

Landscape and Visual Impact Appraisal

Land south of Longsight Road, Langho, Lancashire.

Hallam Land Management Limited

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LPA: Ribble Valley Borough Council





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1. Introduction

- 1.1. This Landscape and Visual Impact Appraisal (LVIA) has been prepared by Chartered Landscape Architects from Pegasus Group. It concerns an application for outline planning permission for a proposed housing development with associated infrastructure and open space on land to the south of Longsight Road, Langho, Lancashire.
- 1.2. The LVIA considers the potential effects of the indicative proposals upon:
 - individual landscape features and elements;
 - landscape character; and
 - visual amenity and the people who view the landscape.
- 1.3. The main objectives of the LVIA are as follows:
 - to identify, evaluate and describe the current landscape character of the Site and its surroundings and also any notable landscape features within the Site;
 - to determine the sensitivity of the landscape to the type of development proposed;
 - to identify potential visual receptors (i.e. people who would be able to see the development) and evaluate their sensitivity to the type of changes proposed;
 - to identify and describe any impacts of the development in so far as they affect the landscape and/or views of it and evaluate the magnitude of change due to these impacts;
 - to develop mitigation measures to avoid, reduce and compensate for landscape and visual impacts; and
 - to evaluate the relative significance of residual landscape and visual effects.
- 1.4. Site visits were undertaken by Chartered Members of the Landscape Institute in late October 2024.
- 1.5. The Site falls within the administrative boundary of Ribble Valley Borough Council (the 'Council').

2. Methodology

- 2.1 This appraisal has been undertaken by Chartered Members of the Landscape Institute and follows best practice, as outlined in the following current published guidance:

- Guidelines for Landscape and Visual Impact Assessment (3rd edition) – Landscape Institute / Institute of Environmental Management and Assessment (2013) and LITGN-2024-01: Notes and Clarifications on Aspects of GLVIA3 (August 2024);
- An Approach to Landscape Character Assessment – Natural England (October 2014);
- Assessing Landscape Value Outside National Designations – Landscape Institute Technical Guidance Note 02/21 (2021); and
- Visual Representation of Development Proposals – Landscape Institute Technical Guidance Note 06/19 (2019).

2.2 The main objectives of the Appraisal are as follows:

- To identify the landscape character of the application site and its surroundings and also any notable landscape features within the application site boundary;
- To determine the impact that the type of development proposed would have on the landscape, through appraisal of the landscape and the degree to which it would change as a result of the proposed development type;
- To identify potential visual receptors (i.e. people who would be able to see the development) and evaluate the impact of change based on the proposed development;
- To describe measures proposed to avoid, reduce or mitigate potential negative effects; and,
- To identify and describe any impacts of the development in so far as they affect the landscape and/or views of it.

3. Site Context and Description

Site Context

- 3.1 The Site is located to the immediate north of the village of Langho in the Ribble Valley of Lancashire between Blackburn (C.4km southwest) and Clitheroe (c.7km northeast). The nearest village settlements are Billington c.1.7km to the northeast and Wilpshire c.1.2km to the southwest. This Site and surrounding context are illustrated on the Site Location Plan at Appendix 2.
- 3.2 The Site comprises five agricultural fields laid out to pasture set between the A59 which forms the northern boundary and the Ribble Valley Railway at the southern boundary. Residential development at the extent of Langho borders the Site to the south adjacent to the railway. The Site is accessed from Langho Station at an underpass in the southeast corner with a public footpath (ref: PRow FP 6, Billington and Langho) then crossing the Site to meet the A59 with onward links to the north across the Ribble Valley.
- 3.3 A row of private dwellings, formerly a farmstead, are the nearest properties to the site, abutting the site on the north western corner accessed off the A59 and Whitehalgh Lane.
- 3.4 The western boundary is formed by Whitehalgh Lane which heads south before turning west, where an existing field gate provides access into the westernmost field. The road then heads south under the railway towards the centre of Langho.
- 3.5 The eastern boundary is formed of a woodland block, Green Nook Wood at the northeast corner and the edge of a recent housing development (Northcote Park), comprising a mixture of large detached and semi-detached properties which overlooks the Site. Further to the east are small scale pastures and Mytton Fold Golf Course between the railway and Whalley Old Road.
- 3.6 Beyond the northern boundary of the Site and A59 are further pastures around Lower Fold Wood and Northcote Equestrian Centre. The A59 continues northwest towards Clitheroe heading past the nearby village of Billington. Further north the valley widens

within the River Ribble floodplain with farmland pastures set close to the meandering River Ribble (c.2.7km).

- 3.7 Similar smaller scale pastures are set beyond woodland bounding Langho to the west bordering Whalley Road on route to Wilpshire. Moving southwest Whalley Road continues to the neighbouring village of Wilpshire at the edge of the Blackburn conurbation.
- 3.8 Langho village to the immediate south has a nucleated form and is defined by surrounding woodland blocks and the railway line.
- 3.9 Land south of the village rises steeply up the valley side where the Ribble Valley Jubilee Way follows the ridgeline heading in a northeast direction towards Whalley.

4. The Proposed Development, Potential Impacts and Mitigation Proposals

4.1 The text below provides a brief summary of the development with particular emphasis on those elements which are pertinent to the LVIA.

- The proposed residential development covers 19.89 hectares of land currently in agricultural use with a net developable area of 12.01ha, based on the illustrative layout- parameters only for approval.
- The quantum of development is for up to 300 dwellings at 35 dwellings per hectare,
- The proposed layout is split into two areas either side of a central watercourse, a wooded clough typical of the host landscape character area;
- The southeast area includes an enhanced arrival zone and car parking facilities for the nearby station;
- Public open space is located close to the main pedestrian entrance and is accessible from the retained footpath. This will incorporate a Local Equipped Area for Play which will provide a range of formal and informal play opportunities. set within a parkland of retained mature trees linked to the existing PRoW.;
- Key pedestrian routes which incorporate links to existing footpath (PRoW FP 6, Billington and Langho);
- Key nodes/junctions which contribute to the character of the development;
- New structural planting on all boundaries;
- New planting of the open space areas, within the street scenes and property frontages.

4.2 As part of the iterative approach to design and appraisal, the indicative proposals have been developed based on a sound understanding of landscape and visual baseline constraints and opportunities. An initial site visit, walkover and viewpoint location photography was undertaken in October 2024 in order to review the strategic development proposals with feedback provided to the design team via a landscape strategy covering pertinent landscape and visual issues.

Potential Key Impacts

4.3 The potential key impacts of the development are as follows:

Effects During Construction

4.4 Any effects on landscape and visual receptors during construction are likely to arise from temporary construction works including:

- Site clearance and accommodation works;
- Movement and presence of associated construction vehicles and plant;
- Presence of construction compounds, site offices and welfare facilities;
- Presence of mobile or truck/track mounted cranes for construction of proposed buildings;
- Earthworks and construction associated with the formation of development platforms, foundations, road infrastructure and drainage; and
- Highways and junction improvements, including tie-ins with the existing road network.

Effects at Completion (Year 1) and Year 15

4.5 The permanent components of the proposed development which may give rise to effects on landscape and visual receptors are listed as follows:

- The proposed buildings;
- The Site accesses to A59 and Whitehalgh Lane;
- Mitigation integrated into the proposed development, including provision of new planting.

Landscape Mitigation and Outline Planting Proposals

4.6 All of the mitigation measures proposed are located within the red line of the application site. These measures can therefore be secured through the development.

