Landscape and Visual Impact Appraisal Appendices

Land south of Longsight Road, Langho, Lancashire.

Hallam Land Management Limited

Date: 27/02/2025 | Pegasus Ref: P24-2318 R002_v1

LPA: Ribble Valley Borough Council

Document Management.

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Appendix 1: Methodology

APPENDIX 1: LVIA METHODOLOGY (NON-EIA)

1. This appendix presents the assessment criteria adopted for the appraisal of landscape and visual effects arising from the proposed development.

2. The primary source of best practice for LVA in the UK is The Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA3) (Landscape Institute and the Institute for Environmental Management and Assessment, 2013). The assessment criteria adopted to inform the appraisal of effects has been developed in accordance with the principles established in this best practice document. It should however be acknowledged that GLVIA3 establishes guidelines not a specific methodology. The preface to GLVIA3 states:

   "This edition concentrates on principles and processes. It does not provide a detailed or formulaic 'recipe' that can be followed in every situation – it remains the responsibility of the professional to ensure that the approach and methodology adopted are appropriate to the task in hand."

3. The criteria set out below have therefore been specifically tailored for this appraisal to ensure that the methodology is appropriate and fit for purpose.

4. The purpose of an LVA when undertaken outside the context of an EIA is to identify and describe the relative level of any landscape and visual effects arising as a result of the proposals. As confirmed in GLVIA3 Statement of Clarification 1/13 (Landscape institute, 10th June 2013) an LVA for development which has been screened as not requiring EIA should avoid concluding whether the effects are significant or not and this is the approach adopted in this LVA.

5. An LVA must consider both:

   - effects on the landscape as a resource in its own right (the landscape effects); and
   - effects on specific views and visual amenity more generally (the visual effects).

6. Therefore, separate criteria are set out below for the assessment of landscape and visual effects.

NATURE (SENSITIVITY) OF LANDSCAPE FEATURES

7. The nature or sensitivity of an individual landscape feature or element reflects its susceptibility to change and its value. It is therefore a function of factors such as its quality, rarity, contribution to landscape character, degree to which the particular element can be replaced and cultural associations or designations that apply.

8. A particular feature may be more 'sensitive' in one location than in another often as a result of local values associated with the feature or in relation to its function as a key or distinctive characteristic of that local landscape. Therefore, it is not possible to simply place different types of landscape features into sensitivity bands. Where individual landscape features are affected, professional judgement is used as far as possible to give an objective evaluation of its sensitivity. Justification is given for this evaluation where necessary.

9. Both the susceptibility and value of individual landscape features has been described as very high, high, medium, low or very low. These are then combined in order to establish an overall nature or sensitivity of individual landscape features which has also been described as very high, high, medium, low or very low.

NATURE (SENSITIVITY) OF LANDSCAPE CHARACTER

10. Sensitivity of landscape character is also assessed through a consideration of both the susceptibility to a development of the type proposed and the value attached to the landscape. In the case of the potential for effects on landscape character, susceptibility means the ability to accommodate the proposed development without undue consequences for the existing characteristics of the site. What is meant by the value of the landscape in a Landscape and Visual Impact Assessment is the relative value that is attached to the landscape by society as a whole, bearing in mind that different stakeholders may have differing values regarding any given landscape. Paragraphs 5.20 and Box 5.1 of GVLIA set out a range of factors that can contribute to an understanding landscape value. Consideration of whether there are any formal landscape designations covering a landscape is one element of considering the value, but also relevant is the condition of the landscape, its rarity in the local area, the recreational value it provides, and any ecological or heritage importance the landscape may hold. These are considered alongside its perceptual qualities (such as tranquillity) and any associations which may be held with the landscape, such as if it has been highlighted in art, music or poetry. Further clarification on how to consider the matter of landscape value is set out in the Landscape Institute Technical Guidance Note (02/21) 'Assessing the Value of Landscapes Outside National Designations'.

11. In this appraisal, the nature or sensitivity of landscape character is considered with reference to published landscape character areas/types and where relevant local landscape units as defined in this LVA for the purposes of this study. Information regarding the key characteristics of these local character areas/units has been extrapolated from

relevant published studies where possible and combined with observations from on-site appraisal. With judgments undertaken employing professional judgement.

12. Both the susceptibility and value of landscape character has been described as very high, high, medium, low or very low. These are then combined in order to establish an overall nature or sensitivity of landscape character which has also been described as very high, high, medium, low or very low.

NATURE (SENSITIVITY) OF VISUAL RECEPTORS

13. The nature or sensitivity of a visual receptor group also reflects their susceptibility to change and the value associated with the specific view in question. It varies depending on a number of factors such as the occupation of the viewer, their viewing expectations, duration of view and the angle or direction in which they would see the site. Whilst most views are valued by someone, certain viewpoints are particularly highly valued for either their cultural or historical associations and this can increase the sensitivity of the view. The following criteria are provided for guidance only and are not exclusive:

- Very Low Sensitivity – People engaged in industrial and commercial activities or military activities.
- Low Sensitivity - People at their place of work (e.g. offices); short - medium stay patients at hospital, shoppers; users of trunk/major roads and passengers on commercial railway lines (except where these form part of a recognised and promoted scenic route).
- Medium Sensitivity - Users of public rights of way and minor roads which do not appear to be used primarily for recreational activities or the specific enjoyment of the landscape; recreational activities not specifically focused on the landscape (e.g. football); motel users.
- High Sensitivity – Residents at home; users of long distance or recreational trails and other sign posted walks; users of public rights of way and minor roads which appear to be used for recreational activities or the specific enjoyment of the landscape; users of caravan parks, campsites and 'destination' hotels; tourist attractions with opportunities for views of the landscape (but not specifically focused on a particular vista); slow paced recreational activities which derive part of their pleasure from an appreciation of setting (e.g. bowling, golf); allotments.
- Very High Sensitivity - People at recognised vantage points (often with interpretation boards), people at tourist attractions with a focus on a specific

view, visitors to historic features/estates where the setting is important to an appreciation and understanding of cultural value.

