LONGRIDGE ROAD

Proposed Camping Pods

Chipping

LANDSCAPE & VISUAL IMPACT ASSESSMENT

October 2024

Collington winter

environmental

Report Control Sheet

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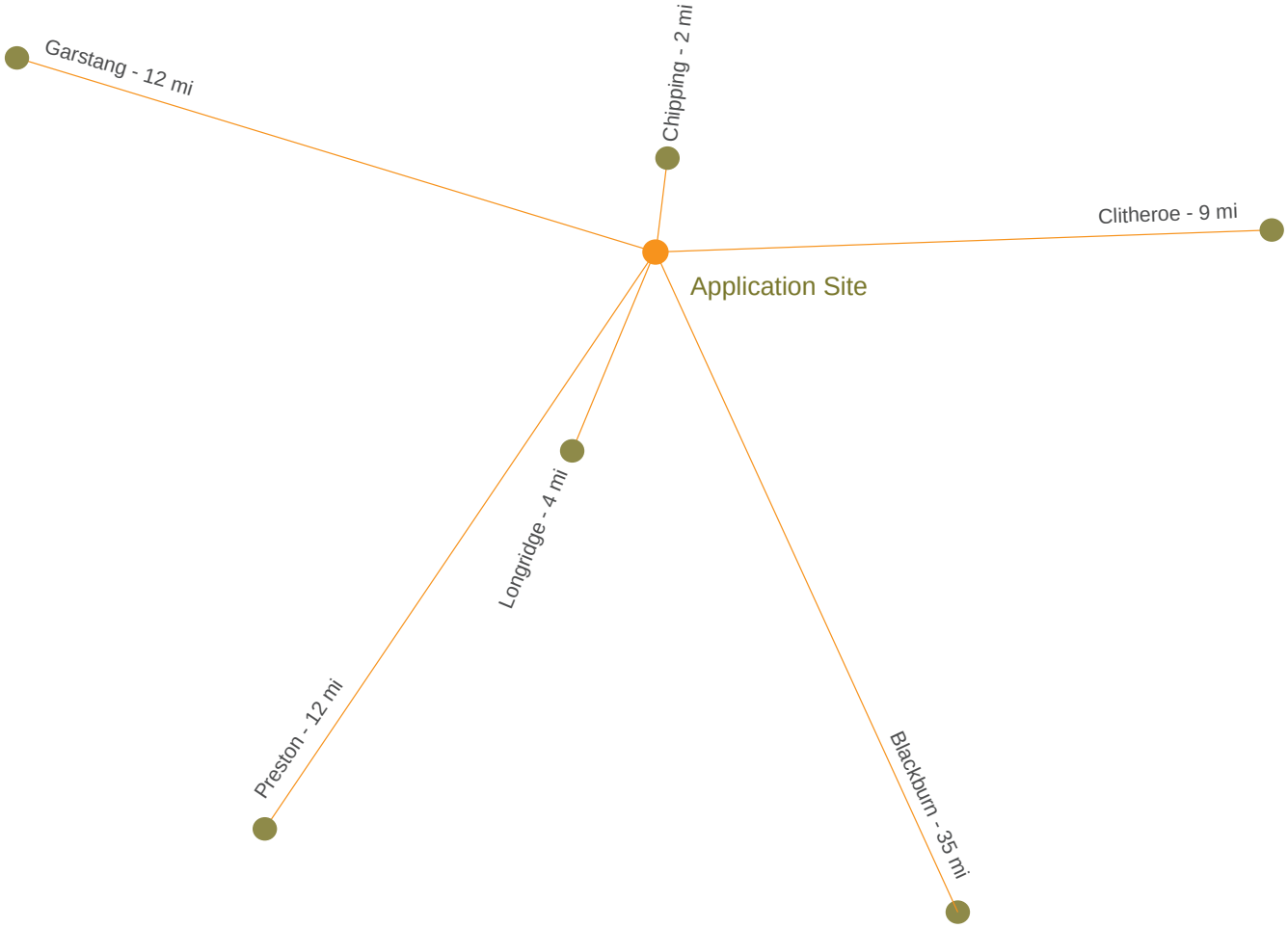

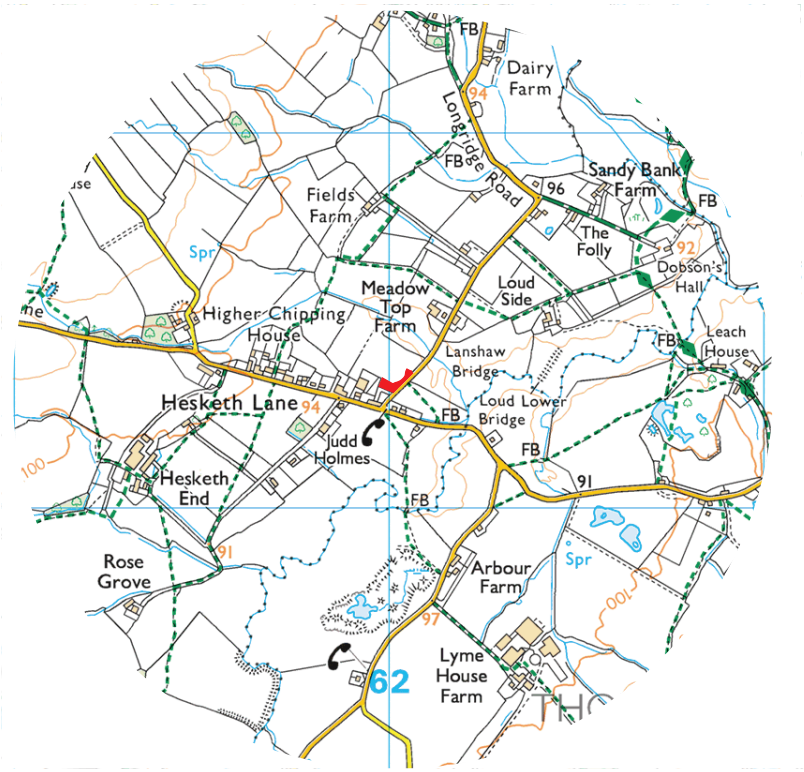

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Application Site

Figure 1: Application Site Location.

1.0 INTRODUCTION

1.1 SCOPE & PURPOSE

1.1.1 Collington Winter Ltd was commissioned by Strategic Developments to prepare a Landscape and Visual Impact Assessment (LVIA) to support a planning application to Ribble Valley Borough Council for Camping Pods at Longridge Road, Chipping (the application site).

1.1.2 The LVIA will assess the landscape which surrounds the application site and will establish a landscape and visual baseline context.

1.1.3 AIMS OF LANDSCAPE AND VISUAL IMPACT ASSESSMENT

- Consider the **landscape character** of the application site, within the wider landscape setting and the likely effects of the proposal upon landscape character;
- Assess the **visual sensitivities** of the application site, from key public receptors and identify the potential for visual effects upon landscape character and visual amenity;
- Assess the potential for the scale and nature of the proposal to be successfully accommodated within the landscape; and
- Establish **mitigation** of **landscape** and **visual impacts**, to aid the overall scheme proposals, where necessary.

1.1.4 This LVIA was undertaken through desktop review of landscape character and relevant planning policy, combined with an assessment of landscape and visual sensitivities. The field assessment was carried out by a Landscape Architect CMLI, on the 12th and 17th September 2024, in dry and bright weather conditions. The LVIA is designed to be read in conjunction with other supporting plans and technical reports and provides a proportionate overview of the current landscape and visual baseline for the application site.

1.2 LOCATION

1.2.1 The application site is located approximately 2 miles to the south of Chipping and approximately 4 miles to the north east of Longridge. See *Figure 1: Application Site Location.*

1.3 THE PROPOSAL

1.3.1 The proposed development is for five timber camping pods to be located to the south west of the application site, adjacent to neighbouring dwellings. The application site forms a part of a larger grass field and will be defined by new post and wire fencing to the north western and north eastern boundaries. An access drive will be created from the existing farm gateway, where there is an existing gravelled track and each pod will have a dedicated parking space, off the hard surfaced access drive.

1.3.2 Existing boundary treatments will remain in-situ and will be accompanied by a new soft landscaping scheme of scattered trees.

1.3.3 See plans 21-019-0001 Coloured Site Layout, 21-019-3D01 3D Views and 21-019-LA01 Hard & Soft Landscaping Plan (MCK Associates Ltd) for further details.

2.0 LANDSCAPE BASELINE

2.1 WHAT IS LANDSCAPE?

2.1.1 The landscape is a resource in its own right. The European Landscape Convention (ELC), designed to achieve improved approaches to the planning, management and protection of landscapes throughout Europe, defines landscape as:

> *'an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors'. (Counc*il of Europe, 2000).

2.1.2 This definition was expanded in 2002 to illustrate how all landscapes are special and valuable, even if they are not recognised with a statutory designation.

> *"Landscape is about the relationship between people and place. It provides the setting for our day-to-day lives. The term does not mean just special or designated landscapes and it does not only apply to the countryside. Landscape can mean a small patch of urban wasteland as much as a mountain range, and an urban park as much as an expanse of lowland plain. It results from the way that different components of our environment – both natural (the influences of geology, soils, climate, flora and fauna) and cultural (the historic and current impact of land use, settlement, enclosure and other human interventions) – interact together and perceived by us. People's perceptions turn land into the concept of landscape."(Swanwick,C and Land Use Consultants (2002) Landscape Character Assessment Guidance*. Countryside Agency & Scottish Natural Heritage).

2.2 LANDSCAPE CHARACTER

2.2.1 Landscape Character is assessed at different scales, from the national and regional, down to the county, district and site specific.

2.2.2 NATIONAL LANDSCAPE CHARACTER - The region is classified in the 'Character of England Map', as defined by Natural England, as located within the eastern extent of National Character Area (NCA) **33. Bowland Fringe and Pendle Hill**. The key characteristics typical of this landscape, which are considered relevant to this study, include:

- *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.*
- *On the northern edge of the area, drumlins are characteristic, while on the south, strong mounded outcrops or 'reef knolls' of limestone form distinct landscape features in the Ribble and Hodder valleys.*
- *Semi-natural woodland, much of which is ancient, occurs in the main valley bottoms, side valleys and ridges, and is dominated by oak, ash and alder.*
- *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.*
- *To the west, this NCA includes part of the Bowland Fells Special Protection Area (SPA), designated for its important populations of hen harrier, merlin and lesser black-backed gull.*
- *There are species-rich hay meadows, including several that are nationally and internationally designated.*
- *Rough grazing, rushy pasture and traditionally managed meadows at higher elevations are of national importance for breeding waders such as redshank, lapwing, curlew and snipe. These are also important habitats for breeding skylark.*
- *There are numerous rivers of importance for many protected species, including bullheads, salmon, trout,*

eels, otters, kingfishers and dippers. There are also many brooks and small reservoirs.

- *There are many archaeological sites, particularly on the moorland fringes and in valleys where agriculture has been less intensive.*
- *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.*
- *Isolated country houses set in formal parkland are typical of the area, and may be enclosed by belts of woodland and estate fencing.*
- *The relatively urban areas of Clitheroe, Bentham and Longridge provide a contrast to the rural feel of the area.*

2.2.3 The NCA 33 profile suggests 'Statements of Environmental Opportunity' (SEOs) which offer guidance on the issues faced by the landscape across the largest part of the study area and aims to achieve sustainable growth and a more secure environmental future. Those relevant to this assessment include:

- SEO 1: *Protect and enhance the distinctive landscape character of the Bowland Fringe and Pendle Hill NCA for its sense of place, historical and cultural heritage, tranquillity, accessibility and recreational opportunities;*
- SEO 2:*Safeguard, manage and enhance the area's important habitats, including blanket bog, wet heath, waterbodies and woodland, to provide benefits for climate change, flood regulation, soil quality and erosion, and water quality.;*
- SEO 3: *Manage and enhance the landscape character and biodiversity of the farmed environment, with its mosaic of pastures and meadows, and strong field patterns defined by drystone walls and hedgerows, to improve ecological networks and strengthen landscape character;* and
- SEO 4: *Retain riparian and wetland habitats, and ensure that they are well managed and well connected to the high density of waterbodies. Enhance the network to further increase biodiversity, improve its ability to buffer pollution, increase flood mitigation and improve water quality.*

2.2.4 A LANDSCAPE STRATEGY FOR LANCASHIRE as prepared for Lancashire County Council by Environmental Resources Management in 1999 with the aims of undertaking a "*comprehensive integrated landscape assessment of Lancashire including the urban areas and to produce a landscape strategy informed by the landscape character assessment process"*. The Landscape Character Assessment, which informs the Landscape Strategy, identified 21 Landscape Character Types (LCT). The study then went further to subdivide each character type into distinct Landscape Character Areas (LCA). The application site is located with **LCT 5: Undulating Lowland Farmland** which is described by the published study as a "*lowland landscape*" which is "*traversed by deeply incised, wooded cloughs and gorges*". "*There are also many mixed farm woodlands, copses and hedgerow trees, creating an impression of a well wooded landscape from ground level and a patchwork of wood and pasture from raised viewpoints on the fells. Some of the most picturesque stone villages of the county occur within this well settled landscape type*". The application site lies within **LCA 5b: Lower Hodder & Loud Valley**. The key characteristics typical of this landscape, which forms part of LCT 5 to the south of the Forest of Bowland include:

2.2.5
- *The deeply incised wooded course of the Hodder below Whitewell and its tributary, the River Loud, as far as its confluence with the Ribble;*
- *The underlying bedrock is limestone which is overlain by good soils, providing lush green pastures and good tree growth;*
- *The course of the Hodder is particularly well wooded and the pattern of incised minor wooded tributaries is distinctive to this character area;*
- *The area is little affected by modern development and the picturesque limestone villages of Chipping and Waddington have retained their vernacular character.*

2.2.6 The Landscape Strategy which accompanies the Landscape Character Assessment provides an overview of forces for change affecting the landscape of the study area as a whole; a landscape evaluation, strategies and recommendations for each individual landscape character type; and broad guidance on priorities and actions for implementing the landscape strategy as a whole.