4.7 The principal aims and additional measures of the landscape and visual mitigation are shown on the Illustrative Landscape Masterplan shown on the plan at Appendix 7 are as follows:

- To provide a new structural planting along site boundaries to filter views and softened the development edge when viewed from surrounding roads and footpaths;
- At the northern boundary structural tree planting will filter views from the road corridor and wider landscape to the north side of the A59. Development will be set back from the boundary to provide a visual buffer and SuDS attenuation zone to include wetland, marginal and native shrub planting to enhance site wide biodiversity;
- The existing woodland block (Green Nook Wood) will be retained and buildings set outside the root protection area to provide a buffer to this habitat area;
- New structural planting at the eastern boundary will filter views into the development from neighbouring properties at Northcote Park. Native shrub and wildflower seeding inside of the structure planting will provide transitional wildlife habitat and an additional buffer to public open space, play space and public footpath.
- The Central Wooded Clough will be protected with a standoff from development. A buffer to woodland, stream slopes and important trees will ensure it does not impinge upon these retained landscape features.
- Development will be sufficiently setback from the southern boundary to maintain open views across the Ribble Valley to protect the visual amenity of existing residents.
- Public open space to the west of the Site will be an enclosed wooded space with footpath links to nearby greenspaces within the Site. The area will be designed for BNG with amenity grassland winding through wildflower meadow areas, native shrub planting and scattered trees providing both habitat enhancement for wildlife and easily accessible informal recreation for residents. New structural woodland planting will provide the outer framework acting as a buffer to the existing farmhouse properties and strengthening the screening to the Site boundary.
- Street trees will be provided within grass verges alongside main vehicular routes to provide a structured character throughout the Site aiding orientation.
- Further native tree planting within open spaces and green corridors between development will compliment retained important mature trees creating an enhanced landscape framework and strong connection to the wider countryside. This will greatly assist with the integration of the development into its surroundings.

- Bulb planting will be provided within planting corridors to provide further seasonal interest;
- Provision of safe and attractive pedestrian routes within the Site and connecting to the wider settlement and; and
- To provide long term management of existing and proposed vegetation to ensure visual mitigation remains and provides benefit for local wildlife.

Study Area and Zone of Theoretical Visibility

- 4.8 In order to assist in defining the study area a digital Screened Zone of Theoretical Visibility (SZTV) model was generated to illustrate the geographical area within which views of the development within the Site are theoretically possible. The Screened ZTV is included at Appendix 6.
- 4.9 The SZTV includes existing vegetation and buildings to assumed height of 15m for vegetation and 8m for buildings which would affect the areas across which visibility of the proposed development is likely. The SZTV has been produced using Digital Terrain Modelling (DTM) data with the proposed development height set at 9m Above Ordnance Datum (AOD).
- 4.10 The buildings and vegetation data used for the SZTV is obtained from OS Open Map Local Data for buildings and woodland which is then used to create a Digital Surface Model. However, the screening effect provided by individual trees, smaller blocks of woodland and hedgerows/hedgerow trees have not been considered in the SZTV.
- 4.11 The SZTV is a useful tool used to provide focus on the area and receptors that are most likely to be affected by the proposed development but should always be subject to verification in the field. In considering, however, the nature of the local townscape and the wider landscape within which it is located, it is considered that the SZTV is a good reflection of actual potential visibility, although it should be noted that the SZTV does not distinguish between the extent of the proposed development which could be theoretically visible i.e. whether the full extent of a dwelling/group of dwellings is visible or only partially visible.

4.12 Following a review of the SZTV and visits to the Site and surrounding landscape/townscape it is proposed that an appropriate study area for the appraisal is 3km from the Site. Although there are areas of theoretical visibility beyond these principal locations, considering both increasing distances from the Site, local designations, and settlement context, it is considered that the study area described above represents a reasonable and proportionate approach and one which will identify those effects which are most material in considering the landscape and visual impacts of the proposed development of the Site.

5. Policy Context Designations and Planning

5.1 This section provides an overview of the extant designations and policy framework of particular relevance to the landscape and visual issues considered in this LVIA. Policies with specific geographical limits and which are relevant to a consideration of landscape and visual matters are illustrated on the plan at Appendix 4 Environmental Designations Plan.

European Landscape Convention

5.2 The European Landscape Convention (ELC) is the first international convention to focus specifically on landscape. The convention promotes landscape protection, management and planning, as well as European co-operation on landscape issues. Signed by the UK Government in February 2006, the ELC became binding from March 2007. It applies to all landscapes, towns and villages, as well as open countryside; the coast and inland areas; and ordinary or even degraded landscapes, as well as those that are afforded protection.

5.3 The Government has stated that it considers the UK to be compliant with the ELC's requirements and in effect the principal requirements of the ELC are already enshrined in the existing suite of national policies and guidance on the appraisal of landscape and visual effects.

5.4 The ELC defines landscape as '*An area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.*' (Council of Europe 2000)

- 5.5 It is important to recognise that the ELC does not require the preservation of all landscapes although landscape protection is one of the core themes of the convention. Equally important though is the requirement to manage and plan future landscape change.
- 5.6 The ELC highlights the importance of developing landscape policies dedicated to the protection, management and planning of landscapes. The analysis of landscape and visual matters in this LVIA read in context with appropriate national and local policy will enable decisions to be made with due regard to landscape character as promoted by the ELC.

National Planning Policy

- 5.7 The National Planning Policy Framework (NPPF)¹, December 2024) is a key material consideration in the determination of planning applications and also sets out the framework of policies with which up-to-date development plans must be in accordance. The Planning Statement submitted alongside this LVIA lays out the relevant paragraphs of the recently released NPPF which focus on the need to support sustainable development and the necessary transition to a low carbon future in a changing climate with the need to support renewable and low carbon energy and associated infrastructure.
- 5.8 In particular the proposed development should aim to comply with the following NPPF policies set out below which are of particular relevance to landscape and visual matters and residential projects in general.

Conserving and enhancing the natural environment

- 5.9 At Paragraph 187 it states the following:

¹ <https://assets.publishing.service.gov.uk/media/NPPF-December-2024>

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

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

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

- 5.10 The value of the landscape is discussed further in Section 6. It is not however considered that the Site represents a valued landscape as set out in NPPF paragraph 187 (a). The reasons for which are set out later in this appraisal.

Achieving Well Designed Places

- 5.11 The proposed development seeks to retain a number of important trees including Category A specimens within the proposed open space areas of the Site as well as the retained central watercourse corridor. This is strongly supported within the NPPF at Paragraph 136 where it states the following on trees:

“Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”

Ribble Valley Borough Council Local Plan

- 5.12 The Site falls within the administrative boundary of Ribble Valley Borough Council and is subject to the policies set out in the Adopted Core Strategy Local Plan for Ribble Valley

2008–2028². The following policies are considered to be of relevance to landscape and visual matters:

Key Statement DS2 Presumption in Favour of Sustainable Development

“When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

- 5.13 Langho is a Tier 1 Village Settlement which are considered by the Council to be the more sustainable locations of the 32 defined settlements in the Borough outside of the Strategic Housing Sites committed to in the Local Plan (2008–2038). The proposals seek an extension to the settlement limits of Langho to the immediate north of the village. It is also sustainably located close to Langho Station with good pedestrian connections to the existing village and is situated in the A59 corridor such that it is also well connected to the wider highways network.

Key Statement EN1 Green Belt & ENV2 Landscape

- 5.14 The Site lies outside of the Green Belt (Refer to KS EN1: Green Belt), Forest of Bowland National Landscape Area (former AONB, KS EN2: Landscape) and other designated landscape areas which are key environmental constraints on large parts of the Ribble Valley. Nevertheless, the development should adhere to the following principles:

“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.”

Landscape Designations

- 5.15 The Site is not covered by any designation at a national, regional or local level that recognises a specific landscape importance.

² <https://www.ribblevalley.gov.uk/planning-policy/local-plan-review-1>

- 5.16 The Ribble Valley Jubilee Trail (RVJT) a 65-mile circular route, through the Ribble Valley and Forest of Bowland passes through the study area to the south. The route follows the north facing valley slopes along Moor Lane to the south of the Site above Langho at a distance of c.950 from the Site at its closest point. The route offers impressive views across the Ribble Valley over Langho, neighbouring Whalley and Billington towards Clitheroe to the northeast and the course of the River Ribble. The path is set close to the neighbouring Hynburn District boundary. The route is shown on the Environmental Designations Plan at Appendix 4.
- 5.17 There is an extensive network of Public Rights of Way (PRoW) in the Ribble Valley seen evenly distributed across the study area. PRoW Footpath 6 (Billington and Langho) heads between Whalley Road in Langho village and through the Site via the Station underpass to the A59. The route provides an onwards link across the Ribble Valley floodplain to the north of the A59 through hedge lined pastures where further paths are accessed via the minor road network. To the south there are several paths linking the moorland slopes above Langho to neighbouring as well as the aforementioned RVJT long distance trail.

