

# **Farm Development Black Moss Farm , Chipping**

## **Landscape and Visual Appraisal Report**

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FARM DEVELOPMENT  
BLACK MOSS FARM, CHIPPING

Prepared for FI Construction

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# 1 INTRODUCTION

- 1.1 This report prepared by ReLandscape Ltd, a Landscape Institute registered landscape design and landscape planning consultancy based in Poulton-le-Fylde, presents the findings of a landscape and visual impact assessment (LVIA) of proposed agricultural buildings, a proposed extension to a farmhouse and proposed conversion of existing farm buildings for holiday lets (herein after referred to as 'the development') on land at Black Moss Farm, Chipping (see Appendix 1, **Figure 1 – Location Plan**).
- 1.2 The LVIA is not undertaken for Environmental Impact Assessment purposes and, as such, it is not required to establish whether the effects arising are or are not significant. However, levels of effect in the context of the Forest of Bowland National Landscape are considered. The report identifies the main features of the development, describes the nature of, and includes information on the value attached to, the landscape and visual environment. It identifies and describes the effects that are likely to occur, and determines whether they are positive, negative or neutral.
- 1.3 For the purposes of the appraisal, details relating to the proposed development have been provided by Modern City Architecture & Urbanism.

## The site and the proposed development

- 1.4 The application site (herein referred to as 'the site') is part of the Black Moss Farm farmstead which is located 2.2km north of the town of Longridge and 3.2 km south-south-west of the village of Chipping in the Ribble Valley district of Lancashire.
- 1.5 Black Moss Farm is a dairy farm with a farmhouse, worker's cottage and a range of traditional and modern buildings set centrally within the farm. The site is within the Forest of Bowland National Landscape (herein referred to as 'the National Landscape') on land within open countryside.
- 1.6 The development would provide new buildings to support dairy farming, convert two existing buildings (a barn and a pigsty) for holiday lets and extend the existing farmhouse. A proposed site plan is provided on a drawing prepared by Modern City Architecture & Urbanism (see Appendix 1, **Figure 2 – Proposed Site Plan**).

## Structure of this report

1.7 The report is organised in the following sections which are based on the processes for landscape and visual impact assessment outlined in the Guidelines for Landscape and Visual Impact Assessment, Third Edition, published by the Landscape Institute and Institute of Environmental Management & Assessment (GLVIA3):

- **Scope of appraisal:** the scope of the appraisal is based on previous experience ReLandscape has had in preparing landscape and visual appraisals for developments similar in scale and location to the proposed development and on consultation with the local planning authority and the Forest of Bowland National Landscape Unit;
- **Methodology:** an outline of the methodology and relevant guidance that has been used for the LVIA;
- **Planning and legal context:** a review of landscape planning policies, landscape designations and landscape strategies relevant to landscape and visual matters;
- **Baseline conditions:** information on the baseline landscape and visual conditions of the site and its surroundings;
- **The proposed development:** an overall description of the characteristics of the proposed development including siting, layout and other components.
- **Identification of landscape and visual effects:** a systematic identification and description of potential landscape and visual effects and effects on the appearance and character of the landscape surrounding the proposed development site, including whether they are positive, negative or neutral;
- **Assessment of landscape and visual effects:** an assessment of the identified landscape and visual effects, including an assessment of effects on the Forest of Bowland National Landscape, using professional judgement to determine the degree of the effects; and
- **Summary and conclusion:** a summary of the identified effects of the proposed development on landscape and visual amenity and conclusion.

## 2 SCOPE OF THE APPRAISAL

- 2.1 It is good practice for a LVIA to clearly define the study area, key landscape and visual issues, any issues omitted from the assessment, landscape and visual receptors, and selection of viewpoints.
- 2.2 The scope of the assessment and issues that need to be covered by the LVIA were set out in a technical note issued to Ribble Valley Council (the local planning authority) and the Forest of Bowland National Landscape Unit on 16 March 2023 for a previous planning application (application number 3/2023/0465). The following was agreed and considered to be relevant for this application:

### Extent of the study area

- 2.2.1 The extent of the study area for the appraisal of landscape and visual effects is guided by the landscape character areas likely to be affected and the area from which the development may potentially be visible. A Zone of Theoretical Visibility (ZTV) was constructed using multiple-point analysis and combining ZTV maps for different parts of the proposal (see Appendix 1, **Figure 3 - Zone of Theoretical Visibility**). This shows land shaded in red from which the proposal may theoretically be visible, treating the landscape surrounding the site as 'bare earth' and not taking account of potential screening by vegetation or buildings.
- 2.2.2 The ZTV identifies areas of land within 2km of the site to the south-west, south, and south-east that, theoretically, would be visually connected with the development. There would be no visual connection beyond 1km to the west, north-west, and north of the site. Woodland belts to the north-west and south-east of the farmstead together with existing farm buildings provide some visual interruption of views to the site from the north and east. There is potential for views from rising ground on the south-east side of the River Loud valley.
- 2.2.3 A site visit undertaken in August 2024 concluded that the existing farm buildings within the farmstead in combination with woodland belts provide considerable physical and visual containment of the site. The agreed study area for the appraisal of landscape and visual effects is defined by a 2km radius from the centre of the site. It encompasses the River Loud valley and an extensive patchwork of gently undulating pastoral fields between Longridge and Chipping.

## **Sources of relevant landscape and visual information**

2.2.4 The following published landscape character assessments and mapping programs were agreed as a basis for defining the landscape baseline for the study area:

- National Character Area (NCA) Profile 33. Bowland Fringe and Pendle Hill;
- A Landscape Strategy for Lancashire: Landscape Character Assessment;
- Forest of Bowland National Landscape: Landscape Character Assessment;
- The Nation Landscape designation;
- Ordnance Survey maps; and
- Google Earth.

2.2.5 The selection of viewpoints (places from where there is potential for a view of the proposed development) has been informed by a desk top analysis of maps, the ZTV, fieldwork observations and information on relevant issues such as access, landscape character, designations and popular views. These datasets enabled a provisional list of viewpoints that was later refined through further assessment following a site appraisal.

## **Nature of possible landscape and visual effects**

2.2.6 The following list identifies the landscape and visual effects agreed as most likely to occur during the construction and/or operation of the proposed development:

- Effects on the character and appearance of the Forest of Bowland National Landscape;
- Effects on the local landscape character types and sub types;
- Effects on existing landscape features on and adjacent to the site;
- Effects on views of people at leisure using the surrounding Public Right of Way network;
- Effects on views of people passing through the area on the surrounding road network; and
- Effects on views of residents at home.

## Main receptors of potential landscape and visual effects

- 2.2.7 It is agreed that the following landscape and visual receptors could potentially be susceptible to effects because of the proposed development:
- Elements, features and aesthetic and perceptual factors that contribute to landscape character;
  - Landscape elements and features on and adjacent to the site;
  - Users of PROW footpaths and bridleways;
  - Users of Elmridge Lane, Longridge Road and Four Acre Lane; and
  - Residents at home in isolated farmsteads and dwellings.
- 2.2.8 Visitors to elevated vantage points in the wider landscape, including Beacon Fell, and Parlick, were considered but due to distance from the site any likely effects would be negligible.

## Extent and level of detail for baseline studies

- 2.2.9 A description of the site and its environs, including landscape features and landscape character is provided in Section 5. The landscape character baseline includes reference to relevant published landscape character assessments identified above and notes the key characteristics of the relevant local landscape character types and sub-types.
- 2.2.10 The visual baseline sets out a description of the extent of visibility. Representative viewpoints are identified and capture the range and extent of the likely visual effects of the development. Groups of people likely to have views of the development are identified and include residents at home, users of the local Public Rights of Way network and road users including motorists, cyclists and pedestrians. Visitors to elevated locations at Beacon Fell and Parlick are scoped out of the visual impact assessment.
- 2.2.11 Supporting figures have been provided, including the ZTV (see Appendix 1, **Figure 3 – Zone of Theoretical Visibility**). The supplied ZTV has indicated that the development could potentially be visible across a geographical area extending to 2km although it should be noted that the ZTV does not account for intervening vegetation, buildings and settlements which would filter or screen some views of the development locally.

### **Elements of proposed development scoped out**

- 2.2.12 The two existing buildings which are to be converted for holiday lets are scoped out of the assessment. The buildings are existing elements of the landscape and the conversion of each will not result in any significant landscape or visual effects.

## 3 METHODOLOGY

### Introduction

- 3.1 The methodology for the assessment of landscape and visual effects of the development follows the current best practice approach for the process of Landscape and Visual Impact Assessment (LVIA) and draws upon information contained within the following documents:
- *Guidelines for Landscape and Visual Impact Assessment (GLVIA Third Edition)* (Landscape Institute and Institute of Environmental Management and Assessment, 2013) and
  - *An Approach to Landscape Character Assessment* (Natural England, 2014).
- 3.2 The methodology is described in full in Appendix 4.

### Process

- 3.3 The LVIA process is non-prescriptive and informed objective and subjective judgements are made in the appraisal of landscape and visual effects. For this appraisal, a structured approach consistent with good practice has been followed:
- Specifying the nature of the proposed development;
  - Establishing a baseline by describing the existing landscape and the views and visual amenity in the area that may be affected; and
  - Identifying the effects of the proposed development.
- 3.4 A decision on whether the effects should be categorised as positive, negative or neutral is made using the following criteria:
- the degree to which the proposal fits with the existing character of the landscape or views; and
  - the contribution to the landscape or views that the proposed development makes, even if it is in contrast to the existing character of the landscape or views.



## **Baseline studies**

- 3.5 For the landscape baseline, an understanding of the landscape that may be affected is established including its constituent elements, its character and the way this varies spatially, its geographic extent, its history, its condition, the way the landscape is experienced, and the value attached to it.
- 3.6 For the visual baseline, the extent of the visibility of the development, the different groups of people who may experience views of the development, the viewpoints where they would be affected and the nature of the views at these points are established.
- 3.7 A ZTV is used to illustrate the extent of 'worst-case' visibility of the proposed development assuming no screening by buildings or vegetation.
- 3.8 Visual receptors, viewpoints and views that have been identified as unlikely to experience any adverse effects are not included in the detailed reporting.
- 3.9 The value attached to the views experienced by visual receptors is established. This takes account of the level of recognition attached to particular views through planning designations and indicators of value attached to views through appearance in guidebooks or on tourist maps, or provision of facilities for their enjoyment, or references in literature and art.

## **Identification and description of effects**

- 3.10 The baseline information is combined with an understanding of the details of the development to identify and describe the likely landscape and visual effects, including direct effects and any indirect, secondary, short-, medium- and long-term, permanent and temporary, positive and negative effects.
- 3.11 In predicting landscape effects, the components of the landscape likely to be affected by the development, referred to as the landscape receptors, are identified. These include overall character and key characteristics, individual elements or features and specific aesthetic or perceptual aspects. The interactions between the landscape receptors and the different components of the development upon completion are then identified.

- 3.12 In predicting visual effects, a range of issues are considered, including: the nature of the view of the proposed development; the proportion of the proposed development that would be visible; the distance of the viewpoint from the proposed development and whether the viewer would focus on it; and whether the view is stationary or transient; and the nature of the changes.

### Photographs

- 3.13 Viewpoints have been selected to illustrate the nature of existing views for visual receptors with a medium or high susceptibility to a change in their view.
- 3.14 Photographs have been taken from viewpoints in publicly accessible locations with a 50mm Focal Length lens and Full Frame Sensor Digital SLR Camera (Canon EOS 5D MkII). This captures a horizontal field of view of just less than 40 degrees and a 50mm fixed focal length lens. Where a single-frame photograph based on this field of view has not conveyed the breadth of visual information required to represent the proposed development and relevant context, a panoramic image produced by the careful 'stitching' together of single-frame images, provides a more informative representation of the effect of a development in the landscape.
- 3.15 The viewpoint locations have been captured by a hand-held GPS (Garmin GPSMAP® 64s) and recorded as OS grid coordinates.
- 3.16 Technical Guidance set out within the Landscape Institute *Technical Guidance Note 06/19 - Visual Representation of Development Proposals* has been followed and Type 1 visualisations have been selected to represent the context and extent of the development, and of key features. These consist of a panoramic photograph from each viewpoint annotated to illustrate the basic form, scale, features and location of the development.

## 4 PLANNING AND LEGAL CONTEXT

### Introduction

- 4.1 In terms of relevant planning policy, guidance on protecting and enhancing the Lancaster district landscape is contained within the National Planning Policy Framework and the Local Plan for Ribble Valley – Core Strategy 2008 – 2028.

### National planning policy

#### National Planning Policy Framework (2023)

- 4.2 The National Planning Policy Framework was updated on 20 December 2023 and sets out the government planning policies for England and how these are expected to be applied.
- 4.3 At the heart of the NPPF is a presumption in favour of sustainable development. This is set out at paragraph 11 which states that local planning authorities should approve development proposals that accord with up to date development plans unless:
- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 4.4 Chapter 15: *Conserving and enhancing the natural environment* contains paragraphs relevant to the development, including paragraphs 180, 181, 182 and 177.
- 4.5 Paragraph 180 states that planning policies and decisions should contribute to and enhance the natural and local environment by (inter alia):
- (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); and
  - (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.

- 4.6 Paragraph 181 states that plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.
- 4.7 Paragraph 182 states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues.
- 4.8 Paragraph 183 states that considering applications for development within National Parks, the Broads and National Landscapes, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of (inter alia):
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

## Local planning policy

### Ribble Valley Core Strategy

- 4.9 The Core Strategy 2008 – 2028, A Local Plan for Ribble Valley, Adoption Version sets out the strategic planning policy framework to guide development in the borough up to 2028. It also includes development management policies to assist in the determination of individual planning applications.
- 4.10 The following Key Statement and Development Management Policy are relevant to landscape and visual matters:
- 4.10.1 Key Statement EN2: *Landscape*

The landscape and character of the Forest of Bowland National Landscape 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 National Landscape 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.

#### 4.10.2 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).
7. Townscape elements such as the scale, form, and materials that contribute to the characteristic townscapes of the area.
8. Upland landscapes and associated habitats such as blanket bog.
9. Botanically rich roadside verges (that are worthy of protection).

- 4.11 In applying policy DME2 reference will be made to a variety of guidance including the Lancashire County Council Landscape Character Assessment, the National Landscape Landscape Character Assessment 2010 and the National Landscape Management Plan.

### **Designated landscapes**

#### **Designation**

- 4.12 Designated landscapes are an indicator of the recognised value of a landscape. The application site is located within a landscape protected by a statutory landscape designation, the Forest of Bowland National Landscape.

## Forest of Bowland National Landscape Management Plan

- 4.13 The Forest of Bowland National Landscape Management Plan 2019–2024 describes the special qualities of the area which contribute to the national significance of the landscape. The document provides a policy framework and identifies a 5-year programme of actions (April 2019 – March 2024) to help guide the work of the National Landscape partnership organisations towards achieving the purpose of this plan – to conserve and enhance the natural and cultural beauty of the Forest of Bowland landscape.

- 4.14 A number of core principles underpin the Management Plan including:

### *Sustainable development*

This means ensuring that development is sound in environmental, social and economic terms, without compromising the ability of future generations to do the same. Within a nationally protected landscape such as the National Landscape, the landscape and special qualities must be given special consideration in order to achieve sustainable development.

### *Landscape change*

Change in the landscape is inevitable and need not be unwelcome. In the context of National Landscape designation and the conservation and enhancement of natural beauty, the challenge is to manage change in an integrated way, so that it can make a positive contribution both to the social and economic needs of local communities and to the natural beauty and special qualities of the landscape.

- 4.15 The action plan section of the Management Plan is organised under three themes. Theme 1 – An Outstanding Landscape of Natural and Cultural Heritage includes the following objectives relevant to landscape and visual issues:

### *Landscape*

Apply the guiding principles of the European Landscape Convention, using landscape characterisation as the basis for policy- and decision-making for land and development management, to conserve and enhance natural beauty of the landscape.

Outcome: The landscape is conserved and enhanced, whilst ensuring essential development takes place.

## *Historic Environment*

Support the conservation, restoration and management of the historic environment and wider cultural landscape.

Outcome: Built and other cultural heritage assets are better understood, conserved and managed.

