinate System: British National Grid

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FIGURE 2 LANDSCAPE CHARACTER



KEY

- Proposed Site Boundary
- Distance Radii from Site Boundary

Forest of Bowland AONB

Forest of Bowland AONB Landscape Character Areas (2009)

- C5 - Longridge Fell Enclosed Moorland Hills
- D11 - Longridge Moorland Fringe
- E1 - Whitechapel Undulating Lowland Farmland
- G2 - Little Bowland Undulating Lowland Farmland with Parkland
- F3 - New Row Undulating Lowland Farmland with Wooded Brooks

National Character Areas

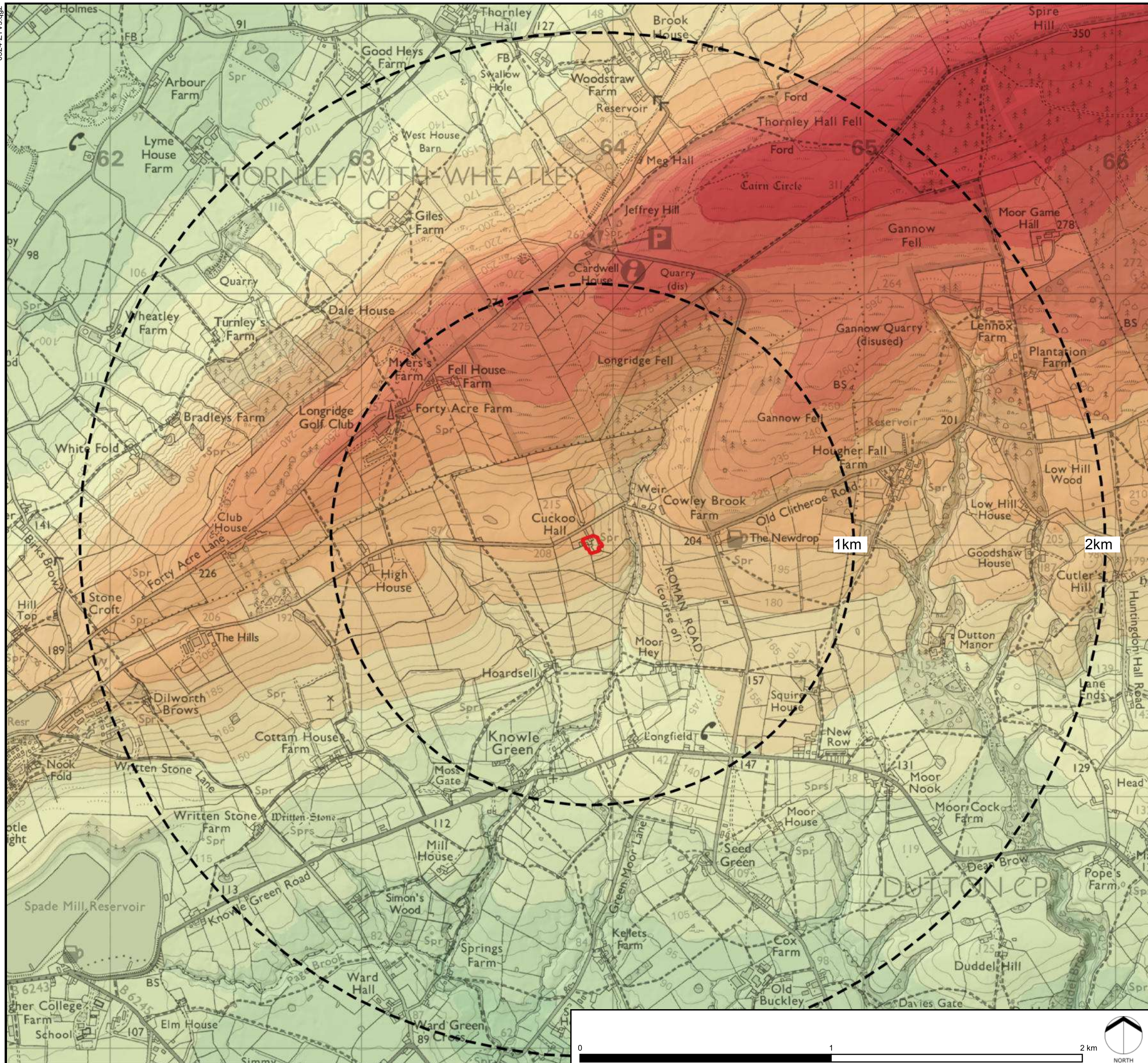
- National Character Areas

Projected Coordinate System: British National Grid

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FIGURE 3 TOPOGRAPHY PLAN

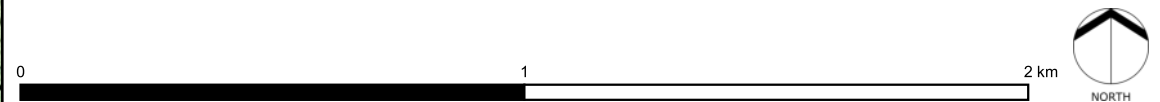


KEY

- Proposed Site Boundary
- Distance Radii from Site Boundary

ELEVATION

- <= 25.0000
- 25.0000 - 50.0000
- 50.0000 - 75.0000
- 75.0000 - 100.0000
- 100.0000 - 125.0000
- 125.0000 - 150.0000
- 150.0000 - 175.0000
- 175.0000 - 200.0000
- 200.0000 - 225.0000
- 225.0000 - 250.0000
- 250.0000 - 275.0000
- 275.0000 - 300.0000
- 300.0000 - 325.0000
- > 325.0000