Heritage Designations

- 5.18 The assessment of potential effects on the setting of cultural heritage designations such as Scheduled Monuments, Registered Parks and Gardens, Listed Buildings and Conservation Areas does not form part of this appraisal. The identification of such assets, however, is important as they provide an indication of the value and quality of the wider landscape character.
- 5.19 The closest Conservation Area is Whalley Conservation Area located 2.5+km away so is distant and has no intervisibility to the Site and therefore no anticipated visual relationship between the conservation area and the Site.
- 5.20 Likewise, there are no Scheduled Monuments on Site or in close proximity to its boundaries.



5.21 There are few listed buildings in the study area with the majority located in Whalley Conservation Area and the closest being St Mary's Roman Catholic Church in Langho Village. None of these assets are believed to have intervisibility to the Site.

6. Landscape Baseline and Effects

- 6.1 This section provides an overview of the landscape features in the Site and its surrounding landscape, an indication of their susceptibility to development of the type proposed, and an appraisal of the impact the proposed development would have upon each.
- 6.2 The appraisal of effects on landscape features and character firstly assesses the sensitivity of the landscape resource in terms of its susceptibility to development and the value of the landscape resource. An appraisal is then made as to the magnitude of the change, in terms of its scale or size.
- 6.3 The appraisal of sensitivity of the receptor and magnitude of change are then combined with the duration of the effect and the reversibility of the effect, to assist in determining the relative level of effect on each landscape feature or character area.
- 6.4 A summary of landscape effects are included at Table 1.

Landscape Features

Topography

- 6.5 The Site slopes gradually at the foot of the north facing valley side. Levels fall from around 99m AOD at the southern boundary with the Ribble Valley Railway line to around 78m AOD at the existing access on the northern boundary, as shown on the Topography Plan at Appendix 3. There is a consistent gradient found either side of the Site on adjacent farmland to the west and the recently constructed housing site to the east.
- 6.6 The village of Langho sits above the Site where the centre of the village is around 110m AOD. Streets then slope up alongside Whalley Road to meet the steeper valley side slopes. The south facing slopes above the Site provide wide panoramic views looking north across the Ribble Valley with high points of around 230m AOD around York Road which follows the ridgeline between the Ribble and Hyndburn Districts.
- 6.7 The topography to the north of the A59 and Site's location gently falls away from the foot of the valley hosting the Site, across the valley bottom towards the course of the

River Ribble. The River's floodplain forms the northern extent of the study area at around 30m AOD.

- 6.8 The Site hosts one of many wooded watercourses known as 'cloughs' which are distinctive features of the local area which descend the valley sides draining towards the River Ribble. The watercourse bisecting the Site is the only marked interruption to its topography.
- 6.9 The landform of the Site is not overly remarkable despite the aforementioned distinctive features given there is little variation and it is well contained either side by similar terrain. Nevertheless, it occupies a strategic foothill position on a key arterial transport route set very close to the existing settlement of Langho. It also has good vantage over lower lying farmed areas to the north which together provides a medium value in this respect. The consistent gradually sloping topography which is contiguous with nearby developed settlement areas is considered to be of Medium susceptibility given it has a fairly prominent position at the foot of valley side slopes but is not overly intricate or varied. Residential development would not interrupt the relationship between more distinctive steeper valley sides, and ridgeline above the Site as it could be contained by similar development and enclosing wood pasture farmland to the south of the A59. The road corridor also restricts its influence over the broader valley bottom to the north. The combination of medium value and medium susceptibility is considered to result in a medium sensitivity to the introduction of the development in relation to the topography of the Site.
- 6.10 Due to the topography of the Site, it is assumed for the purposes of this appraisal that the new development would be constructed over phases in order to form development platform with balanced cut and fill operations to limit the amount of soil storage mounds and requirement for regrading across the Site.
- 6.11 In addition, earthworks would be required to accommodate building foundations, roads and SUDs features. Although landscape effects are considered long term and permanent the magnitude of change is assessed as medium, resulting in a **Moderate/Minor adverse** landscape effect to topography.

Land Use, Buildings and Infrastructure

- 6.12 The Site is comprised of five fields laid out to pasture with the two larger fields on the east side bisected by the central wooded watercourse. There are three smaller fields surrounding the neighbouring former farmstead and a narrower elongated field to the east of the property adjoining the larger pastures forming the main body of the Site.
- 6.13 There are no existing built structures on site with the closest being the private dwellings adjacent to Whitehalgh Lane at the northwest corner which are just outside the redline boundary.
- 6.14 Public Footpath (Billington and Langho 6) runs eastern part of the site connecting the A59, Longsight Road to Langho to the south of the site. The proposals would alter the configuration of the PRow within the site to accommodate an attenuation basin in the northern part of the site. The PRow would have to be diverted around the attenuation basin for a short section of the footpath in its most northern section. There would be direct effects from this alteration of the footpath.
- 6.15 The Site is located just beyond the northern extents of the village settlement and lies adjacent to recently completed housing development, located to the immediate east. A small cluster of detached properties hosts Langho Swimming School to the immediate west just off Whitehalgh Lane.
- 6.16 Other existing built form is found to the west at Langho Centre which hosts several diversified business and light industrial premises at Cunliffe Farm. There is also further small housing estates development forming a second suburban centre to the village.
- 6.17 The area is predominantly comprised of agricultural land laid out to pasture to the north and west of the Site with associated farmsteads. The landscape pattern here is more intricate formed of medium scale hedge lined fields further subdivided by wooded watercourses and occasional woodland blocks.
- 6.18 It is considered that although the Site is greenfield its value and susceptibility to change is influenced by nearby land uses with associated infrastructure. The existing land uses

are common with those in the wider local landscape and are considered to be of medium value. The influence of existing residential development to two sides and the busy arterial road (A59) exerts an influence upon the Site and its susceptibility to the proposed development is considered to be medium. The combination of medium value and medium susceptibility is considered to result in a medium sensitivity to the introduction of the development in relation to the land use of the Site.

- 6.19 The proposals would represent a change to the current land use from fields and to a new residential development and require the reconfiguration of the PRoW (Billington and Langho 6) to be diverted around an attenuation basin. As such the magnitude of change is assessed as High, resulting in a **Major-Moderate** level of effect to current land use during all phases of the development. Effects would be direct, long term and permanent and are considered to be adverse.
- 6.20 Adverse effects are however moderated by the manner in which the proposed development has been designed, the manner in which the existing landscape features of greatest value are to be retained and positively managed for landscape and biodiversity improvements.

Watercourses and Drainage

- 6.21 The watercourse bisecting the Site is the main drainage feature within the Site which continues north to meet Park Brook one of several tributaries feeding into the River Ribble. A further stream bounds the east side of the Site which heads through the woodland block at the northeast corner separating the Site from the adjacent housing development (Northcote Park).
- 6.22 The meandering River Ribble lies approximately 2.4km from the northern boundary beyond valley pastures.
- 6.23 Whilst the Site is effectively split in two by the ditch and watercourse it is proposed to maintain and enhance this as part of providing an attractive setting to development. A suitable standoff from development will ensure that there are no direct and indirect

effects upon watercourses or drainage features therefore, the LVIA does not consider this feature further.

Vegetation

- 6.24 The Site is defined at the northern boundary by a mature native hedgerow alongside the A59. To the west side a hedgerow boundary follows Whitehalgh Lane which is complimented by bands of woodland either side which encloses the Site from the west. The eastern boundary is formed of the woodland block at the northeast corner and vegetated watercourse.
- 6.25 The southern boundary with the railway line has similar intermittent hedgerow and scrub species and occasional trees within it. Sections of this boundary have limited vegetation are more open to the Site allowing for through views and over to the far side of the valley.
- 6.26 The central stream area hosts several important mature trees which form a more substantial band of vegetation in contrast to the otherwise more open internal fields with limited occasional trees leaving an open aspect north/south across the Site.
- 6.27 Within the wider landscape, vegetation predominantly consists of hedgerows and hedgerow trees associated with field boundaries, riparian trees and woodland along beck and river corridors, occasional small woodland blocks and field boundary trees, and vegetation associated with residential development within nearby villages.
- 6.28 Vegetation by its nature is susceptible (high) to damage as a result of construction activities if not adequately protected through careful working methods. In combination with their local value, considered to be medium (hedgerows) and high (trees), the overall sensitivity of existing vegetation has been assessed as High-Medium.
- 6.29 The proposed development would result in the removal of a small section of the northern boundary hedgerow to accommodate the proposed access road and associated visibility splay. There would be the removal of trees in the northern, central and southern part of the site to accommodate the attenuation basins in the northern part of the site and the proposed site layout. The layout retains important mature trees and existing

hedgerows along the boundaries to the Site, will be retained, protected and enhanced where possible.