- 4.16 The National Landscape Partnership produces position statements and guidance dealing with specific landscape planning issues. These include an *Obtrusive Lighting Position Statement* which states that exterior lighting proposed as part of any new development, within or affecting the boundaries of the National Landscape, should be the minimum required and only appropriate to its purpose, so as to protect the area's natural surroundings and intrinsic darkness.
- 4.17 Proposals for exterior lights should follow the National Landscape Guidance and Good Practice and should be able to demonstrate that there is not a significantly adverse effect, individually or cumulatively, on: the character of the area; the visibility of the night sky; biodiversity (including bats and light sensitive species); and residents, pedestrians or drivers.

## **Landscape strategies**

### *A Landscape Strategy for Lancashire*

- 4.18 The site is in the Undulating Lowland Farmland landscape character type. The landscape strategy for this landscape character type, set out in A Landscape Strategy for Lancashire: Landscape Strategy, includes the following landscape strategies and recommendations of relevance to the site:

#### *Conserve the distinctive rural hedgerow network*

- encourage continued hedgerow management, re-planting gaps and planting of a new generation of hedgerow saplings to conserve the hedgerow network.

#### *Conserve the lowland herb-rich haymeadows and unimproved neutral grasslands*

- avoid agricultural improvements and application of artificial fertilisers which decrease species diversity of these grasslands;
- conserve species-rich grass verges and increase species diversity by management where appropriate; and
- encourage conservation management techniques, grazing and cutting regimes, which promote unimproved grassland.

### *Enhance the wooded character of the lowland landscape*

- promote the planting of new woodland to link existing woods and hedgerows, aiming for a continuous network of trees, hedgerows and woods where this does not conflict with other habitats of biodiversity significance;
- encourage planting of small farm woodlands which are a feature of the lowland agricultural landscape and provide 'stepping stones' for wildlife between larger woodlands;
- promote the restoration where appropriate of semi-natural habitats to increase the resource and to develop linkage and corridors for wildlife; and
- encourage use of species which are typical of the area such as lowland oak woods, alder in wetter places and ash woodland where the soils are moist and/or base-rich.

### **Forest of Bowland National Landscape Landscape Character Assessment**

- 4.19 The site is in the Undulating Lowland Farmland landscape character type and the Whitechapel landscape character area. An overall management strategy for the landscape character type, supported by a bullet point list of specific guidelines for managing landscape change for the overall type, is provided in the Forest of Bowland National Landscape Landscape Character Assessment.
- 4.20 The overall strategy for the Undulating Lowland Farmland landscape character type is to manage the impact of changes in land and building use, conserve or restore neglected landscape features and encourage the retention and restoration of historic and vernacular building materials and details and the careful design of new buildings. There is also a need to conserve the network of dry stone walls, hedgerows and hedgerow trees which contribute to a diverse landscape pattern. Open views towards the Unenclosed and Enclosed Moorland Hills, and the Moorland Plateaux Landscape Character Types should be conserved.
- 4.21 Specific guidelines of relevance to the site include:

#### *Physical Character*

- Conserve and enhance woodland, hedges and stone walls.

#### *Ecological Character*

- Link existing woodlands and hedgerows to create a continuous woodland network to reverse habitat fragmentation.
- Create new hedgerows and regenerate existing hedges to maintain and enhance key landscape linkages.



- Encourage conservation of existing key landscape features and habitats.

*Cultural and Historic Character*

- Encourage the use of local building materials, in particular gritstone and limestone.
- Restore white railings, walls and hedgerows.

*Aesthetic and Perceptual Character*

- Conserve open views towards the surrounding higher Moorland Plateaux and Unenclosed and Enclosed Moorland Hills Landscape Character Types.

## 5 BASELINE CONDITIONS

### Landscape baseline

- 5.1 The site and its surrounding landscape are covered by existing landscape character assessments at different scales. Broad-scale assessments at national or regional level set the landscape context but are too generalised to be a basis for the LVIA. Local authority assessments provide more detail on the types of landscape in a study area. The focus of this LVIA is on the character of the landscape at a more local level and specifically, the Forest of Bowland National Landscape Landscape Character Assessment. The character types and descriptions in this assessment are comparable to those in A Landscape Strategy for Lancashire: Landscape Character Assessment.

### Broad-scale assessment

#### *National Character Area Profiles*

- 5.2 National Character Area Profiles provide a description of the natural and cultural features that shape the area. The site is in National Character Area (NCA) 33. Bowland Fringe and Pendle Hill. Key characteristics of this NCA are:
- 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.

#### Local landscape character assessments

##### *Forest of Bowland National Landscape Landscape Character Assessment*

5.3 The site falls within landscape character type E. Undulating Lowland Farmland and local landscape character area E1. Whitechapel, as defined by the Forest of Bowland National Landscape Landscape Character Assessment (see Appendix 1, **Figure 4 – Forest of Bowland National Landscape Character Areas**). Key characteristics of the Whitechapel landscape character area are:

- 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.

- 5.4 The overall condition of the Undulating Lowland Farmland Landscape Character Type is considered to be good. Most landscape features are generally well managed. Patches of unmanaged woodland are, however, visible and there is also evidence of neglected stone walls and loss of hedgerows which have been replaced by fences.
- 5.5 Increased farm size due to amalgamation of farms may lead to a demand for new agricultural buildings, affecting character and views. Increased financial pressures and reduced availability of higher level agri-environment payments may lead to field boundaries, walls and hedges suffering from a lack of management.
- 5.6 Diversification of farm businesses leading to introduction of new buildings and the conversion of farm buildings from residential and other uses could gradually change the nature of the working landscape and its associated attributes. The erosion and loss of vernacular building styles through introduction of cheaper alternatives will reduce the distinctive characteristics of this area.
- 5.7 The ecological sensitivity of the Undulating Lowland Farmland Landscape Character Type is represented by a combination of hedges, hedgerow trees and small stream corridors. Sensitive cultural and historic features include the intact network of stone walls, stone bridges and historic villages. In addition, the landscape displays a mature structure of hedgerows and hedgerow trees, culminating in moderate landscape character sensitivity. Overall, visual sensitivity is considered to be moderate. In places, woodland and hedgerows limit views, whilst there is strong intervisibility with the Unenclosed and Enclosed Moorland Hills and Moorland Plateaux Landscape Character Types.

### *Lancashire landscape character assessment*

- 5.8 The site falls within landscape character type 5. Undulating Lowland Farmland and landscape character area 5b. Lower Hodder and Loud Valley, as defined by A Landscape Strategy for Lancashire: Landscape Character Assessment (see Appendix 1, **Figure 5 – Lancashire Landscape Character Areas**). The Lower Hodder and Loud Valley landscape character area is described as follows:

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

### *Landscape character of the site and its surroundings*

- 5.9 The site encompasses three fields used for the pasturing of livestock which are located to the south-west of Black Moss Farm. The fields comprise improved grassland enclosed by hedges on the boundaries. Two recently constructed agricultural sheds are located within two of the fields. There are two existing modern farm buildings to the north-east of the site which form the south-west edge of the farmstead.
- 5.10 The topography of the site and its immediate surroundings is flat. To the north-west of the track that connects Black House Farm to Elmridge Lane land rises to 182m AOD in proximity of Black Sticks Farm. To the south of the site land falls gently towards the River Loud. Land to the north-east and south-west of the site is gently undulating and lies within the River Loud valley.
- 5.11 The character of the landscape surrounding the site is defined by a patchwork of gently undulating pastoral fields which are delineated predominantly by hedgerows. A pond surrounded by Willow trees is within the site and adjacent to Black Moss Farm farmstead which lies to the north-east. There are several woodland blocks and shelterbelts in the immediate setting of the site, including Black Moss Wood extending south-east from the farmstead and Elmridge Wood to the north-west of the farmstead.

- 5.12 Public Rights of Way in the locality comprise a network of public footpaths within the River Loud valley including FP0312038 which lies 0.09km to the north-west of the site. There is a network of winding, hedge-lined lanes connecting villages, hamlets and scattered farmsteads. Elmridge Lane, from which Black House Farm is accessed via a track, lies 0.48km to the west-south-west of the site.
- 5.13 There are several listed buildings in the study area. The closest to the site is Moss Side Farmhouse, a Grade II listed building, which lies 0.49km to the south-south-west. The site does not form part of the setting to any of the listed buildings.
- 5.14 The site context is illustrated shown in Appendix 1, **Figure 6 – Site Context**.

#### Landscape value

- 5.15 The site is in the Forest of Bowland National Landscape. The area was designated as a landscape of national significance, primarily, due to the following key characteristics:
- The grandeur and isolation of the upland core
  - The steep escarpments of the moorland hills
  - The undulating lowlands
  - The serenity and tranquillity of the area
  - The distinctive pattern of settlements
  - The wildlife of the area
  - The landscape's historic and cultural associations
- 5.16 Natural beauty is at the heart of what makes the Forest of Bowland National Landscape special: it is the reason the Bowland landscape is designated for its national and international importance. This natural beauty is derived from the area's largely unspoilt countryside, combined with several special qualities that contribute to the area's unique character or 'sense of place'. The special qualities of the Forest of Bowland National Landscape are numerous and varied, but in general terms they can be summarised as follows:
1. An Outstanding Landscape
  2. Wild Open Spaces
  3. A Special Place for Wildlife
  4. A Landscape Rich in Heritage
  5. A Living Landscape
  6. Delicious Local Food and Drink
  7. A Place to Enjoy and Keep Special

- 5.17 Nationally designated landscapes generally indicate landscape of higher value. The high quality and outstanding natural beauty of the landscape sets the National Landscape apart from the wider countryside and is the reason for its designation. The landscape of the site and its surroundings is judged to be of **high** value.

### Visual baseline

- 5.18 The visual baseline establishes: the approximate area from which the development may be visible; different groups of people who may experience views of the proposed development; and the viewpoints where they would be affected.

### Visibility mapping

- 5.15 A Zone of Theoretical Visibility (ZTV) was produced to map areas (shaded in red) up to 2km where there may be, theoretically, views of the proposed development on the site. This was computer generated using Ordnance Survey landform data. The ZTV is calculated using the ridge height above the existing site level for the proposed dwelling.
- 5.16 The ZTV illustrated in Appendix 1, **Figure 3 – Zone of Theoretical Visibility** is based on a bare terrain model with no account of vegetation or buildings interrupting visibility and, therefore, represents the maximum extent of the areas from which views may theoretically be available of the proposed development on the site.

### Key visual receptors

- 5.17 Visual receptors (people whose views towards the site might be changed by development on it) have been identified by combining the ZTV with mapped information about settlements, individual properties and areas and other routes of public access, heritage and visitor attractions.
- 5.18 Potential visual receptors are identified by a reference letter in **Figure 7 – Visual Receptor and Viewpoint Location Plan** and include:
- People at leisure on public footpath FP0312038 – A;
  - People at leisure on public footpath FP0312042 – B;
  - Residents at home in Elmridge Farmhouse – C;
  - Residents at home in Black Moss House and Far Black Moss House – D;
  - Motorists using Elmridge Lane travelling north from Longridge Road – E;
  - Residents at home in properties at junction of Elmridge Lane and Longridge Road – F;
  - People at leisure on public footpath FP0341028 – G;

- Residents at home in properties on Birks Brow including Higher Birks and Oaks Barn – H;
- People at leisure on public footpath FP0341025 – J;
- Residents at home in Whitefold House – K;
- People at leisure on public footpath FP0341014 – L; and
- Residents at home in Higher Hill Top Farm and a property adjacent to Birks Brow – M.

5.19 The visual receptors most susceptible to a change in their view are residents at home, particularly those in properties near the site, and people undertaking activities or visiting locations associated with the experience and enjoyment of the landscape including users of public rights of way footpaths.

### Viewpoints and views

5.20 To assess the likely effects of the proposed development on visual amenity, a total of eight representative viewpoints to represent different viewing experiences were selected through desk study and site work. These viewpoints provide views in the short-, medium- and long-distance range, are all in locations which can be accessed by the public and represent a range of visual receptors.

5.21 The viewpoint list is a representative selection of locations agreed in consultation with Lyndsey Hayes, Head of Development Management and Building Control at Ribble Valley Borough Council for the previous planning application (application number 3/2023/0465). It is not a comprehensive list of locations from which the development would be visible.

5.22 Settlements, key transport routes and recreational routes located across the study area which fall within the ZTV coverage were considered within the assessment. These included: the hamlet of Hesketh Lane; several isolated residential properties and farms; Elmridge Lane; Longridge Road; and local public rights of way footpaths.

5.23 The viewpoints used to assess the visual effects are listed in Table 1 below and their locations are shown on Appendix 1, **Figure 7 – Visual Receptor and Viewpoint Location Plan**. The viewpoints are numbered according to their distance from the site.



**Table 1: Viewpoint locations and rationale for selection**

Viewpoint	Name/Location/Proximity	Rationale for Selection
1	Public footpath FP0312038 at memorial seat  E359904 N440142  210m SW	Representative of view for users of public footpath and visitors to memorial seat (A).
2	Public footpath FP0312038  E360214 N439811  289m S	Representative of view for users of public footpath (A).
3	Public footpath FP0312042 at Elmridge Farmhouse  E359583 N440618  542m NW	Representative of view for users of public footpath (B) and residents at home in Elmridge Farmhouse (C).
4	Public footpath FP0312038 at Black Moss House  E360636 N440720  546m NE	Representative of view for users of public footpath (A) and residents at home in properties in Black Moss House and Far Black Moss House (D).
5	Elmridge Lane at Derby Arms public house  E356768 N477374  911m SSE	Representative of view for motorists using Elmridge Lane (E) and residents at home in properties at Longridge Road/Elmridge Lane junction (F).

6	Public footpath FP0341028  E361605 N439079  1.75km SE	Representative of view for users of public footpath (G) and residents at home in properties on Birks Brow including Higher Birks and Oaks Barn (H).
7	Public footpath FP0341025 at Whitefold House  E362085 N439373  2.01km SE	Representative of view for users of public footpath (J) and residents at home in Whitefold House (K).
8	Public footpath FP0341014  E361738 N438708  2.08km SE	Representative of view for users of public footpath (L) and residents at home in Higher Hill Top Farm and a property adjacent to Birks Brow (M).

Note: Letters in brackets (A) identify each visual receptor – see paragraph 5.18 and Appendix 1, **Figure 7 – Visual Receptor and Viewpoint Location Plan**.

#### Value attached to views

- 5.24 None of the views are recognised as being of special value, for example in relation to a scenic drive, a named panoramic viewpoint or distinct views which feature in literature or art. The views are more incidental, are not associated with somewhere people travel to or stop and are experienced by smaller numbers of people. None of the views are recorded as important in relation to the Forest of Bowland National Landscape or mentioned in the special qualities that contribute to the natural beauty of the area. However, because views are experienced from within the National Landscape, they are considered to be of **high** value.

## 6 THE PROPOSED DEVELOPMENT

6.1 The proposed development would comprise:

1. Erection of three silos and the following agricultural buildings:

- calving shed (building S1 – 960m<sup>2</sup>)
- calving shed (building M2 – 960m<sup>2</sup>)
- farm office/ welfare (building M2 – 250m<sup>2</sup>)
- robotic milking shed (building P1 – 1,550m<sup>2</sup>)
- M&E housing (36m<sup>2</sup>)
- chemical store and compressor housing (36m<sup>2</sup>)
- midden (740m<sup>2</sup>)
- wash bay (382m<sup>2</sup>)

2. An extension to Black Moss Farm Cottage (13m<sup>2</sup>).

3. A barn conversion to a holiday let.

4. A pigsty conversion to a holiday let.

5. A hardstanding and access track (3894m<sup>2</sup>).

6.2 An illustrative site plan is provided by Modern City Architecture & Urbanism in Appendix 1, **Figure 2 – Proposed site plan**.

6.3 Full details of the development are provided in the Design and Access Statement prepared by ML Planning Consultancy and submitted with the planning application.

6.4 The maximum pitched roof height of the proposed agricultural buildings would be approximately 7.4 metres, with an eaves height of 4.5 metres.

6.5 The proposed materials for the buildings would match the existing sheds and include:

- Roof: Profiled steel sheet; anthracite colour
- Lower level plinth walls: pre-cast concrete panels
- Upper wall: temperature control curtains; colour green
- End walls: pretreated softwood (Yorkshire boarding)
- Doors: sheet metal

6.6 Five of the agricultural buildings together with the three silos would be sited at the western end of the existing sheds. The midden, the wash bay and one of the calving sheds would be to the south of the existing sheds.