14. It is important to appreciate that it is the visual receptor (i.e. the person) that has a sensitivity and not a property, public right of way or road. Therefore, a large number of people may use a motorway for example but this does not increase the sensitivity of the receptors using it. Conversely, a residential property may only have one person living in it but this does not reduce the sensitivity of that one receptor. The number of receptors affected at any given location may be a planning consideration, but it does not alter the sensitivity of the receptor group.

15. Where judgements are made about the sensitivity of assessment viewpoints, the sensitivity rating provided is an evaluation of the sensitivity of the receptor group represented by the viewpoint and not a reflection of the number of people who may experience the view.

NATURE (MAGNITUDE) OF EFFECTS – GENERAL NOTE

16. The following discussion sets out the approach adopted in this LVA in relation to a specific issue arising in GLVIA3 which requires a brief explanation.

17. Prior to the publication of GLVIA3, LVA practice had evolved over time in tandem with most other environmental disciplines to consider significance principally as a function of two factors, namely: sensitivity of the receptor and magnitude of the effect (the term 'magnitude' being a word most commonly used in LVA and most other environmental disciplines to describe the size or scale of an effect).

18. Box 3.1 on page 37 of GLVIA3 references a 2011 publication by IEMA entitled 'The State of EIA Practice in the UK' which reiterates the importance of considering not just the scale or size of effect but other factors which combine to define the 'nature of the effect' including factors such as the probability of an effect occurring and the duration, reversibility and spatial extent of the effect.

19. The flow diagram on page 39 of GLVIA3 now suggests that the magnitude of effect is a function of three factors (the size/scale of the effect, the duration of the effect and the reversibility of the effect).

20. For clarification, the approach taken in this LVA has been to consider magnitude of effect solely as the scale or size of the effect in the traditional sense of the term 'magnitude'. Having identified the magnitude of effect as defined above the LVA also describes the

duration and reversibility of the identified effect before drawing a conclusion on the overall level of effect taking all of these factors into account.

21. In the context of the above discussion the following criteria have been adopted to describe the magnitude of effects.

NATURE (MAGNITUDE) OF EFFECTS ON LANDSCAPE FEATURES

22. Professional judgement has been used as appropriate to determine the magnitude of direct physical effects on individual existing landscape features using the following criteria as guidance only:

- Very Low Magnitude of Change - No loss or alteration to existing landscape features;
- Low Magnitude of Change - Minor loss or alteration to part of an existing landscape feature;
- Medium Magnitude of Change - Some loss or alteration to part of an existing landscape feature;
- High Magnitude of Change - Major loss or major alteration to an existing landscape feature;
- Very High Magnitude of Change - Total loss or alteration to an existing landscape feature.

NATURE (MAGNITUDE) OF EFFECTS ON LANDSCAPE CHARACTER

23. The magnitude of effect on landscape character is influenced by a number of factors including: the extent to which existing landscape features are lost or altered, the introduction of new features and the resulting alteration to the physical and perceptual characteristics of the landscape. Professional judgement has been used as appropriate to determine the magnitude using the following criteria as guidance only. In doing so, it is recognised that usually the landscape components in the immediate surroundings have a much stronger influence on the sense of landscape character than distant features whilst acknowledging the fact that more distant features can have an influence on landscape character as well.

- Very Low Magnitude of Change - No notable loss or alteration to existing landscape features; no notable introduction of new features into the landscape; and negligible change to the key physical and/or perceptual attributes of the landscape.

- Low Magnitude of Change - Minor loss or alteration to existing landscape features; introduction of minor new features into the landscape; or minor alteration to the key physical and/or perceptual attributes of the landscape.
- Medium Magnitude of Change - Some notable loss or alteration to existing landscape features; introduction of some notable new features into the landscape; or some notable change to the key physical and/or perceptual attributes of the landscape.
- High Magnitude of Change - A major loss or alteration to existing landscape features; introduction of major new features into the landscape; or a major change to the key physical and/or perceptual attributes of the landscape.
- Very High Magnitude of Change - Total loss or alteration to existing landscape features; introduction of dominant new features into the landscape; a very major change to the key physical and/or perceptual attributes of the landscape.

NATURE (MAGNITUDE) OF EFFECTS ON VIEWS AND VISUAL AMENITY

24. Visual effects are caused by the introduction of new elements into the views of a landscape or the removal of elements from the existing view.

25. Professional judgement has been used to determine the magnitude of impacts using the following criteria as guidance only:

- Very Low Magnitude of Change - No change or negligible change in views;
- Low Magnitude of Change - Some change in the view that is not prominent but visible to some visual receptors;
- Medium Magnitude of Change - Some change in the view that is clearly notable in the view and forms an easily identifiable component in the view;
- High Magnitude of Change - A major change in the view that is highly prominent and has a strong influence on the overall view.
- Very High Magnitude of Change – A change in the view that has a dominating or overbearing influence on the overall view.

26. Using this set of criteria, determining levels of magnitude is primarily dependant on how prominent the development would be in the landscape, and what may be judged to flow from that prominence or otherwise.

27. For clarification, the use of the term ‘prominent’ relates to how noticeable the features of the development would be. This is affected by how close the viewpoint is to the

development but not entirely dependent on this factor. Other modifying factors include: the focus of the view, visual screening and the nature and scale of other landscape features within the view. Rather than specifying crude bands of distance at which the proposed development would be dominant, prominent or incidental to the view etc, the prominence of the proposed development in each view is described in detail for each viewpoint taking all the relevant variables into consideration.

TYPE OF EFFECT

28. The assessment identifies effects which may be 'beneficial', 'adverse' or 'neutral'. Where effects are described as 'neutral' this is where the beneficial effects are deemed to balance the adverse effects.