- 6.30 On completion (Year 1), any gaps in the boundary hedgerows would be filled with suitable native species. In addition, structural tree and hedgerow planting is proposed for all Site boundaries, particularly along the more open northern and southern boundaries in order to filter views through the Site. Added to this will be planting proposed within housing cells, vehicular and pedestrian corridors.
- 6.31 The landscape effects upon vegetation would be direct, long term and permanent but largely restricted to a loss of grassland cover. The magnitude of change is assessed as medium during construction, resulting in a **Moderate/Minor adverse** level of effect. However, following new planting at Year 1, this adverse effect would reduce to Low to Medium and a **Moderate/Minor beneficial** effect and which would continue to be beneficial in the long-term (Year 15 onwards).

Landscape Character

- 6.32 Landscape character is an expression of pattern within an area resulting from particular combinations of natural, built and historical factors which make one place different from another, creating areas that have a unity of character and a distinctive sense of place when viewed from a landscape-wide perspective.
- 6.33 A focus has been made within this appraisal on that part of the landscape from where the Site (and any future development within it) has the potential to be visible.

Published Landscape Character

- 6.34 Published Landscape Character Assessments that cover the proposed development site are listed below:

- NCA Profile 35 – Lancashire Valleys³
- A Landscape Strategy for Lancashire Landscape Character Assessment (Lancashire County Council, 2000)

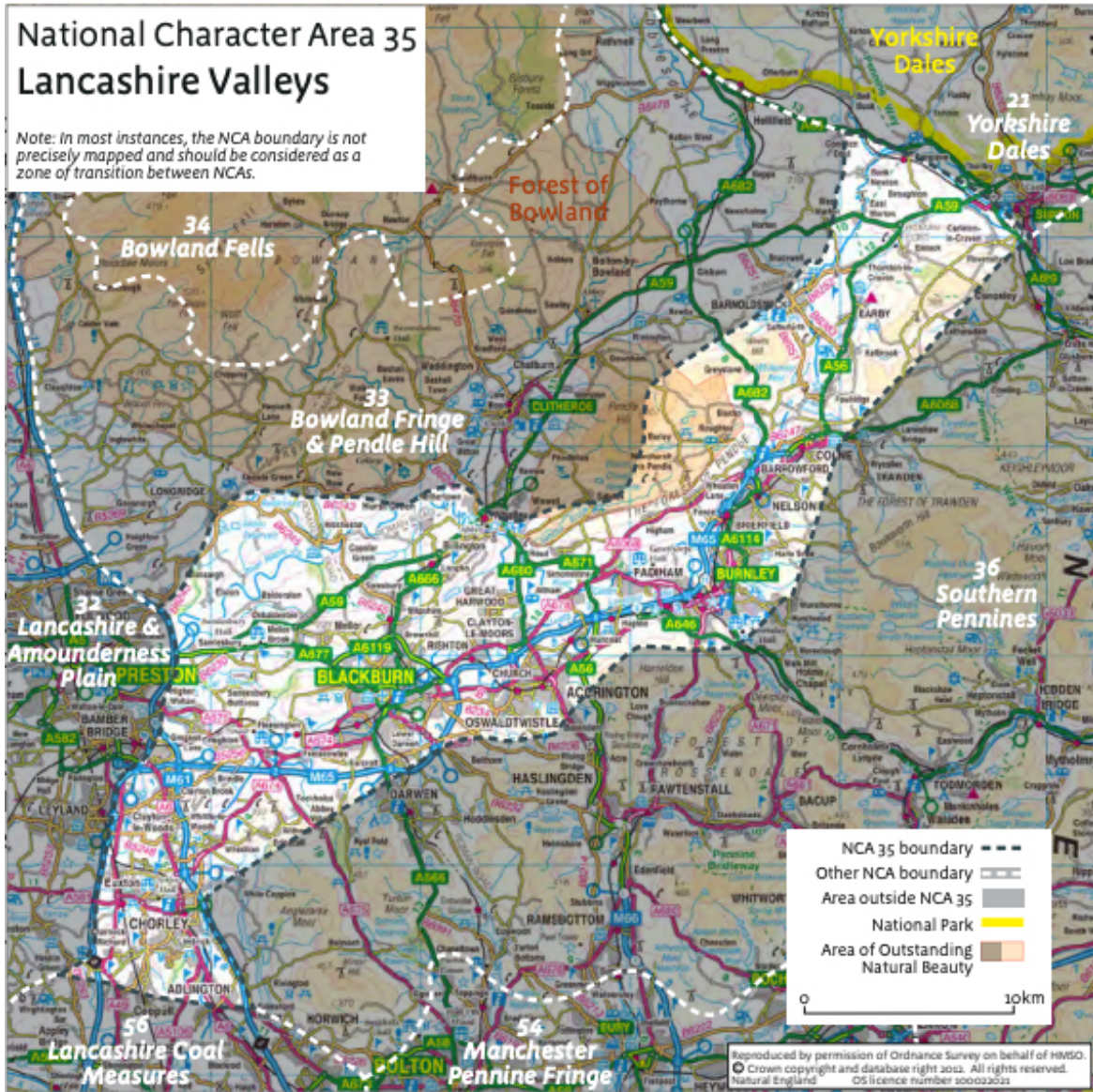


Figure 1: National Landscape Character Area (NCA) 35 with site location denoted by a red dot

³ Natural England, 2024, Online <https://publications.naturalengland.org.uk/publication/12237027> Accessed 20.12.2024.

National Character Area (NCA) 35

6.35 The Site lies within National Character Area (NCA) 35: Lancashire Valleys, as shown at Figure 1. Key characteristics of relevance to the Site and study area are described in the profile as follows:

- *'Broad valleys of the rivers Calder and Ribble and their tributaries run northeast to south-west between the uplands of Pendle Hill and the Southern Pennines.;*
- *A Millstone Grit ridge extends between the Ribble and Calder catchments (including the Mellor Ridge and part of Pendle Hill).;*
- *A broad trough underlain by Carboniferous Coal Measures provided the basis for early industrialisation;*
- *Field boundaries are regular to the west and more irregular to the east. They are formed by hedges with few hedgerow trees and by stone walls and post and-wire fences at higher elevations.;*
- *Agricultural land is fragmented by towns, villages and hamlets, industry and scattered development, with pockets of farmed land limited to along the Ribble Valley, the fringes of Pendle Hill, the area to the west of Blackburn, and in the north around Skipton.;*
- *Farmed land is predominantly pasture for grazing livestock, with areas of acid and neutral grassland, flushes and mires. There is some upland heath and rough pasture on Pendle Hill and the higher land to the south;*
- *Small, often ancient, broadleaved woodlands of oak, alder and sycamore extend along narrow, steep-sided cloughs on the valley sides – for example, at Priestley Clough, Spurn Clough and south of Blackburn. Traditional stone-built weavers' cottages;*
- *There are numerous large country houses with associated parklands, particularly on the northern valley sides away from major urban area*
- *The many towns, including Blackburn, Accrington and Burnley, which developed as a result of the Industrial Revolution give the area a strong urban character.*
- *Robust Victorian architecture of municipal buildings contrasts with the vernacular sandstone grit buildings of the quiet rural settlements on the valley sides.*

- *Numerous communication routes run along the valley bottoms, including the Leeds and Liverpool Canal, the Preston–Colne railway and the M65 motorway.'*

6.36 The following Statements of Environmental Opportunity (SEO) SEO 2 and 4 have guided the strategic landscape and visual input into the development layout that are described in section 4:

- SEO 2: Increase the resilience and significance of woodland and trees and manage and expand existing tree cover to provide a range of benefits, including helping to assimilate new infrastructure; reconnecting fragmented habitats and landscape features; storing carbon; and providing fuel, wood products, shelter and recreational opportunities.
- SEO 4: Conserve and manage the distinction between small rural settlements and the densely urban areas and ensure that new development is sensitively designed to contribute to settlement character, reduce the impact of the urban fringe and provide well-designed green infrastructure to enhance recreation, biodiversity and water flow regulation.