## Landscape strategy

- 6.7 A landscape strategy for the proposed development aims to mitigate against adverse landscape and visual effects and compensate for the loss of approximately 8,820m<sup>2</sup> of improved grassland.
- 6.8 The following measures are proposed to mitigate the potential effects of the development on the site and its surroundings:
- Maintain/ restore hedgerow boundaries including hedgerow trees;
  - Plant trees in gaps within existing field boundary hedgerows to reduce the scale of, and filter views of, the building and slurry tanks;
  - Establish a woodland belt comprised of native tree species informed by the relevant woodland type of the National Vegetation Classification (NVC);
  - Retain and manage field pond to improve its wildlife and landscape interests; and
  - Develop species rich grassland on undisturbed areas of the fields post construction of the building and slurry tanks.
- 6.9 A proposed landscape layout is illustrated on a drawing produced by Barnes Walker in Appendix 1, **Figure 8 – Landscape Strategy**.

## 7 IDENTIFICATION OF LANDSCAPE AND VISUAL EFFECTS

### Introduction

- 7.1 The landscape and visual receptors that may potentially be affected by the proposed development are identified in Section 5.
- 7.2 The landscape and visual effects at completion of the development are identified in this section and categorised as positive, negative or neutral. The criteria for determining the category include:
- the degree to which the proposed development fits with existing character; and
  - the contribution to the landscape that the development may make in its own right, by virtue of good design, even if it is in contrast to existing character.

### Landscape effects

- 7.3 The development would be located on a site currently used as a pasture field and located in the Forest of Bowland National Landscape.

#### Effects on National Landscape Character

- 7.4 The site is a very small part of National Character Area (NCA) 33. Bowland Fringe and Pendle Hill. The development would be in an enclosed location relative to the wider lowland landscape of the River Loud valley and contained by existing buildings within the Black Moss Farm farmstead to the north-east and woodland blocks to the north and south-east. The effect of the proposed development on the NCA is categorised as **neutral** as it would form part of an existing group of farm buildings and fit with the existing character of the NCA in this location.

#### Effects on Forest of Bowland AONB Landscape Character

- 7.5 The site falls within landscape character type E. Undulating Lowland Farmland and landscape character area E1. Whitechapel (LCA E1), as defined by Forest of Bowland National Landscape Landscape Character Assessment. There are eight occurrences of the Undulating Lowland Farmland landscape character type within the Study Area. Landscape Character Areas within this Type occur at the northern, western, southwestern (LCA E1) and eastern edges of the National Landscape Landscape Character Study Area; and in all cases, this Landscape Character Type extends outside the boundary of the National Landscape.

- 7.6 Scattered, isolated farmsteads, including Black Moss Farm, contribute to the settlement pattern of LCA EI. The development would be a physical extension of the Black Moss Farm farmstead onto portions of three open fields to the south of the farmstead. The effect of the development on LCA EI is categorised as **neutral** as it would form part of an existing farmstead with a limited visual connection to the Lower Hodder and Loud valley.

#### Effects on landscape character of the site and its surroundings

- 7.7 The site and its immediate context comprise the site of the development itself, the fields in which it would be located and the farmstead. The site is part of three fields contained by hedges on the north, west and south boundaries. The effect of the development on the fields is categorised as **negative** as it would remove approximately 8,820m<sup>2</sup> of improved grassland and approximately 100m length of hedge. This hedge is described as species poor and defunct in an Ecological Appraisal of the site prepared by Envirotech in February 2023.

#### Visual effects

- 7.8 The visual effects of the development are considered alongside the key visual receptors (identified in paragraph 5.18) in Table 2 below.

**Table 2: Potential visual effects on key visual receptors**

Key visual receptor	Visual effects
People at leisure on public footpath FP0312038 at location of a memorial seat	<p>Refer to <u>Viewpoint Photograph 1</u></p> <p>Four of the proposed agricultural buildings would be visible and positioned in front of, and to the west of, an existing shed on the farmstead. The proposed midden would be located to the south of an existing pond and the wash bay would form an extension to an existing machine shed. There would be a partial view of these buildings above hedges on the boundaries of fields. The focus of viewers would not be materially changed due to the presence of existing buildings.</p> <p>The effect of the development on the views would be categorised as <b>neutral</b> as it would be viewed in juxtaposition with existing buildings on the farmstead.</p>

<p>People at leisure on public footpath FP0312042</p> <p>Residents at home in Elmridge Farmhouse</p>	<p>Refer to <u>Viewpoint Photograph 3</u></p> <p>There would be a partial view of a proposed agricultural building which would form an extension to an existing calving shed. Trees in the landscape between the viewer and the building would partially interrupt the view of this building. There would be a full view of two proposed agricultural buildings located to the west of an existing shed on the farmstead together with a partial view above these buildings of three proposed silos.</p> <p>The effect of the development on the views would be <b>neutral</b> due to the screening effect of trees and proximity of the development to existing buildings present in the view.</p>
<p>People at leisure on public footpath FP0312038 travelling north</p>	<p>Refer to <u>Viewpoint Photograph 2</u></p> <p>Four of the proposed agricultural buildings and three proposed silos would be partially visible above an existing hedge and positioned in front of, and to the west of, an existing shed on the farmstead. The proposed midden would be located to the south of an existing pond and the wash bay would form an extension to an existing machine shed. Both buildings would be partially visible above an existing hedge. The focus of viewers would not be materially changed due to the presence of existing buildings.</p> <p>The effect of the development on the views would be <b>neutral</b> as it would be viewed in juxtaposition with existing buildings on the farmstead.</p>

<p>People at leisure on public footpath FP0312038 travelling west</p> <p>Residents at home in properties in Black Moss Farm and Far Black Moss House</p>	<p>Refer to <a href="#">Viewpoint Photograph 4</a></p> <p>There would be no view of the proposed agricultural buildings or proposed farmhouse extension due to a screen formed by mature mixed woodland and silage clamps currently under construction.</p> <p>The effect of the development on the view would be <b>neutral</b>.</p>
<p>Motorists using Elmridge Lane travelling from Longridge Road</p> <p>Residents at home in properties at Longridge Road/Elmridge Lane junction</p>	<p>Refer to <a href="#">Viewpoint Photograph 5</a></p> <p>There would be, at worse, filtered views of the proposed agricultural buildings through mature broadleaved woodland in the mid ground of the view.</p> <p>The effect of the development on the views would be <b>neutral</b> due to the filtering effect of trees and proximity of the development to existing buildings present in the view.</p>
<p>Users of public footpath FP0341028</p> <p>Residents at home in properties on Birks Brow including Higher Birks and Oaks Barn</p>	<p>Refer to <a href="#">Viewpoint Photograph 6</a></p> <p>Two of the proposed agricultural buildings and three proposed silos would be visible and positioned in front of an existing shed on the farmstead. The focus of the view is Beacon Fell.</p> <p>The effect of the development on the views would be <b>neutral</b> due to the distance of the viewer from the development and the development effectively replacing an existing building in the view.</p>
<p>Users of public footpath FP0341025</p> <p>Residents at home in Whitefold House</p>	<p>Refer to <a href="#">Viewpoint Photograph 7</a></p> <p>There would be a partial view of a proposed agricultural building which would sit in front of an existing agricultural building on the farmstead and the tops of three proposed silos. All other proposed buildings and the proposed farmhouse extension would be screened by vegetation in the landscape,</p>



	<p>including Black Moss Wood. The focus of the view is Beacon Fell.</p> <p>The effect of the development on the views would be <b>neutral</b> due to the distance of the viewer from the development and the development being only a small, minor element of the view and viewed in the context of existing sheds.</p>
<p>Users of public footpath FP0341014</p> <p>Residents at home in Higher Hill Top Farm and a property adjacent to Birks Brow</p>	<p>Refer to <u>Viewpoint Photograph 8</u></p> <p>A proposed agricultural building would be positioned in front of an existing agricultural building on the farmstead in the view. There would be a full view of the building. Three proposed silos would be viewed in juxtaposition with this building. The focus of the view would not be materially changed due to the presence of existing buildings and Beacon Fell on the skyline.</p> <p>The effect of the development on the views would be <b>neutral</b> as it would be viewed in juxtaposition with existing buildings on the farmstead.</p>

## 8 ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

- 8.1 In accordance with GLVIA3 the assessment of landscape and visual effects are separate but linked procedures; the landscape is assessed as an environmental resource in its own right, whereas visual effects are assessed on views and visual amenity experienced by people.
- 8.2 The landscape and visual effects identified in Section 7 have been assessed at completion of the development.
- 8.3 The degree of the landscape and visual effects is judged by considering the magnitude of change along with the sensitivity of the receptor as detailed in the methodology (see Appendix 4). Levels of effect are identified as **negligible**, **slight**, **moderate** and **substantial** where moderate and substantial effects are considered as significant in the context of the Forest of Bowland National Landscape.

### Assessment of effects on landscape character

- 8.4 The development would be located on a site currently used as agricultural land, which is within the Forest of Bowland National Landscape. In making judgements on the sensitivity of the landscape, the value of the landscape is **high** as it is within a designated landscape. The proposed development would be **permanent** without the intention for it to be reversed. The landscape effects of the development are assessed below.

### Effect on National Character Area Profile 33. Bowland Fringe and Pendle Hill (NCA33)

- 8.5 The development site is in a relatively enclosed location on the edge of Black Moss Farm farmstead and influenced by the presence of existing buildings in the farmstead. The proximity of Black Moss Wood provides screening and back clothing of the development. These attributes of the landscape character offer some opportunities to accommodate farm buildings, and as a localised area of NCA33 the site is considered to have **medium** susceptibility to development. Overall, the sensitivity of NCA33 is judged to be **medium-high**.
- 8.6 The development of the site would be **minor** in scale relative to the wide geographic area of NCA33 and in keeping with the local character, which is defined by Black Moss Farm farmstead. The geographical extent of the landscape effect would be **localised** extending over a small area of NCA 33 forming the immediate surroundings of the site. Overall, the magnitude of the landscape effect is judged to be **medium**.

- 8.7 The level of landscape effect on NCA33 is **slight** reflecting a perceptible effect over a localised area of a character area of broad geographic scale.

Effect on landscape character area E1. Whitechapel (LCA E1)

- 8.8 The site forms a relatively small parcel of land within the local landscape character area E1. Whitechapel. It is influenced by buildings within the Black Moss Farm farmstead and enclosed to the east and south by Black Moss Wood. These attributes of the local landscape character offer some opportunities to accommodate farm buildings and this area of LCA E1 is considered to have **medium** susceptibility to the proposed development. Overall, the sensitivity of LCA E1 is **medium-high**.
- 8.9 The effect of the development on one of the key characteristics of the area, the patchwork of gently undulating pastoral fields, would be a **minor** scale of change due to the extent of pastoral fields in the wider area. The geographical extent of the landscape effect would be **localised** extending over a small area of LCA E1 within the immediate surroundings of the site. Overall, the magnitude of the landscape effect is judged to be **medium**.
- 8.10 The level of effect is judged to be **slight** on the Whitechapel landscape character area reflecting a perceptible effect over a localised area and on an element key to the character of the LCA E1.

Effect on landscape character of the site and its surroundings

- 8.11 The site and its immediate context comprise the site itself, and Black Moss Farm farmstead adjacent to it. The immediate context is contained by woodland to the north and south-east, and agricultural buildings to the east, and is more open to the west, south-west and south comprising adjacent fields. These attributes make up the character of the landscape and are resilient to change, and the site and its immediate surroundings are considered to have a **medium-low** susceptibility to the development. Overall, the sensitivity is judged to be **medium**.
- 8.12 The development would result in a high degree of change to the site itself but would be located where agricultural buildings are a notable element of local character resulting in a **moderate** scale of change to the immediate site context. The geographical extent of the landscape effect is **localised** at the immediate setting of the site. Overall, the magnitude of the landscape effect is judged to be at the higher end of **medium**.

- 8.13 The proposed development would have a **moderate-slight** level of effect on the site and its surroundings.

### Assessment of effects on elements and features of the site

- 8.14 The proposed development would have a direct effect on an area of improved grassland and section of hedge. Improved grassland is a widespread resource in the locality of the site and the hedge is largely defunct with both having a **low** susceptibility to change. Overall, the sensitivity of improved grassland and the hedge is judged to be **medium**.
- 8.15 There would be a **major** alteration to 8,820 m<sup>2</sup> of improved grassland within three fields and approximately a 100m length of hedge. The geographical extent of the landscape effect is **restricted** to the site level. Overall, the magnitude of the effect is judged to be **medium-high**.
- 8.16 The level of effect on improved grassland across three fields and a boundary hedge is judged to be **moderate**.

### Assessment of visual effects

- 8.17 This section sets out the assessment of the predicted visual effects of the development. The relevant visual receptors are identified in Section 5.
- 8.18 Judging the significance of visual effects requires consideration of the nature of the visual receptors (sensitivity) and the nature of the effect on those receptors (magnitude).

### Viewpoint assessment

- 8.19 A viewpoint assessment was undertaken focusing on the views of visual receptors at eight representative locations agreed with consultees. This assessment is set out in Tables 3 -10 in Appendix 3.
- 8.20 Viewpoints Photographs 1-8 in Appendix 2 show the existing view from each of the viewpoints and are annotated to indicate the approximate position of the proposed development.
- 8.21 The viewpoint assessment examined effects on receptors at eight locations. The receptors at these locations are mainly people at leisure, including walkers on the public footpaths and bridleways as well as residents at home in farms and houses in the surrounding area. Due to their occupation and interest in their landscape surroundings, susceptibility is judged to be **high**, and the value of the view was also judged to be **high** due to the natural beauty of views in the Forest of Bowland

National Landscape. Motorists using local roads have a passing interest in their surroundings as their attention is primarily on the road and their susceptibility to change is judged to be **medium**.

#### Effects of users of public footpaths

- 8.22 The closest receptors are users of public footpath FP0312038 between Ferrari's Restaurant and Hotel and Black Moss Farm. This route provides transient views of the site for people travelling north on the footpath (see Viewpoint Photograph 2) and the development would become more prominent in the views as Black Moss Farm is approached (see Viewpoint Photograph 1). Proposed agricultural buildings to the south and west of an existing shed would be visible in juxtaposition with existing buildings at Black Moss Farm. A proposed midden and a wash bay would be viewed in juxtaposition with existing slurry tanks and a machine building. The scale of effect on walkers on this section of the footpath is predicted to be **moderate**, affecting a **localised** geographical extent, and resulting in a **moderate** level of effect.
- 8.23 Further to the east on public footpath FP0312038 views of the development would be more limited due to the screening effect of Black Moss Wood and existing buildings on Black Moss Farm farmstead. From this path there would be no change in the view for walkers using the footpath.
- 8.24 Users of public footpath FP0312042 to the north-west of Black Moss Farm would experience a view of the development from a small section of the path close to Elmridge Farmhouse (see Viewpoint Photograph 3). This is due to screening by other buildings in proximity to the farmhouse. Further east along this footpath woodland to the north-west of Black Moss Farm would limit views of the development. The scale of effect is predicted to be **moderate**, affecting a **localised** geographical extent, and the level of effect on walkers would be **moderate**.
- 8.25 To the south-east of Black Moss Farm there a series of public footpaths and several houses on elevated ground of the River Loud valley. There are panoramic views across the River Valley towards Parlick, Bleasdale Moors and Beacon Fell. The development would only be partially visible due to being relatively distant at 2km from the footpaths and containment by Black Moss Wood. The scale of effect for users of footpaths FP0341025 and FP0341014 would be **minor**, affecting a **localised** geographical extent, and the level of effect would be **moderate-slight**.

### Effects on residents at home

- 8.26 There are only a limited number of properties from which residents at home would obtain a view of the development. Viewpoint Photograph 3 is representative of the view of residents living in Elmridge Farmhouse and a few dwellings in proximity to it. Only part of the proposed agricultural building would be visible, and the scale of effect is predicted to be **moderate**, and the geographical extent would be **localised**. The level of effect experienced by residents at home in these properties would be **moderate**.
- 8.27 Residents living in two properties to the north-east of Black Moss Farm including Black Moss House and Far Black Moss House would have no view of the development due to screening provided by Black Moss Wood and an existing silage clamp on Black Moss Farm farmstead. The level of effect on these residents would be **imperceptible**.
- 8.28 There are several dwellings on elevated ground to the south-east of Black Moss Farm providing residents with the opportunity to view the development. From Whitefold House and a few properties on Birks Brow it is predicted that the proposed development would be partially visible due to relative distance from the properties and visual containment by Black Moss Wood. The scale of effect for residents at home in these properties would be **minor**, affecting a **localised** geographical extent, and the level of effect would be **moderate-slight**.