DURATION OF EFFECT

29. For the purposes of this appraisal, the temporal nature of each effect is described as follows:

- Long Term – over 5 years
- Medium Term – between 1 and 5 years
- Short Term – under 1 year

REVERSIBILITY OF EFFECT

30. The LVA also describes the reversibility of each identified effect using the following terms:

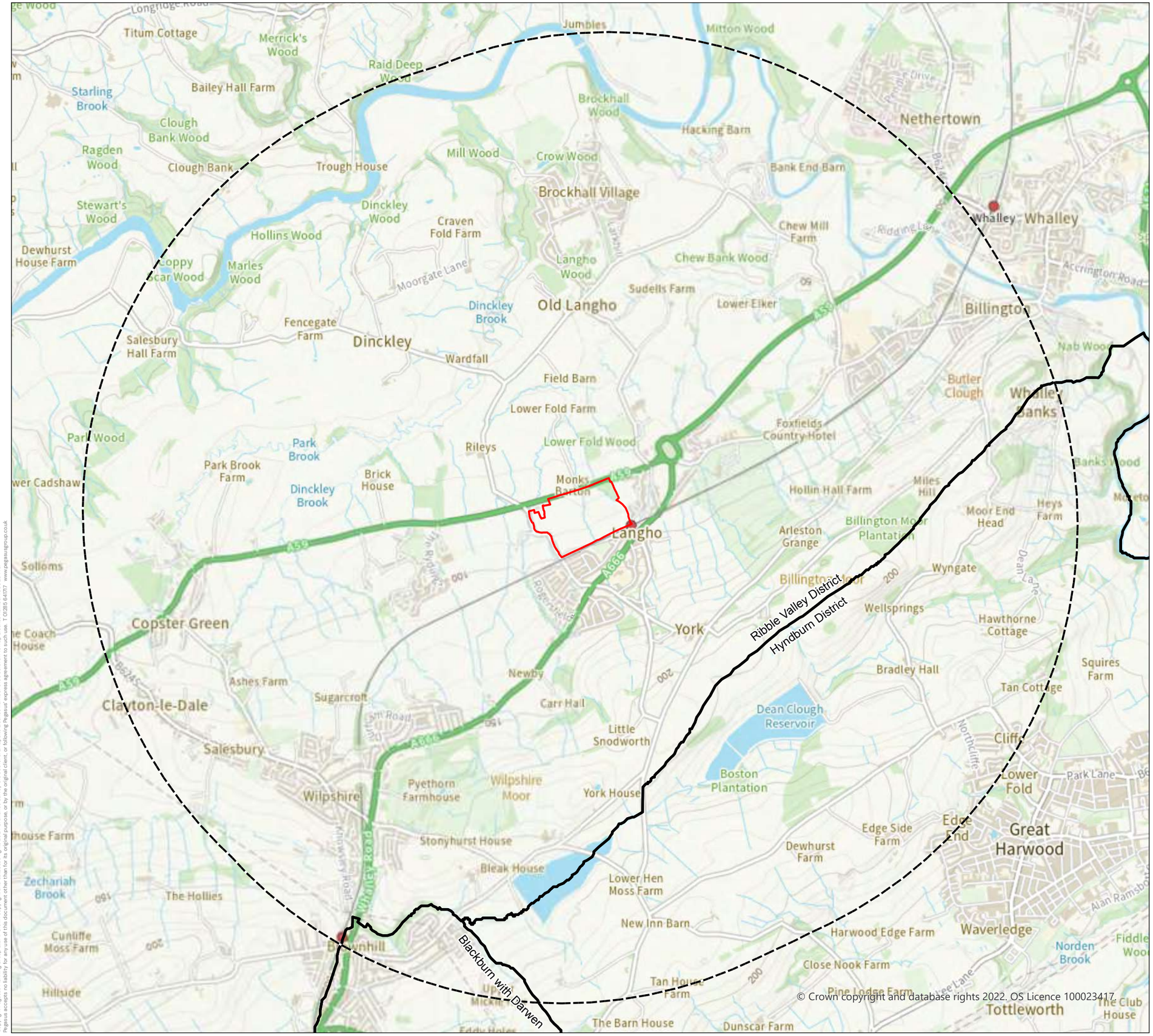
- Permanent – effect is non reversible
- Non-permanent – effect is reversible

LEVEL OF EFFECT

31. The purpose of an LVA when produced outside the context of an EIA is to identify the relative level of effects on landscape and visual amenity arising from the proposed development. The judgements provided within the LVA may then inform the planning balance to be carried out by the determining authority.

32. In this LVA, the relative level of the identified landscape and visual effects has been determined by combining judgements regarding the sensitivity of the landscape or view, magnitude of change, duration of effect and the reversibility of the effect. The level of effect is described as Major, Major/Moderate, Moderate, Moderate/Minor or Minor. No Effect may also be recorded as appropriate where the effect is so negligible it is not even noteworthy. In determining the level of residual effects, all mitigation measures are taken into account.