2.2.7 The key environmental features noted for the Undulating Lowland Farmland include:

- *Wooded river corridors and gorges provide a sense of enclosure, sheltered habitats and distinctive patterns on the valley sides. Many are also historic sites for early water powered industry.*
- *Hedgerows and hedgerow trees define the field pattern in contrast with the moorland fringe farmland, where stone walls dominate over hedgerows. They also provide sheltered habitats which are important wildlife links between the wooded cloughs and outlying woodlands.*
- *Small mixed woodlands provide important habitats and cover for wildlife and contribute to the overall appearance of a 'wooded' farmland. They reflect an important phase in landscape evolution when 19th century estate woods and shelterbelts were developed for game shooting.*
- *Historic villages, stone bridges and stone walls reflect the local geology; many villages are clustered at river crossing points and there is a dispersed pattern of farms and cottages on the rural roads along the valley sides.*
- *Limestone outcrops and knolls (in some of the character areas) provide a sharp contrast to the gentler rolling formations of the grazing land and provide shelter for sheep. They are also important for biodiversity.*
- *Roman remains and roads reflect the importance of the area during Roman occupation - the routes of Roman roads are visible in sections of existing roads and tracks.*
- *Historic drove roads support woodland, scrub and tall herb strips.*
- *Country houses, and estates are important in terms of architecture and landscape design - they indicate the county's growing wealth in the 18th and 19th centuries.*

2.2.8 The creation and expansion of numerous farm woodlands across the landscape is seen as a positive change in character however, the creation and expansion of woodland has not been replicated in the conservation and creation of new hedgerow habitat and the study area continues to see a decline in condition. The site assessment noted that boundaries across the immediate study are largely comprised post and wire fencing, however there is a well managed and robust native hedgerow forming the south eastern boundary of the application site with Longridge Road.

2.2.9 Other forces for change include:

- *Continuing quarrying for limestone is altering the landform locally but restoration presents opportunities for the creation for the creation of distinctive limestone habitats;*
- *Increasing pressures for residential development on the edges of settlements, such as Ribchester, influences the landscape setting and approach to these small rural settlements;*
- *Barn conversions and new developments centred around existing farm buildings may alter the scale and character of rural settlement and affect the intrinsic historic interest of the farms;*
- *Pressure for amalgamation or expansion of beef/dairy farms may result in the erosion of the characteristic pattern of fields, hedges and woods and introduction of large scale sheds and visually intrusive materials;*
- *Intensive agricultural management involving chemical fertiliser and herbicide applications, affects herb-rich hay meadows, unimproved neutral pastures and nutrient status of the rivers;*
- *Water abstractions for urban areas may reduce water levels in rivers such as the Hodder and Ribble; Pressure for visitor facilities including a proliferation of signs, car park provision and rural restaurants, may result in suburbanisation of the landscape.*

2.2.10 The Landscape Strategy proposes a number of strategies to retain and conserve key landscape features. Of

relevance to this LVIA are:

- *Retain the characteristic pattern of river corridor and valley side woodlands;*
- *Conserve the distinctive rural hedgerow network;*
- *Conserve the lowland herb-rich haymeadows and unimproved neutral grasslands;*
- *Conserve rural built features such as stone bridges, historic villages and stone walls;*
- *Conserve the distinctive settings to rural settlements;*
- *Enhance the wooded character of the lowland landscape*

2.2.11 THE FOREST OF BOWLAND NATIONAL LANDSCAPE Landscape Character Assessment (2009) was prepared for Lancashire County Council by Chris Blandford Associates. The Landscape Character Assessment "*has confirmed the diversity of the Forest of Bowland's landscapes, identifying, mapping and describing 14 Landscape Character Types and 82 Landscape Character Areas within only 803 square kilometres*" and provides an "*evidence base against which proposals for change can be judged in an objective and transparent manner*".

2.2.12 The LCA places the application site within the **E: Undulating Lowland Farmland** LCT and the **E1 Whitechapel** LCA. The key characteristics typical of the Undulating Lowland Farmland include:

- *Many mixed farm woodlands, copses and hedgerow trees;*
- *Intricate tapestry of grazed fields;*
- *A patchwork of wood and pasture when viewed from the fells.*

2.2.13 The LCA notes that the key characteristics of the E1: Whitechapel LCA include:

- *A patchwork of gently undulating pastoral fields which are delineated with a network of stone walls and hedgerows;*
- *Traditional gritstone buildings within the small hamlet of Whitechapel;*
- *Cheese press stone is feature of the landscape at Whitechapel, which contributes to recognisable sense of place;*
- *Network of hedgerows and stone walls provide a sense of intermittent enclosure along the extensive network of narrow lanes;*
- *Single deciduous trees are landscape features, often associated with isolated farmsteads;*
- *Barns Fold reservoir is a key landscape feature with several views across the area;*
- *Dramatic, open views northwards towards the central Bowland Fells, which form the skyline backdrop;*
- *The rising mass of Beacon Fell, with its dense coverage of coniferous woodland provides the immediate backdrop within several views northwards.*

2.3 THE APPLICATION SITE & LOCAL LANDSCAPE SETTING

2.3.1 The application site is located within a rural and agricultural landscape to the south of Chipping and adjacent to a small ribbon settlement on Hesketh Lane. The existing land use of the application site is rough grassland, defined to the south east by a robust and well managed native hedgerow, which, at the time of site assessment, visually contained the application site from Longridge Road. Other boundaries comprise post and wire fencing. There are no trees within the application site, however there are scattered trees to the wider field boundaries.

2.3.2 Beyond the application site, the study area comprises a rural and largely pastoral valley landscape, set between the higher ground to Longridge Fell to the south and Parlick Fell just beyond the study area to the north. There is a mosaic of field sizes and shapes, with larger fields often associated with the numerous diary farms throughout the valley and smaller, irregular fields associated with sheep grazing. Where pastures abut settlements, there is a high concentration of horse grazing, with associated infrastructure such as timber stables and all weather

equestrian arenas.

2.3.3 Field boundaries are typically formed by native hedgerows however these are often in decline and where gaps occur, they are often filled by post and wire fencing. Roadside hedgerows are typically high and dense in character, providing a strong sense of enclosure across the landscape. Hedgerow trees are also a characteristic feature and create a tunnel effect on many of the narrow lanes. There are also drystone walls across the study area, often associated with adjacent farmsteads and village settlements. Small belts of shelterbelt woodland and mixed farm woodlands provide a strongly wooded character to the valley.

2.3.4 The River Loud meanders through the study area, running to the south east of the application site. Pasture within the valley bottom is seasonally wet and at the time of site assessment, much of the valley pasture was under water. A series of footbridges enable access across the river in key locations.

2.3.5 The vernacular settlement across the study area comprises small, nucleated hamlets and villages with buildings largely constructed from local gritstone. Settlements often occupy prominent locations, with landmark buildings such as churches providing skyline views across the valley. Beyond the settlements, isolated vernacular farmsteads often have newer barns and silage clamps constructed with modern materials.

2.3.6 Access across the study area is good, with a network of narrow lanes connecting the busier A roads into the key settlements. A mosaic of public rights of way bleed across the landscape, with some routes better used than others. At the time of site assessment, a number of footpaths were found to be inaccessible, with broken or blocked stiles and overgrown vegetation.

2.3.7 Longridge Fell has a large area designated as CROW open access land and this is a very well used recreational area, with panoramic views looking north west across the study area.

2.3.8 This pastoral landscape has a strong sense of place and tranquillity.

2.4 LANDSCAPE DESIGNATIONS

2.4.1 The statutory designations relevant to the landscape surrounding the application site are illustrated at *Figure 2*.

2.4.2 THE FOREST OF BOWLAND NATIONAL LANDSCAPE - A National Landscape is a special landscape, whose distinctive character and natural beauty are so outstanding that it is in the nation's interest to safeguard them. There are 46 National Landscapes in England, Wales and Northern Ireland, representing the most outstanding landscapes which are unique and irreplaceable national assets. The distinctive character of these living, working landscapes, make them some of the most special landscapes in England. Since 2023, the areas in England and Wales have also adopted the name National Landscapes.

2.4.3 The Forest of Bowland National Landscape washes over the application site and is "*one of England's finest landscapes and is internationally important for its heather moorland, blanket bog and rare upland birds. The AONB is managed by a partnership of local councils, government agencies, landowners, farmers, local businesses and wildlife and recreation interest groups, who work to conserve and enhance the natural beauty of this special landscape*". Forest of Bowland AONB Management Plan 2019 - 2024.

2.4.4 LISTED BUILDINGS AND STRUCTURES - Listed buildings of all grades I, II* and II are defined as being of national importance. The listed buildings found within the study area are illustrated at *Figure 2.*

2.4.5 The grade II listed Fields Farmhouse is located approximately 500m to the north of the application site. The

grade I Hesketh End and the grade II Barn Adjoining To The North Of Hesketh End are located approximately 740m to the south west and the grade II Higher Chipping House is located approximately 570m to the north west . The site assessment confirmed that, due to intervening vegetation, there is no intervisibility between these Listed Buildings or their landscape settings and the application site.

2.4.6 COUNTRYSIDE AND RIGHTS OF WAY (CROW) ACT 2000 - Under the Countryside and Rights of Way Act 2000 (CROW), the public can walk freely on mapped areas of mountain, moor, heath, downland and registered common land, without having to stick to paths.

2.4.7 The desktop survey found that there is a designated area of CROW land to the south east of the study area, beyond 2km at Longridge Fell. The site assessment confirmed that there is distant intervisibility with the application site and the immediate study area.

2.4.8 PUBLIC RIGHTS OF WAY (PRoW) - PRoW are highways that allow the public a legal right of passage. The highway authorities keep definitive maps of public rights of way. They provide conclusive evidence of the existence of a public right of way. Public rights of way within 3km of the site are shown at *Figure 4: Viewpoint Locations, Public Rights of Way and Access*.

2.4.9 Footpaths and highways within the study are, which have the potential for visibility of the application site, were walked. The potential for intervisibility with the site was verified. Viewpoints No.1 to 5 (page 37 - 39) illustrate the potential visibility of the application site from public rights of way. Where there was no view, a photograph was not taken.

3.0 PLANNING POLICY CONTEXT

3.0.1 The following section provides a brief overview of planning policy which is considered to be relevant to this LVIA.

3.1 NATIONAL PLANNING POLICY

3.1.1 The revised National Planning Policy Framework was updated in December 2023 and sets out the government's planning policies for England and how these are expected to be applied. The NPPF sets out the Government's economic, social and environmental planning policy. The main theme of the NPPF is a presumption in favour of sustainable development which should be viewed as "*a golden thread running through both plan making and decision-taking*". The NPPF is a material consideration in planning decisions. The NPPF sets out the three dimensions for underpinning sustainable development: economic, social and environmental considerations, which "*contributes to the protection and enhancement of our natural, built and historic environment...*", with the requirement for high quality design, which respects and enhances local character, reappearing throughout the core planning principles. Key considerations of relevance to landscape and visual matters include:

3.1.2 MAKING EFFECTIVE USE OF LAND

Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions..... (Paragraph 123).

3.1.3 ACHIEVING WELL-DESIGNED AND BEAUTIFUL PLACES

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);.... (Paragraph 135).

3.1.4 CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT

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

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

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

c) .....

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) ..... (Paragraph 180).

3.1.5 *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. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas..... 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. (Paragraph 182).

3.1.6 HABITATS AND BIODIVERSITY

To protect and enhance biodiversity and geodiversity, plans should:
a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity. (Paragraph 185).

3.1.7 *When determining planning applications, local planning authorities should apply the following principles:*
d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate (Paragraph 186).

3.1.8 *The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects),unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site* (Paragraph 188).

3.2 LOCAL PLANNING POLICY

3.2.1 RIBBLE VALLEY BOROUGH COUNCIL CORE STRATEGY 2008 – 2028 - The Core Strategy is the central document to the Local Development Framework which sets out the vision, underlying objectives and key principles to guide development within the area over the plan period. The new Local Plan for the Borough will update the Local Development Framework and guide development up to 2038. Key policies in the Core Strategy which are of relevance to this LVIA include:

3.2.2 KEY STATEMENT DS2: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- *any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
- *specific policies in that Framework indicate that development should be restricted* (Page 43).

3.2.3 KEY STATEMENT EN2: LANDSCAPE

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 (Page 47).

3.2.4 KEY STATEMENT EN3: SUSTAINABLE DEVELOPMENT AND CLIMATE CHANGE

The Council will seek to ensure that all development meets an appropriate recognised sustainable design and construction standard where viable to do so, in order to address both the causes and consequences of climate change. In particular, all development will be required to demonstrate how it will contribute towards reducing the Borough's carbon footprint. The Council will assess applications against the current Code of Sustainable Homes, Lifetime Homes and Buildings for Life and BREEAM standards, or any subsequent nationally recognised standards.....

In adapting to the effects of climate change it is expected that proposals for development will demonstrate how sustainable development principles and sustainable construction methods, such as the use of sustainable drainage systems, will be incorporated.

New development in vulnerable areas should ensure that risks can be managed through suitable measures, including through the conservation of biodiversity, improvement of ecological networks and the provision of green infrastructure.

All development should optimise energy efficiency by using new technologies and minimising the use of energy through appropriate design, layout, material and landscaping and address any potential issues relating to flood risk (Page 48).

3.2.5 KEY STATEMENT EN4: BIODIVERSITY AND GEODIVERSITY

The Council will seek wherever possible to conserve and enhance the area's biodiversity and geodiversity and to avoid the fragmentation and isolation of natural habitats and help develop green corridors. Where appropriate, cross-Local Authority boundary working will continue to take place to achieve this.

Negative impacts on biodiversity through development proposals should be avoided..... (Page 50).

3.2.6 KEY STATEMENT EC3: VISITOR ECONOMY

Proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged, including the creation of new accommodation and tourism facilities through the conversion of existing buildings or associated with existing attractions. Significant new attractions will be supported, in circumstances where they would deliver overall improvements to the environment and benefits to local communities and employment opportunities (Page 69).

3.2.7 GENERAL POLICY DMG1: GENERAL CONSIDERATIONS

In determining planning applications, all development must:

DESIGN

1. Be of a high standard of building design which considers the 8 building in context principles (from the Cabe/English Heritage (now Historic England) *building on context tool kit.*

2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.

3. Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.
4. Use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy dme5, has been incorporated into schemes where possible.
5. The code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.

ACCESS
1. Consider the potential traffic and car parking implications.
2. Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.
3. Consider the protection and enhancement of public rights of way and access.

AMENITY
1. Not adversely affect the amenities of the surrounding area.
2. Provide adequate day lighting and privacy distances.
3. Have regard to public safety and secured by design principles.
4. Consider air quality and mitigate adverse impacts where possible.