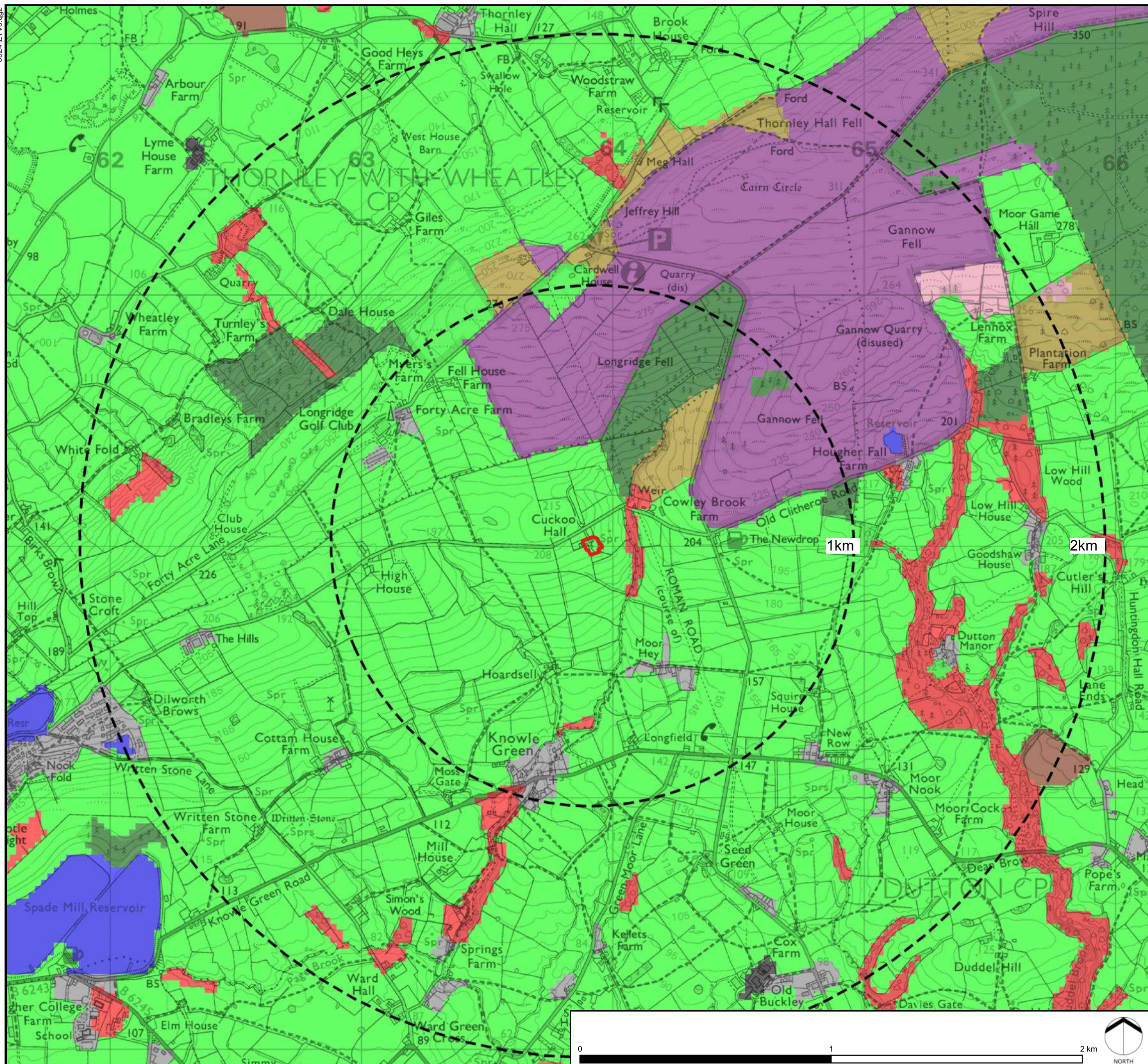


Projected Coordinate System: British National Grid

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FIGURE 4 LAND COVER PLAN



KEY

-  Proposed Site Boundary
-  Distance Radii from Site Boundary
- Land Cover Type**
-  Broadleaved, mixed & yew woodland
-  Coniferous woodland
-  Arable and horticulture
-  Improved grassland