Appendix 2: Site Location Plan



KEY

- Site Boundary
- 3km Buffer
- District Boundary

REV	DATE	DESCRIPTION
B	11/11/24	REVISED SITE BOUNDARY

SITE LOCATION PLAN

LONGSIGHT ROAD, LANGHO

HALLAM LAND MANAGEMENT LTD

DATE	SCALE	DRAWN	APPROVED
12/11/2024	1:25,000@A3	EN/RL	FH

SHEET	REV	N	0	0.5 KM
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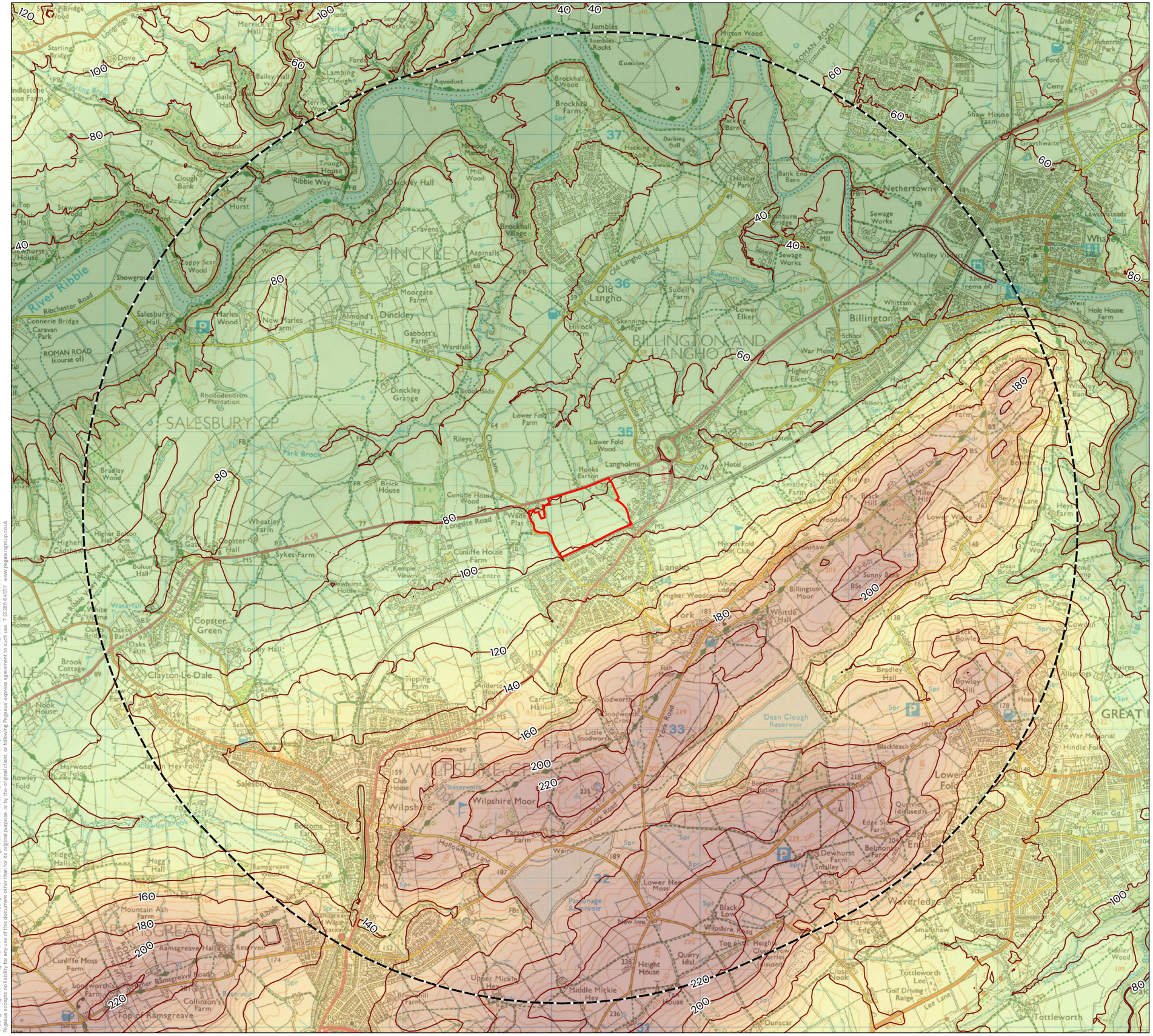
Appendix 3: Topography Plan



REV	DATE	DESCRIPTION
B	11/11/24	REVISED SITE BOUNDARY

TOPOGRAPHICAL PLAN

LONGSIGHT ROAD, LANGHO

HALLAM LAND MANAGEMENT LTD

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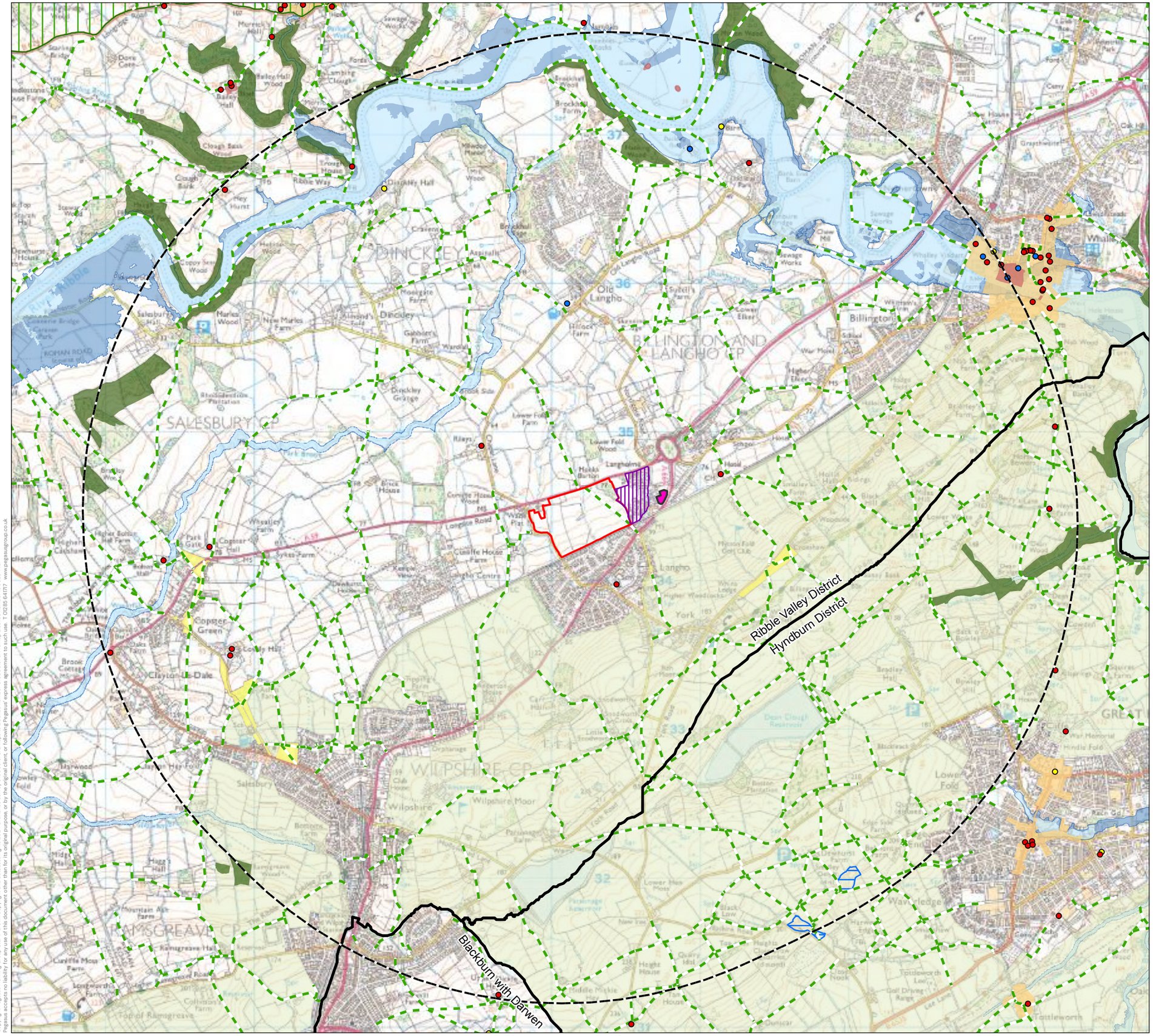
Appendix 4: Environmental Designations Plan