ENVIRONMENT
1. Consider the environmental implications such as SSSIs, County Heritage sites, Local Nature Reserves, Biodiversity Action Plan (BAP) habitats and species, Special Areas of Conservation and Special Protected Areas, protected species, green corridors and other sites of nature conservation.
2. With regards to possible effects upon the natural environment, the council propose that the principles of the mitigation hierarchy be followed. This gives sequential preference to the following: 1) enhance the environment 2) avoid the impact 3) minimise the impact 4) restore the damage 5) compensate for the damage 6) offset the damage.
3. All development must protect and enhance heritage assets and their settings.... (Page 86 & 87).

3.2.8 *ENVIRONMENT POLICY DME1: PROTECTING TREES AND WOODLANDS*
There will be a presumption against the clearance of Broad-leaved woodland for development proposes. The Council will seek to ensure that woodland management Safe guards the structural integrity and visual amenity Value of woodland, enhances biodiversity and provides Environmental health benefits for the residents of the Borough. The council encourages successional tree Planting to ensure tree cover is maintained into the Future.

HEDGEROWS
The Borough Council will use the hedgerow regulations to protect hedgerows considered to be under threat and use planning conditions to protect and enhance hedgerows through the use of traditional management regimes and planting with appropriate hedgerow species mix (Page 92).

3.2.9 POLICY DME2: LANDSCAPE AND TOWNSCAPE PROTECTION
Development proposals will be refused which significantly harm important landscape or landscape features including:
1. Traditional stone walls.
2. Ponds.
3. Characteristic herb rich meadows and pastures.
4. Woodlands.
5. Copses.

6. Hedgerows and individual trees (other than in exceptional circumstances where satisfactory works of mitigation or enhancement would be achieved, including rebuilding, replanting and landscape management).....

The Council will seek, wherever possible, to enhance the local landscape in line with its key statements and development strategy. In applying this policy reference will be made to a variety of guidance including the Lancashire County Council Landscape Character Assessment, the AONB Landscape Character Assessment 2010 and the AONB Management Plan. Also the Council will take into account the potential cumulative impacts of development in areas where development has already taken place.

By proactively considering these important features through the development management process the Council will deliver the Core Strategy vision and support the delivery of sustainable development (Page 94 & 95).

3.2.10 POLICY DME3: SITE AND SPECIES PROTECTION AND CONSERVATION

..... Developers are encouraged to consider incorporating measures to enhance biodiversity where appropriate that will complement priority habitats and species identified in the Lancashire BAP (Page 96).

3.2.11 POLICY DMB3: RECREATION AND TOURISM DEVELOPMENT

Planning permission will be granted for development proposals that extend the range of tourism and visitor facilities in the borough. This is subject to the following criteria being met:

1. The proposal must not conflict with other policies of this plan;

2. The proposal must be physically well related to an existing main settlement or village or to an existing group of buildings, except where the proposed facilities are required in conjunction with a particular countryside attraction and there are no suitable existing buildings or developed sites available;

3. The development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;

4. The proposals should be well related to the existing highway network. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. Where possible the proposals should be well related to the public transport network;

5. The site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas; and

6. The proposal must take into account any nature conservation impacts using suitable survey information and where possible seek to incorporate any important existing associations within the development. Failing this then adequate mitigation will be sought.

In the Forest of Bowland Area of Outstanding Natural Beauty (now National Landscape) *the following criteria will also apply:*

1. The proposal should display a high standard of design appropriate to the area.

2. The site should not introduce built development into an area largely devoid of structures (other than those directly related to agriculture or forestry uses).

In the AONB it is important that development is not of a large scale. In the AONB and immediately adjacent areas proposals should contribute to the protection, conservation and enhancement of the natural beauty of the landscape. Within the open countryside proposals will be required to be in keeping with the character of the landscape area and should reflect the local vernacular, scale, style, features and building materials. (Page 110 & 111)

4.0 VISUAL BASELINE

4.1 ASSESSMENT CONTEXT

4.1.1 The visual assessment considers the potential for visibility of the application site from the surrounding public visual receptors and considers any potential for landscape and visual effects arising from the construction of the storage building at the application site. This section provides an overview of general visibility of the application site, identifies the nature and extent of views, as well as identifying the potential key public visual receptors to whom the proposed development would most notably affect.

4.1.2 A visual assessment has been carried out according to guidance set out in *Appendix A*. All viewpoints are restricted to publicly accessible locations, however views from privately owned properties, where there is a likelihood of a view, have been considered within the scope of this report. *"An assessment of visual effects deals with the effects of change on views available to people and their visual amenity. The concern here is with assessing how the surroundings of individuals or groups of people may be* ***specifically affected*** *by* ***changes*** *in the* ***content*** *and* ***character*** *of views as a result of the* ***change*** *or* ***loss*** *of* ***existing elements of the landscape*** *and/or* ***introduction of new elements****." ('Guidelines for Landscape and Visual Impact Assessment*', Landscape Institute (LI) & Institute of Environmental Management and Awareness (IEMA), Third Edition, 2013) (GLVIA3).

4.1.3 Photograph/s have been taken using a DSLR with a 50mm focal length standard lens. The camera was set with the centre of the camera lens 1.65m above ground level, upon a tripod. Where viewpoints consisted of more than one image, Adobe Photoshop CC 2024 was used to merge the images together. These viewpoints are representative of views afforded towards the application site. This assessment acknowledges that there may be other views afforded of the application site, within proximity to these receptors, however for the purpose of this LVIA, the following views are considered to best represent the baseline visual context. It should be noted that the site assessment was carried out in September 2024, when the broadleaved trees were in leaf and roadside vegetation was abundant. In accordance with guidance, it is good practice to undertake visual assessments during the winter months, when the trees are predominantly bare. This is because leaves and vegetation filter views, and winter views therefore present a 'worst case scenario' for visual effects. It is therefore acknowledged that there may be other winter time views, afforded towards the application site, that have not been identified within the scope of this LVIA as vegetation has filtered the view.

4.2 VISUAL ENVELOPE

4.2.1 The visual envelope for the application site was established using topography information and a Zone of Theoretical Visibility (ZTV) map was produced, which sets out all locations that may afford a view of the application site. ZTV maps can be useful in suggesting areas where there may be visibility of the site and enable field assessment to concentrate on areas within the study zone where views are most likely. The ZTV assessment uses 2018 National Lidar DSM at 1m resolution, which includes the screening effects of buildings and vegetation in the study area, however it is important to note that such a tool gives a 'worst case scenario' and that the ZTV is likely to encompass visual receptors from where the site would be screened from view by localised features. These assessments of potential visibility assist in establishing the potential visual envelope of an application site, with the actual visibility verified on the ground during the site assessment. See *Figure 3: Zone of Theoretical Visibility (ZTV)*.

4.3 VISUAL CONTEXT

4.3.1 The application site is located within a rural and largely pastoral landscape, with a well wooded character arising from the combination of abundant native hedgerows with hedgerow trees, shelterbelt woodlands, mixed farm woodlands and isolated, in-field trees. The combination of the undulating landform and well wooded character largely restricts clean and open views across the landscape. Where views do occur they were found to be often truncated by skyline woodland or robust hedgerows, restricting the large-scale and panoramic views across the landscape to the elevated locations within the study area, such as Longridge Fell.

4.3.2 The site assessment found that views looking towards the application site are heavily restricted by intervening vegetation and there were no views, other than at the immediate application site boundary, where an open and direct view of the entire application site was afforded. The ZTV map suggested that areas to the north and south east of the application site offered the most potential for visibility, however the site assessment found that views were restricted and, where afforded from key locations such as public footpaths, the view was partially restricted by intervening vegetation or landform.

4.3.3 Views looking south west from Chipping and the surrounding roads and excellent footpath network were all restricted by landform and intervening vegetation. The landscape to the north west of the application site comprised a series of irregular shaped fields of pasture, defined by mature hedgerows and the narrow lanes which connect Chipping to Hesketh Lane all had high hedgerows with hedgerows trees, which created a visual tunnel. Views therefore from the north west, beyond 1km from the application site have been scoped out of this assessment. Notwithstanding this, the LVIA does acknowledge that there may be occasional glimpsed views afforded from this areas of the study area, which will become apparent as the wooded broadleaved vegetation looses leaf throughout the winter months. However, it is anticipated that the overlapping effects of bare vegetation will continue to restrict intervisibility across the landscape.

4.3.4 The site assessment concluded that views from the north west are restricted to close proximity views from with 1km from the application site. Footpath FP0312025 runs north from Hesketh Lane towards Fields Farm. Whilst there are occasional glimpsed views looking south east towards the application site from the route along this footpath, there are no clear and open views. At the junction with Footpath FP0312027, there is a restricted view looking south east (Viewpoint No.1). Footpath FP0312027continues in an easterly direction and there are occasional glimpsed views looking south towards the northernmost aspects of the application site, seen through intervening vegetation (Viewpoint No.2).

4.3.5 Access into the application site is off Longridge Road, via an existing field gate and an established hardcore track. There is a well managed native hedgerow which defines the boundary with Longridge Road and at the time of site assessment, the hedgerow largely restricted intervisibility between the application site and Longridge Road. There is an opportunity to view the application site from adjacent to the existing field gateway (Viewpoint No.3) and this close range view offers an opportunity to see the whole application site.

4.3.6 Views from the east of the application site, beyond Longridge Road were found to be restricted by a lower level landform combined with mature intervening vegetation. A number of residential properties stand within 500m of the application site however the site assessment found that any views from these properties are likely to be oblique and afforded predominately from upper floor windows rather than from lower floor, principal dwelling rooms. Mature domestic curtilage vegetation was also observed at many of these adjacent properties, which also restricts intervisibility.

4.3.7 As the landform begins to rise to the east of the application site, opportunities for visibility increase, however the site assessment found that intervening vegetation, often where defining field boundaries, garden curtilages or roadside verges predominantly restricts intervisibility across the landscape. Bridleway BW0341058, which is known as Four Acre Lane, runs from Thornley Hall towards Wheatley Farm and affords occasional panoramic views through mature wooded vegetation, looking north west across the valley, with Parlick Fell rising steeply in the background (Viewpoint No.4).

4.3.8 Longridge Fell offers numerous leisure opportunities and is designated as CROW open access land. At the time of site assessment, a number of paraglider enthusiasts were taking off and landing on the fell, being watched by a number of visitors. A number of footpaths converge on this higher ground, creating a network of routes off the fell and enabling access into the landscape. Whilst the ZTV map suggested that there are unlikely to be views from the higher elevations, the site assessment found that there are large-scale, open and panoramic views looking west from Longridge Fell.

4.3.9 Representing the long-distance view looking north west from the higher elevation to the south east of the study area, Viewpoint No.5 is located at the junction of Footpath FP0341033 with Forty Acre Lane. Similar views are also afforded from Footpath FP0341031 the area of CROW land at Longridge Fell. The application site is barley visible within this vast, open panorama, which is dominated by Parlick Fell and Beacon Fell, to the centre of the view and both beyond the 3km study area.

4.3.10 The study area to the south west of the application site is lower lying, occupying the flood plain of the River Loud towards Longridge. Views looking north east are restricted by a number of small farm woodlands, hedgerow vegetation and the intervening lower level landform. Even where footpaths cross open fields, intervisibility is restricted beyond the settlement at Hesketh Lane

4.3.11 The site assessment therefore concludes that the visual envelope for the application site is restricted to close range views afforded from locations within close proximity to the application site and that visibility within the wider landscape is restricted by mature intervening wooded vegetation combined with the undulating landform.

4.4 VISUAL ASSESSMENT

4.4.1 A visual assessment has been carried out according to the methodology set out at *Appendix A*. Following the desktop research and ZTV analysis together with the site assessment, representative viewpoints, where receptors may have a view towards the application site, were identified. The following views, which are located within close proximity to the application site, are considered to best represent the visual context.

- Viewpoint No.1: (SD 61826 41579) A medium range view looking south east from Footpath FP0312025.
- Viewpoint No.2: (SD 62080 41637) A medium range view looking south from Footpath FP0312027.
- Viewpoint No.3: (SD 62064 41366) A close range view looking west from Longridge Road.
- Viewpoint No.4: (SD 62954 40697) A medium to long range view looking north west from Bridleway BW0341058.
- Viewpoint No.5: (SD 63948 40295) A long range view looking north west from Footpath FP0341033, at the junction with Forty Acre Lane. This view is also representative of views from Footpath FP0341031 the area of CROW land at Longridge Fell and other footpaths to the south east of the study area.

5.0 LANDSCAPE & VISUAL EFFECTS

5.1 LANDSCAPE EFFECTS

5.1.1 The potential extent to which any proposal is likely to affect the sensitivity of the existing landscape character on both a site-specific and wider landscape scale, depends on the capacity of the existing landscape to accommodate the footprint, massing and character of the proposed development within the landscape setting, whilst the physical effects of the proposed development on the fabric of the landscape will largely be restricted to the application site itself and the immediate setting. Professional judgement is used to provide a balanced assessment of landscape value and susceptibility, to establish landscape sensitivity.

5.1.2 Potential landscape effects include:

- The extent to which the proposed development will change, enhance or detract from the existing local landscape context, including any cumulative effects of the proposed development in addition to other existing, consented or planned developments within the immediate study area;
- The extent to which the proposed development will complement, enhance or detract from the existing vernacular of the study area; and
- The extent to which the proposed development, will contrast with the existing appearance of the application site and establish a new landscape character.

5.2 VISUAL EFFECTS

5.2.1 The potential effects which may occur upon visual amenity, in relation to any development at an application site are discussed below. The sensitivity of a visual receptor is defined as being high/medium/low, where high is the most sensitive.

5.2.2 The sensitivity of visual receptors will depend on three key factors:

- The receptor's activity whilst exposed to the view (work, recreational activities, resident);
- Degree of exposure to view; and,
- Period of exposure to view.

5.2.3 "*An assessment of visual effects deals with the effects of change on views available to people and their visual amenity. The concern here is with assessing how the surroundings of individuals or groups of people may be specifically affected by changes in the content and character of views as a result of the change or loss of existing elements of the landscape and/or introduction of new elements." ('Guidelines for Landscape and Visual Impact Assessment*", Landscape Institute (LI) & Institute of Environmental Management and Awareness (IEMA), Third Edition, 2013) (GLVIA3).