-  Neutral grassland
-  Calcareous grassland
-  Acid grassland
-  Fen, marsh and swamp
-  Heather
-  Heather grassland
-  Bog
-  Inland rock
-  Saltwater
-  Freshwater
-  Supra-littoral rock
-  Supra-littoral sediment
-  Littoral rock
-  Littoral sediment
-  Saltmarsh
-  Suburban

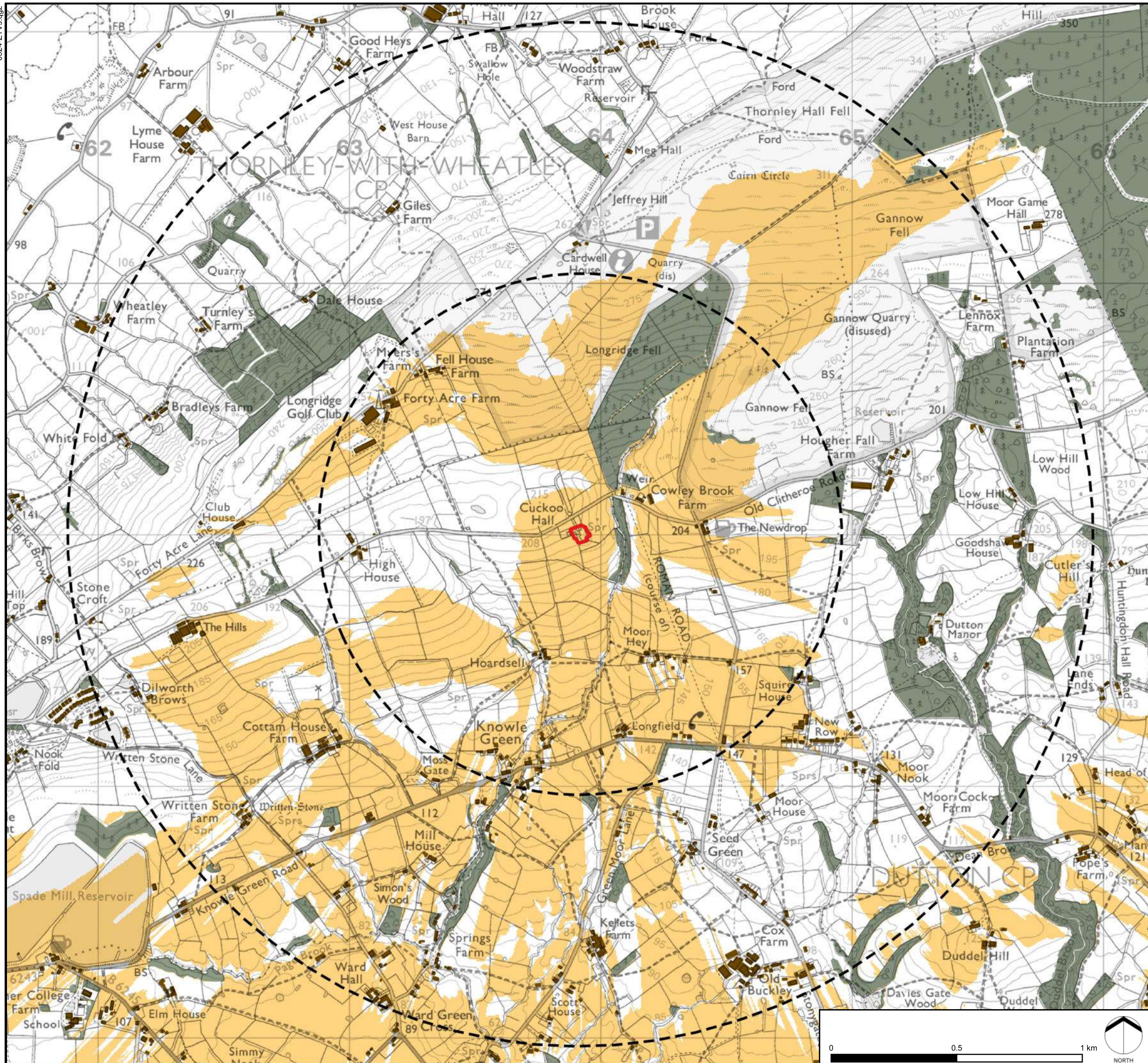
Projected Coordinate System: British National Grid