KEY

- Site Boundary
- 3km Buffer
- District Boundary
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Public Rights of Way
- CRoW Access Land
- National Landscapes
- Scheduled Monuments
- Conservation Area
- Sites of Special Scientific Interest
- Ancient Woodland
- Green Belt
- EA Flood Zone 3
- EA Flood Zone 2

Ribble Valley Borough Council - Housing and Economic Development DPD Proposals Map

- Committed Housing Site (DS1)
- Housing Allocation Site (HAL6)

REV	DATE	DESCRIPTION
B	11/11/24	REVISED SITE BOUNDARY

ENVIRONMENTAL DESIGNATION PLAN

LONGSIGHT ROAD, LANGHO

HALLAM LAND MANAGEMENT LTD

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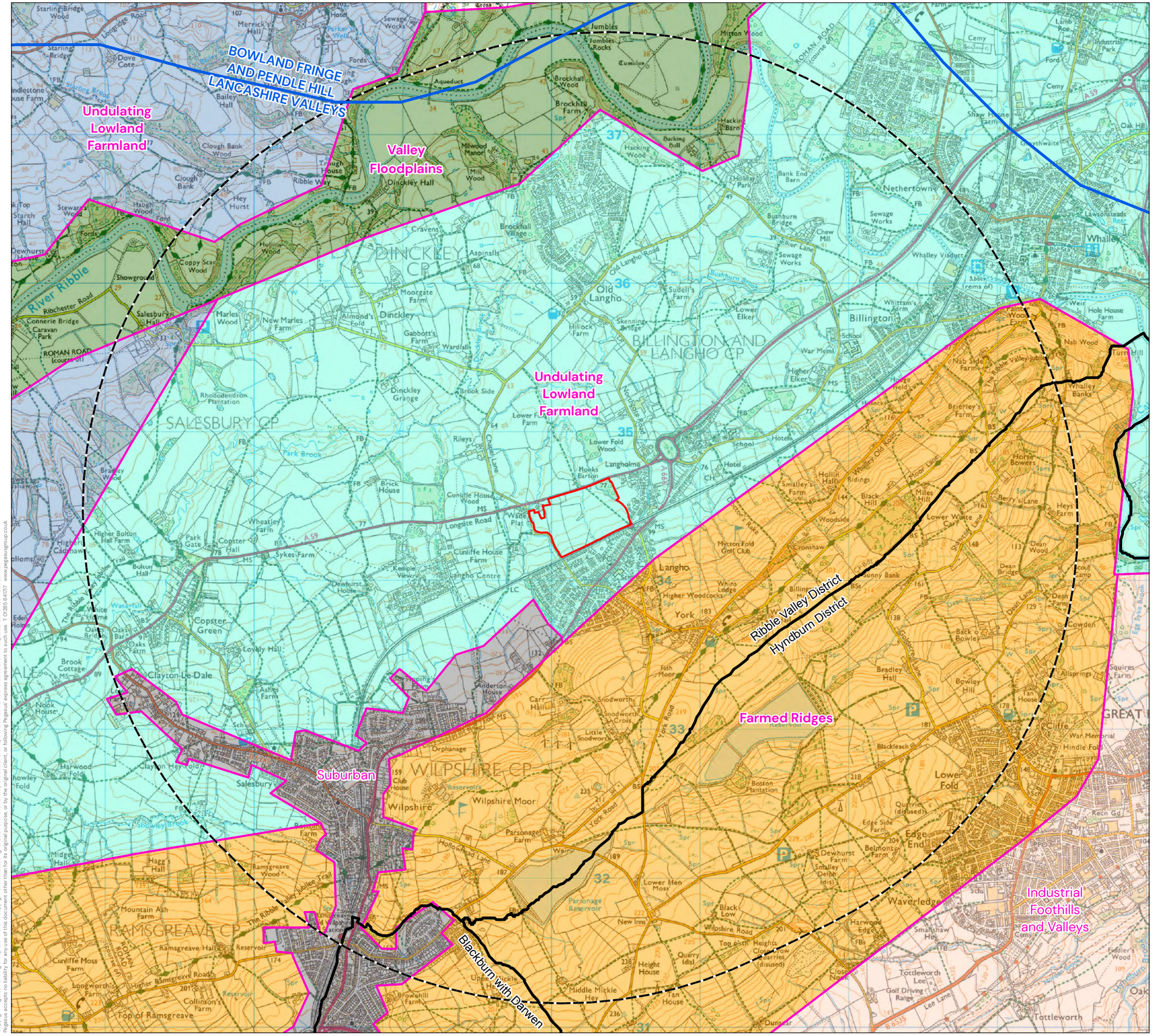
Appendix 5: Landscape Character Plan