5.2.4 Potential visual effects are the extent to which the proposed development will change the perceptual qualities and visual amenity of views, including changes to the skyline, from within the study area. Change to landscape & visual amenity can be positive or negative and can be temporary in nature i.e. experienced throughout the construction phase of proposed development or a permanent change as a direct result of the completed proposal. An assessment is generally made of the construction phase, completion of construction at year 1 and 15 years post completion of construction as the landscape has begun to mature.

5.2.5 TEMPORARY EFFECTS DURING THE CONSTRUCTION PHASE
Site set up effects are generally short-term and temporary in nature. Potential impacts and effects on the landscape resource during this phase may arise from:

- Site compound set up, traffic and plant, materials & the camping pods moving onto the application site;

- The location and effects of movement of vehicles and plant within the application site;
- Moving and stockpiling of materials, creation of foundations where necessary, the moving of soil as necessary and elevated noise levels due to construction operations;
- Temporary land take, partial or total loss of landscape features as hardstanding areas and foundations are constructed; and
- A progressive change to the nature and character of the landscape and the extent of views towards the application site as the proposed development is constructed.

5.2.6 PERMANENT EFFECTS AT COMPLETION OF CONSTRUCTION

Permanent changes anticipated at completion of the proposal include:

- A final change of land use and character at the application site as the landscape setting for the proposed development is formed, yet is immature;
- Removal of the compound, construction equipment and plant;
- Continued maturing of the landscape.

5.2.7 EFFECTS 15 YEARS POST COMPLETION OF CONSTRUCTION

Permanent changes anticipated 15 years following completion of the proposed development include:

- Continued maturing of restored landscape.

5.3 EFFECTS ON LANDSCAPE CHARACTER

5.3.1 Effects on existing landscape character, at various scales, are described below.

5.3.2 Described by the NCA profile as providing "*a transitional landscape that wraps around the dramatic upland core of the Bowland Fells*", the Bowland Fringe and Pendle Hill NCA is predominantly rural landscape and diverse landscape, with a well wooded character and a land use which largely comprises pasture for diary and sheep rearing. This wide-scale, national character area as a rich and varied character, derived from the combination of landscape features, underlying geology and land use. Due to the scale of the NCA 33 landscape and the size of the application site within that area, it is considered that the proposal will have no change to the overall character and composition of the NCA wide landscape, would not affect the scale, landform or pattern of the landscape within NCA 33 and would maintain the existing character and quality.

5.3.3 In terms of landscape value, NCA 33 contains a number of statutory nature conservation designations, including the Bowland Fells Special Protection Area (SPA) and Calf Hill and Crag Woods Special Area of Conservation (SAC), North Pennine Dales Meadows SAC and 28no. SSSIs. There are also 347 locally designated sites which cover 5,139ha. Therefore, the NCA offers a variety of ecological habitats of great significance.

5.3.4 There is a strong heritage value and a rich time depth denoted by designated sites, including 39 Scheduled Monuments, 1274 Listed Buildings and 3 Registered Parks and Gardens. The NCA profile notes that "*The influence of human habitation and activity, and the area's long farming history, contribute significantly to its character..... The Lune Valley has been used as a communication route since the Roman period – and even earlier. It formed a principal route for the Anglian invasion of Lancashire from the east from 570 AD, and for Norse settlers from the Isle of Man, Scotland and Northern Ireland from the early 10th century..... The settlement pattern of small villages with isolated houses and farms dotted around the winding country lanes dates from the medieval period...* ".

5.3.5 Public access across the NCA is good, with 1,537 km of public rights of way at a density of 2 km per km2, providing a network of well used routes. There are 1,371a of common land and 4,728ha of CROW Access land.

There is one National Trail as 19km of the Pennine Bridleway falls within the NCA boundary. The NCA profile notes that "*the major conurbations of Lancaster to the west, Preston to the south-east and Settle to the east, all exert an influence over the area, through visits for recreational activities, tourism and commerce.... Cycling continues to be popular, with increasing opportunities for off-roading along bridleways. Road cycling is also popular, especially on the designated 'quiet lanes' around Chipping and Downham, and as part of the more challenging Tour of Pendle race. There are opportunities for horseriding along the network of greenways and bridleways. Other popular activities include birdwatching, fishing, gliding and shooting.".*

5.3.6 The NCA forms a part of the Forest of Bowland National Landscape, designated in 1964 as the landscape was considered to be of national importance and worthy of protection. This is a landscape which has a strong sense of place, an outstanding and at time dramatic scenic beauty and tranquillity.

5.3.7 The proposal will not result in the loss of any landscape elements at the NCA scale. There will be no reduction in the character or quality of NCA 33 as a whole, as the proposal at the application site, would be seen as a minor component in the overall character of the NCA and will not have an effect upon the scale, landform or pattern of the landscape and will therefore have a negligible magnitude of landscape effect upon national landscape character. The resultant landscape impact would be neutral.

5.3.8 COUNTY LANDSCAPE CHARACTER - At the County scale, the application site lies within in the Undulating Lowland Farmland landscape character type, defined by the LCT profile as occurring between the major valleys and the moorland fringes. The study area has characteristics which are consistent with the published landscape character assessment, including "*many mixed farm woodlands, copses and hedgerow trees, creating an impression of a well wooded landscape from ground level and a patchwork of wood and pasture from raised viewpoints on the fells*".

5.3.9 The Undulating Lowland Farmland landscape is assessed as having a medium susceptibility to change, as there is an ability within this character area to accommodate certain types of change in landscape character, provided it is carefully integrated into existing landscape patterns and fabric, without undue consequences for the maintenance of the baseline situation within the wider landscape.

5.3.10 The LCT profile notes that there is "*Increasing pressures for residential development on the edges of settlements, such as Ribchester, influences the landscape setting and approach to these small rural settlements. Many new developments use imported inappropriate materials such as red brick, which can be intrusive in this rural setting"* and recommends that a key strategy for conserving the distinctive setting to rural settlements is to:

- *ensure new development on the edges of villages to rural settlements reflects the characteristic clustered form; development should be sited to retain views to landscape features and landmarks, such as church towers on the approaches to villages.*
- *avoid ribbon development which would disrupt the characteristic clustered form of settlements and the rural character of local roads.*
- *maintain stone walls, which are often located on the outskirts of villages such as Slaidburn, respecting local differences in style and construction.*
- *encourage tree planting as an integral part of new development, creating links with existing farm woodlands and the network of hedgerows.*

5.3.11 In terms of landscape value, the Undulating Lowland Farmland landscape, is considered to have a high value. The LCA profile notes "*Some of the most picturesque stone villages of the county occur within this well settled landscape type"* and that the Undulating Lowland Farmland landscape *"also has many country houses whose boundary walls and designed landscapes add to the species diversity and visual appeal".*

5.3.12 Thee are a number of SSSIs designated for the geological interest within the area and nature conservation is strong with SSSIs designated for the species-rich calcareous grassland and ash-wych elm woodland and alder woodland. "*Many of the woodlands which survive on the steep slopes of the deep cloughs and valley sides are of ancient origin and represent a rich natural resource. They include alder and ash woods on the base-rich soils of the valley floors grading through to lowland oakwoods and upland oak woods on the upper valley sides".*

5.3.13 The heritage value across the character area is strong as "*an important array of moated sites and farmsteads, both multi-period collections of buildings and some planned estate-type farmsteads.... By the Roman period it is probable that much of this landscape type was already settled fairly densely and the fort established at Ribchester is known to have had some civilian government functions.*" "*The majority of enclosure dates from the medieval period and has created a landscape of small fields which are mostly hedged although stone walls are evident where geology lies close to the surface*", which is a characteristic feature of the landscape we see today. The vernacular buildings within the study area, the large country houses and estate-type farmsteads are characteristic of the LCT."

5.3.14 Public access is valued highly, is well used and is provided by a network of public rights of way, which are well signed, although not always easily accessible. With a medium susceptibility to change and a high landscape value, the overall assessment of the sensitivity of the Undulating Lowland Farmland landscape to change from the proposed development at the application site is high.

5.3.15 Due to the scale of the Undulating Lowland Farmland landscape and the nature and extent of the proposed development at the application site, within that wider-scale area, the proposal will have a very minor effect on the overall character of the LCT landscape. The development of timber camping pods will not affect the overall scale, landform or pattern of the Undulating Lowland Farmland landscape, however there would be a very minor change in character, at a very localised scale. There would not be any change to the landform of the LCT and no loss of features such as trees or hedgerows at the LCT scale. Throughout the short-term construction phase, activity at the application site will result in a negligible magnitude of change in the wider-scale Undulating Lowland Farmland landscape, where there is an ongoing alteration of land use from open field to located the timber camping pods and associated infrastructure. This change in land use will not affect the overall scale or pattern of the Undulating Lowland Farmland landscape and the resultant landscape impact, throughout the construction phase is assessed as neutral.

5.3.16 Following the completion of construction activities at year 1, there will be a small change to the overall pattern and character of the Undulating Lowland Farmland landscape resulting in a negligible magnitude of change for the wider landscape of the character type. The resultant landscape impact at year 1 post construction is predicted to be neutral, where the key characteristics of the Undulating Lowland Farmland landscape are neither weakened or strengthened by the proposal. The overall magnitude of change in the character of the Undulating Lowland Farmland resulting from the proposed development of timber camping pods and associated infrastructure, 15 years post completion of construction, is therefore anticipated to be negligible, with a neutral effect.

5.3.17 APPLICATION SITE - The application site is considered to have a low susceptibility to change from the proposed development. There will be a change of land use and character with the introduction of the timber camping pods and associated infrastructure, however the structural features of the application site; the hedgerow boundary to the south east, boundary planting to the west and a large area of grassland will remain extant and will provide sufficient visual containment to ensure that visually the proposed development does not affect the character of the study area landscape.

5.3.18 In terms of landscape value, the Forest of Bowland National Landscape statutory designation washes over the application site. There is a mature native hedgerow to the south eastern boundary and there are a number of mature trees at beyond the boundaries, which add to the character of the wider landscape, however the application site contains no rare elements. There are no public footpaths running through the application site and it is considered to have medium value.

5.3.19 With a low susceptibility to change and a medium value, the overall assessment of the sensitivity of the application site to change from the proposed development is low.

5.3.20 Throughout the construction phase, where the application site is made ready for the timber camping pods and infrastructure is constructed, there will be a reduction in the area of open grassland, however the boundary features of hedgerow alongside Longridge Road will remain extant and there will be no change to the existing landform. The movement of construction and delivery vehicles may detract from the otherwise peaceful setting, however this is anticipated to be a very short-term operation and seen within the context of the levels of noise currently experienced on Longridge Road. New levels of activity at the application site and the addition of built form, with the new timber camping pods, is predicted to result in a medium to high magnitude of change in the character of the application site. The resultant landscape impact for the construction phase of the proposal is anticipated to be moderate to major adverse, permanently changing the characteristics of the open grass field with the addition of built form.

5.3.21 Upon completion of construction at year one, it is anticipated that the magnitude of change in the landscape will be high, where there is a change in character and an introduction of elements which are not considered to be characteristic of a landscape which is predominantly rural and pastoral in character, albeit it at the edge of an established settlement. However the nature of the application site and the well developed, enclosing hedgerow boundary to the south east, together with the new proposed soft landscape within the application site, will ensure a containment of built form adjacent to the existing settlement and reflect the characteristic clustered form of settlement. New soft landscape planting will help to assimilate the timber camping pods with the wider landscape setting, enhancing connective habitat. The resultant landscape impact at completion of construction phase at year 1 of the proposal is anticipated to be major to moderate adverse for the application site. 15 years post construction, the soft landscape will begin to mature, ensuring that the new vegetation is contiguous with and characteristic of the wider landscape, helping to ensure that the proposed development is contained within a well defined green boundary and reducing the landscape impact at the application site to minor neutral.

5.3.22 It is recommended that consideration is given to additional hedgerow planting, with hedgerow trees, to all boundaries, to enhance the existing hedgerow network, creating a new linear features, which will also soften and visually enclose the built form of the camping pods.

5.4 VISUAL EFFECTS

5.4.1 The following section describes the potential visual effects for the proposal upon the visual resource. The following views, are considered to best represent the visual context. This assessment of impacts does however acknowledge that there may be other views, within close proximity of these identified, where a glimpsed or keyhole view of the application site is afforded. The site assessment found that there were no open and direct views of the entire application site from any one viewpoint beyond the immediate boundary.

5.4.2 The tables below consider the sensitivity of the identified visual receptors to the type of change resulting from the proposed development and considers the magnitude of effect and significance of effect upon visual amenity during the construction phase, upon completion of the construction phase, when the landscape is immature and 15 years post construction.