6.37 In addition, a number of landscape opportunities are also set out within the NCA. These include the following which have guided the masterplan and are reflected in the landscape strategy:

- *'Protecting, conserving and enhancing the mosaic and diversity of existing woodlands, especially ancient semi-natural woodland, and improve their connectivity*
- *Managing and restoring hedges and field boundary trees and connecting to existing fragmented and degraded habitats.*
- *Bringing the area's small broadleaved woodlands, particularly on farms, into management, focusing on the visually important clough and ridgeside woodlands on the lower hillsides and the wet woodlands in the valley bottoms, and focusing on farm shelter plantings and copses that are distinctive to the industrial foothills and valleys.*
- *Ensuring that new woodland strengthens the local landscape and enhances biodiversity, providing recreational opportunities where possible.*
- *'Designing in' green infrastructure principles with housing expansion*
- *Improving the urban-rural fringe through careful design and integration of green infrastructure with housing and industry, through linking new*

developments with the wider countryside and sustainably manage urban activities within agricultural areas.'

- 6.38 The evidence base provided within the NCA description provides a useful contextual overview of the wider landscape character and the SEOs provide a framework for design considerations for the Site. This scale of assessment, however, is of limited assistance in considering landscape impacts due to its broad coverage.
- 6.39 Although the document has been reviewed as part of the baseline study, it has not been deemed necessary to assess the effects of the proposed development on landscape character at this national scale. The development (contiguous with the urban edge) is of such a relatively small scale that it is not considered to have the potential to result in any noteworthy effects to the host national landscape character area.

A Landscape Strategy for Lancashire Landscape Character Assessment

- 6.40 The Landscape Strategy for Lancashire Landscape Character Assessment (LCC, 2000) identifies 21 Landscape Character Types (LCT) which are then identified as geographically specific Landscape Character Areas (LCA) which share similar characteristics within the county. The Site falls within Character Area 5C: Lower Ribble which is of the Undulating Lowland Farmland Landscape Type 5C as shown on the plan extract at Appendix 5.
- 6.41 The Undulating Lowland Farmland Landscape LCT is described as follows:
- “Generally below 150m, the Undulating Lowland Farmland lies between the major valleys and the moorland fringes. The underlying geology is largely masked by heavy boulder clays and hedgerows predominate over stone walls. This lowland landscape is traversed by deeply incised, wooded cloughs and gorges. There are also many mixed farm woodlands, copses and hedgerow trees, creating an impression of a well wooded landscape from ground level and a patchwork of wood and pasture from raised viewpoints on the fells. Some of the most picturesque stone villages of the county occur within this well settled landscape type. The towns of Longridge and Clitheroe also occur within this type but are not typical of the settlement pattern. The area also has many country houses whose boundary walls and designed landscapes add to the species diversity and visual appeal. There is a high density of farms and scattered cottages outside the clustered settlements, linked by a network of minor roads.”***

- 6.42 The Site falls within LCA 5C: Lower Ribble which is then described as follows

“The Lower Ribble is an area of lowland gritstone farmland between Longridge Fell to the north and Mellor Ridge to the south. It has a distinctive broad valley landform; the north and south valley sides are separated by a flood plain which contains the meandering course of the River Ribble. There is a particularly distinctive pattern of wooded cloughs which descend the valley sides, their streams emptying into the Ribble. A complex pattern of hedges and woodland form links to these wooded cloughs, giving an overall impression of a well wooded landscape. Although a rural valley, the area is well settled; a dense network of winding country lanes and tracks link the large number of stone farm buildings. Other features of this area are the country houses and designed landscapes, for example Stonyhurst College, Huntingdon Hall and Showley Hall. The Roman settlement of Ribchester is sited at an historic crossing point of the Ribble, a tranquil village in the centre of the valley.”

6.43 The study whilst providing useful general descriptions on landscape character falls short of providing any guidance as to the relative values of specific landscape areas or their sensitivities to development and resulting level of sensitivity. Therefore, professional judgement is used to provide an appraisal of the Site and wider landscape’s value and sensitivity with reference to the commentary on landscape features at paragraphs 6.5 to 6.30 and a visit to the Site and surrounding area. The more recent NCA profile’s Statements of Environmental Opportunity have also been used to provide an overreaching context and guide landscape strategy for the Site.

Landscape Effects Upon Character Area 5C Undulating Lowland Farmland: Lower Ribble

6.44 The Lower Ribble is described as having a broad valley landform separated by the valley floodplain of the River Ribble and its meandering course. There is a particularly distinctive pattern of wooded cloughs which continues to the north of the Site traversing the wider broad valley. When combined with the complex hedge lined medium scale field pattern this varies the levels of enclosure and overall provides a well wooded landscape pattern.

6.45 Despite being a rural valley, the area is well settled with a dense network of winding lanes linking the many dwellings and farmsteads dispersed throughout the area. The presence of village settlements and nearby suburban character of clustered settlements lining the A59 transport corridor also exert a strong influence over this character area.

6.46 The River Ribble forms the northern extents of this character area (Valley Floodplain LCA) and the study area. The course of the river is largely well enclosed by woodland and so

forms the backdrop to views looking north from adjoining character areas which limits its presence in the wider landscape in particular to the south of the A59.

- 6.47 The same undulating farmland character continues to the east and west of the Site's immediate context which is interrupted by the suburban character of Wilpshire to the southwest and the village of Billington to the northeast.
- 6.48 The farmed ridges of the south side of the Ribble Valley overlook the character area which appears as a patchwork of wood and pasture from raised viewpoints on the fells above Langho.
- 6.49 The A59 divides the more settled south side of the character area from the predominantly rural farmed areas to the north. Most infrastructure is thus located within or set close to this corridor which forms a break in character and zone which is considered to be of lower overall sensitivity. Whilst both the landscape either side of the Site and in the farmland to the north have some notable landscape features these are largely commonplace structural landscape elements, namely field boundary hedgerows and woodland blocks. These elements that provide the wider context for the Site will be fully retained so as not to be physically affected by the change in character experienced at the Site and its immediate context.
- 6.50 The largely undesignated landscape of the character area is comprised of commonplace elements but does present locally distinctive features of scenic value which together provides an overall Medium value.
- 6.51 Therefore, on balance, the susceptibility of Character Area 5C: Lower Ribble, is assessed as medium. A combination of medium value and medium susceptibility results in a sensitivity of Medium.
- 6.52 Within the wider character area, the proposed development would constitute a northern extension to the settlement edge of Langho. Due to the nature of the landscape and the size and scale of the proposed development, it would be visible from areas within the character area, including the adjacent rural landscape to the north, west, southeast and south-west, along a short section of Longsight Road (A59) in both directions, from the

adjacent residential development to the east, and for a few north facing properties at the edge of existing built form of the settlement. The development proposals, however, would not be out of character with the locality, with similar built elements surrounding the Site and located throughout the character area. Therefore, the proposals would not constitute an overly adverse element within the wider landscape. In this regard it is noted that the geographical extent of the landscape which would experience the identified long-term effects of the development is generally already partly influenced by development.

- 6.53 The proposed development would represent a Moderate alteration to baseline character introducing built elements that may be prominent in some localised situations but not necessarily substantially uncharacteristic with the attributes of the receiving landscape where similar development is seen in close proximity but which could nevertheless co-characterise parts of the landscape. The magnitude of change is assessed as Medium resulting in a **Moderate adverse** level of effect during all phases of the development. Effects would be direct, long term and permanent and are considered to be adverse. However, as existing and proposed vegetation matures, effects upon landscape character would reduce.

Site Landscape Character

Sensitivity

- 6.54 As previously described, the character of the Site is formed by gently sloping pastures, central wooded watercourse, scattered mature trees and field boundary hedgerows. The Site is semi-enclosed by woodland blocks to the southeast and northwest and native hedgerows on the northern, eastern and western boundaries which provide some visual separation between the Site and agricultural land to the north and immediate west. The southern boundary is slightly more open, where some existing residences at the edge of Langho are afforded views over the Site and to the far side of the valley.
- 6.55 The character of the Site is influenced by adjacent residential development to the east and lower lying agricultural land to the north, as well as equivalent farmland to the immediate west. It is also affected by the wider surrounding rural landscape set beyond

the village settlements. The boundary hedgerows are dense with the exception of parts of the southern boundary, which includes open sections with little vegetation. The field boundary hedgerows present on three sides of the Site are a common feature in the wider landscape which is mainly well enclosed in contrast to the Sites open internal boundaries following hedgerow removals and their replacement with post and wire fence lines.