KEY

- Site Boundary
- 3km Buffer
- District Boundary
- National Landscape Character Areas

Lancashire Landscape Character Assesssment (2000)

- Landscape Character Types

Landscape Character Areas

- Calder Valley
- Lower Ribble
- Lower Ribble Valley
- Lower Ribblesdale (Clitheroe to Gisburn)
- Mellor Ridge
- Suburban

REV	DATE	DESCRIPTION
B	11/11/24	REVISED SITE BOUNDARY

LANDSCAPE CHARACTER PLAN

LONGSIGHT ROAD, LANGHO

HALLAM LAND MANAGEMENT LTD

DATE	SCALE	DRAWN	APPROVED
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SHEET	REV	N	0	0.5 KM
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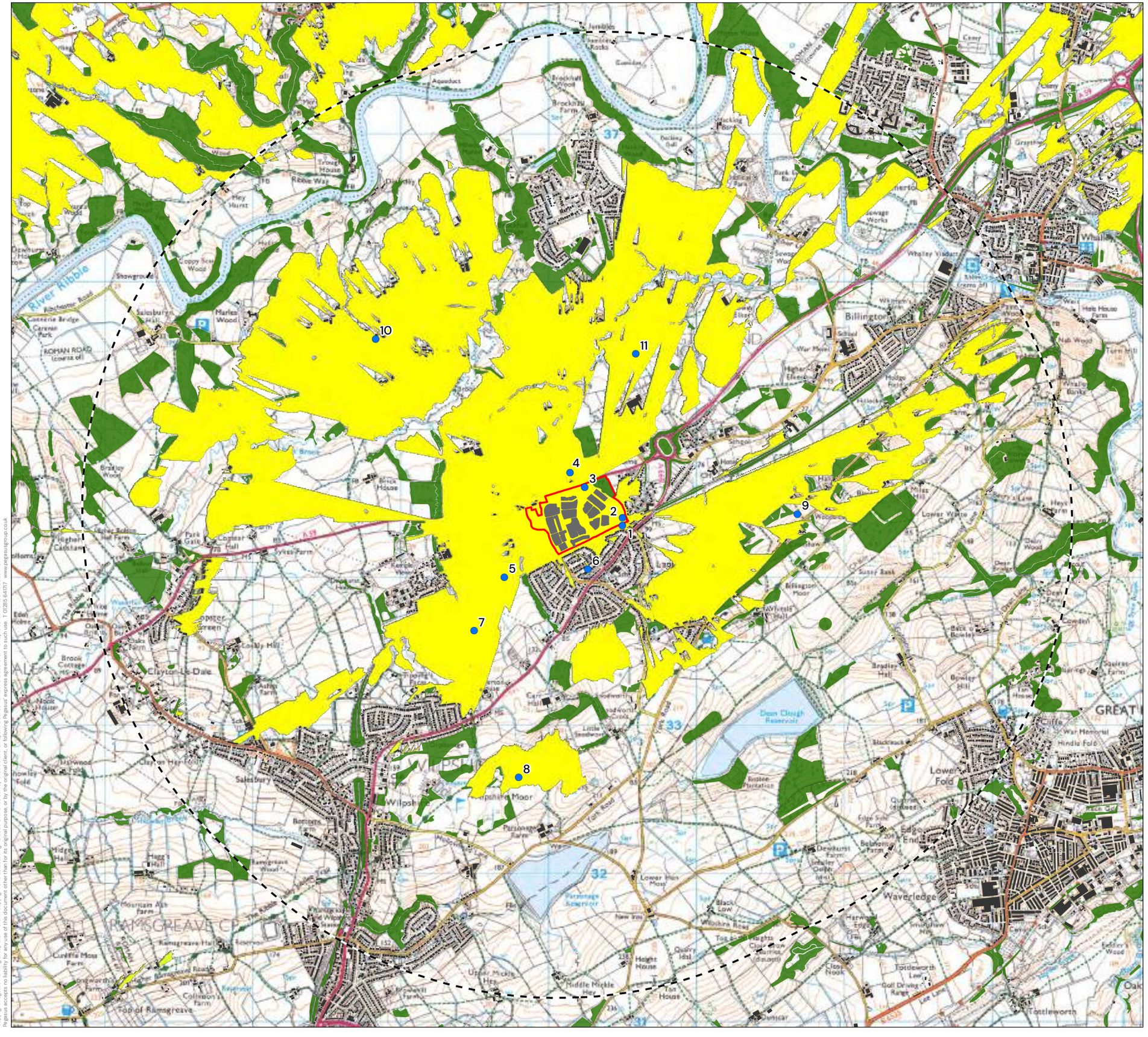
Appendix 6: Screened Zone of Theoretical Visibility (ZTV)



KEY

- Site Boundary
- 3km Buffer
- OS Local Building
- OS Local Woodland
- Viewpoint Location
- Development Parcels
- Screened Zone of Theoretical Visibility - 10.5m Development Height

Screened ZTV Production Information -
- DTM data used in calculations is OS Terrain 5 that has been combined with OS Open Map Local data for woodland and buildings to create a Digital Surface Model (DSM).

- Indicative woodland and building heights are modelled at 15m and 8m respectively.
- Viewer height set at 1.7m (in accordance with para 6.11 of GLVIA Third Edition)
- Calculations include earth curvature and light refraction

N.B. This Zone of Theoretical Visibility (ZTV) image illustrates the theoretical extent of where the development may be visible from, assuming 100% atmospheric visibility, and includes the screening effect from vegetation and buildings, based on the assumptions stated above.