VIEWPOINT 1: Looking south east from Footpath FP0312025. Grid Reference: SD 61826 41579.		
DESCRIPTION: There is a medium range view looking towards the application site from this location on a public footpath. Views from this footpath are sequential and occasional glimpsed views looking towards the application site are afforded from other locations on this footpath, however these views are largely restricted by intervening vegetation and landform. There is intervening vegetation seen within this view, however a large part of the application site is visible beyond the gappy hedgerow and in-field tree. This is a pastoral scene, with grassland occupying the foreground. Fields are largely defined by post and wire fencing, allowing a great degree of visibility across this landscape. The rising ground of Longridge Fell can be seen in the background, dominating the skyline. The vernacular dwellings on Hesketh Lane can also be seen to the centre of the view, beyond mature wooded vegetation.		
SENSITIVITY: **High**. Users of the public right of way with an open and direct view of the application site are considered to be of high sensitivity, whilst sensitivity reduces where users of public rights of way have a restricted or partial view.		
	MAGNITUDE OF CHANGE	SIGNIFICANCE OF IMPACT
Construction Phase	It is anticipated that from this viewpoint, any vehicle movements associated with the early phases of development, such as the movement of materials, formation of hardstanding areas, foundations and the erection of the camping pods will be seen as a visible and recognisable activity within the landscape, however within the context of the wider landscape view, these activities may not be immediately apparent to footpath users, from this location. The magnitude of change is therefore assessed as medium.	Moderate Adverse
Completion of Construction at Year 1	Once the construction of the camping pods and infrastructure has been completed and the soft landscape established, it is anticipated that views of the camping pods from this location will constitute only a minor component of the wider scene and may not be immediately apparent to the footpath user and may not reduce the character or quality of this view. The magnitude of change is therefore assessed as low.	Moderate to Minor Neutral
15 years post Completion of Construction	Residual changes in the landscape, 15 years post completion of the development, with the maturing of soft landscape elements, are anticipated to reduce the magnitude of change to negligible from this viewpoint.	Neutral

VIEWPOINT 2: Looking south from Footpath FP0312027. Grid Reference: SD 62080 41637		
DESCRIPTION: There is a partial view from this location, largely restricted by intervening vegetation. This is an enclosed view, with mature trees framing the view to the right and a timber agricultural shed framing the view to the left. The rising ground of Longridge Fell can be seen to the rear of the view, and mature trees at the boundary of the foreground field create a vertical filtering effect. From this location, the camping pods will be partially seen beyond the intervening vegetation and at such a distance that they are scarcely appreciated.		
SENSITIVITY: **Medium** to **Low**. Users of the public right of way with a partial and heavily restricted, distant view of the application site are considered to be of medium sensitivity.		
	MAGNITUDE OF CHANGE	SIGNIFICANCE OF IMPACT
Construction Phase	It is anticipated that from this viewpoint, any vehicle movements associated with the early phases of development, such as the movement of materials, formation of hardstanding areas, foundations and the erection of the camping pods will be barely visible within the landscape. The colour and materials of the timber camping pods, once in position, will assimilate with the surrounding landscape and blend into the landscape scene. It is anticipated that construction activities may not be immediately apparent to footpath users, from this location. The magnitude of change is therefore assessed as low.	Minor Adverse to Neutral
Completion of Construction at Year 1	Upon completion of construction and with the new soft landscape established but not yet fully mature, it is anticipated that the camping pods will be partially visible, yet beginning to assimilate with the landscape scene, giving rise to a low to negligible magnitude of change.	Minor Adverse to Neutral
15 years post Completion of Construction	Residual changes in the landscape, 15 years post completion of the development, with the maturing of soft landscape elements, are anticipated to reduce the magnitude of change to negligible to no change from this viewpoint.	Neutral

VIEWPOINT 3: Looking west from Longridge Road. Grid Reference: SD 62064 41366

DESCRIPTION: There is an open and direct view of the application site afforded from this location at the existing gateway off Longridge Road. This view would be afforded to motorised road users, heading north towards Chipping or pedestrian and leisure users heading in both directions.

The background of the view is formed by the mature vegetation to the rear of the properties at Hesketh Lane, combined with an in-field tree standing beyond the application site. To the left of the view is the mature native hedgerow which defines the application site from Longridge Road.

SENSITIVITY: **Medium** to **High**. Motorised users of minor roads in the countryside, where attention is focused upon the narrow route ahead are considered to have a medium sensitivity to change from certain types of development. There is no public footpath adjacent to Longridge Road, however pedestrian or leisure users of the road are considered to have a high sensitivity to change as the view they experience is often for a longer duration and more direct.

	MAGNITUDE OF CHANGE	SIGNIFICANCE OF IMPACT
Construction Phase	From this viewpoint, there is an open and direct close-range view into the application site. Construction activities will be fully visible, for pedestrian and leisure users of Longridge Road, resulting in a high magnitude of change, where activities are dominant and immediately apparent. Views of construction activities for motorised road users are anticipated to be of medium impact, where the activities are visible yet may not be immediately apparent.	Moderate to Major Adverse
Completion of Construction at Year 1	At completion of construction, the camping pods and associated infrastructure will be fully visible from this location. The new soft landscape will be established yet not mature. The magnitude of change is assessed as remaining high for pedestrian and leisure users and medium for motorised road users.	Moderate to Major Adverse
15 years post Completion of Construction	Residual changes in the landscape, 15 years post completion of the development, with the maturing of soft landscape elements, are anticipated to reduce the magnitude of change to low for pedestrian and leisure users and negligible for motorised road users.	Minor Neutral

VIEWPOINT 4: Looking north west from Bridleway BW0341058. Grid Reference: SD 62954 40697.

DESCRIPTION: The bridleway is largely enclosed by mature wooded vegetation along the length of the route, however in places, where either gaps in the vegetation allow or at points where the hedgerow is gappy or recently laid, there are views looking west across the valley landscape. The rising ground at Parlick Fell can be seen to the right of the view, dominating the skyline. The mosaic of grass fields are defined by a network of hedgerows with hedgerow trees and the overall character of the landscape scene is of wooded vegetation. Clusters of built form can be seen within the wooded vegetation, with isolated farmsteads seen on the rising ground to the rear of the view.

The application site is barely visible beyond intervening vegetation, to the right of dwellings on Hesketh Lane.

SENSITIVITY: **Medium**. Users of the public right of way with a restricted and distant view of the application site are considered to be of medium sensitivity.

	MAGNITUDE OF CHANGE	SIGNIFICANCE OF IMPACT
Construction Phase	From this location it is anticipated that work on the application site will be barely visible beyond intervening vegetation and it is anticipated that, from this location, construction activity will be largely indiscernible and consequently will have no effect on the view. During the construction phase, the magnitude of impact experienced from this viewpoint is therefore judged to be negligible. The key characteristics of this view will be neither weakened or strengthened by the proposed development.	Neutral
Completion of Construction at Year 1	At the completion of construction activities, the timber camping pods and associated infrastructure will be barely visible from this location and will be seen within the context of a wider-scale, panoramic landscape scene. The magnitude of change in the landscape scene, experienced from this viewpoint at year 1 is therefore assessed as negligible.	Neutral
15 years post Completion of Construction	Residual changes in the landscape, 15 years post completion of the development, with the maturing of soft landscape elements, are not anticipated to result in a change to the landscape scene from this viewpoint.	Neutral

VIEWPOINT 5: Looking north west from Footpath FP0341033, at the junction with Forty Acre Lane. This view is also representative of views from Footpath FP0341031 the area of CROW land at Longridge Fell and other footpaths to the south east of the study area. Grid Reference: SD 63948 40295

DESCRIPTION: There is a wide-scale, open and panoramic view afforded from this higher elevation to the east of the application site. Parlick Fell and Beacon Fell are both visible on the skyline and the mosaic of field shapes and sizes can be seen in the valley below, giving rise to a characteristic pastoral scene. The application site is barely visible to the centre of the view and is seen as a minor component in a wider-scale landscape

SENSITIVITY: **Medium**. Users of the public right of way with a restricted and distant view of the application site are considered to be of medium sensitivity.

	MAGNITUDE OF CHANGE	SIGNIFICANCE OF IMPACT
Construction Phase	From this higher elevation location, it is anticipated that work on the application site will be visible in the distance and seen within the context of a wide-scale landscape. It is anticipated that, from this location, construction activity will be largely indiscernible and consequently will have no effect on the overall panoramic view. The key characteristics of this view will be neither weakened or strengthened by construction activities.	Neutral
Completion of Construction at Year 1	At the completion of construction activities, the timber camping pods and associated infrastructure will be barely visible from this location and the construction materials will help to assimilate the built form with the wider landscape setting. Views of the camping pods will be seen within the context of a wider-scale, panoramic landscape scene. The magnitude of change in the landscape scene, experienced from this viewpoint at year 1 is therefore assessed as low to negligible.	Neutral
15 years post Completion of Construction	Residual changes in the landscape, 15 years post completion of the development, with the maturing of soft landscape elements, are not anticipated to result in a change to the landscape scene from this viewpoint.	Neutral

6.0 CONCLUSIONS

6.1 INTRODUCTION

6.1.1 This LVIA has been prepared to support a planning application to Ribble Valley Borough Council for Camping Pods at Longridge Road, Chipping. A representative number of viewpoints have been selected, which best describe the potential for visual sensitivities, however this study acknowledges that there may be other views afforded of the application site, within proximity to these receptors, however for the purpose of this LVIA, viewpoints no.1 to 5 are considered to best represent the visual context.

6.1.2 In accordance with the stated methodology set out at *Appendix A*, this report has considered existing landscape character and designations of the application site and study area, and has considered the potential causes of impact, resulting from the proposed development at the application site, upon landscape character and visual amenity.

6.2 CONCLUSIONS OF THE LANDSCAPE BASELINE

6.2.1 The local landscape, which washes across the application site, is characteristic of and consistent with the published landscape character assessments, at the National and County scale. The application site lies within a rural and largely pastoral landscape, with an enclosed and intimate character, derived from the mature wooded vegetation combined with an undulating landform.

6.2.2 The site is classified as lying within the Undulating Lowland Farmland, as defined by both the Lancashire and Forest of Bowland National Landscape's Landscape Character Assessments and the site and its immediate landscape context closely align with the character descriptions. Due to the scale of the Undulating Lowland Farmland landscape and the nature and extent of the proposed development at the application site, within that wider-scale area, the proposal will have a very minor effect on the overall character of the LCT landscape. The site assessment concluded that any landscape effects resulting from the proposed development would be localised and negative effects would be predominantly restricted to the application site itself, where a change in land use would be experienced from open grassland to timber camping pods and associated infrastructure, set within a new soft landscape scheme. The proposed development would result in a negligible magnitude of change in the overall landscape of the Undulating Lowland Farmland, with a neutral effect throughout all phases of development.

6.2.3 The effects upon landscape character are however anticipated to be localised to the application site itself. For the application site and it's immediate landscape setting, the proposed development is anticipated to result in a medium to high magnitude of change in character with a moderate to major adverse impact throughout the construction phase and following completion of construction at year 1. However effects can be mitigated as the nature of the application site and the well developed, enclosing hedgerow boundary to the south east, together with the new proposed soft landscape within the application site, will ensure a containment of built form adjacent to the existing settlement and reflect the characteristic clustered form of settlement. However, 15 years post construction, the soft landscape will have begun to mature and will become contiguous with and characteristic of the wider landscape, helping to ensure that the proposed development is contained within a well defined green boundary and reducing the landscape impact at the application site to minor neutral.

6.3 CONCLUSIONS OF THE VISUAL BASELINE

6.3.1 Viewpoints No.1 to 5 (page 37 - 39) illustrate the visibility of the application site from the wider study area.

6.3.2 The site assessment found that there are no locations where the application site is wholly visible and seen in a clear, open and direct view, from within the wider study area. The only clear and open view is afforded from the immediate boundary at the existing field gateway off Longridge Road.

6.3.3 Due to the well wooded character of the landscape of the study area application site, the magnitude of change resulting from the proposed development for views throughout the short -term construction phase is assessed as medium (Viewpoint No.1 & 3), low (Viewpoint No.2) and negligible (Viewpoint No. 4 & 5), where the proposed development will be largely indiscernible and/or at such a distance that it is scarcely appreciated. The resulting nature of impacts is assessed as moderate adverse (Viewpoint No.1), minor adverse to neutral (Viewpoint No.2) , moderate to major adverse (Viewpoint No.3) and neutral (Viewpoint No. 4 & 5).

6.3.4 Following completion of construction at year 1, the magnitude of change in visual amenity reduces to moderate to minor neutral (Viewpoint No.1) with viewpoints No 2 to 5 remaining the same. 15 years post completion of construction, the impacts upon visual amenity are anticipated to reduce where the soft landscape planting has matured and appears contiguous with the immediate landscape setting.

6.3.5 Consequently the higher visual impacts will result from views from a close range to the application site, whereas proposed development of camping pods would have little effect upon the character and composition of the identified views from the wider landscape.

6.4 CUMULATIVE EFFECTS

6.4.1 Cumulative Effects are defined within the Guidelines for Landscape and Visual Impact Assessment' Landscape Institute (LI) & Institute of Environmental Management and Awareness (IEMA), Third Edition, 2013 as "*Cumulative landscape and visual effects result from additional changes to the landscape or visual amenity caused by the proposed development in conjunction with other developments (associated with or separate to it) or actions that occurred in the past, present or are likely to occur in the foreseeable future. They may also affect the way in which the landscape is experienced. Cumulative effects may be positive or negative. Where they comprise a range of benefits, they may be considered to form part of the mitigation measures*".

6.4.2 Due to the predominantly visually enclosed and well wooded landscape, the nature of the proposed development of camping pods and context within which it is to be located, no cumulative visual effects are predicted, as it is understood that there are currently no other similar schemes within the study area.

6.5 CONCLUSIONS

6.5.1 Following a review of baseline information, together with consideration of the localised landscape and visual effects arising from proposed development, this LVIA finds that the landscape of the study area will be able to accommodate the proposed development of camping pods within the context of the application site, in landscape and visual terms, without having an unacceptable effect on landscape character or visual amenity.