- 6.56 The Site is not covered by any designation that recognises a specific landscape or scenic importance. However, it does have some recreational value as it provides a public footpath route (FP6) which links Langho to the wider PRow network within the Ribble Valley. The Site contains some elements of value, namely the boundary hedgerows and individual trees which provide some visual connectivity to the wider landscape beyond its boundaries. It is considered therefore, that the landscape value of the Site is **Medium**.
- 6.57 Overall, as an area of settlement fringe agricultural pastureland type with a medium value and medium susceptibility, the character of the Site is therefore considered to be of **Medium** sensitivity.

Predicted Effects

- 6.58 The character of the Site is influenced by both built form and agricultural uses. The proposed development would result in an inevitable change to the character of the Site. Effects relate to a change in the current land use from undeveloped fields for the majority of the Site area, to residential development with associated infrastructure. It is acknowledged, however, that the layout would retain most of its valuable features in the form of boundary woodland and hedgerows and individually important trees.
- 6.59 The magnitude of change to the Site itself is assessed as High which, when considered with a Medium sensitivity, results in a **Major to Moderate** level of effect on the character of the Site itself during all phases of the development. These effects would be adverse, long term and permanent.

Adjacent Landscape Character Area

6.60 The character of the landscape adjacent to the Site is influenced by both agriculture and urban grain. The following text describes the character of the adjacent LCA and assesses the effects the proposed development would have upon the character of the local landscape.

Farmed Ridges: 7A Mellor Ridge

6.61 To the south and set above Langho is the Mellor Ridge of the Farmed Ridges Landscape Type. This is a distinct area with a ridge profile and steep side slopes which separates them from the adjacent lowland landscapes. The wooded sides form distinctive points of orientation from the lowland landscape. The landscape is a mosaic of mixed farmland and woodland which provides a vegetative backdrop to the surrounding lowlands inclusive of the Site. Langho is one of several clustered stone villages with scattered outlying stone cottages and farmsteads dispersed along local roads, but with recent ribbon development following main roads often less in keeping with wider character. The ridges also host local reservoirs such as those above Langho and communication masts and occasional wind turbines.

6.62 The Mellor Ridge is a prominent local ridge line separating the rural Ribble Valley from the industrial Calder Valley. The ridge is under pressure from development but despite this retains a rural character from the surrounding valleys and provides a buffer from the conurbation of Blackburn further to the west and the rural landscapes associated with the Ribble Valley. The prominent ridge is seen from the A59 and therefore forms the backdrop to the settlement of Langho, with the Site, where visible a foreground element of views looking south towards it from the valley bottom and road corridor.

6.63 The SZTV demonstrates the constrained visibility towards the Site from higher ground within the ridge due to the enclosure of the settlement of Langho directly to the south. Oblique views are likely possible either side of settlement from the PRoW network. However, woodland at the west side of Langho and the recent development to the east alongside existing woodland screening does preclude most viewing opportunities to the east and west of Langho until reaching higher vantage points where the Site reveals itself, set within wide panoramic views looking north over the Ribble Valley. The development

would only slightly increase the perception of built form within Langho from higher ground as it would be interspersed by vegetation breaking up its visible elements and there would be limited opportunities to experience the changes such that it appears as a natural extension bound by the road corridor (A59).

- 6.64 Although this agricultural landscape is predominantly rural in nature, the surrounding residential uses influence its value (Medium) and susceptibility (Medium) to change and therefore, on balance, these areas have been assessed as having a medium sensitivity.
- 6.65 At Year 1, the magnitude of change to these parts of the landscape is assessed as Low resulting in a **Minor adverse** level of effect.
- 6.66 Once landscape mitigation proposals have matured on the western and eastern edges and within the development, the visual influence upon the character to the south within the Mellor Ridge (LCA 7A) and side slopes of the adjoining Lower Ribble (LCA 5C) from built form would reduce as a result of the proposed mitigation planting. This would result in long-term (Year 15) magnitude of change of Negligible/low, resulting in a **Minor/Negligible adverse** level of effect.

Summary

Landscape Features

- 6.67 The proposed development actively seeks to retain and augment landscape features where possible, such as the existing boundary vegetation surrounding the Site on all sides.
- 6.68 The proposed development would represent a change to the current land use from agriculture to a new residential development. The proposed development would require the modification to the route of PRoW (Billington and Langho 6) which runs through the eastern part of the site to accommodate the proposed attenuation basin in the north of the site. The footpath would have to follow the eastern edge of the attenuation basin before rejoining the existing alignment of the footpath. This would be a short section where the footpath alignment would change but there would be direct effects on the



footpath. As such the landscape effect upon land use would give rise to a Major-Moderate adverse long-term effect.

- 6.69 The proposed development would require the modification to the route of PRoW (Billington and Langho 6) which runs through the eastern part of the site to accommodate the proposed attenuation basin in the north of the site. The footpath would have to follow the eastern edge of the attenuation basin before rejoining the existing alignment of the footpath. This would be a short section where the footpath alignment would change but there would be direct effects on the footpath.
- 6.70 The development proposals would provide considerable additional tree and hedgerow planting around the periphery and within the extents of the Site, resulting in a Moderate/Minor beneficial effect upon vegetation cover in the long-term.

Landscape Character

- 6.71 The most notable effects on landscape character relate to the character of the Site and the immediate landscape/townscape beyond its boundaries.
- 6.72 The development proposals would give rise to a Major to Moderate adverse long-term effect upon the landscape character of the Site itself. The effect upon the surrounding landscape character would reduce as a result of the provision of structural tree and hedgerow planting to the all site boundaries which will, in time, reduce adverse effects upon the character of the surrounding landscape. Over time, these effects would reduce further to become at most Minor as existing and proposed planting matures.
- 6.73 Overall, any effect on landscape character would be limited and localised and the proposed development would relate well to its context as a limited but well contained extension of Langho village.

Receptor	Sensitivity	Development Phase	Magnitude of change	Level of Effect
Landscape Features				
Topography	Medium	Construction	Medium	Moderate/Minor adverse
		Year 1	Medium	Moderate/Minor adverse



Receptor	Sensitivity	Development Phase	Magnitude of change	Level of Effect
		Year 15	Medium	Moderate/Minor adverse
Land use, buildings and infrastructure	Medium	Construction	High	Major/Moderate adverse
		Year 1	High	Major/Moderate adverse
		Year 15	High	Major/Moderate adverse
Watercourses and drainage	N/A	Construction	--	--
		Year 1	--	--
		Year 15	--	--
Vegetation	High-Medium	Construction	Medium	Moderate/Minor adverse
		Year 1	Low to Medium	Moderate/Minor beneficial
		Year 15	Medium	Moderate beneficial
Landscape Character				
The Site itself	Medium	Construction	High	Major to Moderate adverse
		Year 1	High	Major to Moderate adverse
		Year 15	High	Major to Moderate adverse
Effects on Character Area 5C: Undulating Lowland Farmland: Lower Ribble	Medium	Construction	Medium	Moderate adverse
		Year 1	Medium	Moderate adverse
		Year 15	Medium Low	Moderate adverse
Effects on Character Area 7A: Farmed Ridges: Mellor Ridge	Medium	Construction	Low	Minor adverse
		Year 1	Low	Minor adverse
		Year 15	Low	Minor/Negligible adverse

Table 1: Summary of Landscape Effects

7. Visual Baseline and Effects

- 7.1 The appraisal of visual effects deals with changes in views and visual amenity. The aim is to establish the area from which the development may be visible, the different groups of people who may experience views of the development, the places where they will be affected and the nature of any predicted change in the views and visual amenity.
- 7.2 The criteria at Appendix 1 sets out the sensitivity to a change in the views for various receptors. The following appraisal initially describes the views from the north, east, south and west respectively, considering those potential receptors where there may be more than an incidental change to views. Those receptors are then considered further to identify their sensitivity, magnitude of change to views and overall effect.