### Effects on road users

- 8.29 The closest road to the development would be Elmridge Lane. Views from the road would be limited due to topography and woodland with only a glimpse view from close to the junction with Longridge Road. The scale of the effect would be imperceptible, the geographical extent restricted, and the level of effect on motorists would be **slight**.
- 8.30 None of the other roads passing through the study area would provide motorists with opportunity to view the development.

### Assessment of effects on Forest of Bowland National Landscape

- 8.31 The Forest of Bowland National Landscape Management Plan describes the special qualities of the area which contribute to the national significance of the landscape. An assessment was undertaken of the effects of the development on these special qualities.

- 8.32 The special quality describing 'An Outstanding Landscape' is the quality with the highest potential to be affected by the development. The high quality and outstanding natural beauty of the landscape sets the National Landscape apart from the wider countryside and is the reason for its designation.
- 8.33 As part of three pasture fields, the development site is in a locally enclosed area of the landscape, well contained by existing buildings and mature woodland on and around Black Moss Farm. The site and its context relate to Whitechapel local landscape character area where isolated farmsteads contribute to the settlement pattern. The relationship of the site with existing agricultural buildings would ensure that the development appears as part of the farmstead. The style of the new agricultural buildings would reflect the existing agricultural buildings to the north of the development site.
- 8.34 Direct effects of the development on the landscape would be restricted to two fields. Approximately 8,820m<sup>2</sup> of improved grassland would be removed. Improved grassland is a widespread resource in the Whitechapel local landscape character area.
- 8.35 The assessment of effects of the development on the landscape as an environmental resource has judged the level of effect on the Whitechapel local landscape character area to be **slight** and **neutral**. Moderate and substantial effects are considered significant in the context of the National Landscape. The location of the development near the existing farmstead means it would be viewed from both immediate and wider locations as part of a group of agricultural buildings.
- 8.36 It is considered that given the size, siting, and design of the proposed agricultural buildings, it would not have any unduly adverse effects on the special qualities of the protected landscape of the National Landscape, and particularly An Outstanding Landscape. The proposed agricultural buildings would break up the mass of an existing shed which is visible from distance for some sensitive visual receptors.

## 9 SUMMARY AND CONCLUSION

### Summary of effects

- 9.1 The LVIA has assessed the potential effects on landscape and visual receptors, including the special qualities of the Forest of Bowland National Landscape, of proposed agricultural buildings, three silos and an extension to a farmhouse on land at Black Moss Farm, Chipping at completion of construction. The effects of the development at completion are judged to be permanent and not reversible.

### Landscape effects

- 9.2 Effects on the Whitechapel landscape character area in the Forest of Bowland National Landscape where the development would be sited were judged to be moderate-slight. This level of effect is largely due to the location of the development on the edge of an existing farmstead and a limited visual connection with the wider landscape due to the screening effect of existing buildings and woodland.
- 9.3 Direct effects of the development on landscape features of the site would be restricted to the loss of approximately 8,820m<sup>2</sup> of improved grassland. The level of effect was judged to be a moderate.

### Visual effects

- 9.4 Viewpoint assessments indicate that a moderate level of effect is likely to be experienced from users of public footpaths FP0312038 and FP0312042 near the development. Moderate-slight levels of effect are expected from elevated footpaths on the south-east slopes of the River Loud valley.
- 9.5 Effects on residents at home in Elmridge Farmhouse are likely to be moderate as the development would be viewed from elevated ground and at relatively close distance. The level of effect on all other residents at home in the study area was judged to be moderate-slight as the development would be a small component of wide panoramic views and partially screened by existing buildings or woodland on Black Moss Farm.
- 9.6 Effects on people travelling through the area in moving vehicles on local roads the level of effect would be slight as the development would be a passing distant feature in the view partially screened by trees in the surrounding landscape, and unlikely to detract from the passenger's overall visual experience.



### Effects on the Special Qualities of the National Landscape

- 9.7 The implications of the predicted landscape and visual effects for the special quality 'An Outstanding Landscape' were considered. Most of the landscape and visual effects are neutral, reflecting the degree with which the development would fit with the existing character of the existing Black Moss Farm farmstead. Negative effects would be restricted to the site itself and not affect the integrity of the National Landscape as 'An Outstanding Landscape'.

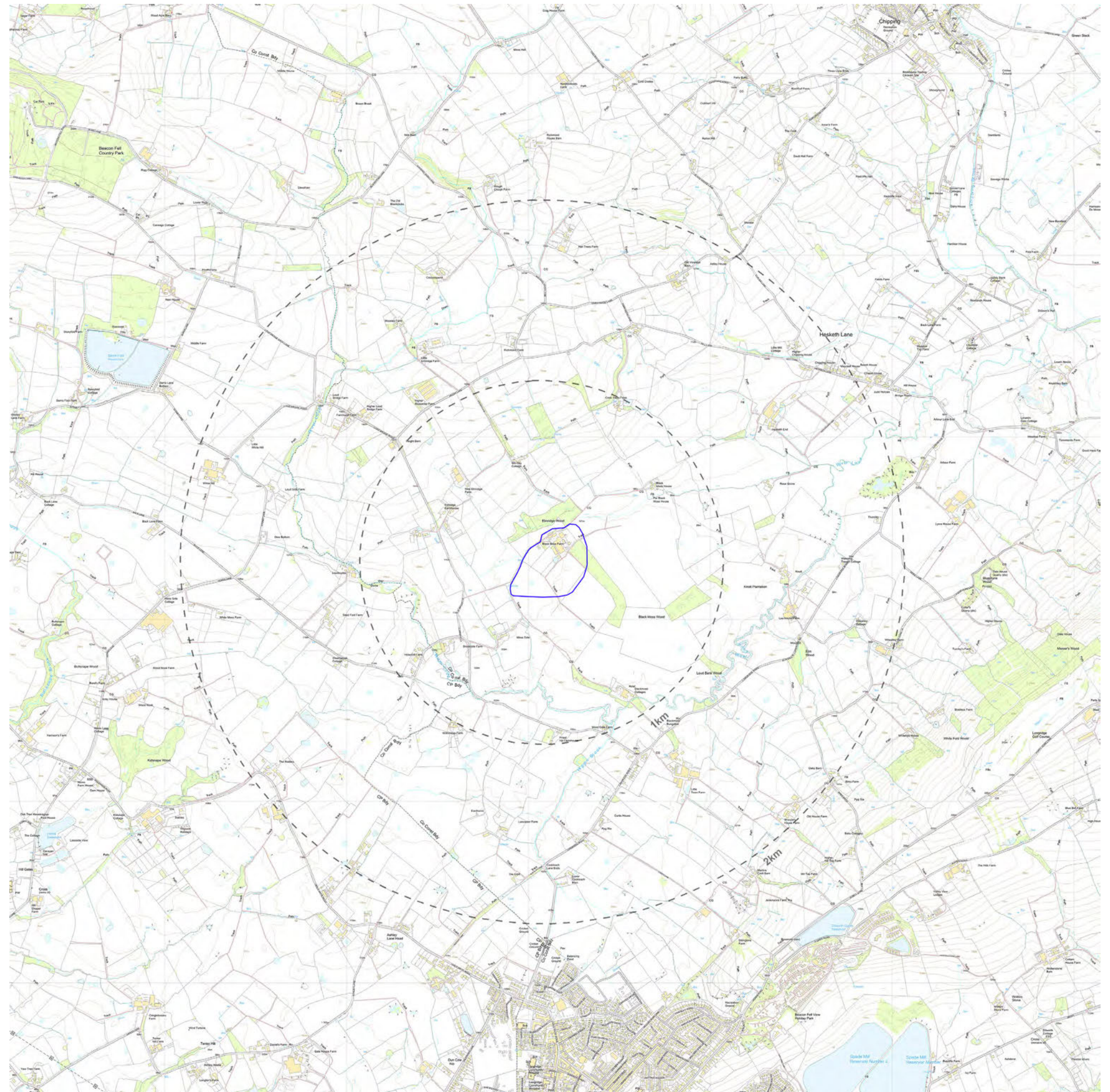
### Conclusion

- 9.8 Black Moss Farm is an established farmstead and contains buildings similar in character to the proposed development. The development would ensure a level of mitigation including new woodland planting and new tree and hedge planting.
- 9.9 The development would be permanent and part of an existing farmstead. The LVIA has identified several landscape and visual effects. For most of the landscape receptors in the study area, the overall level of effects of the development are likely to be moderate-slight. Moderate effects on landscape features are restricted to the site. Moderate level visual effects would be experienced by footpath users and residents at home near the development. Such effects are significant in the context of the National Landscape. Mitigation embedded in the landscape strategy would reduce the visual effects as planting matures.