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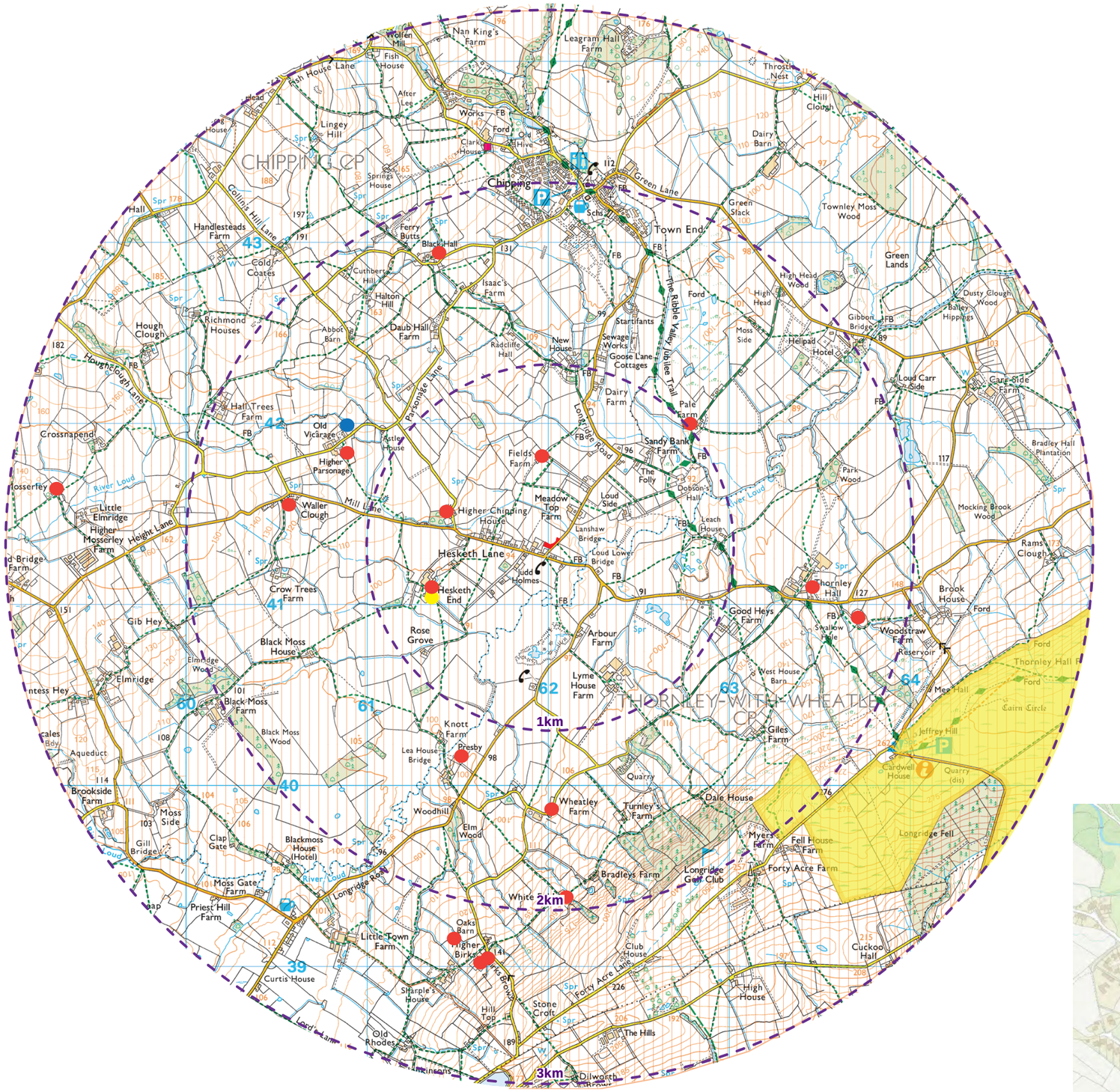
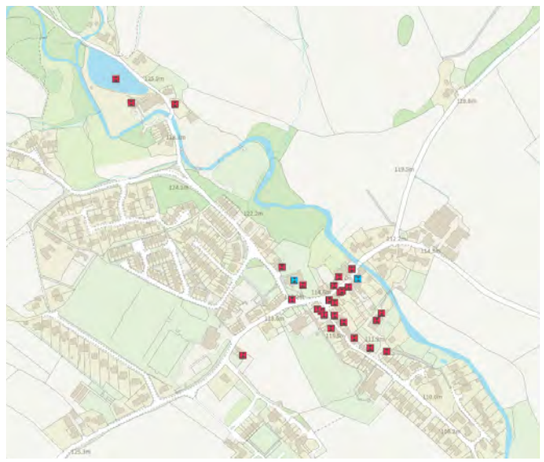
ILLUSTRATIVE MAPS





Listed Buildings in Chipping (www.magic.defra.gov.uk)

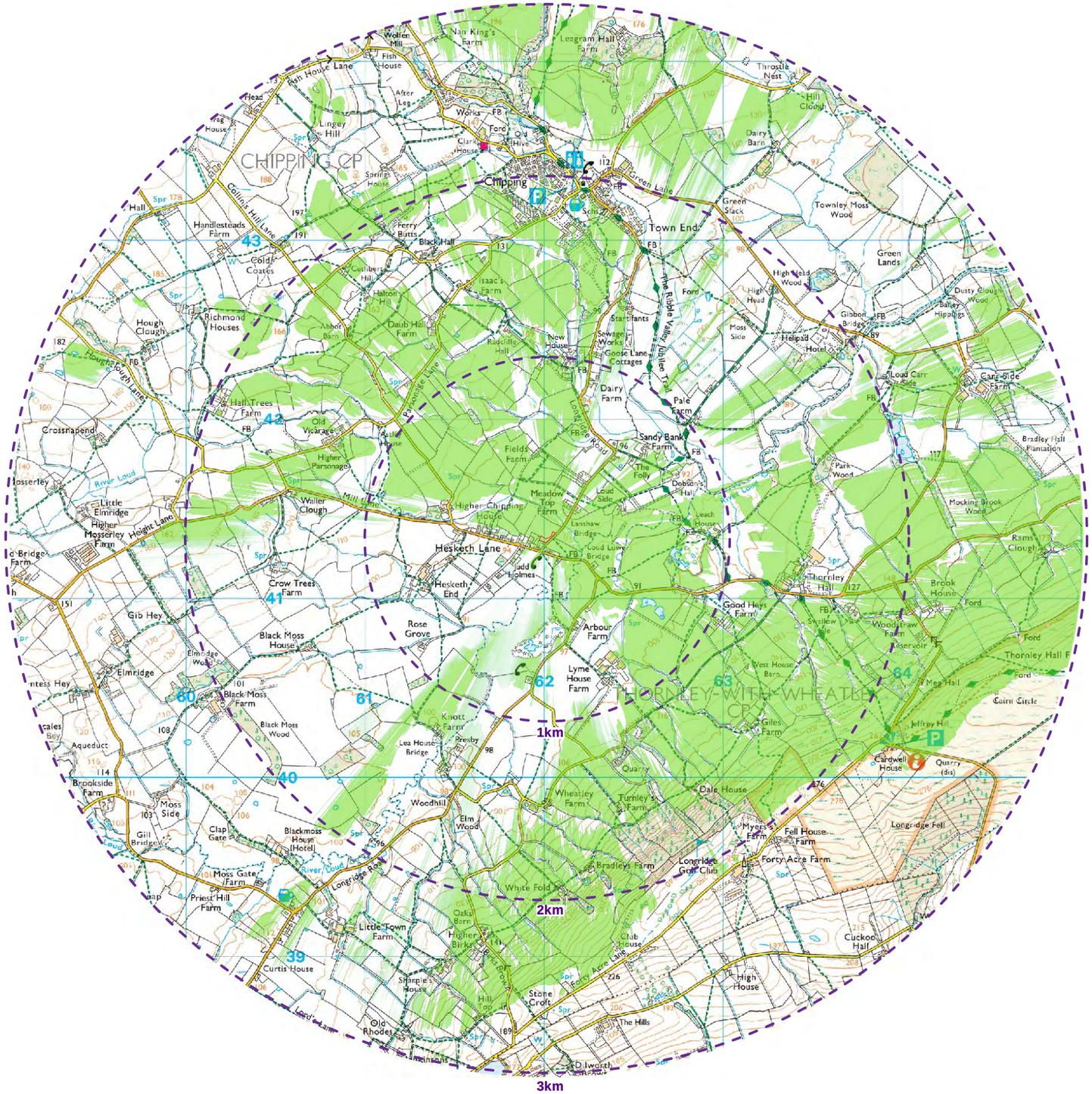
- Application Site
- Zone of Visibility
- Forest of Bowland National Landscape
- Listed Building - grade I
- Listed Building - grade II*
- Listed Building - grade II
- Countryside and Rights of Way Act 2000

PROJECT
Longridge Road, Chipping
CLIENT
Strategic Developments
DRAWING TITLE
Landscape Designations

Drawing No: *Figure 2* Rev:

Date: Sept 2024
Scale:
Drawn: JW
Checked: CW

Collington winter environmental



A theoretical visual impact assessment using 2018 National LIDAR DSM at 1m resolution. Viewer height used 1.65m above ground level. Calculations have been adjusted to account for earth's curvature and the effects of light refraction. The calculation has been made with QGIS 3.14 GRASS software that does not use mathematically approximate methods.

This ZTV includes the screening effects of buildings or vegetation in the study area.

LIDAR is an airborne mapping technique which accurately measures the height of the terrain and surface objects on the ground, through the use of a scanning laser that measures the distance between the aircraft and the ground. Digital Surface Model(s) (DSM) are created from the last or only LIDAR pulse returned to the sensor and contains all ground and surface objects.

N

Application Site

Zone of Visibility

Zone of Theoretical Visibility (ZTV)

PROJECT

Longridge Road, Chipping

CLIENT

Strategic Developments

DRAWING TITLE

Zone of Theoretical Visibility (ZTV)

Drawing No: *Figure 3* Rev:

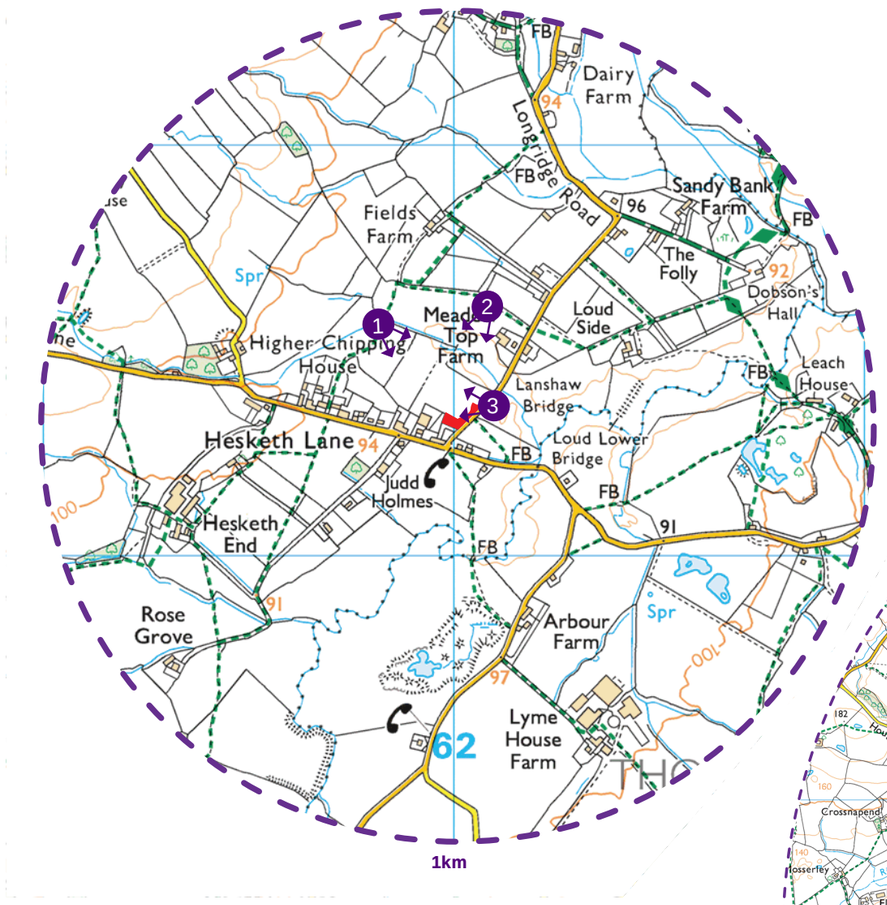
Date: Sept 2024

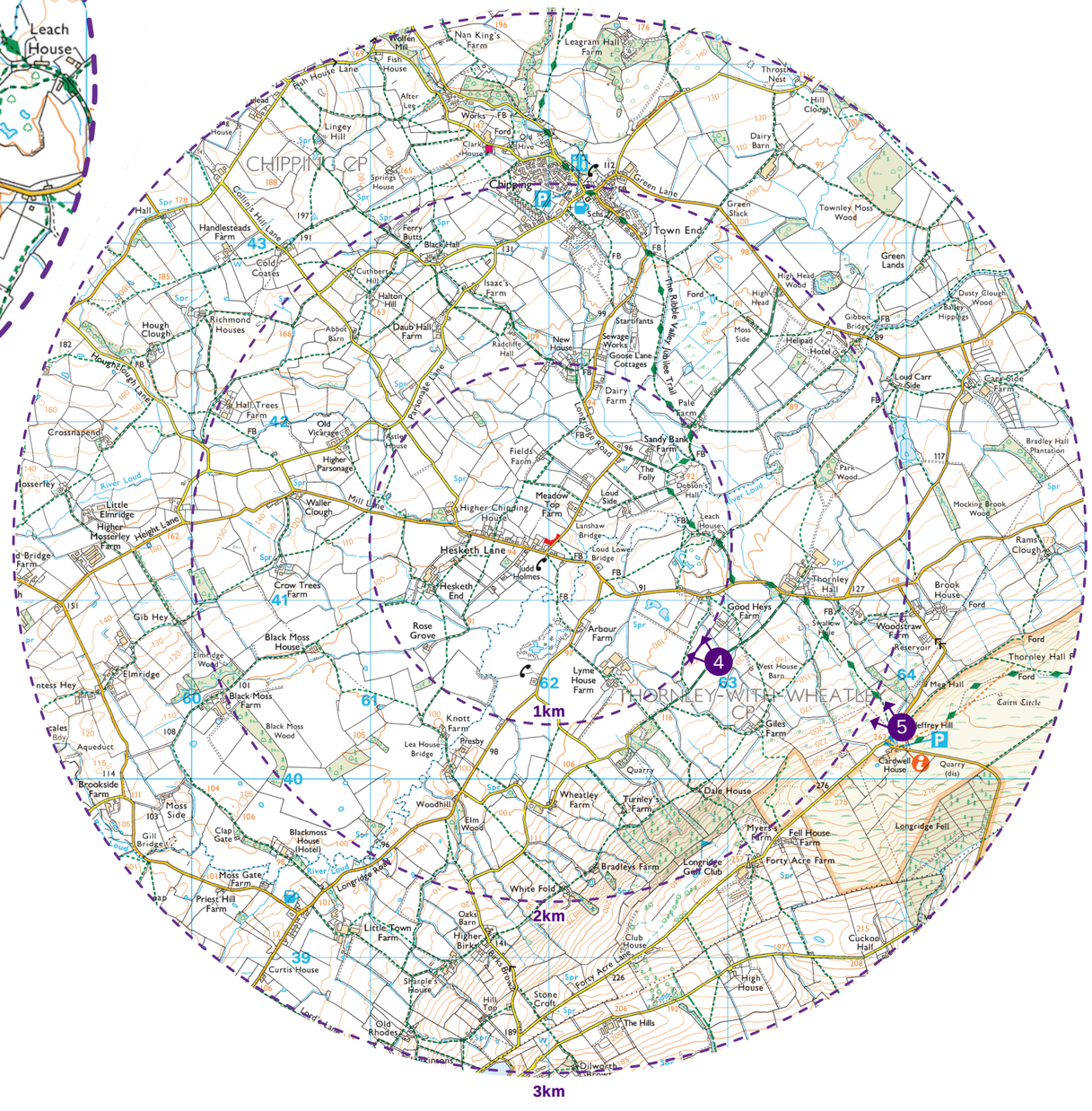
Scale:

Drawn: JW

Checked: CW

Collington winter environmental





Application Site

Zone of Visibility

Public Footpath

Public Bridleway

Viewpoint Location

PROJECT

Longridge Road, Chipping

CLIENT

Strategic Developments

DRAWING TITLE

Viewpoint Locations, Public Rights of Way & Access

Drawing No: *Figure 4* Rev:

Date: Sept 2024

Scale:

Drawn: JW

Checked: CW

Collington winter environmental

Viewpoint - No.1 Looking south east from Footpath FP0312025.	Grid Reference - SD 61826 41579	Image - Stitched panorama of multiple photographs

Viewpoint - No.2 Looking south from Footpath FP0312027.	Grid Reference - SD 62080 41637	Image - Stitched panorama of multiple photographs

Viewpoint - No.3 Looking west from Longridge Road.	Grid Reference - SD 62064 41366	Image - Stitched panorama of multiple photographs

Viewpoint - No.4 Looking north west from Bridleway BW0341058.	Grid Reference - SD 62954 40697	Image - Stitched panorama of multiple photographs

Viewpoint - No.5 Looking north west from Footpath FP0341033, at the junction with Forty Acre Lane. This view is also representative of views from Footpath FP0341031 the area of CROW land at Longridge Fell and other footpaths to the south east of the study area.	Grid Reference - SD 63948 40295	Image - Stitched panorama of multiple photographs

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A.0 LANDSCAPE & VISUAL IMPACT ASSESSMENT METHODOLOGY

A.0 ASSESSMENT METHODOLOGY

A.1 INTRODUCTION

A.1.1 This assessment has been conducted in accordance with the principles set out in:

- '*Guidelines for Landscape and Visual Impact Assessment*', Landscape Institute (LI) & Institute of Environmental Management and Awareness (IEMA), Third Edition, 2013; and
- '*An Approach to Landscape Character Assessment*', Natural England, 2014.