Photographs

- 7.3 Annotated photographs at Appendix 9 illustrate a range of views available towards the Site from within the 3km study area. The locations of the photographs are shown on the SZTV at Appendix 6.
- 7.4 The photographs are not intended to illustrate every view towards the Site, but rather they represent a selection of views taken from a variety of directions and distances from the Site. The initial site survey and photographic appraisal was undertaken in late October 2024 which was based on 11 no. photographic viewpoints. The viewpoints were taken when vegetation was thinning out but still in leaf and therefore professional judgement has been used in order to assess the likely level of visual effects in winter/early spring.
- 7.5 Potential visual receptor groups have been identified and are discussed below. In the case of residential properties, these are typically grouped together into clusters of properties which would experience a similar view. A summary of visual effects is included at Table 2.
- 7.6 In accordance with GLVIA3, the assessment of visual effects begins with an appraisal of the sensitivity of each visual receptor to residential development in terms of their

susceptibility to change in their views and the value of the existing view. An appraisal is then made as to the magnitude of the change in terms of its scale or size.

- 7.7 The assessments of receptor sensitivity and magnitude of change are then combined with the duration and reversibility of the effect, to assist in determining the relative level of effect on each visual receptor.
- 7.8 The visual effects of the proposed development on key visual receptors are assessed below. Consideration has been given to seasonal variations in the visibility of the development and these are described where necessary.
- 7.9 As part of the proposed development, new planting would be introduced as set out in the mitigation text at Section 4. New planting takes a number of years to mature and average growth rates have been taken into consideration in this appraisal. The effectiveness of the vegetation both in terms of integrating the development into the surrounding landscape and in providing visual screening would improve over time and needs to be considered appropriately.
- 7.10 Effects are therefore considered during construction, at Year 1 (in the first winter of the year in which construction is completed assuming a worst-case scenario with the effects of winter leaf loss) and also in Year 15 following completion of the development when the proposed planting is assumed to have achieved a good degree of maturity. It is considered that any views of construction work will have a greater visual effect than the final built form due to the perceivable contrast from the existing context but that these effects are temporary and incremental during the construction phase.
- 7.11 The Illustrative Landscape Masterplan (Appendix 7) presents a scheme that is considered to have beneficial landscape effects, and the scheme has been developed in line with a detailed analysis of landscape character and visual amenity so as to integrate sensitively within the existing landscape and visual context. This said, however, a precautionary default approach to the appraisal has been adopted whereby visual effects are considered adverse (unless stated otherwise).

Settlement and Residential Receptors

- 7.12 Residential receptors (at their property) are generally considered to be of high sensitivity to changes in their view. It is generally accepted; however, that sensitivity decreases within upper floors due to the use of upper storeys generally not being associated with primary living spaces. As a precautionary approach, the default position adopted is that residential receptor sensitivity is high.
- 7.13 Potential visual receptors and receptor groups have been identified and are discussed below. In the case of residential properties, outside of the Site's immediate context, these are typically grouped together into clusters of properties which would experience a similar view. Similarly larger property groups are considered at the settlement level where the views experienced would be broadly similar. A summary of visual effects is included at Table 1.
- 7.14 The locations of visual receptors are shown on the plan at Appendix 8: Visual Receptors. References S1-S5 are settlement receptors and R1-R8 are the locations of individual and group of properties.

Settlement Receptors

S1 Langho

- 7.15 The main village of Langho is the closest settlement to the immediate south of the Site. The village has also been extended to the east of the Site at Northcote Park (Refer to R2) and Langho centre, a separate modern neighbourhood is located to the northwest of the railway, both of which are assessed separately. Views are indicatively represented by photographs taken at Viewpoint Locations 1 and 6.
- 7.16 The main body of the village sits above the Site with the nearest residences on Moorland Road c.30m at the nearest point (Refer to R3). Views towards the Site are generally restricted to the northern edge of the settlement from the rear of properties on Moorland Road and Bushburn Drive. Viewpoint 1 taken from the station platform allows for clear views over the Site due to its raised position with panoramic views continuing the other side of the A59 to lowland wooded pastures across the Ribble Valley. New housing

development at Northcote Park is prominent adjacent to the southeast corner where it is framed by a woodland block which wraps around the rest of eastern boundary which then encloses the Site and the Langho from the wider landscape further to the east.

7.17 Langho village is a compact nucleated village which is well defined on all sides by a combination of woodland blocks, its strategic position at the foot of moorland side slopes, perched between the upland and lowland landscape of the Ribble Valley. The Ribble valley railway constrains the village to the north whilst not visually enclosing it. The A666 bisects the village but its form has nevertheless remained compact and distinct from nearby Wilpshire. As a result of this visual enclosure the majority of the village is visually separate from the Site such that its development would not be perceptible for most residents. The properties at the northern edge adjacent to the railway have a closer visual relationship to the Site and wider landscape. Whilst not directly connected to the Site they would experience a higher magnitude of change that is otherwise not typical elsewhere within the settlement. The Northcote Park development to the east of the site also provides enclosure. It is also important to note that the Northcote Park development was acceptable to the north of the railway line. It is important to mention that the plots in the site abutting the railway will be a maximum of 12m from the railway and 1.5 storeys in height, as shown on land use and heights parameter plan.

7.18 For the settlement as a whole, the development would only be partially visible and result in minor changes to the view for a few residents only. The character and composition although altered will remain similar to the baseline situation and result in at most **Minor** level of visual effect.

S2 Langho Centre

7.19 Langho centre is located >600m to the west of the Site. Its residential area is afforded a high degree of screening set behind woodland blocks to the west of agricultural sheds of Cunliffe House Farm. The SZTV demonstrates these visual barriers prevent views to the Site and so the proposed development is unlikely to be perceptible given further screening from woodland bordering the western Site boundary.

7.20 The magnitude of change would be little to none resulting in a **No Effect** level of effect during all periods.

S3 Billington

7.21 The village of Billington located >1.5km to the northeast is distinct and separate from Langho, its nucleated form is well screened from any views towards the Site by a combination of undulating topography, woodland and buildings.

7.22 The magnitude of change would be little to none resulting in a **No Effect** level of effect during all periods.

S4 Brockhall Village

7.23 The village of Brockhall occupies an isolated position set close to the River Ribble located >1.2km to the north. It is well enclosed by woodland which is sufficient to preclude any views north. Properties beyond its extents on Old Langho Lane are also afforded a high degree of screening from roadside hedgerows and the intervening wood pastures between the village and A59. In the majority of situations where views to the moorland above Langho are available the Site is set down out of view.

7.24 The magnitude of change would be little to none resulting in a **No Effect** level of effect during all periods.

S5 Wilpshire

7.25 The village of Wilpshire is >1.2km from the Site. It forms the northernmost part of the urban area of Blackburn. Its raised valley spur position within the Ribble commands long range views looking east, although Langho and the Site are out of view due to topographic screening

7.26 The magnitude of change would be little to none and a **No Effect** level of effect during all periods.

R1 'Green Nook', Longsight Road A59 (north of the Site)

- 7.27 The detached stone property is located adjacent to PRow footpath 6 (Billington and Langho) and is the closest property at 35m from the Site. The property is afforded a high level of screening from woodland lining the PRow and watercourse which also bisects the Site as well as mature trees within the curtilage and roadside hedgerows. Views towards the Site are likely to be limited to the 1st floor and front garden of the property and directed to the west of the central watercourse. Views would be available looking up over the west side of the Site with properties forming the existing residential edge of Langho visible in the background, beyond which the higher moorland ridge can just be made out.
- 7.28 During Construction, the increased levels of activity and high sided vehicles such as cranes and temporary soil mounds would be seen although it is assumed the visible extent of these would alter based on phasing of the development. The changes would equate to a moderate change in the view as the proposals would be clearly noticeable albeit only in part and less noticeable at ground level. Views would be partially obstructed but the aforementioned background elements will likely still form the backdrop to the view.
- 7.29 As more of the development is built out more properties will be seen within the changing view but activity levels will move around the Site based on the phases being constructed. The magnitude of change is assessed as being no greater than Medium during construction from this property resulting in a Moderate level of effect, which due to the proximity of the proposed development, would remain at Year 1.
- 7.30 With the benefit of the proposed mitigation planting and allowing for the northern boundary hedge to grow to 3m+ at Year 15 direct views of the proposed development would be further filtered, reducing the predicted magnitude of change to Low, which would result in a **Minor adverse** long term and permanent visual effect.