Appendix 1

## **Figures**



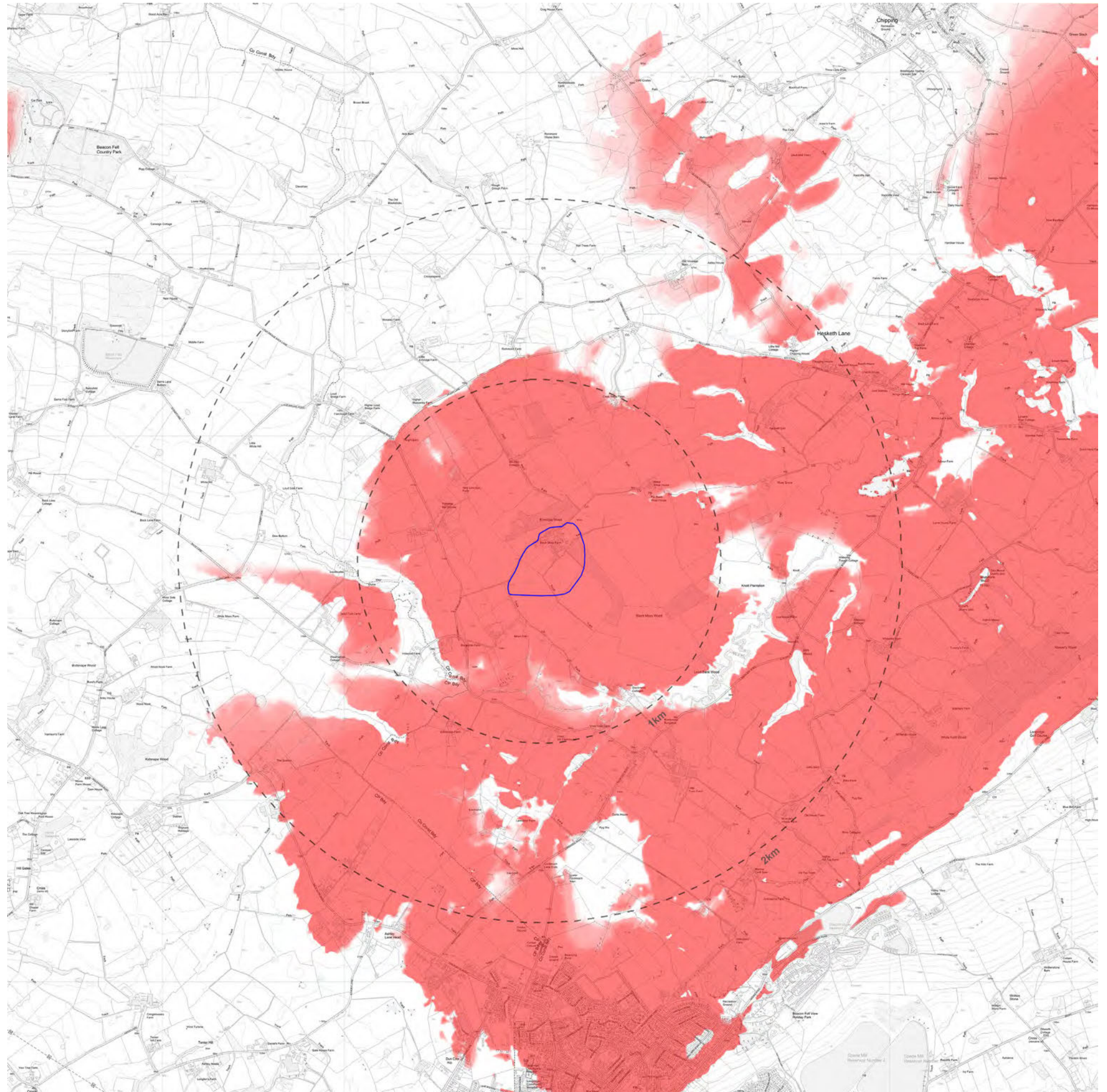


**Figure 1:** Location Plan



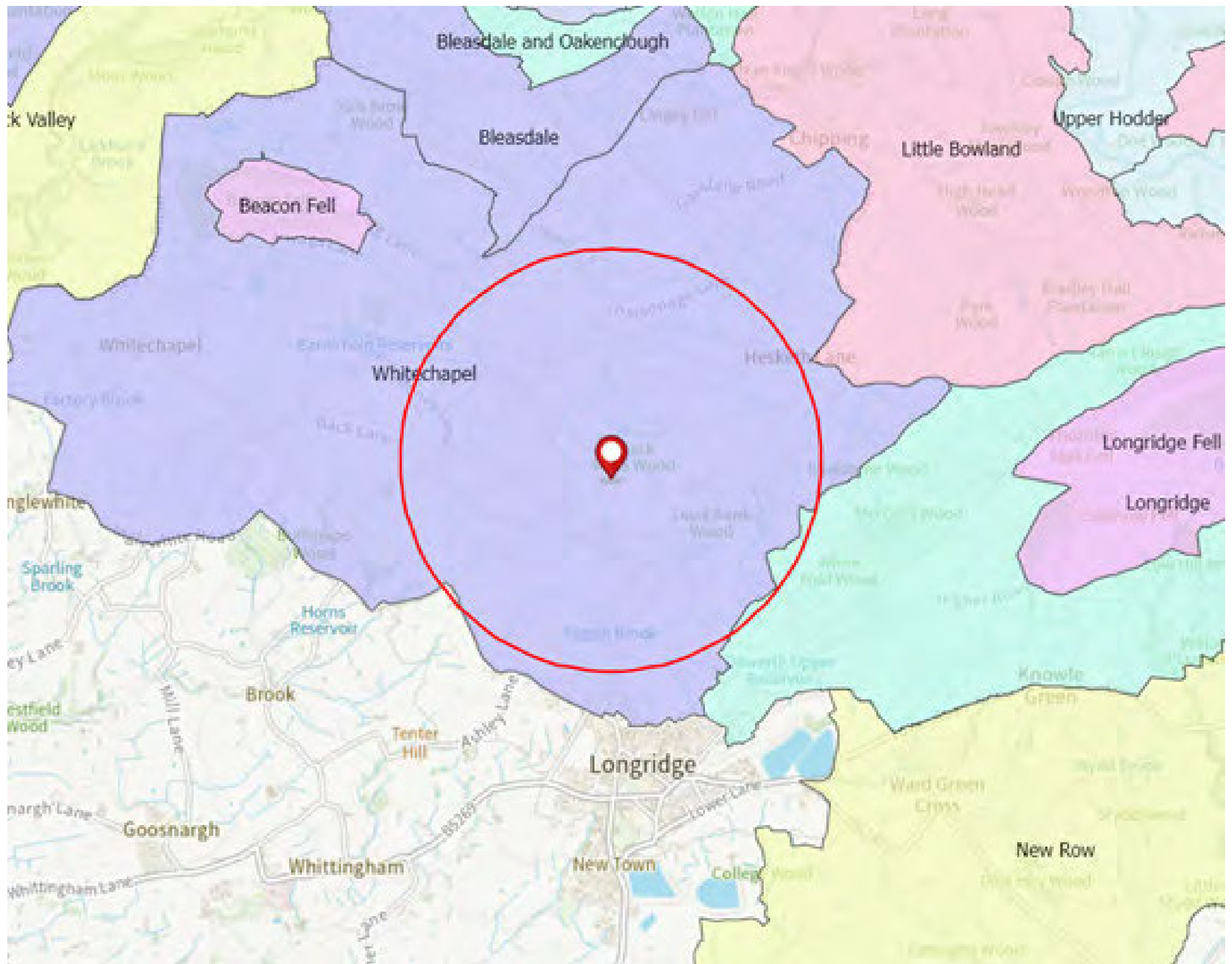




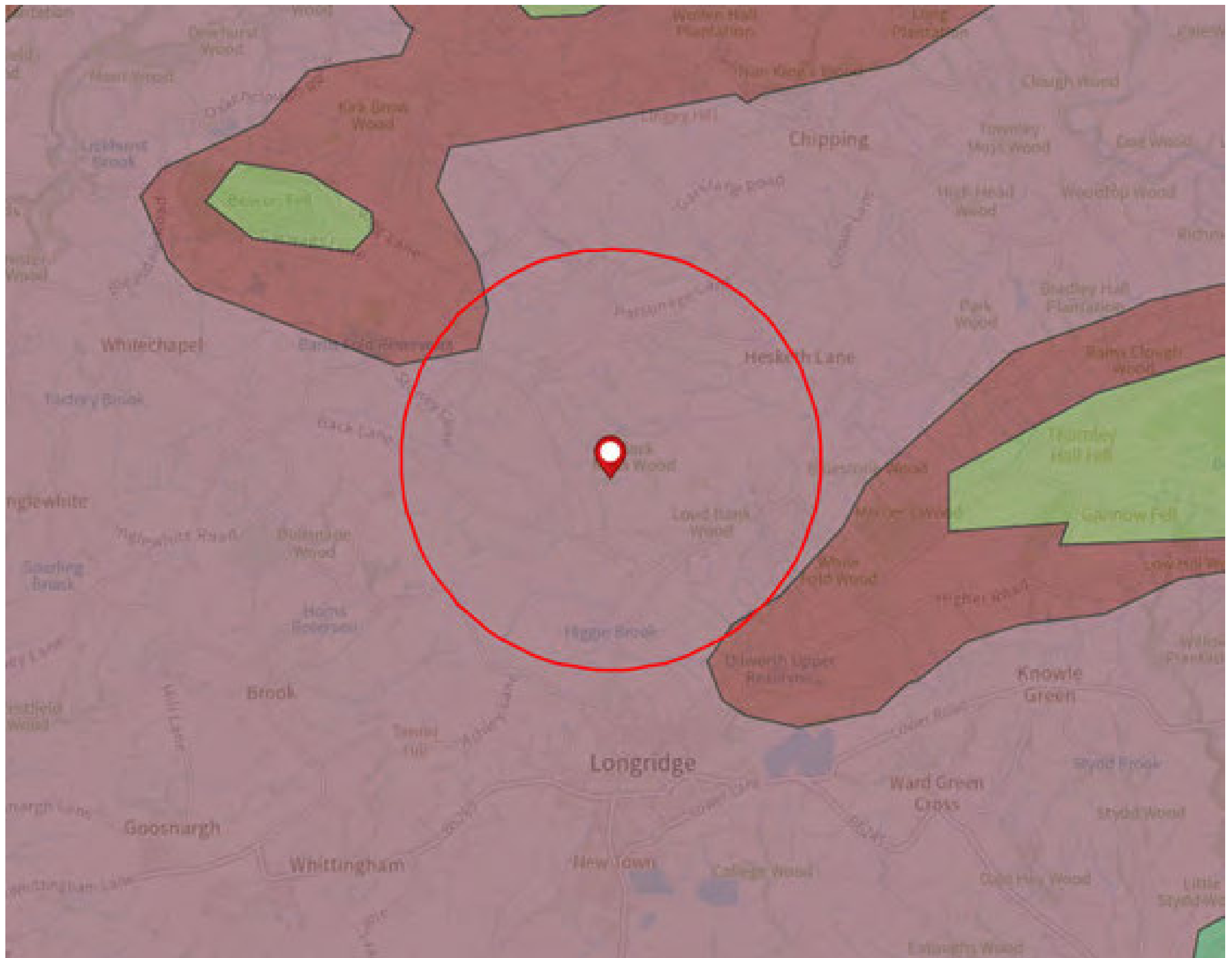


**Figure 3:** Zone of Theoretical Visibility



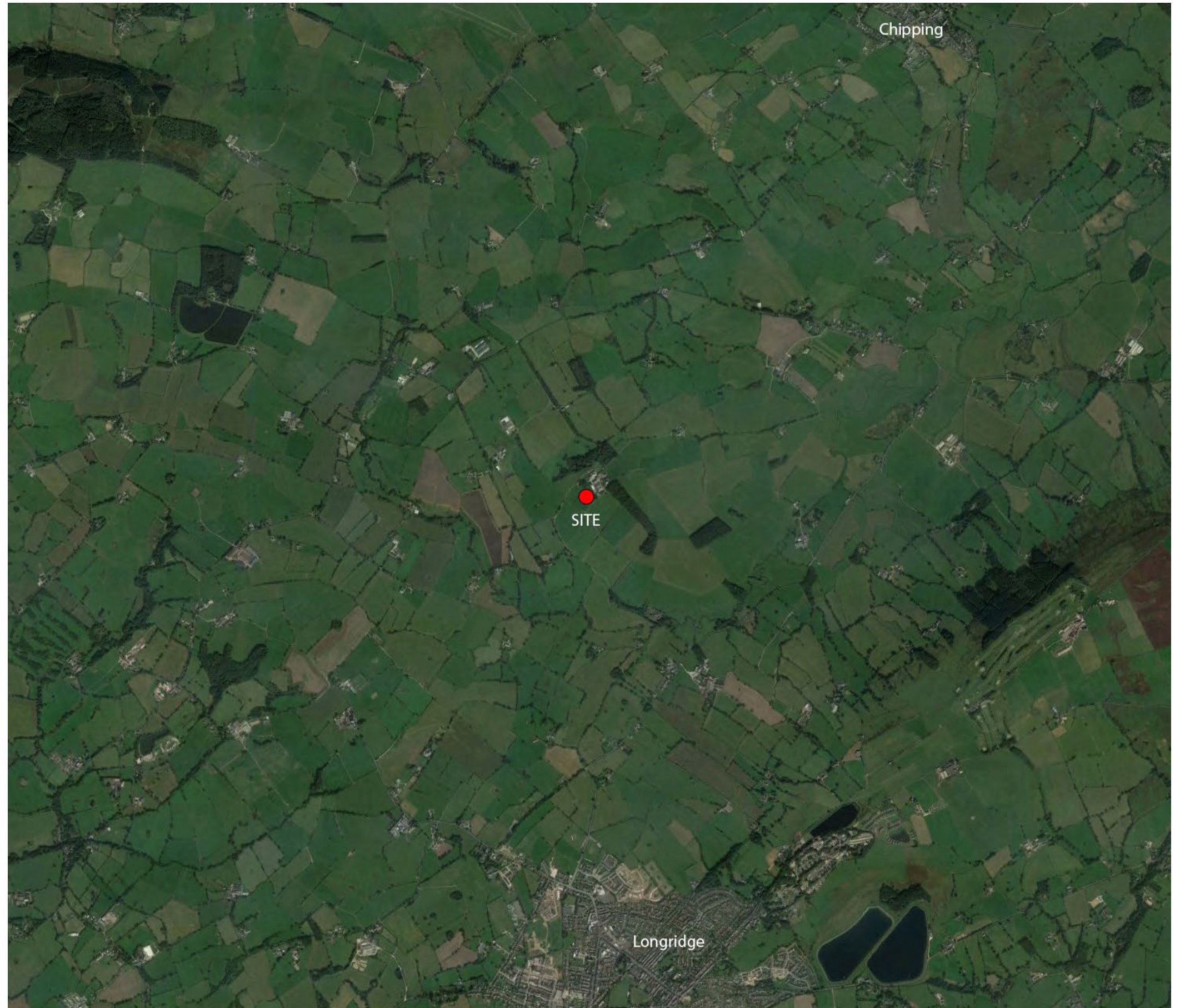


**Figure 4:** Forest of Bowland National Landscape Landscape Character Areas



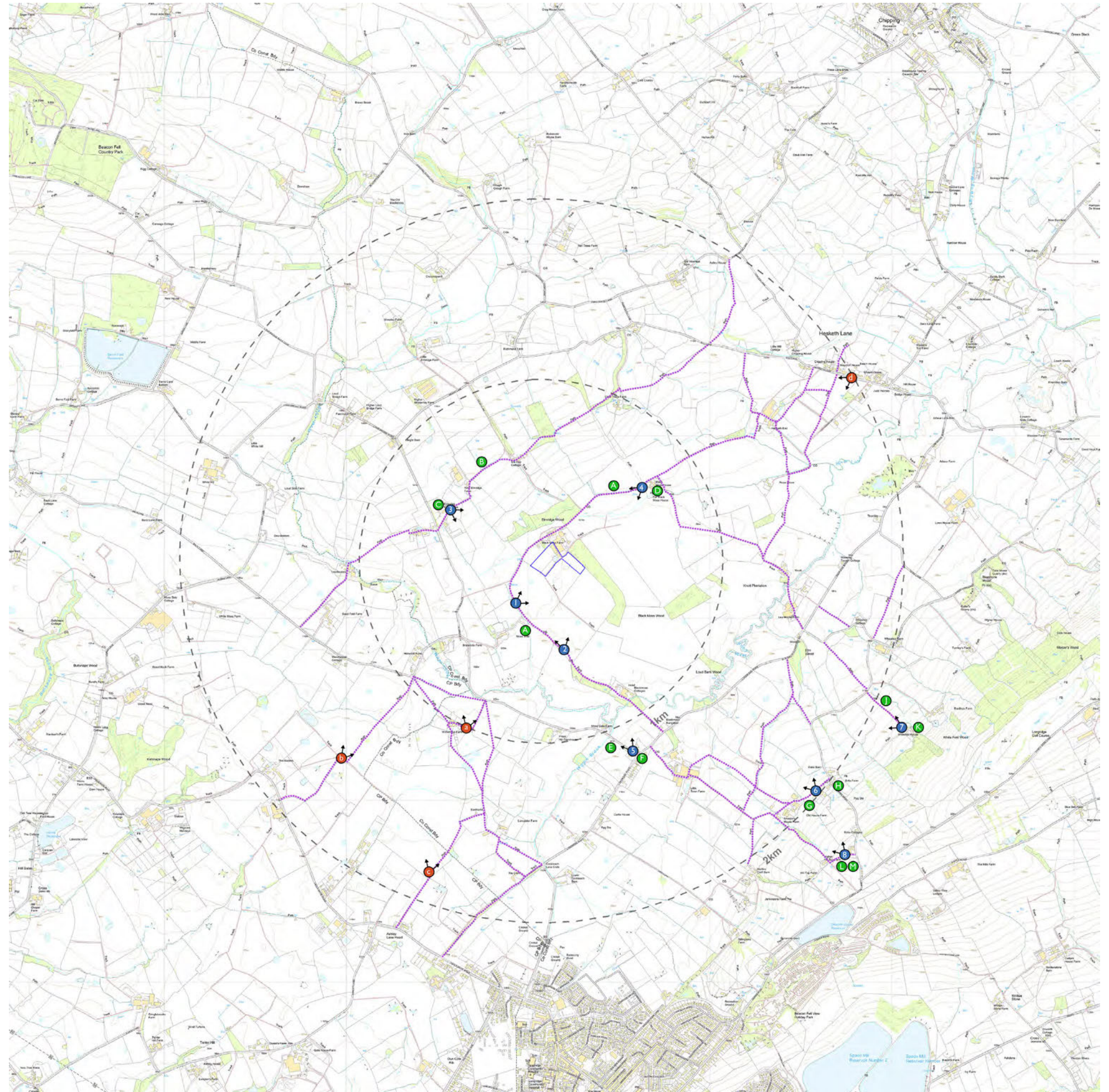
**Figure 5:** Lancashire Landscape Character Areas





**Figure 6:** Site Context





**Figure 7:** Visual Receptor and Viewpoint Location Plan





<b>KEY &amp; NOTES</b>	<b>Proposed grass</b>	<b>Preparation of Ground Floor Areas</b>	<b>Do not substitute species, variety and form, or reduce the specified number/density of plants without prior agreement. Note: sizes shown are minimum.</b>
<b>Proposed cow barn</b>	<b>Existing Adhurst cow track</b>	Rubbish, concrete, metal, glass and decayed vegetation are to be removed and disposed of off site.	<b>All new trees to be positioned in accordance with the requirements of Table A.1, BS5837:2012.</b>
<b>Existing Woodland to be Retained</b>	<b>Proposed permeable gravel footpath</b>	Re-graded areas are to be leached into the existing levels using subsoil within the upper 200mm (min).	<b>All new turf to be first quality e.g. Festival by A&amp;Turf or equivalent and laid in accordance with BS 3606:1986 + A1:2013.</b>
<b>Proposed Native Trees at 20cm spacing along hedgerow</b>	<b>Proposed concrete hardstanding</b>	Adjacent areas which may have been disturbed but have not been re-graded, should be stripped of topsoil to 200mm and subsequently deep ploughed to a minimum of 500mm in order to reduce the fertility of the 1st prior to seeding.	<b>Any works to existing trees to be carried out in accordance with the guidance set out in BS5998:2016.</b>
<b>Proposed Native Woodland Mix</b>	<b>Proposed permeable gravel access track</b>	All other undisturbed areas which are to be cultivated, but are not disturbed by any construction activity are to be sprayed with a suitable residual herbicide. After a suitable time period, i.e. when the seed has died off, the areas should be stripped of topsoil to a depth of 200mm.	<b>Native Hedges and Woodland Planting</b>
<b>Existing Hedge</b>	<b>Existing farm track</b>	All earthworks including topsoil stripping, subsoil stripping, soil spreading works and cultivation activities, shall only be carried out when the soil is sufficiently dry that no damage to the structure of the soil will result.	<b>Native hedging and woodland who plants to be protected from rabbits using rabbit guards.</b>
<b>1194 6cm Proposed Mixed Native</b>	<b>Existing hardstanding</b>	The handling of soil and subsoil generally, should be kept to a minimum.	<b>To be kept free of weeds during establishment using second mulch mowing.</b>
<b>Existing Pond</b>		<b>Seed bed cultivation:</b>	<b>Bare root plants to be notch planted to depth of root collar in accordance with BS4408.</b>
		All areas to be seeded are to be cultivated to create a well broken seed bed, forming a minimum 10th of 25mm which crumbles easily. Stones larger than 75mm in any dimension are to be picked and disposed of in a suitable manner.	<b>Container grown plants to be planted to depth of original root collar in accordance with BS4408.</b>
		Use "false seedbed technique" to address issue with annual weeds whose seeds will remain in the soil after clearance - i.e. once seedbed has been prepared, drag sowing seed mixture until after flush of weed seed germination has been killed (by spraying or shallow cultivation). Seedbed is now "false" and has a reduced weed seed burden.	<b>All plants planted into mulch mats to be planted with appropriate long release fertiliser pellets (e.g. Comcoats Tel 01982 873333), applied in accordance with the manufacturer's recommendations and directions.</b>
		<b>Note:</b> Soil cultivation around established trees and hedges can be very damaging to trees and shrubs roots - only surface treatments are safe here.	<b>Selective thinning for long term management to be undertaken every 5 to 7 years until woodland structure attained.</b>
		<b>Sowing:</b>	<b>Tree Stakes</b>
		Seed sowing in August - September or March-April following preparation as set out above.	Stakes to be 50mm diameter treated softwood and pointed at one end. Top of stake to be 600mm above ground level and fixed to tree with 1 No suitable rubber tie. Stake to be firm in ground, position stake at time of planting.
		Seed Mix to be sown at a rate of 2.0g/m <sup>2</sup> to allow an extended period of establishment with room for both fast growing grasses and slower germinating flower seeds.	<b>SCHEDULE OF IMPLEMENTATION</b>
		<b>Protection of Ground Floor Areas:</b>	The landscape works shall be carried out within 12 months from the date when building works are complete.
		Once seeded, all reasonable precautions shall be taken to ensure that pedestrian and other traffic does not cross areas ground flora during cultivation, seeding or establishment.	<b>Bare root and rootballed stock to be planted within the winter planting season (October to March).</b>
		<b>Native Marginal Aquatic Planting</b>	<b>Seeding to be undertaken in Spring.</b>
		Any works associated with the creation of native planting will be carried out until all adjacent construction activities are complete.	<b>Trees and large stock plants to be planted first.</b>
			<b>These seasons are subject to variation and timing should be clarified prior to planting in accordance with advice from the Horticultural Trades Association Tel: 0118 9303132</b>