A.2 ASSESSMENT METHODOLOGY

A.2.1 To determine whether or not the landscape will be able to successfully accommodate the development this LVIA will:

- Establish the scope of the assessment;
- Establish the nature of the potential change anticipated through an understanding of the nature and form of the proposal. The likely impacts of the Proposed Development are described, enabling specific judgements to be made regarding landscape and visual receptor sensitivity;
- Establish the landscape baseline, in terms of its character, condition, designations and current land use;
- Established a visual baseline, considering likely public receptors;
- Establish the sensitivity of landscape and visual receptors through a balancing of judgments made regarding susceptibility and value;
- Determine the magnitude of impacts through a balancing of judgments made regarding the size / scale, duration and reversibility of the proposal;
- Assess the impacts and likely significance of the effects of the potential changes against the sensitivity of the landscape, through a balanced approach and a description of judgments made regarding sensitivity and magnitude; and
- Assess the impacts of the proposal in combination with other development, during construction, on completion and 15 years after completion.

A.2.2 **Landscape Character** - Landscape character It is defined as:

*"a **distinct**, recognisable and consistent **pattern** of elements, be it **natural** (soil, landform) and/or **human** (for example settlement and development) in the landscape that makes one landscape different from another, rather than better or worse"*.

A.2.3 Landscapes are not static, they are in a constant state of change, altering in line with management, land use and climate change. Climate change is one of the largest factors that is likely to bring about changes in landscape character. Landscape character should not be seen as the physical elements of the landscape in isolation, but the combination of those elements with perceptual, aesthetic and experiential aspects of the landscape, which makes one place different to another.

A.2.4 Landscape Character is assessed at different scales, from the national and regional, down to the county, district and site specific. Assessment of the landscape can help in:

- Understanding how and why landscapes are important;
- Promoting an appreciation of landscape issues;
- Successfully accommodating new development within the landscape; and
- Guiding and directing landscape change.

A.2.5 **Assessment of Landscape Effects** - Once the baseline information has been collected, the sensitivity of landscape and visual receptors can be determined. This is achieved through a review of the specific nature, scale and type of Proposed Development located within a Site. The potential magnitude of impact upon the landscape, the character of the landscape and upon visual receptors is established and professional judgments are then applied using the sensitivity of the receptor and magnitude of the change, to establish a clear and transparent judgment of significance. The overall professional judgment upon significance is based on the combination of each of the criteria with the rationale and justification for each judgement set out in the detailed analysis.

A.2.6 **Landscape Sensitivity -** The sensitivity of a landscape to a particular type of change, is defined in terms of the interactions between the landscape in its own right, the perceptions of that landscape, in the eyes of people who see it on a regular basis and the nature of the proposal. Landscape sensitivity is defined as relating:

> *"to the **stability of character**; the degree to which that character is **robust** enough to continue and to be able to **recuperate** from loss or damage. A landscape with a character of high sensitivity is one that, once lost, would be **difficult to restore**; a character that, if **valued**, must be afforded particular **care** and **consideration** in order for it to survive".* Bray C (2003) *Unpublished paper on a County Wide Assessment of Landscape Sensitivity.* Worcestershire County Council.

A.2.7 Landscape sensitivity can be seen as a combination of the susceptibility of the landscape to the type of proposed change, the value that is attributed to that particular landscape. It is important to understand that judgements about the potential for landscapes to accept and accommodate change can alter over time, not only in terms of people's perception to a particular landscape, but also in terms of people's attitudes towards the type and extent of that change. Sensitivity has been defined as being high, medium or low, as set out in Table A4, which provides a structure for judgement decisions which are clear and objective. The sensitivity of landscape receptors will depend on three key factors:

- The nature and extent of the change which is proposed;
- The ability of the components that combine to create a particular landscape, and which will be affected by the Proposed Development, to accommodate the nature and extent of the change; and
- The ability of the wider landscape character to accept the proposed change.

A.2.8 Landscapes are complex and are formed through a combination of elements and the interactions of those elements, often subtle and unique. There is always an element of subjectivity in assessing landscapes and no landscape will fit wholly into any one definition or criteria. Therefore, professional judgements are made and described in the assessment.

A.2.9 **Landscape Susceptibility** - The susceptibility to change is the ability of a landscape to accommodate change due to a Proposed Development without undue consequences for the maintenance of the baseline situation. Susceptibility can be assessed for landscape receptors such as the overall character or condition, or a particular landscape elements or feature. Landscape susceptibility will vary in response to the specific landscape that is being considered, the Proposed Development and to the nature or type of change that may occur. The criteria used to define landscape susceptibility are set out in *Table A.1*.

A.2.10 **Landscape Value** - The value (or quality) of the landscape, as a resource in its own right, can be assessed at a variety of scales and is defined as being of exceptional, high, moderate, poor or very poor value. Landscape value is described as "*the relative value that is attached to different landscapes by society*" ('Guidelines for Landscape and Visual Impact Assessment', Landscape Institute (LI) & Institute of Environmental Management

SUSCEPTIBILITY	LANDSCAPE CHARACTER
HIGH	• The landscape receptor is a highly distinctive and cohesive landscape. • The receptor demonstrates high value characteristics or features. • The receptor is essentially intact and in a very good condition. • Demonstrates very few detracting intrusive elements. • Is likely to have a strong landscape pattern and or texture. • The landscape receptor has a limited capacity to accommodate the type of change or Proposed Development without significantly effecting its overall integrity.
MEDIUM	• The landscape receptor is distinctive. • The receptor demonstrates common landscape characteristics. • Is in very reasonable condition with some detracting or visually intrusive elements. • Is likely to have a landscape pattern which is mostly intact. • The landscape receptor has some capacity to accommodate the type of change or Proposed Development without effecting its overall integrity.
LOW	• The landscape receptor is likely to be simple, possibly with a mixed character and or monotonous with indistinct features. • Landscape which is generally limited in value. • Landscape receptor lacking coherence and includes detracting or visually intrusive elements, with landscape features which may be in poor or improving condition and few which could not be replaced. • Illustrates areas of significant alteration, degradation or the erosion of landscape features. • Has a minimal variation in landscape pattern. • Is robust and has a greater capacity to accommodate the Proposed Development without effecting its overall integrity.

Table A.1: The General Criteria for Defining Landscape Susceptibility.

VALUE	TYPICAL EXAMPLE
HIGH Importance (or Quality) and Rarity. No or extremely limited potential for substitution	• Designated landscapes (but not limited to) such as World Heritage Site, National Park or AONB. • Landscape condition is good, maintained to a high standard and largely intact. • The elements which combine to create the landscape are rare or distinctive and features are a key component that contribute to the character of the area. • The landscape has an elevated level of scenic quality and tranquillity. • Extensive opportunities are available and valued for recreation.
MEDIUM Importance (or Quality) and Rarity. Limited potential for substitution	• Regional or locally designated landscapes or undesignated (value perhaps expressed through non-official publications or demonstrable use) such as green belt, conservation area or designated open space. • Reasonable landscape condition, which is relatively well maintained. • The elements which combine to create the landscape are a notable component that contribute to the character of the area. • Moderate levels of scenic quality and tranquillity. • Opportunities are available and valued for recreation.
LOW Importance (or Quality) and Rarity. Potential for substitution	• No formal landscape designations, the landscape may be locally relevant and valued. • Areas identified as having some redeeming feature or features and possibly identified for improvement. • Landscape condition is poor and poorly maintained. • The elements which combine to create the landscape are not a notable component that contributes to the character of the area. • Limited levels of scenic quality and tranquillity. • Few or no opportunities are available and valued for recreation.

Table A.2: The General Criteria for Defining Landscape Value

and Awareness (IEMA), Third Edition, 2013) (GLVIA3). The criteria used to define landscape value are set out in *Table A.2*.

A.2.11 **Defining Overall landscape Sensitivity** - By combining the susceptibility of a landscape receptor to change together with landscape value, an overall assessment of the landscape receptor's sensitivity can be demonstrated. For example, a combination of 'high' landscape susceptibility and 'high' landscape value is likely to demonstrate the highest landscape sensitivity, whereas a 'low' landscape susceptibility and a 'low' landscape value is likely to demonstrate the lowest level of landscape sensitivity. *Table A.3* identifies how susceptibility and value of view can be combined to demonstrate the sensitivity of a landscape receptor.

	HIGH SUSCEPTIBILITY	MEDIUM SUSCEPTIBILITY	LOW SUSCEPTIBILITY
HIGH VALUE	High Sensitivity	High Sensitivity	Medium Sensitivity
MEDIUM VALUE	High Sensitivity	Medium Sensitivity	Low Sensitivity
LOW VALUE	Medium Sensitivity	Low Sensitivity	Low Sensitivity

Table A.3: Matrix for Establishing Landscape Sensitivity

A.2.12 Using the matrix as identified within *Table A.3*, a summary of the defining criteria relating to the different levels of sensitivity associated with a landscape receptor are illustrated in *Table A.4.*

SENSITIVITY	LANDSCAPE CHARACTER
HIGH	• Strong landscape structure. • A combination of elements that are not easily replaced or substituted, such as ancient woodland. • Strong positive character and a strong sense of place. • Good condition. • Visually distinctive and aesthetically pleasing. • Detracting features or major infrastructure is limited or not present. • Distinct features worthy of conservation. • A low capacity to accommodate the type of development proposed due to the interactions of landscape elements.
MEDIUM	• Recognisable landscape structure. • Positive character and a reasonable sense of place. • Moderate condition. • Visually notable. • Aesthetically satisfactory or uninspiring. • Detracting features or major infrastructure is present and noticeable. • Some features of worthy conservation. • A medium capacity to accommodate the type of development proposed due to the interactions of landscape elements.
LOW	• Weak or degraded landscape structure. • Weak or negative character. • A combination of elements that are easily replaced or substituted, such as brownfield sites. • Poor condition and sense of place. • Visually notable. • Aesthetically unsatisfactory or unpleasant with few or no features of worthy conservation. • Scope for positive enhancement. • A high capacity to accommodate the type of development proposed due to the interactions of landscape elements.

Table A.4: The General Criteria for Establishing Landscape Sensitivity.

A.2.13 **Magnitude of Landscape Effects** - Each effect on landscape receptors is assessed in relation to the size or scale, the geographical extent of the likely change and the duration and the reversibility. The magnitude of landscape effects has been assessed in accordance with the criteria set out in *Table A.5.*

MAGNITUDE	LANDSCAPE CHARACTER
VERY HIGH	• The size and scale of change is considered very large due to the extent and proportion of loss of existing landscape elements or the degree of alteration to aesthetic or perceptual aspects. • The nature and scale of change to key characteristics which are critical to character are considered to be very large. • Where the geographical extent would have a very substantial influence on the landscape at a scale across several landscape character areas/types. • Duration of impacts would be considered very long term and where the potential reversal of the impact is not likely and in practical terms would be very difficult to achieve.
HIGH	• The size and scale of change will result in a high degree of loss or major alteration to one or more key elements, features or characteristics of the landscape character. • Introduction of elements considered to be uncharacteristic when set within the attributes of the receiving landscape. • Where the geographical extent would have a substantial influence on the landscape at a scale across several landscape character areas/types. • Duration of impacts would be considered long term and where the potential reversal of the impact is not likely and in practical terms would be very difficult to achieve.
MEDIUM	• The size and scale of change will result in a partial loss or alteration to one or more key elements or features or characteristics of the landscape character. • Introduction of elements that may be prominent but not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape. • Where the geographical extent would influence the landscape at a local scale. • Duration of impacts would be considered midterm and where the potential reversal of the impact is likely and in practical terms would be difficult to achieve.
LOW	• The size and scale of change will result in a minor loss or alteration to one or more key elements or features or characteristics of the landscape character. • Introduction of elements may not be uncharacteristic when set within the attributes of the receiving landscape. • Where the geographical extent would influence the landscape in the immediate setting of the site. • Duration of impacts would be considered short term and where the potential reversal of the impact is more likely and in practical terms would easily be achieved
NEGLIGIBLE	• The size and scale of change will result in a very minor loss or alteration to one or more key elements or features or characteristics of the landscape character. • Introduction of elements are not uncharacteristic with the surrounding landscape. • Where the geographical extent would substantially influence the landscape of the site only. • Duration of impacts would be considered very short term and where the potential reversal of the impact is very likely or committed and in practical terms would very easily be achieved

Table A.5: The Criteria Used to Define Magnitude of Landscape Effects

A.2.14 **Judging the Overall Significance of Landscape Effects** - In drawing a final conclusion regarding the significance, the judgements about landscape susceptibility and the magnitude of landscape effects are combined to determine a final judgement to be made about how significant the effect of the Proposed Development upon the specific location will be.