REV	DATE	DESCRIPTION

SCREENED ZONE OF THEORETICAL VISIBILITY

LONGSIGHT ROAD, LANGHO

HALLAM LAND MANAGEMENT LTD

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26/02/2025	1:25,000@A3	CS	FH

SHEET	REV	N	0	0.5 KM
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Appendix 7: Illustrative Landscape Masterplan

Issue:

INDICATIVE PLANT SCHEDULE

PROPOSED TREE PLANTNG

Species	Form	Girth	Height cm	Clear Stem	Root Condition
Acer campestre	EHS	16-18	400-450	Min. 200	RB
Acer pseudoplatanus	EHS	16-18	400-450	Min. 200	RB
Aesculus hippocastanum	EHS	14-16	350-450	Min. 200	RB
Alnus glutinosa	EHS	14-16	350-450	Min. 200	RB
Betula pendula	EHS	14-16	350-450	Min. 200	RB
Corylus avellana (ms)	Multi Stem	-	250-300	-	75L
Fagus sylvatica	EHS	16-18	400-450	Min. 200	RB
Prunus avium	HS	12-14	250-300	Min. 200	RB
Quercus robur	EHS	14-16	350-450	Min. 200	RB
Sorbus aria	HS	12-14	250-300	Min. 200	RB
Sorbus aucuparia	EHS	14-16	400-450	Min. 200	RB

STRUCTURAL PLANTING MIX

To be planted 2/m2

Trees					
Species	Mix %	Height cm	Girth cm	Form	Root Condition
Acer pseudoplatanus	10	300-350	10-12	Selected standard	RB
Crataegus monogyna	5	300-350	10-12	Selected standard	RB
Fagus sylvatica	10	300-350	10-12	Selected standard	RB
Pinus sylvestris	5	300-350	10-12	Selected standard	RB
Quercus robur	15	300-350	10-12	Selected standard	RB
Sorbus aria	10	300-350	10-12	Selected standard	RB
Understory					
Species	Mix %	Height cm	Habit	Age + times transplanted	Root condition
Cornus sanguinea	10	60-80	Branched min. 3 breaks	1+2	B
Crataegus monogyna	25	60-80	Branched min. 3 breaks	1+2	B
Euonymus europaea	5	60-80	Branched min. 3 breaks	1+2	B
Ilex aquifolium	5	60-80	Branched min. 3 breaks	1+2	B
Sambucus nigra	5	60-80	Branched min. 3 breaks	1+2	B

PROPOSED NATIVE SHRUB PLANTING MIX

To be planted 2/m2

Species	Mix %	Height cm	Form	Root Condition
Cornus sanguinea	5	60-80	Branched	B
Crataegus monogyna	50	60-80	Branched	B
Euonymus europaea	5	60-80	Branched	B
Ilex aquifolium	20	60-80	Leader with laterals	B
Rosa canina	10	60-80	Branched	B
Viburnum opulus	10	60-80	Branched	B

PROPOSED NATIVE HEDGEROW PLANTING

To be planted at 7 per linear metre in triple staggered rows

Species	Mix %	Height cm	Habit	Root Condition
Acer pseudoplatanus	10	60-80	Feathered	B
Corylus avellana	15	60-80	Feathered	B
Crataegus monogyna	65	60-80	Feathered	B
Ilex aquifolium	10	60-80	Leader with laterals	B

KEY

- Site boundary
- Existing site vegetation with RPAs to be retained to BS 5837
- Existing vegetation to be removed
- Existing watercourse
- Existing PRoW
- Proposed diversion of PRoW
- Proposed structural planting to site boundary
- Proposed feature tree planting
- Proposed street tree planting
- Proposed open space tree planting
- Proposed native hedgerow
- Proposed native shrub planting
- Amenity grass - e.g. A22 mix by Germinal or similar
- Long grassland - e.g. EM10 mix by Emorsgate or similar
- Wildflower meadow - e.g. EM2 mix by Emorsgate or similar
- Hedgerow mixture - e.g. EH1 mix by Emorsgate or similar
- Seasonally wet meadow mix within attenuation basin - e.g. EM8 mix by Emorsgate or similar
- Proposed footpaths within public open space - sections of footpath within RPAs to be no dig construction in accordance with AMS recommendations
- Proposed play area

Long range views across Ribble Valley

Monks Barton

Langholme

A59 Longsight Road

SuDS will be incorporated to the north of the development to provide a set back from the A59. There will be an opportunity to include enhanced wetland and marginal planting, a seasonally wet meadow mix and native shrub planting to enhance the site wide biodiversity.

Green Nook Wood

The existing woodland will be retained and the built form will be set outside the root protection area.

Feature tree and bulb planting will mark the vehicular entrance and create an attractive gateway into the site. Structural planting is propsed along the A59 to filter views of the development from the wider area.

Attenuation Basin

Attenuation Basin

Long range views across Ribble Valley

Public open space is located close to the main pedestrian entrance and accessible from the retained footpath. Scattered tree planting and wildflower meadow will complement the existing tree planting. A Local Equipped Area for Play is proposed in this area and will provide a range of formal and informal play opportunities.

A Local Area for Play (LAP) is located within the public open space to the north of the development to provide opportunities for play close to home.

Wildmans

New structural planting to provide a buffer to the existing farmhouse properties and strengthen the screening to the site boundary.

LAP

LEAP

New structural planting will filter views into the development from neighbouring properties. Native shrub planting and wildflower seed mixes will be sown adjacent to the structural planting and existing woodland to enhance the opportunities for wildlife.

Indicative provision for Langho Station

Enhanced arrival zone from station underpass to incorporate car parking provision. Feature trees, ornamental shrub and bulb planting will be used to add seasonal colour, creating a welcoming pedestrian entrance to the site.

Langho Station

Public open space to the west of the site will be an enclosed wooded space with links to the adjoining green spaces. A footpath with regular seating will lead through the open space and planting will include scattered trees, native shrubs and wildflower meadow. This will create an informal space for residents to connect to nature and the planting typologies will be designed for BNG to provide further opportunities for wildlife.