Figure 8: Landscape Strategy

## **Viewpoint Photographs**



APPROXIMATE SITE LOCATION



**Viewpoint Photograph 1:** View north-east from memorial seat on PRow footpath 38 Sheet 1 of 2





**Viewpoint Photograph 1:** View north-east from memorial seat on PRow footpath 38 Sheet 2 of 2



APPROXIMATE SITE LOCATION



**Viewpoint Photograph 2:** View north from PRoW footpath FP0312038





APPROXIMATE SITE LOCATION

**Viewpoint Photograph 3:** View south-east from PROW footpath FP0312042 near Elmridge Granary



APPROXIMATE SITE LOCATION



**Viewpoint Photograph 4:** View south-west from PRoW footpath FP0312038 near Black Moss House





APPROXIMATE SITE LOCATION

**Viewpoint Photograph 5:** View north-north-west from Moss Side Lane near the Derby Arms public house





APPROXIMATE SITE LOCATION

**Viewpoint Photograph 6:** View north-west from ProW footpath FP0341028 near Higher Birks





**Viewpoint Photograph 7:** View north-west from PRow footpath FP0341025 near Whitefold House





APPROXIMATE SITE LOCATION

**Viewpoint Photograph 8:** View north-west from PRow footpath FP0341014 near Brow Top



## **Assessment of effects on views**

**Table 3: Effects at Viewpoint 1: public footpath FP0312038 at memorial seat**

<b>Grid reference</b>	E359904 N440142	<b>Viewpoint number</b>	1
<b>Distance to development</b>	210m	<b>Direction of view</b>	NE
<b>Receptor type</b>	Representative of views of: <ul style="list-style-type: none"> <li>• users of public footpath; and</li> <li>• visitors to memorial seat</li> </ul>		
<b>Description of baseline view</b>	This view is across an open pastoral field towards buildings on Black Moss Farm farmstead. The view is in a north easterly direction and, together with these buildings, a mature woodland belt restricts long distance views. The three fields which would contain the proposed development are subdivided by a post and wire fence.		
<b>Sensitivity</b>	The sensitivity of visual receptors at this viewpoint is judged to be <u>High</u> based on:		
Susceptibility to change	<u>High</u> People whose attention is focused on their surroundings.		
Value of view	<u>High</u> View is associated with a nationally designated landscape, the Forest of Bowland National Landscape.		
<b>Description of predicted effect</b>	The proposed agricultural buildings would be positioned in front of existing buildings on the farmstead. There would be a partial view of the buildings due to intervening hedges. The focus of viewers would not be materially changed due to the presence of existing buildings.		
<b>Magnitude of visual effect</b>	The magnitude of effect on visual receptors at this viewpoint is judged to be <u>Medium-high</u> based on:		
Size/ scale of change	<u>Moderate</u> There would be a perceptible change in the view. The proposed agricultural buildings would interrupt views of existing buildings on the farmstead.		
Geographical extent	<u>Localised</u> Similar views of the proposed development would be available from the section of public footpath FP0312038 between Ferrari's Restaurant and Hotel and Black Moss Farm.		
Duration and reversibility	<u>Permanent</u>		

<b>Level of effect</b>	<u>Moderate</u>  The development would result in a noticeable change in the visual amenity experienced by the receptors and affect a highly valued view.
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**Table 4: Effects at Viewpoint 2: public footpath FP0312038**

<b>Grid reference</b>	E360214 N439811	<b>Viewpoint number</b>	2
<b>Distance to development</b>	289m	<b>Direction of view</b>	N
<b>Receptor type</b>	Representative of views of: <ul style="list-style-type: none"> <li>users of public footpath</li> </ul>		
<b>Description of baseline view</b>	This view is across an open pastoral field towards buildings on Black Moss Farm farmstead and Parlick Hill Beyond. The view looks in a northerly direction and, together with these buildings, a mature woodland belt restricts mid-distance views. A remnant hedge forms the boundary of the field which would contain the proposed midden. Woodland to the north-west forms a backdrop for buildings on Black Moss Farm farmstead.		
<b>Sensitivity</b>	The sensitivity of visual receptors at this viewpoint is judged to be <u>High</u> based on:		
Susceptibility to change	<u>High</u> People whose attention is focused on their surroundings.		
Value of view	<u>High</u> View is associated with a nationally designated landscape, the Forest of Bowland National Landscape.		
<b>Description of predicted effect</b>	The proposed agricultural buildings would be positioned in front of an existing building on the farmstead. There would be a partial view of the buildings due to intervening hedges. The focus of viewers would not be materially changed due to the presence of existing buildings and Parlick Hill in the background.		
<b>Magnitude of visual effect</b>	The magnitude of effect on visual receptors at this viewpoint is judged to be <u>Medium</u> based on:		
Size/ scale of change	<u>Minor</u> There would be a small change in the view. The proposed agricultural buildings would interrupt views of existing buildings on the farmstead.		
Geographical extent	<u>Localised</u> The views are restricted to users of the footpath between Black Moss Farm and Ferrari's Restaurant and Hotel.		
Duration and reversibility	<u>Permanent</u>		



<b>Level of effect</b>	<u>Moderate</u>  The development would result in a noticeable change in the visual amenity experienced by the receptors and affect a highly valued view.
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**Table 5: Effects at Viewpoint 3: public footpath FP0312042 at Elmridge Farmhouse**

<b>Grid reference</b>	E359583 N440618	<b>Viewpoint number</b>	3
<b>Distance to development</b>	542m	<b>Direction of view</b>	SE
<b>Receptor type</b>	Representative of views of: <ul style="list-style-type: none"> <li>• users of public footpath; and</li> <li>• residents at home in Elmridge Farmhouse</li> </ul>		
<b>Description of baseline view</b>	This view is across gently undulating pastoral fields, which are delineated by a network of post and wire fences, towards Longridge Fell. The view looks in a southerly direction over the River Loud valley. Buildings on Black Moss Farm farmstead are partially visible through woodland to the north-west of the farmstead.		
<b>Sensitivity</b>	The sensitivity of visual receptors at this viewpoint is judged to be <u>High</u> based on:		
Susceptibility to change	<u>High</u> People whose attention is focused on their surroundings.		
Value of view	<u>High</u> View is associated with a nationally designated landscape, the Forest of Bowland National Landscape.		
<b>Description of predicted effect</b>	There would be a partial view of the proposed agricultural buildings and three proposed silos which would extend further to the south-west than existing buildings on the farmstead. Trees in the landscape between the viewer and the buildings would partially interrupt the view of the buildings.		
<b>Magnitude of visual effect</b>	The magnitude of effect on visual receptors at this viewpoint is judged to be <u>Medium-high</u> based on:		
Size/ scale of change	<u>Moderate</u> There would be a perceptible change in the view. The proposed agricultural buildings would extend beyond the woodland located to the north-west of Black Moss Farm farmstead.		

Geographical extent	<p><u>Localised</u></p> <p>Elmridge Farmhouse is the only one point from where the development can be glimpsed due to screening by other buildings in proximity of the farmhouse. Further east along footpath FP0312042 the woodland to the north-west of the farmhouse would interrupt views of the proposed development.</p>
Duration and reversibility	<p><u>Permanent</u></p>
Level of effect	<p><u>Moderate</u></p> <p>The development would result in a noticeable change in the visual amenity experienced by the receptors and affect a highly valued view.</p>

**Table 6: Effects at Viewpoint 4: Public footpath FP0312038 at Black Moss House**

<b>Grid reference</b>	E360636 N440720	<b>Viewpoint number</b>	4
<b>Distance to development</b>	546m	<b>Direction of view</b>	SW
<b>Receptor type</b>	Representative of views of: <ul style="list-style-type: none"> <li>• users of public footpath; and</li> <li>• residents at home in Black Moss House and Far Black Moss House</li> </ul>		
<b>Description of baseline view</b>	This view is across gently undulating pastoral fields, which are delineated with a network of post and wire fences, towards Black Moss Farm. The view looks in a south-westerly. Buildings on Black Moss Farm farmstead are visible which together with Black Moss Wood form a screen to long distance views.		
<b>Sensitivity</b>	The sensitivity of visual receptors at this viewpoint is judged to be <u>High</u> based on:		
Susceptibility to change	<u>High</u> People whose attention is focused on their surroundings.		
Value of view	<u>High</u> View is associated with a nationally designated landscape, the Forest of Bowland National Landscape.		
<b>Description of predicted effect</b>	There would be no views of the proposed development due to screening by buildings on Black Moss Farm farmstead and Black Moss Wood.		
<b>Magnitude of visual effect</b>	The magnitude of effect on visual receptors at this viewpoint is judged to be <u>Medium-low</u> based on:		
Size/ scale of change	<u>Negligible</u> No view of the proposed development.		
Geographical extent	<u>Localised</u> Similar views would be available from the short section of public footpath FP0312038 between Black Moss House and Black Moss Farm.		
Duration and reversibility	<u>Permanent</u>		

<b>Level of effect</b>	<u>Imperceptible</u> There would be no change in the view due to the development.
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**Table 7: Effects at Viewpoint 5: Elmridge Lane at Derby Arms public house**

<b>Grid reference</b>	E356768 N477374	<b>Viewpoint number</b>	5
<b>Distance to development</b>	911m	<b>Direction of view</b>	NNW
<b>Receptor type</b>	Representative of views of: <ul style="list-style-type: none"> <li>motorists on Elmridge Lane; and</li> <li>residents at home in properties at the junction of Elmridge Lane and Longridge Road</li> </ul>		
<b>Description of baseline view</b>	This view is across gently undulating pastoral fields within the River Loud Valley towards Parlick Fell and Beacon Fell. Buildings on Black Moss Farm farmstead are partially visible through woodland in proximity of Ferrari's Restaurant and Hotel and hedgerow trees on field boundaries. Parlick Fell, Bleasdale Moors and Beacon Fell form the skyline of the view.		
<b>Sensitivity</b>	The sensitivity of visual receptors at this viewpoint is judged to be <u>High</u> based on:		
<b>Susceptibility to change</b>	<u>High</u> People whose attention is focused on their surroundings. <u>Medium</u> Motorists who have a passing interest in their surroundings.		
<b>Value of view</b>	<u>High</u> View is associated with a nationally designated landscape, the Forest of Bowland National Landscape.		
<b>Description of predicted effect</b>	There would be a heavily filtered view of the proposed agricultural buildings which would be positioned in front of an existing building on the farmstead. Trees in the landscape between the viewer and the building would mostly interrupt the view of the buildings.		
<b>Magnitude of visual effect</b>	The magnitude of effect on visual receptors at this viewpoint is judged to be <u>Medium-low</u> based on:		
<b>Size/ scale of change</b>	<u>Imperceptible</u> There would be at most a filtered view of the proposed agricultural buildings through mature woodland and trees.		

Geographical extent	<p><u>Restricted</u></p> <p>There are a small number of houses in proximity to the Derby Arms public house at the junction of Elmridge Lane and Longridge Road from where the development would be viewed. A similar view of the proposed development would be available from a gap in a roadside hedge to the east of Elmridge Lane.</p>
Duration and reversibility	<p><u>Permanent</u></p>
Level of effect	<p><u>Slight</u></p> <p>The development would result in a very small change in the visual amenity experienced by residents at home who have a high susceptibility to change and by motorists with a medium susceptibility.</p>

**Table 8: Effects at Viewpoint 6: Public footpath FP0341028**

<b>Grid reference</b>	E361605 N439079	<b>Viewpoint number</b>	6
<b>Distance to development</b>	1.75km	<b>Direction of view</b>	NW
<b>Receptor type</b>	Representative of views of: <ul style="list-style-type: none"> <li>• users of public footpath; and</li> <li>• residents at home in properties on Birks Brow including Higher Birks and Oaks Barn</li> </ul>		
<b>Description of baseline view</b>	This view is across gently undulating pastoral fields within the River Loud Valley towards Beacon Fell. Buildings on Black Moss Farm farmstead are partially visible through Black Moss Wood. Bleasdale Moors and Beacon Fell form the skyline of the view.		
<b>Sensitivity</b>	The sensitivity of visual receptors at this viewpoint is judged to be <u>High</u> based on:		
Susceptibility to change	<u>High</u> People whose attention is focused on their surroundings.		
Value of view	<u>High</u> View is associated with a nationally designated landscape, the Forest of Bowland National Landscape.		
<b>Description of predicted effect</b>	There would be a partial and filtered view of the proposed agricultural buildings.		
<b>Magnitude of visual effect</b>	The magnitude of effect on visual receptors at this viewpoint is judged to be <u>Medium-low</u> based on:		
Size/ scale of change	<u>Minor</u> There would be a distant view of one the proposed agricultural buildings and three proposed silos in front of an existing shed.		
Geographical extent	<u>Localised</u> Residents at home in two properties on Birks Brow, Higher Birks and Oaks Barn, are the only houses from where the development may be viewed. Similar views of the proposed development would be available from the short section of public footpath FP0341028 between Birks Brow and properties in proximity to Sharple's House.		
Duration and reversibility	<u>Permanent</u>		



<b>Level of effect</b>	<u>Moderate-Slight</u>  The development will result in a small change in the visual amenity experienced by residents at home and users of public footpath FP0341028 who have a high susceptibility to change.
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**Table 9: Effects at Viewpoint 7: Public footpath FP0341025 at Whitefold House**

<b>Grid reference</b>	E362085 N439373	<b>Viewpoint number</b>	7
<b>Distance to development</b>	2.01km	<b>Direction of view</b>	NW
<b>Receptor type</b>	Representative of views of: <ul style="list-style-type: none"> <li>• users of public footpath FP0341025; and</li> <li>• residents at home in Whitefold House</li> </ul>		
<b>Description of baseline view</b>	This view is across gently undulating pastoral fields within the River Loud Valley towards Beacon Fell. Part of an agricultural building on Black Moss Farm farmstead is visible in juxtaposition with Black Moss Wood. Beacon Fell forms part of the skyline of the view and is a focal point. Blocks of woodland and farmsteads are features of the view.		
<b>Sensitivity</b>	The sensitivity of visual receptors at this viewpoint is judged to be <u>High</u> based on:		
Susceptibility to change	<u>High</u> People whose attention is focused on their surroundings.		
Value of view	<u>High</u> View is associated with a nationally designated landscape, the Forest of Bowland National Landscape.		
<b>Description of predicted effect</b>	There would be a partial view of one of the proposed agricultural buildings which would sit in front of an existing shed on the farmstead. Black Moss Wood between the viewer and the buildings would interrupt the view of the midden and wash bay. The focus of the view would be Beacon Fell.		
<b>Magnitude of visual effect</b>	The magnitude of effect on visual receptors at this viewpoint is judged to be <u>Medium-low</u> based on:		
Size/ scale of change	<u>Imperceptible</u> There would be a partial view of one of the proposed agricultural buildings which would screen the existing shed effectively replacing it in the view.		