A.2.15 **Assessment of Visual Effects** - Visual receptors include a particular person or groups of people likely to be affected at a specific viewpoint or series of viewpoints.

> "*An assessment of visual effects deals with the effects of change on views available to people and their visual amenity. The concern here is with assessing how the surroundings of individuals or groups of people may be specifically affected by changes in the content and character of views as a result of the change or loss of existing elements of the landscape and/or introduction of new elements*." ('Guidelines for Landscape and Visual Impact Assessment', Landscape Institute (LI) & Institute of Environmental Management and Awareness (IEMA), Third Edition, 2013) (GLVIA3).

A.2.16 **Visual Sensitivity** - The sensitivity of visual receptors is determined through balancing judgements on the value attached to a particular view against the receptors susceptibility to change in a view or visual amenity and depends on three key factors:

- The receptor's activity whilst exposed to the view (work, recreational activities, resident);
- Degree of exposure to view; and
- Period of exposure to view.
-

The criteria used to define visual susceptibility are set out in *Table A.9.*

A.2.17 **Visual Susceptibility** - The susceptibility of a visual receptor is dependant on the following:

- Their susceptibility to changes in the view and visual amenity;
- Their perceived value attached to the view;
- It's relationship to an activity they are engaged in; and
- The extent to which their attention is focussed on the views and visual amenity at that location.

A.2.18 As such those visual receptors most sensitive to change are likely to include people engaged in outdoor activities where an appreciation of the landscape is the focus or residents in areas where the landscape setting contributes to the setting of the properties. Conversely, those considered least sensitive to change include (but are not restricted to) people engaged in outdoor sports or recreation where there is no focus on the surrounding landscape / views and people at their place of work where their focus is on their work activity. The criteria used to define visual susceptibility are set out in *Table A.6*.

A.2.19 **Value of the View** - In assessing the value of a view, consideration should be made of the following:

- Recognition attached to the value of a particular view experienced by a visual receptor, e.g. in relation to heritage assets or planning designations; and
- Indicators of the value attached to views by others, e.g., in guidebooks, defined viewpoints tourist maps, literary references, art work etc.

A.2.20 An assessment will be made on the value of a view experienced by a receptor and will be informed by the following defining criteria as illustrated in *Table A.7.*

A.2.21 **Defining Overall Visual Sensitivity** - By combining the susceptibility of a landscape receptor to change together with landscape value, an overall assessment of the landscape receptor's sensitivity can be demonstrated. For example, a combination of 'high' landscape susceptibility and 'high' landscape value is likely to demonstrate

SUSCEPTIBILITY	VISUAL DESCRIPTION
HIGH	• Residents at home with primary views from ground floor, garden and upper floors. • Users of public rights of way and footpaths (either strategic or popular routes) where people are engaged in outdoor recreation and whose attention/interest is likely to be focused on the landscape or particular views. • Visitors to heritage assets or other attractions, where views of the surroundings are an important contributor to the experience. • Communities where views contribute to the landscape setting enjoyed by residents. • Travellers on recognised scenic routes.
MEDIUM	• Residents with secondary views, primarily from first floor level; Travellers on road, rail, or other transport routes where landscape is a focus of the view. • Users of local, and less used Public Rights of Way or where the attention is not focused on the landscape. • Schools and other institutional buildings and their outdoor areas. • Play areas.
LOW	• Users of outdoor sport/recreation facilities which does not involve / depend upon appreciation of views of the landscape. • Travellers on road, rail or other transport routes not focused on the landscape / particular views e.g. on motorways and “A” road or commuter routes. • People at their place of work whose attention may be focused on their work / activity and not their surroundings.

Table A.6: The General Criteria for Defining Visual Susceptibility.

VALUE	TYPICAL EXAMPLE
HIGH Importance (or Quality) and Rarity. No or extremely limited potential for substitution	• Designated landscapes (but not limited to) such as World Heritage Site, National Park or AONB. • Landscape condition is good, maintained to a high standard and largely intact. • The elements which combine to create the landscape are rare or distinctive and features are a key component that contribute to the character of the area. • The landscape has an elevated level of scenic quality and tranquillity. • Extensive opportunities are available and valued for recreation.
MEDIUM Importance (or Quality) and Rarity. Limited potential for substitution	• Regional or locally designated landscapes or undesignated (value perhaps expressed through non-official publications or demonstrable use) such as green belt, conservation area or designated open space. • Reasonable landscape condition, which is relatively well maintained. • The elements which combine to create the landscape are a notable component that contribute to the character of the area. • Moderate levels of scenic quality and tranquillity. • Opportunities are available and valued for recreation.
LOW Importance (or Quality) and Rarity. Potential for substitution	• No formal landscape designations, the landscape may be locally relevant and valued. • Areas identified as having some redeeming feature or features and possibly identified for improvement. • Landscape condition is poor and poorly maintained. • The elements which combine to create the landscape are not a notable component that contributes to the character of the area. • Limited levels of scenic quality and tranquillity. • Few or no opportunities are available and valued for recreation.

Table A.7: The General Criteria for Defining Landscape Value

the highest landscape sensitivity, whereas a 'low' landscape susceptibility and a 'low' landscape value is likely to demonstrate the lowest level of landscape sensitivity. *Table A.8* identifies how susceptibility and value of view can be combined to demonstrate the sensitivity of a visual receptor.

	HIGH SUSCEPTIBILITY	MEDIUM SUSCEPTIBILITY	LOW SUSCEPTIBILITY
HIGH VALUE	High Sensitivity	High Sensitivity	Medium Sensitivity
MEDIUM VALUE	High Sensitivity	Medium Sensitivity	Low Sensitivity
LOW VALUE	Medium Sensitivity	Low Sensitivity	Low Sensitivity

Table A.8: Matrix for Establishing Visual Sensitivity

A.2.22 Using the matrix as identified within *Table A.8*, a summary of the defining criteria relating to the different levels of sensitivity associated with a landscape receptor are illustrated in *Table A.9*.

SENSITIVITY	VISUAL RECEPTORS
HIGH	• Designated or protected views or views from publicly accessible locations in protected or designated landscapes. • Residential properties with predominantly open views from windows, garden or curtilage. Views will normally be from principal living rooms and from windows of rooms in use during the day. • Users of Public Rights of Way with predominantly open views and of recreational use. • Tourists and visitors to heritage assets, or other attractions, where views of the surroundings are an important contributor to the experience and visit. • Non-motorised users of minor or unclassified roads in the countryside. • Visitors to recognised viewpoints or beauty spots. • Users of outdoor recreational facilities with predominantly open views where the purpose of that recreation is enjoyment of the countryside - e.g. Country Parks, National Trust sites etc.
MEDIUM	• Residential properties with views from windows, garden or curtilage. Views from ground floor windows will be oblique or partially obscured by garden and/or other intervening vegetation. • Users of Public Rights of Way with restricted views, in less sensitive areas or where there are significant existing intrusive features. • Schools, hotels and institutional buildings, and their outdoor areas. • People at work or in educational institutions, where visual amenity is an important contributor to the setting and quality of working life. • Motorised users of minor or unclassified roads in the countryside. Where attention is focussed upon often narrow and winding routes.
LOW	• People in their place of work where the visual setting is not important to the quality of working life. • Users of main roads or passengers on public transport on main routes. • Users of engaged in formal and informal sporting activities at outdoor recreational facilities, with restricted views and where the activity is focussed within the area. • Occupants of industrial premises. • Views from publicly accessible locations in degraded landscapes

Table A.9: The General Criteria for Establishing Visual Sensitivity.

A.2.23 **Magnitude of Visual Impacts** - The magnitude of visual impact is defined as the 'combination of the scale, extent and duration' of the Proposed Development and its impact upon visual receptors. For visual impact this relates to:

- The geographical degree of change to existing views;
- Distance of the receptor from the application site; and
- Whether the impact is permanent or temporary.

A.2.24 The criteria for assessing the magnitude of visual impact is set out in *Table A.10.*

MAGNITUDE	VISUAL AMENITY
HIGH	• The size and scale of change is considered substantial, due to the extent of change, the addition or alteration of features, the changes to the composition of the view, including the proportion of the view occupied by the proposal, the degree of contrast and the nature of the experience. • Where the proposals become the only dominant feature in the scene or would form a significant and immediately apparent element which would affect the overall impression of the view. • The duration of likely impacts is considered to be long term and where the potential reversal of the impact is not likely. • Alteration of the view in close proximity. • The geographical extent in relation to the angle, distance and proportion of visibility is considered as extensive.
MEDIUM	• The size and scale of change is considered fair, due to the extent of change, the addition or alteration of features, the changes to the composition of the view, including the proportion of the view occupied by the proposal, the degree of contrast and the nature of the experience. • Where the proposals form a visible and recognisable new feature in the scene but may not be immediately apparent or become a dominant feature in the view. • The duration of likely impacts is considered to be medium term and where the potential reversal of the impact is likely.
LOW	• The size and scale of change is considered small, due to the extent of change, the addition or alteration of features, the changes to the composition of the view, including the proportion of the view occupied by the proposal, the degree of contrast and the nature of the experience. • Where the proposals constitute only a minor component of the wider view and may not be immediately apparent to the casual observer. Awareness of the proposals would not have a marked effect on the overall quality of the scene. • The duration of likely impacts is considered to be short term and where the potential reversal of the impact is easily achieved. • The geographical extent in relation to the angle, distance and proportion of visibility is considered as limited.
NEGLIGIBLE	• The size and scale of change is considered very small, due to the extent of change, the addition or alteration of features, the changes to the composition of the view, including the proportion of the view occupied by the proposal, the degree of contrast and the nature of the experience. • The proposals are largely indiscernible and/or they are at such a distance that they are scarcely appreciated. Consequently, they have little effect on the scene. • The duration of likely impacts is considered to be very short term and where the potential reversal of the impact is easily achieved. • The geographical extent in relation to the angle, distance and proportion of visibility is considered as very limited.
NIL	• There is no view of the proposed development in the view.

Table A.10: The Criteria Used to Define Magnitude of Landscape Effects

A.2.25 **Judging the Overall Significance of Visual Effects** - In drawing a final conclusion regarding the significance of visual effects, the judgements about visual effects and the magnitude of visual impact are combined to determine a final judgement to be made about how significant the effect of the Proposed Development upon the specific location will be.

A.2.26 For both landscape and visual effects, the final conclusion on the significance of an effect is based on the combination of sensitivity of receptor and magnitude of impact. The rationale for the overall judgement on significance is based on the combination of each of the criteria individually leading to the balance and justification of these.

A.2.27 **Significance of Effect** - Effects result from interaction between the magnitude of impact and the susceptibility of the landscape or visual receptor.

> '*A higher level of significance is generally attached to large-scale effects and effects on sensitive or high-value receptors; thus small effects on highly sensitive sites can be more important than large effects on less sensitive sites. It is therefore important that a balanced and well-reasoned judgment of these two criteria is achieved*'. (GLVIA, Landscape Institute (LI) & Institute of Environmental Management and Awareness (IEMA), Third Edition, 2013).

A.2.28 The matrix used for determining significance of effects is presented as *Table A.11.*

	HIGH	MEDIUM	LOW	NEGLIGIBLE	NO CHANGE
HIGH	Major	Major	Moderate	Neutral	Neutral
MEDIUM	Major	Moderate	Minor	Neutral	Neutral
LOW	Moderate	Minor	Minor	Neutral	Neutral

Table A.11: Matrix for Defining Significance of Effects

A.2.29 **Nature of Effects** - The determination of the nature of an effect requires a judgment as to whether the introduction of a Proposed Development would be of benefit or detriment to the existing landscape character or view. The impact of a Proposed Development can be adverse, beneficial or neutral, as defined in *Table A.12*

	NATURE OF IMPACT
ADVERSE	The key characteristics of the existing landscape or view would be weakened by the introduction of the proposed development.
NEUTRAL	The key characteristics would neither be weakened or strengthened by the proposed development.
BENEFICIAL	The key characteristics of the existing landscape or view would be strengthened by the introduction of the proposed development.

Table A.1: The Nature of the Impact

A.2.30 **Assessment of Effects** - The effects arising from any given development has been categorised using the terms neutral, minor, moderate or major, with both moderate and major categories being considered as comprising significant effects. These effects have then been qualified according to their nature (i.e. adverse, neutral or beneficial, as set out in *Table A.13*

EFFECT SIGNIFICANCE	LANDSCAPE CHARACTER	VISUAL AMENITY
MAJOR ADVERSE	The proposed scheme would result in effects that are at complete variance with the landform, scale and pattern of the landscape. It would permanently degrade, diminish or destroy the integrity of valued characteristic features, elements and/or their setting. A high quality landscape would be permanently changed and its quality diminished.	The proposals would cause a significant deterioration to an existing view.
MODERATE ADVERSE	The proposed scheme be out of scale with the landscape or at odds with the local pattern and landform and it would leave an adverse impact on the landscape to recognisable quality.	The proposals would cause a noticeable deterioration to an existing view.
MINOR ADVERSE	The proposed scheme would not entirely fit into the landform and scale of the landscape and it would have an effect on the landscape character.	The proposals would cause a barely perceptible deterioration to an existing view from a receptor.
NEUTRAL	The proposed scheme would not effect the scale, landform and pattern of the landscape and would maintain existing landscape quality.	No or negligible discernible deterioration or improvement in the existing view.
MINOR BENEFICIAL	The proposed scheme has the potential to improve the landscape character. It would fit in with the scale, landform and pattern of the landscape and enable the incorporation of the valued characteristic features.	The proposed development would cause a barely perceptible improvement in the existing view.
MODERATE BENEFICIAL	The proposed scheme would have the potential to accord with the landscape character and improve the quality of the landscape through removal of damage caused by existing land uses.	The proposed development would cause a noticeable improvement in the existing view.
MAJOR BENEFICIAL	The proposed scheme would have the potential to accord seamlessly with the landscape character and significantly improve the quality of the landscape through restoration and the removal of damage caused by existing land uses.	The proposed development would cause a significant improvement in the existing view.

Table A.13 The Effects Significance Table

A.2.31 For landscape and visual effects, interim categories of 'negligible to minor', 'minor to moderate' and 'moderate to major' are used where the judgements of an effect are determined to fit across the descriptive criteria for significance banding.

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