DATE	BY	PAPER	SCALE	QA	REV
JAN 2024	PC	A3	1:15,000	CS	00

CUCKOO HALL

FIGURE 5

Zone of Theoretical Visibility with Screening Effect of Woodland and Settlement



KEY

- Proposed Site Boundary
- Distance Radii from Site Boundary (1, 2km)
- Viewpoints
- Existing Buildings
- Existing Woodland
- Zone of Theoretical Visibility**
- Building May Be Visible

FIGURE DATA:

This figure has been based on the following data:

Layout file: obs roof height barns T5 2km.shp;
 obs roof height buildings T5 2km.shp
 Terrain data: T5-DSM.asc
 Viewer's eye height: 2m above ground level
 Calculation grid size: 5m

NOTES:

This drawing is based upon computer generated Zone of Theoretical Visibility (ZTV) studies produced using the Viewshed routine in the Visibility Analysis plugin for QGIS.

The areas shown are the maximum theoretical visibility, taking into account topography, principal woodlands and buildings.

A digital surface model (DSM) has been derived from OS Terrain 5 height data with the locations of woodland and buildings taken from the OS Open Map Local dataset. Buildings have been modelled with an assumed height of 7m and woodland an assumed height of 10m, representing a conservative estimate of average heights within the study area.

The model does not take into account some localised features such as small copses, hedgerows or individual trees and therefore still gives an exaggerated impression of the extent of visibility. The actual extent of visibility on the ground will be less than that suggested by this plan.

The ZTV includes an adjustment that allows for Earth's curvature and light refraction. It is based on a derived DSM and has a 5m² resolution.

Projected Coordinate System: British National Grid

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Date Jan 2024	By PC
Image Size 390 x 260mm	QA CS
Paper Size 420 x 297mm	Rev 01

Viewpoint Information:	
Grid Reference:	SD63923E SD38491N
Ground Height:	141m AOD
Direction of Centre of View:	357.3°
Horizontal Field of View:	39.6°
Vertical Field of View:	27°
Principal Distance:	542mm

Photography Information:	
Camera:	Canon EOS 5D
Lens:	50mm Fixed
Camera Height:	1.5m
Photography Date:	11/08/2022
Photography Time:	12:22
Enlargement Factor:	100%



Cuckoo Hall
Viewpoint 1: Looking north from PROW 3-2-FP 4
VISUALISATION TYPE 1



Date Jan 2024	By PC
Image Size 390 x 260mm	QA CS
Paper Size 420 x 297mm	Rev 01

Viewpoint Information:	
Grid Reference:	SD64539E SD38507N
Ground Height:	160m AOD
Direction of Centre of View:	307.9°
Horizontal Field of View:	39.6°
Vertical Field of View:	27°
Principal Distance:	542mm

Photography Information:	
Camera:	Canon EOS 5D
Lens:	50mm Fixed
Camera Height:	1.5m
Photography Date:	11/08/2022
Photography Time:	12:48
Enlargement Factor:	100%



Viewpoint 2: Looking north-west from Stonygate Lane at end of PROW 3-35-FP 3

VISUALISATION TYPE 1

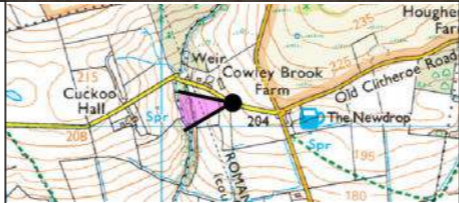
Cuckoo Hall



Date Jan 2024	By PC
Image Size 390 x 260mm	QA CS
Paper Size 420 x 297mm	Rev 01

Viewpoint Information:	
Grid Reference:	SD64234E SD39078N
Ground Height:	202m AOD
Direction of Centre of View:	261.6°
Horizontal Field of View:	39.6°
Vertical Field of View:	27°
Principal Distance:	542mm