Geographical extent	<p><u>Localised</u></p> <p>Whitefold House is the only house from where the development can be viewed. Similar views of the proposed development would be available from the short section of public footpath FP0341025 between Whitefold House and a minor road.</p>
Duration and reversibility	<p><u>Permanent</u></p>
Level of effect	<p><u>Slight</u></p> <p>The development would result in a very small change in the visual amenity experienced by residents at home and users of public footpath FP0341025 who have a high susceptibility to change.</p>

**Table 10: Effects at Viewpoint 8: Public footpath FP0341014**

<b>Grid reference</b>	E361738 N438708	<b>Viewpoint number</b>	8
<b>Distance to development</b>	2.08km	<b>Direction of view</b>	NW
<b>Receptor type</b>	Representative of views of: <ul style="list-style-type: none"> <li>users of public footpath FP0341014</li> <li>residents at home in Higher Hill Top Farm and a property adjacent to Birks Brow</li> </ul>		
<b>Description of baseline view</b>	This view is from an elevated location overlooking undulating pastoral fields within the River Loud Valley which extend to Beacon Fell. Buildings on Black Moss Farm farmstead are visible in juxtaposition with Black Moss Wood. A recently constructed agricultural building on the farmstead is prominent due to the light colour of its building materials. Beacon Fell forms part of the skyline of the view and is a focal point. Blocks of woodland and farmsteads are features of the view.		
<b>Sensitivity</b>	The sensitivity of visual receptors at this viewpoint is judged to be <u>High</u> based on:		
Susceptibility to change	<u>High</u> People whose attention is focused on their surroundings.		
Value of view	<u>High</u> View is associated with a nationally designated landscape, the Forest of Bowland National Landscape.		
<b>Description of predicted effect</b>	Two proposed agricultural buildings and three proposed silos would be positioned in front of, and to the west of, an existing shed on the farmstead and extend further to the south-west. There would be a full view of the buildings. The focus of viewers would not be materially changed due to the presence of existing buildings and Beacon Fell on the skyline.		
<b>Magnitude of visual effect</b>	The magnitude of effect on visual receptors at this viewpoint is judged to be <u>Medium-low</u> based on:		
Size/ scale of change	<u>Minor</u> There would be a distant view of two the proposed agricultural buildings and three proposed silos in front of an existing shed.		

Geographical extent	<p><u>Localised</u></p> <p>Higher Hill Top Farm and a property adjacent to Birks Brow are the only houses from where the development would be viewed. Similar views of the proposed development would be available from the short section of public footpath FP0341014 between Higher Hill Top Farm and Birks Brow.</p>
Duration and reversibility	<p><u>Permanent</u></p>
Level of effect	<p><u>Moderate-Slight</u></p> <p>The development would result in a small change in the visual amenity experienced by residents at home and users of public footpath FP0341014 who have a high susceptibility to change.</p>

## **ReLandscape LVIA Methodology**

# **Landscape and Visual Impact Assessment (LVIA)**

## **Methodology**

### **Introduction**

Landscape and Visual Impact Assessment (LVIA) is a tool used by ReLandscape Ltd to identify and assess the effects of change resulting from a proposed development (any proposal that results in a change to the landscape and/or visual environment) on both the landscape as an environmental resource in its own right and on people's views and visual amenity.

LVIA may be carried out formally as part of an Environmental Impact Assessment (EIA) or informally as a contribution to an appraisal of development proposals and planning applications. The broad principles and the core of the approach are the same in each case.

### *LVIA as part of EIA*

EIAs have been required formally for certain types of development since 1985. Stemming from a European directive, the requirements of EIA are translated into domestic law in each member state. With devolution in the UK, the devolved legislation is leading to subtle differences in each area. While the practitioner must be aware of these differences in legislation, the principles of LVIA will remain the same.

Within the context of an EIA, LVIA deals with effects on the landscape itself and on people's visual amenity, as an aspect of effects on human beings, and also with possible inter-relationships of these with other related topics.

### *LVIA in the appraisal of development proposals*

Where no EIA is required for a development, planning authorities may still ask for an LVIA as part of the appraisal process of a proposed development that may bring about a change in the landscape and in the visual amenity. While there will be no rigid requirement to follow the defined terms of an EIA, the required approach is likely to be broadly similar.

Landscape and visual impact assessments prepared by ReLandscape Ltd will focus on proportionality, transparency, professional judgement, clear communication and presentation.

### **Methodology**

The methodology used by ReLandscape Ltd to carry out LVIA is informed by:

- Landscape Institute and Institute of Environmental Management & Assessment 2013 *Guidelines for Landscape and Visual Impact Assessment, 3rd edition* (referred to as GLVIA3);
- Countryside Agency and Scottish National Heritage 2002 *Landscape Character Assessment. Guidance for England and Scotland*;
- Landscape Institute Technical Guide Note 06/19 *Visual Representation of Development Proposals*.

In addition, LVIA for EIA developments will comply with the scoping opinion given by the planning authority where this has been sought.

The core components of the methodology and their relevance to LVIA as part of EIA and LVIA in the appraisal of development proposals are:



Component	LVIA as part of EIA	LVIA in the appraisal of development proposals
<b>Project description</b>	Required	Required
<b>Baseline studies</b>	Required	Required
<b>Identification and description of effects</b>	Required	Required
<b>Assessment of significance (or level) of effects</b>	Required	Not required <sup>1</sup>
<b>Mitigation</b>	Required	If required

<sup>1</sup> For Non-EIA Landscape and Visual Impact Appraisal GLVIA3 Statement of Clarification 1/13, 10th June 2013 states:

*In carrying out appraisals, the same principles and process as LVIA may be applied but, in so doing, it is not required to establish whether the effects arising are or are not significant given that the exercise is not being undertaken for EIA purposes. The emphasis of 'significant effects' in formal LVIA stresses the need for an approach that is proportional to the scale of the project that is being assessed and the nature of its likely effects. The same principle – focussing on a proportional approach – also applies to appraisals of landscape and visual impacts.*

### **Project description**

The planning application will include a description of the project at each phase in its life cycle in sufficient detail to allow the assessment of landscape and visual effects including:

- a description of the siting, layout and characteristics of project as a minimum;

*Refer to GLVIA3, paragraph 4.15 for information to be presented and illustrated.*

- information concerning relevant stages in the project's life cycle including, as appropriate, construction, operation, and decommissioning and restoration/reinstatement stages.

*Refer to GLVIA3, paragraphs 4.17-4.20 for relevant information.*

The LVIA will highlight those aspects of the development that are the key sources of landscape and visual change.

### **Baseline studies**

The baseline studies will set out the existing landscape and visual conditions within the study area.

### **Landscape**

The landscape baseline will identify and record the character of the landscape and the elements, features and aesthetic and perceptual factors which contribute to it and determine the value attached to the landscape.

The area of landscape to be studied will be agreed with the local planning authority. It will include the site itself and the full extent of the wider landscape around it which the proposed development may influence in a significant manner (based on extent of Landscape Character Areas or a Zone of Theoretical Visibility).

Information will be collected on land use, landscape features, landscape character and landscape designations (value), drawing on published landscape character assessments including National Character Area Profiles published by Natural England, relevant Regional Landscape Character Assessments, relevant District/Unitary/AONB Landscape Character Assessments and management plans for designated landscapes.

A field survey will be undertaken to supplement desk based information and to capture aesthetic, perceptual and experiential qualities of the area of landscape from a number of survey points. A field survey sheet will guide the collection of field data at each survey point. The survey sheet will be tailored to the development and will provide space for: a written description, a checklist of landscape elements and their significance, a checklist of aesthetic and perceptual factors, and space for observations about the sensitivity and management needs of the landscape.

A description of relevant policies and plans will also be included and the relevant Parish Plan consulted, where available, to understand local landscape values.

A landscape baseline report supported by illustrations where necessary should:

- Map, describe and illustrate the existing landscape and its character;
- Identify and describe the potential receptors of landscape effect (individual elements and aesthetic and perceptual aspects of the landscape);
- Indicate the condition of the landscape, including elements and features; and
- Consider the value attached to the landscape.

## Visual

The visual baseline will establish the area in which the development may be visible, the range of people who may experience views of the development, the viewpoints where they will be affected and the nature of the views at those points and agree with the relevant planning authority.

A zone of theoretical visibility (ZTV) will be prepared or provided by the Client to indicate the area over which the development may be seen. A ZTV is a computer generated plan that shows the theoretical visibility of the development in the surrounding landscape. ZTVs are based on topography and because they do not take into account screening elements within the landscape such as trees, woodland or buildings they indicate theoretical visibility only.

Viewpoints from which the development will actually be seen by different groups of people will be identified (with the aid of the ZTV) and discussed and agreed with the local planning authority and other stakeholders where relevant. The number of viewpoints required will vary with the location and scale of the proposal. Priority should be given to views from distances of less than 3km, views from sensitive locations (e.g. residential areas, areas popular with visitors or for outdoor recreation where views may be focussed on the landscape and recognised /iconic views), and views from elevated locations. These should include the clearest views of the development and if the development is visible from a protected landscape there will be a requirement for at least one viewpoint from that landscape. The purpose for selection should be recorded within the LVIA.

Final selection of viewpoints for inclusion in the assessment and for illustration of the visual effects should take account of a range of factors.

*Refer to GLVIA3, paragraphs 6.18–6.23 for factors.*

At each agreed viewpoint, baseline photographs will be taken to record the existing views in accordance with paragraph 2.2 of the Landscape Institute Technical Guide Note 06/19 *Visual Representation of Development Proposals*.

A visual baseline report will combine information on:

- Type and relative numbers of people (visual receptors) likely to be affected and the activities they are likely to be involved in;
- Location, nature and characteristics of selected representative, specific and illustrative viewpoints and details of visual receptors likely to be affected at each;
- Nature, composition and characteristics of existing views experienced at these viewpoints, including direction of view;
- Visual characteristics of existing views e.g. nature and extent of skyline, aspects of visual scale and proportion (horizontal or vertical emphasis) and any key foci;
- Element, such as landform, buildings and vegetation which may interrupt, filter or otherwise influence views.

The visual baseline report will be supported by:

- Plans to combine potential extent to which site of proposed development is visible from surrounding areas (ZTV), chosen viewpoints, types of visual receptor affected and nature and direction of views;
- Illustrations of existing views by photographs or sketches with annotations added to emphasise any important components and to help viewers understand what they are looking at;
- Technical information about the photography used to record the baseline including camera details, date and time of photography and weather conditions.

## Identification and description of effects

This component will systematically identify and describe the likely landscape and visual effects of the proposal, identifying magnitude of change as a deviation from baseline conditions.

### Landscape effects

The landscape baseline information is combined with an understanding of the details of the proposed change or development that is to be introduced into the landscape to identify and describe landscape effects:

Step 1:

The components of the landscape that are likely to be affected by the proposal, the **landscape receptors**, are identified. These can include overall landscape character and key characteristics, individual elements or features and specific aesthetic or perceptual aspects.

Step 2:

Interactions between these landscape receptors and the different components of the development at all its different stages, including construction, operation and, where relevant, decommissioning and restoration/ reinstatement, are identified.

The assessment will consider direct, indirect, secondary, short-, medium- and long-term, permanent and temporary, positive and negative effects of the development.

**Direct** physical effects of a proposal will be described in the LVIA, including quantities where appropriate.

**Indirect** effects: perceptual and visual effects on landscape character and visual effects on specific receptors.

**Secondary** effects: may include further LVIA effects arising from related development, which may be remote from the development site itself.

**Short-, medium- and long-term** effects: effects during various stages of a project including the construction stage and/or phased implementation.

**Permanent and temporary** effects: the LVIA process should identify whether effects are temporary or permanent (e.g. are they reversible or irreversible).

**Positive and negative** effects: interpreted as either a beneficial (positive) or adverse (negative) effect in LVIA terms.

Judgements on positive and negative effect will be based on clear criteria, such as: degree to which the proposal fits with existing character; and contribution to the landscape that the development may make in its own right (good design).

All effects on landscape features/fabric, landscape character and landscape values and visual amenity will be described.

- Effects on landscape features/fabric will consider loss of elements (e.g. hedges, trees).
- Effects on landscape character will describe the direct changes that will occur to the character of the landscape as described in the County/District/Unitary/AONB Landscape Character Areas (i.e. with reference to Landscape Character Areas and Landscape Character Types as appropriate) – this should include how the development will affect perceptions of character and how widespread and prominent the changes will be.
- Effects on landscape values will also describe any potential changes in special qualities of landscapes as recorded in County/District/Unitary/AONB Landscape Character Assessments. Particular weight should be given to protecting the special qualities of protected landscapes (i.e. AONB and National Parks), focussing on the reasons for designation referred to in their Management Plans.

### Visual effects

Likely visual effects will be identified by considering the different sources of visual effects alongside the principal visual receptors that might be affected.

A range of issues will be considered to inform a description and comparison of effects including:

- Nature of the view of the development (full, partial, glimpse);
- Proportion of development that would be visible (full, most, small, part, none);
- Distance of viewpoint from development;
- Whether view is stationary or transient or one of a sequence of views (from footpath or moving vehicle);
- Nature of changes (changes in existing skyline profile, creation of new visual focus, introduction of new man-made objects, changes visual simplicity or complexity, alteration of visual scale and change to degree of visual enclosure).

All effects on visual amenity will be described.

- Effects on visual amenity will describe and illustrate the extent of visibility and record changes in views from the representative assessment viewpoints with reference to photographs and visualisations.
- Effects on settlements and at any properties with a clear view of the site will also be considered.

## **Assessment of significance (or degree) of effects**

### **Landscape effects**

The landscape effects that have been identified will be assessed to determine their overall level of effect by combining judgements on the **sensitivity** of the landscape receptor and the **magnitude** of landscape effects.

### ***Sensitivity of landscape receptors***

The sensitivity of a landscape receptor is determined by an evaluation of its susceptibility to change (or the development type) and its value.



**Susceptibility to change** means the ability of the landscape (whether that be the overall character or quality/ condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies (GLVIA3, para 5.40).

Broad criteria for determining the susceptibility to change are based on the special qualities and landscape character attributes of the landscape most likely to be affected by a residential development in Table 1. These criteria may be altered depending on the type of development.

**Table 1: Typical criteria for determining susceptibility to change**

		<div> <div>LOWER SUSCEPTIBILITY CRITERIA</div> <div>↔</div> <div>HIGHER SUSCEPTIBILITY CRITERIA</div> </div>	
CRITERIA	Scale	Larger scale and more open landforms. Open fields. Existing human-scale elements e.g. buildings or trees.	Smaller scale, enclosed landforms. Smaller, more intricate field cover
	Landform	Little topographic variation. Smooth, gently undulating or flat landforms.	Dramatic or distinct landforms such as prominent ridges, rolling hills or steep slopes.
	Landscape pattern	Large, regular scale field patterns. Limited tree cover.	Small, irregular field patterns. Areas of woodland, water and semi-natural habitats.
	Settlement	Concentrated settlement pattern. Presence of modern development e.g. utility, infrastructure or industrial elements. An exposed settlement	Dispersed settlement pattern. Absence of modern development, presence of small scale, historic or vernacular settlement. A well-integrated

		edge.		settlement edge with an intact landscape structure.
	Historic landscape character	Relatively few historic features e.g. Conservation Areas, Scheduled Monuments, listed buildings important to the character of the area and little time depth		A high density of historic features e.g. Conservation Areas, Scheduled Monuments, listed buildings important to the character of the area and great time depth
	Perceptual qualities	Site is significantly influenced by development/ human activity.		A tranquil or highly rural landscape, lacking strong intrusive elements.  Higher degree of remoteness.
	Visual character	Site is enclosed/ visually contained and/or has a low degree of visibility from surrounding landscapes, and the site does not form a visually distinctive or important undeveloped skyline.		Site is open and/ or has a high degree of visibility from surrounding landscapes, and/ or the area forms a visually distinctive skyline or an important undeveloped skyline.

Judgements on susceptibility of receptors (which may include individual features or areas) are recorded on a scale of **high**, **medium** or **low** according to Table 2.

**Table 2: Susceptibility of landscape receptors**

		DESCRIPTION
SUSCEPTIBILITY	High	<p>The landscape receptor has limited capacity to accommodate residential development and undue consequences to the baseline situation are to be expected.</p> <p>Attributes that make up the character of the landscape offer limited opportunities for accommodating the development without being altered, leading to a different landscape character.</p> <p>Landscapes of particularly distinctive character and without detracting features, vulnerable to relatively small changes</p>
	Medium	<p>The landscape receptor has some capacity to accommodate residential development and undue consequences to the baseline situation may occur.</p> <p>Attributes that make up the character of the landscape offer some opportunities for accommodating the development without key characteristics being altered.</p> <p>Recognisable landscape structure, characteristics, patterns and combinations of landform and land cover moderately valued characteristics with some detracting features and reasonably tolerant of changes.</p>

	Low	<p>The landscape receptor has more capacity to accommodate residential development and undue consequences to the baseline situation are unlikely.</p> <p>Attributes that make up the character of the landscape are resilient to being changed by the development.</p> <p>Non-designated landscape, very weak or degraded structure, extensive detracting features and tolerant of substantial change.</p>
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**Value** of a landscape receptor is concerned with the importance attached to a landscape, often as a basis for designation or recognition which expresses national or regional consensus, because of its distinctive landscape pattern, cultural associations, scenic or aesthetic qualities. It should be noted that, in virtually all circumstances, landscapes are valued in the local context by various if not all sectors of the community e.g. due to its contribution to a community or its cultural significance e.g. landscapes reflected through literature, poetry, art etc.