Railway line

Moorland Road

Street trees will be located within grass verges to create a formal, structured character through the site. Feature trees and existing tree planting will be used to create focal points within open spaces, at key junctions and at the end of streets. Swathes of bulb planting will be planted beneath to add seasonal colour and interest.

Whitehaigh Lane

The Central Wooded Clough will be protected with a buffer from the development to the woodland, stream slopes and individual important trees. The area will be enhanced with additional tree and shrub planting to create green corridors across the site.

The development will be sufficiently set back from existing properties to maintain open views across the Ribble Valley where possible.

Bushburn Drive

Whalley Road

N 0 25 50 m

DATE	NO	REVISION NOTE
26/02/2025	A	Amends in line with new layout

Landscape Masterplan

LONGSIGHT ROAD, LANGHO

CLIENT
HALLAM LAND MANAGEMENT LTD.

DATE	SCALE	TEAM	APPRVD
13/01/2025	1:1000 @A1	LAB	RB/ FH

DRAWING NUMBER

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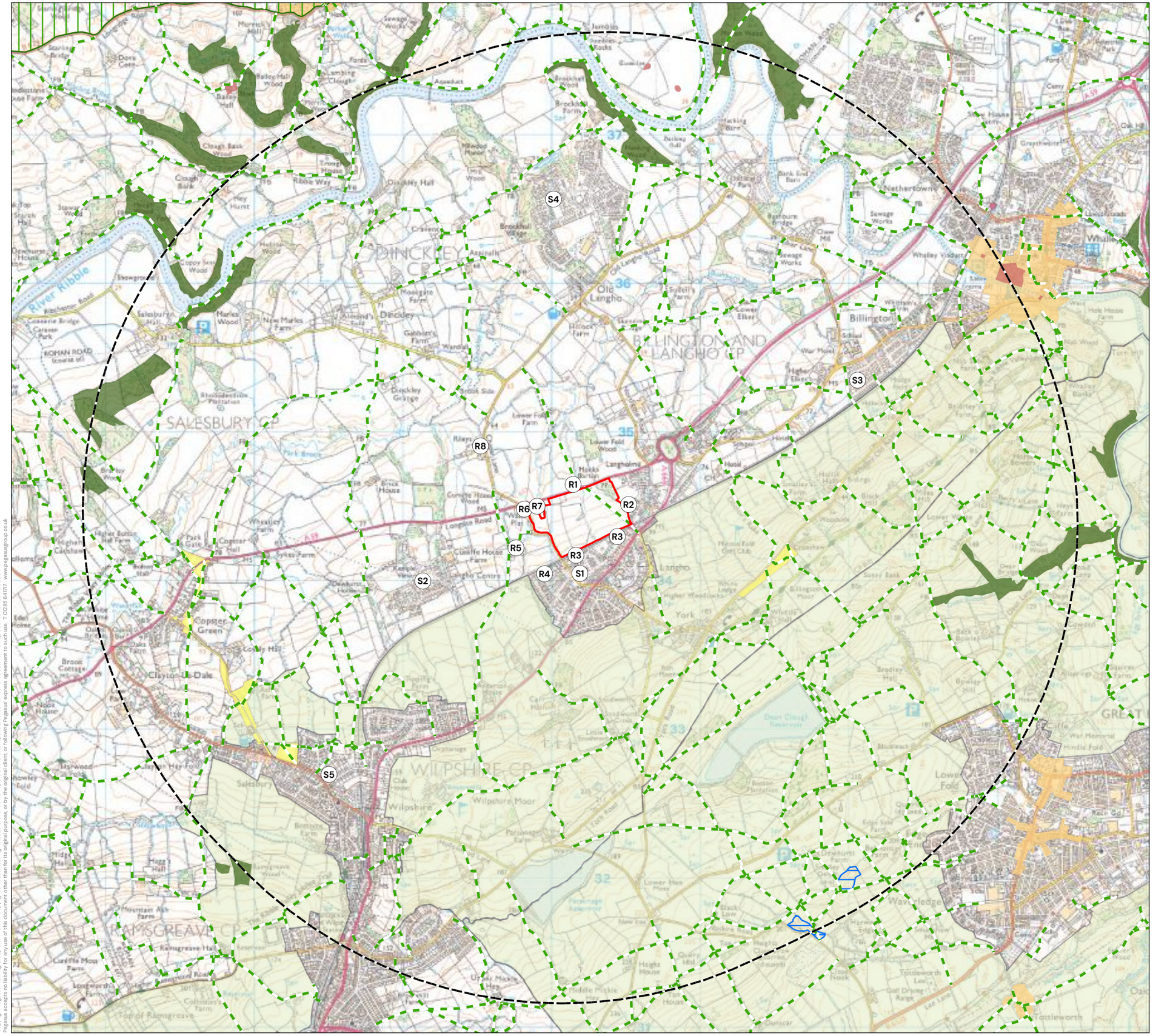
Appendix 8: Visual Receptors Plan



KEY

- Site Boundary
- 3km Buffer
- Public Rights of Way
- CRoW Access Land
- National Landscapes
- Scheduled Monuments
- Conservation Area
- Sites of Special Scientific Interest
- Ancient Woodland
- Green Belt
- Settlement and Residential Receptors

Name
S1 Langho
S2 Langho Centre
S3 Billington
S4 Brockhall Village
S5 Wilpshire
R1 Green Nook
R2 Northcote Park
R3 Moorland Road, Langho
R3 Bushburn Drive, Langho
R4 Rogersfield, Langho
R5 Group 'Nobletts'
R6 Group 'Wade Platts'
R7 Group 'Wildman's'
R8 Detached properties incl. 'Hollyhocks', Chapel Lane

REV	DATE	DESCRIPTION

VISUAL RECEPTORS PLAN

LONGSIGHT ROAD, LANGHO

HALLAM LAND MANAGEMENT LTD

DATE	SCALE	DRAWN	APPROVED
13/01/2025	1:25,000@A3	EN/NC	RB

SHEET	REV	N	0	0.5KM
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