Photography Information:	
Camera:	Canon EOS 5D
Lens:	50mm Fixed
Camera Height:	1.5m
Photography Date:	11/08/2022
Photography Time:	13:08
Enlargement Factor:	100%



Cuckoo Hall
Viewpoint 3: Looking west from field gate on Higher Road
VISUALISATION TYPE 1



Date Jan 2024	By PC
Image Size 390 x 260mm	QA CS
Paper Size 420 x 297mm	Rev 01

Viewpoint Information:	
Grid Reference:	SD63129E SD39432N
Ground Height:	247m AOD
Direction of Centre of View:	112.6°
Horizontal Field of View:	39.6°
Vertical Field of View:	27°
Principal Distance:	542mm

Photography Information:	
Camera:	Canon EOS 5D
Lens:	50mm Fixed
Camera Height:	1.5m
Photography Date:	11/08/2022
Photography Time:	14:16
Enlargement Factor:	100%



Cuckoo Hall
Viewpoint 4: Looking south-east from PROW 3-41-FP
19 at Forty Acre Farm
VISUALISATION TYPE 1



Date Jan 2024	By PC
Image Size 390 x 260mm	QA CS
Paper Size 420 x 297mm	Rev 01

Viewpoint Information:	
Grid Reference:	SDS64419E SD38178N
Ground Height:	153m AOD
Direction of Centre of View:	325.9°
Horizontal Field of View:	39.6°
Vertical Field of View:	27°
Principal Distance:	542mm

Photography Information:	
Camera:	Canon EOS 5D
Lens:	50mm Fixed
Camera Height:	1.5m
Photography Date:	11/08/2022
Photography Time:	14:46
Enlargement Factor:	100%



Viewpoint 5: Looking north from B6243 Lower Road in Knowle Green

Cuckoo Hall

VISUALISATION TYPE 1



Date Jan 2024	By PC
Image Size 390 x 260mm	QA CS
Paper Size 420 x 297mm	Rev 01

Viewpoint Information:	
Grid Reference:	SD64704E SD40250N
Ground Height:	296m AOD
Direction of Centre of View:	210.2°
Horizontal Field of View:	39.6°
Vertical Field of View:	27°
Principal Distance:	542mm

Photography Information:	
Camera:	Canon EOS 5D
Lens:	50mm Fixed
Camera Height:	1.5m
Photography Date:	11/08/2022
Photography Time:	15:43
Enlargement Factor:	100%



Viewpoint 6: Looking south-west from PROW 3-41-FP 67 within Access Land

VISUALISATION TYPE 1

Cuckoo Hall



Date Jan 2024	By JM
Image Size 390 x 260mm	QA CS
Paper Size 420 x 297mm	Rev 00

Viewpoint Information:	
Grid Reference:	SD63986E SD38127N
Ground Height:	121m AOD
Direction of Centre of View:	354.13°
Horizontal Field of View:	39.6°
Vertical Field of View:	27°
Principal Distance:	542mm

Photography Information:	
Camera:	Canon EOS 5D
Lens:	50mm Fixed
Camera Height:	1.5m
Photography Date:	24/11/2023
Photography Time:	14:15
Enlargement Factor:	100%



Viewpoint 7: Looking north from entrance to Knowle Green Village Hall

VISUALISATION TYPE 1

Cuckoo Hall



Date Jan 2024	By JM
Image Size 390 x 260mm	QA CS
Paper Size 420 x 297mm	Rev 00

Viewpoint Information:	
Grid Reference:	SD64499E SD38217N
Ground Height:	144m AOD
Direction of Centre of View:	321.24°
Horizontal Field of View:	39.6°
Vertical Field of View:	27°
Principal Distance:	542mm

Photography Information:	
Camera:	Canon EOS 5D
Lens:	50mm Fixed
Camera Height:	1.5m
Photography Date:	24/11/2023
Photography Time:	15:43
Enlargement Factor:	100%



Viewpoint 8: Looking north from Hall Arms Business Centre

Cuckoo Hall

VISUALISATION TYPE 1