Where there is no clear existing evidence on landscape value, an appraisal is made based on the following factors (based on the guidance in GLVIA3 paragraph 5.28, Box 5.1):

- Landscape quality (condition);
- Scenic quality;
- Rarity;
- Representativeness;
- Conservation interest;
- Recreation value;
- Perceptual aspects; and
- Associations

The criterion in Table 3 is used to assess landscape value for non-designated landscapes.

**Table 3: Criterion for assessment of landscape value for non-designated landscapes**

VALUE
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		Low	Medium	High
CRITERIA	<b>Condition/quality</b>	A landscape with no or few areas intact and/ or in poor condition	A landscape with some areas that are intact and/or in reasonable condition	A landscape with most areas intact and/or in good condition
	<b>Scenic quality</b>	A landscape of little or no aesthetic appeal	A landscape of some aesthetic appeal	A landscape of high aesthetic appeal
	<b>Rarity and representativeness</b>	A landscape which does not contain rare landscape types or features	A landscape which contains distinct but not rare landscape types or features	A landscape which contains one or more rare landscape types or features
	<b>Conservation interests</b>	A landscape with no or limited cultural and/or nature conservation value	A landscape with some cultural and/or nature conservation value	A landscape with rich cultural and/or nature conservation value
	<b>Recreation value</b>	A landscape with no or limited contribution to recreation experience	A landscape with some contribution to recreation experience	A distinct landscape with a strong contribution to recreation experience
	<b>Perceptual aspects</b>	A landscape with prominent detractors, probably part of the key characteristics	A landscape with detractors that retains some perceptual values	A wild, tranquil or unspoilt landscape without noticeable detractors
	<b>Cultural associations</b>	A landscape without recorded associations	A landscape with some and/or moderately valued associations	A landscape of rich and/or highly valued associations



A landscape value for each receptor is defined on a scale of high, medium or low according to Table 4.

**Table 4: Value attached to landscape**

		DESCRIPTION
VALUE	High	<p>Internationally or nationally designated landscapes (World Heritage Sites, National Parks, and Areas of Outstanding Natural Beauty). Also landscapes associated with Scheduled Monuments, Grade I and II* Listed Buildings and Registered Parks and Gardens.</p> <p>Areas of landscape character that are highly valued for their scenic quality.</p> <p>(including most statutorily designated landscapes)</p> <p>Receptor highly reflects high and medium value criteria in Table 3.</p>
	Medium	<p>Designated and locally valued landscapes (local authority landscape designations).</p> <p>Areas that have a positive landscape character but include some areas of alteration/degradation/or erosion of features.</p> <p>Receptor moderately reflects high and medium value criteria in Table 3.</p>
	Low	<p>Landscapes without formal designation but valued at a community or site level.</p> <p>Damaged or substantially modified landscapes with few characteristic features of value.</p> <p>Landscape receptor poorly reflects high and medium value criteria in Table 3.</p>

### *Magnitude of landscape effects*

Each effect on a landscape receptor is assessed in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility.

**Size or scale** of effect is a consideration of the degree of change arising from the development and is described as being major, moderate, minor and none, with reference to the definitions set out in Table 5.

**Table 5: Size or scale of change to landscape receptor**

		DESCRIPTION
SIZE OR SCALE	Major	Major loss of existing landscape elements, features or characteristics potentially resulting in a new landscape character type.
	Moderate	Noticeable loss of existing landscape elements, features or characteristics.
	Minor	A perceptible but small loss existing landscape elements, features or characteristics.
	None	An imperceptible or barely perceptible loss of existing landscape elements, features or characteristics.

**Geographic extent** is a consideration of the geographical area over which the landscape effects will be felt and is determined by the following scale:

- on a **larger scale** affecting several landscape types or character areas (**Extensive**)
- at the scale of the **landscape type or character area** (**Major**)
- at the level of the **immediate setting** of the site (**Localised**)
- at the **site level**, within the Development site itself (**Restricted**)

**Duration and reversibility** of effects are linked considerations and are determined by the following scale:

- The change is expected to be permanent without the intention for it to be reversed (**Permanent**);
- The change is expected to effect the receptor for a period of 10-25 years and thereafter will be fully reversed or fully mitigated such that the baseline conditions are restored (**Long term**);
- The change is expected to have effect on the receptor for a period of 5-10 years and thereafter will be fully reversed or fully mitigated such that the baseline conditions are restored (**Medium-term**);

- The change is expected to have effect the receptor for a period of up to 5 years and thereafter will be fully reversed or fully mitigated such that the baseline conditions are restored (**Short-term**).

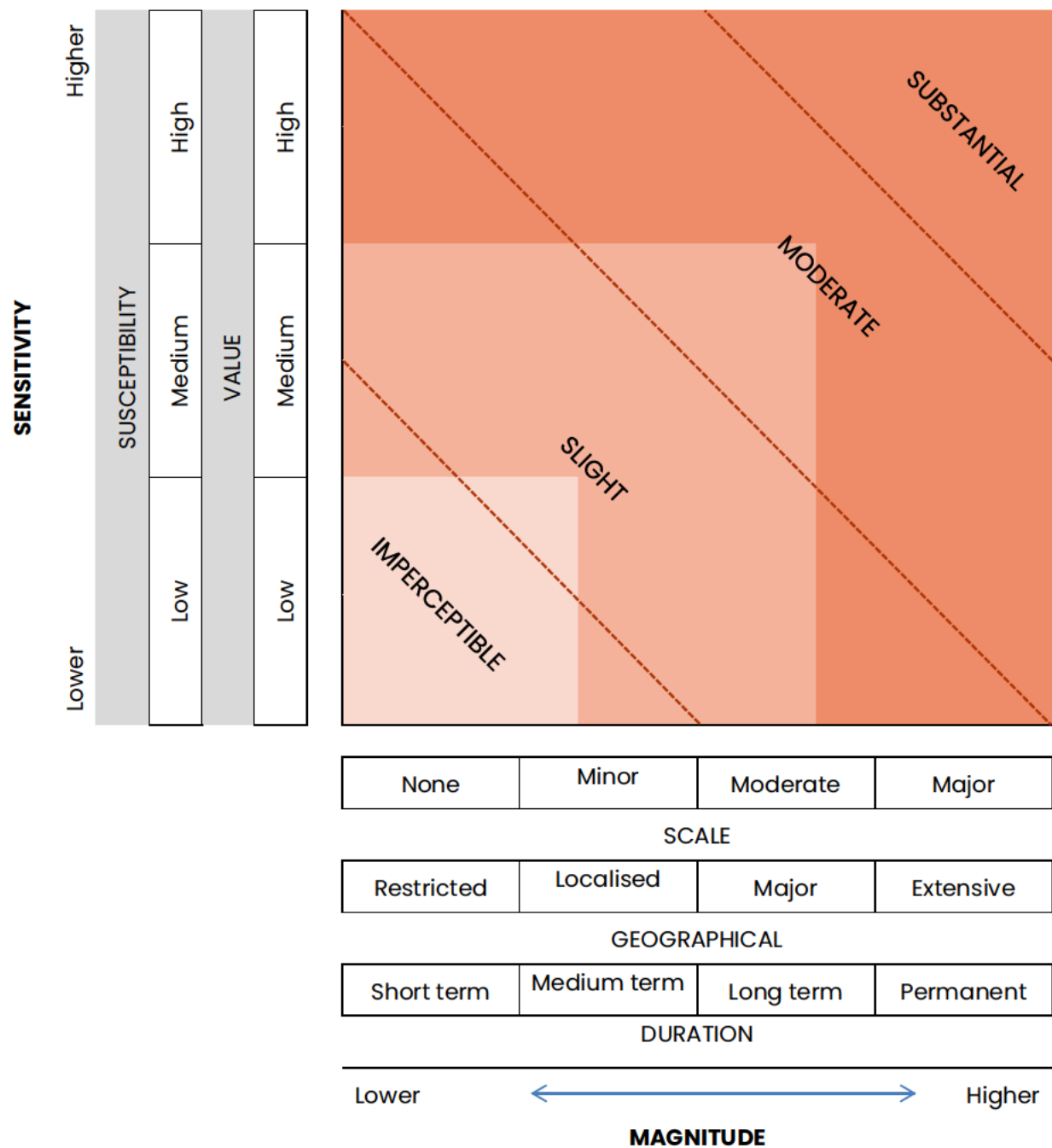
Reversibility is related to whether the change can be reversed (e.g. effects arising from the presence of construction traffic will cease at the end of construction, whereas effects arising from presence of new built development, such as housing, will be not reversible).

### *Overall level (or significance) of landscape and effects*

To draw final conclusions about the level (or significance) of landscape effects, the separate judgements about the sensitivity of landscape receptors and the magnitude of landscape effects are combined to allow a final judgement to be made about the level of each effect.

All judgements against the individual criteria are arranged in Diagram 1 to provide an overall profile of each identified effect. An overview is then taken of the distribution of judgements for each criterion to make an informed professional assessment.

**Diagram 1: Degree of effects assessment diagram**



Degrees of landscape effect are identified as: **Negligible, Slight, Moderate** or **Substantial**. Where it a judgement falls between or encompasses two of these terms, then the judgement may be described as: **Slight-Negligible, Moderate-Slight** or **Substantial-Moderate**. The terms are defined in Table 6.

**Table 6: Degrees of landscape effect**

		DESCRIPTION
LEVEL OF LANDSCAPE EFFECT	Substantial	Major loss or permanent negative effects, over an extensive area, on elements and/or aesthetic and perceptual aspects that are key to the character of nationally valued landscapes.
	Moderate	Noticeable or long term negative effects, over a landscape character type or area, on elements and/or aesthetic and perceptual aspects that contribute to local authority designated landscape.
	Slight	Perceptible but small negative effects, over a localised area, on elements and/or aesthetic and perceptual aspects that are key to the character of landscapes of community value.
	Negligible	Reversible negative effects of short duration, over a restricted area, on elements and/or aesthetic and perceptual aspects that contribute to but are not key characteristics of the character of landscapes of community value.

A judgement is made on whether the effects are **positive** (beneficial), **negative** (adverse) or **neutral** in relation to the degree to which the Development fits with existing character; and the contribution to the landscape that the Development may make in its own right.

#### Visual effects

The visual effects that have been identified will be assessed to determine their overall level of effect by combining judgements on the **sensitivity** of a visual receptor and the **magnitude** of visual effect.

#### *Sensitivity of visual receptors*

Visual receptors are all people and their sensitivity is assessed in terms of both their susceptibility to change in views and visual amenity and the value attached to particular views.

The susceptibility of visual receptors to changes in views and general visual amenity is typically a function of the activity of people experiencing the view and



the extent to which their attention is likely to be focused on the view (GLVIA3, paragraph 6.32)

The susceptibility of visual receptor groups is recorded on as scale of **high**, **medium** and **low** using the definitions in Table 7.

**Table 7: Susceptibility of visual receptors to change**

		VISUAL RECEPTORS
SUSCEPTIBILITY	High	Residents at home particularly using rooms normally occupied in daylight hours; people engaged in outdoor activities whose attention is focused on the landscape or particular views e.g. users of public rights of way; visitors to heritage assets or tourist attractions where views of the surroundings are an important contributor to the experiences.
	Medium	Road and rail users where views of the surroundings form an incidental contribution to the journey; Cyclists or users of scenic roads where views of the surroundings contribute to the experience.
	Low	People engaged in outdoor sport and recreation which does not involve an appreciation of views of the landscape.  People at their place of work whose attention may be focused on their work or activity and where the setting is not important to the quality of their working life.

Value attached to views is concerned with the value placed on the landscape resource in a view and will take account of:

- Recognition of the value attached to particular views e.g. in relation to heritage assets or through planning designations;
- Indicators of the value attached to views by visitors e.g. through appearance in guide books or on tourist maps, provision of facilities for their enjoyment (parking places, sign boards and interpretive material) and references to them in literature or art.

Judgements on value of views are recorded on scale of high, medium and low according to Table 8.

**Table 8: Value attached to views**

		DESCRIPTION
VALUE	High	Views appearing in guidebooks or on tourist maps; Provision of facilities for the enjoyment of a view (e.g. parking places, sign boards and interpretive material); and references to a view in literature.  Views associated with nationally designated landscapes, designed views recorded in records for historic parks and gardens or scheduled monuments.
	Medium	Views associated with local authority designated landscapes or recorded as of importance in Conservation Area Appraisals or local authority landscape/townscape assessments.
	Low	Views valued at a community level.

### *Magnitude of visual effects*

Each effect on visual receptors will be assessed in terms of its **size or scale**, the **geographical extent** of the area influenced and its **duration and reversibility**.

Size or scale of an effect considers:

- the scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including the proportion of the view occupied by the Development;
- the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line, height, colour and texture; and
- the nature of the view of the proposed development in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses.

Size or scale is determined by the classification in Table 9.

**Table 9: Size or scale of change in view**

		DESCRIPTION
SIZE OR SCALE	Major	Major change to features in the view and major changes in its composition due to a large proportion of the view occupied by the proposed development.
	Moderate	Noticeable change to features in the view and noticeable changes in its composition due to a moderate proportion of the view occupied by the proposed development.
	Minor	Minor change to features in the view and minor changes in its composition due to a small proportion of the view occupied by the proposed development.
	Negligible	Very minor change to features in the view and very minor changes in its composition due to a limited proportion of the view occupied by the proposed development

Geographic extent of a visual effect considers:

- the angle of view in relation to the main activity of the receptor;
- the distance of the viewpoint from the proposed development;
- the extent of the area over which the change would be visible.

Geographical extent is described as being **extensive, major, localised** or **restricted**.

Duration and reversibility of effects are linked considerations and are determined by the following scale:

- The change is expected to be permanent without the intention for it to be reversed (**Permanent**);
- The change is expected to effect the receptor for a period of 10-25 years and thereafter will be fully reversed or fully mitigated such that the baseline conditions are restored (**Long-term**);
- The change is expected to have effect on the receptor for a period of 5-10 years and thereafter will be fully reversed or fully mitigated such that the baseline conditions are restored (**Medium-term**);



- The change is expected to have effect the receptor for a period of up to 5 years and thereafter will be fully reversed or fully mitigated such that the baseline conditions are restored (**Short-term**).

Reversibility is related to whether the change can be reversed (e.g. effects arising from the presence of construction traffic will cease at the end of construction, whereas effects arising from presence of new built development such as housing will be not reversible).

### *Overall degree of visual effects*

To draw final conclusions about the level (or significance) of visual effects, the separate judgements about the sensitivity of landscape receptors and the magnitude of landscape effects are combined to allow a final judgement to be made about the level of each effect.

All judgements against the individual criteria are arranged in Diagram 1 to provide an overall profile of each identified effect. An overview is then taken of the distribution of judgements for each criterion to make an informed professional assessment.

Levels of visual effect are identified as: **Imperceptible**, **Slight**, **Moderate** or **Substantial**. Where a judgement falls between or encompasses two of these terms, then the judgement may be described as: **Slight-Imperceptible**, **Moderate-Slight** or **Substantial-Moderate**. The terms are defined in Table 10.

**Table 10: Levels of visual effect**

		DESCRIPTION
LEVEL OF VISUAL EFFECT	Substantial	Major change to features in the view and major changes in its composition due to a large proportion of the view occupied by the proposed development.
	Moderate	Noticeable change to features in the view and noticeable changes in its composition due to a moderate proportion of the view occupied by the proposed development.
	Slight	Minor change to features in the view and minor changes in its composition due to a small proportion of the view occupied by the proposed development.
	Imperceptible	Very minor change to features in the view and very minor changes in its composition due to a limited proportion of the view occupied by the proposed development

### Mitigation

As a consequence of the assessment process there are likely to be modifications to the scheme designed to minimise landscape and visual effects. In addition, there may be measures to prevent, reduce or offset very substantial or substantial adverse effects. These will be described in terms of relationship to/conservation of valued landscape features, relationship to landscape character and appearance from sensitive viewpoints and designated landscapes. All mitigation measures will be described and an indication of how they will be implemented provided. A description of the main reasons for site selection and any alternatives in site design or layout will also be provided where relevant.