R2 Properties at western edge of Northcote Park

- 7.31 The recently constructed housing at Northcote Park is immediately adjacent to the eastern site boundary. The lower half of this development is well screened from the Site

by the woodland block which forms the lower part of the boundary. The upper half has a much more open boundary with a post and rail fence, occasional juvenile trees and short sections of remnant hedgerow. This lack of screening vegetation allows clear views from properties set close to the fence line over the east side of the Site. Properties are at equivalent levels to those proposed on the Site opposite, such that views will largely be terminated by the wooded central watercourse which prevents views to the western fields.

- 7.32 The southeast area of the Site is proposed to be used for Public Open Space (P.O.S) and a landscaped parking/arrival zone set within retained mature trees providing both a buffer to the footpath and gateway into the Site from the station. This also provides a standoff to Northcote Park; such that proposed properties will not be directly overlooked by existing residents.
- 7.33 There would be clear views of development cells being constructed in the southeast quadrant of the Site with proposed individual properties discernible and considered an important element of the changing view but these will also be partly filtered by mature tree canopies. Views through the Site would be partially obstructed by properties but green corridors between opposing cells will still allow for views to the wooded central area.
- 7.34 At Year 1, this would equate to a moderate change in view and a Major-Moderate level of visual effect. Some of the baseline character would be retained within the treed POS such that the development here would form a partial change in character to one of residential development within a parkland setting from a rural agricultural view.
- 7.35 At Year 15, hedgerow and tree planting at the eastern boundary would filter views and reduce the amount of visible development particularly for ground level views. This would reduce the magnitude to Medium-Low with development considered a moderate discordant feature for a few residents and not dominating the view which would be balanced by retained important trees and maturing planting. The level of effect would reduce to **Moderate Adverse**.

R3 Moorland Road & Bushburn Drive, Langho

- 7.36 Properties at the eastern extent of Moorland Road and western end of Bushburn Road at the northern edge of the settlement are afforded views over the Site from rear elevations. Views are broadly equivalent to those experienced from the station platform. For these few properties open views over the Site are possible. Woodland at the northeast corner and in fields to the north of the A59 forms the midground backdrop with views continuing to the far side of the Ribble Valley to the distinctive and prominent Longridge Fell in the far distance (<7km). The recent Northcote Park development is clearly noticeable through intermittent boundary and parkland Site trees.
- 7.37 In common with other views around the edges of the Site much of the baseline character would be retained such that the development would form a partial change in character to foreground and midground elements of the view. The view would change from a rural agricultural view to one of residential development within a parkland setting. Whilst there will be some obstruction of the rural view inclusive of pastures within the Site and those to the immediate north, the fact proposed properties are well set back from the Site boundary and vantage afforded to existing properties, will allow for views to continue over the rooflines with the distant landscape backdrop still discernible. There would be a moderate change in view resulting in a **Major-Moderate** level of visual effect for a few properties only
- 7.38 At Year 15, structural tree and hedgerow planting at the southern boundary would filter views of the visible development such that it appears more assimilated to the Site and immediate wooded setting. Due to the proximity of the view and vantage over the Site, the character and composition although enhanced from Year 1 would remain of a **Major-Moderate** level of effect.

R4 Rogersfield, Langho

- 7.39 The rear elevations of properties on Rogersfield are afforded similar views over the Ribble Valley looking north from the edge of Langho. However, the oblique views looking northeast directly towards the Site are well screened by woodland lining Whitehalgh

Lane. This vegetation prevents views at ground level into the Site such that they will continue over the development which will be set down out of view.

- 7.40 The magnitude of change would be negligible to none and likely restricted to winter glimpsed views at most, which would result in no discernible deterioration to the view and a **No Effect** level of effect during all periods.

R5 Group 'Nobletts' located to west of Whitehalgh Lane (west of site)

- 7.41 Views are indicatively represented by photographs taken at Viewpoint Location 4 set slightly above the detached properties (Appendix 9). This demonstrates there are only partial glimpses through the treeline to grassland within the Site. It can be assumed that properties would not have the same extent of view given they are set down <10m so that woodland bordering the Site is likely to preclude any change of views into the Site.

- 7.42 The magnitude of change would be negligible to none and likely restricted to winter glimpsed views at most, which would result in no discernible deterioration to the view and a **No Effect** level of effect during all periods.

R6 Group 'Wade Platts' located to west of Whitehalgh Lane (northwest of site)

- 7.43 The properties are orientated towards the A59 (Ne) away from the Site with no windows on the eastern elevations. Views from the rear gardens and curtilage of these properties are well screened by trees close to them and those lining Whitehalgh Lane.

- 7.44 The magnitude of change would be none resulting in a **No Effect** level of effect during all periods.

R7 Group 'Wildmans' farmhouse properties on Longsight Road adjacent to Site's northwest corner

- 7.45 The cluster of stone properties are orientated towards the small westernmost Site field. The properties are semi enclosed by garden trees and hedgerows to the rear which filter oblique views towards the field to the west of the central watercourse. The views available are similar in nature to views from the A59.

- 7.46 During construction the increased level of activity would be clearly noticeable given the properties are set fairly close to the main access into the Site from the A59. The changes would equate to a moderate change in the view as the proposals would be clearly noticeable albeit focused to the western side of the Site and less noticeable at ground level. Also, distant views would not be overly obstructed with steeper moorland slopes and the edge of Langho village still visible.
- 7.47 At Year 1, as the development progresses buildings would be clearly noticeable but sufficiently set back so as not to overly obstruct the view. The largest change would be to ground cover which would be most apparent during construction. This represents a partial change in character and composition from a semi enclosed pasture to residential parkland landscape with buildings interspersed within the view. The retention of the central woodland band and mature trees subdividing the eastern fields will ensure the most important elements of baseline character are retained. There would be a medium-low change in the view resulting in a **Moderate** level of visual effect.
- 7.48 At Year 15, the proposed housing would remain clearly noticeable and an important new element in the view but not overly obstructing background elements. Views of the development would also now be balanced with proposed tree planting subdividing development cells and breaking up the built form.
- 7.49 Due to the proximity of the properties to the development the change in character would remain and constitute a moderately discordant feature but not equate to a substantial deterioration. The medium-low change in the view resulting in a **Moderate adverse** level of visual effect would remain. In the longer term the beneficial addition of mitigation planting would enhance the landscape structure of the Site and immediate setting.

R8 Detached properties including 'Hollyhocks', Chapel Lane

- 7.50 The cluster of stone properties on Chapel Lane is well enclosed by mature trees restricting views out over the landscape. There is some opportunity for glimpsed view between the treeline towards the Site but views are then terminated alongside the A59



by further tall hedgerow, woodland and mature trees around the junction of Whitehalgh Lane.

7.51 The magnitude of change would be none and a **No Effect** level of effect during all periods.

Recreational Receptors

7.52 Whilst there is likely to be variation in terms of receptor sensitivity and visual effects experienced along a route (dependant on the angle and direction of the view) the appraisal considers a worst-case scenario whereby recreational users of Public Rights of Way (PRoW) and cycle routes are considered to be of high sensitivity to changes in their view.

Public Footpath (Billington and Langho 6) within the Site

7.53 Views are indicatively represented by photographs taken at Viewpoint Locations 2 and 3.

7.54 The public footpath links Whalley Road in Langho village to the Site via the station underpass. Viewpoint 2 is taken from the entrance area after leaving the station and looks south across the Site. Viewpoint 3 is taken close to the field gate entrance inside of the boundary looking north up over the Site. The path diagonally bisects the eastern field. Views take in the recent development at Northcote park from the upper section of the field with more of the houses revealed on moving south along the path. The view looking south is an attractive one framed by the woodland block enclosing the Site in the northeast corner and interspersed by mature trees which channel views along the path to farmland north of the A59 and distant fells beyond at Longridge.

7.55 At the bottom end of the Site views looking westwards are more open and extensive where there are fewer trees within the marshy grassland zone either side the central watercourse. This allows for views to the west side of the Site which continue towards the woodland backdrop along Whitehalgh Lane, although small intervening and individual mature trees are sufficient to screen adjacent properties at the northwest corner. The view looking south back along the path takes in properties forming the northern extents of Langho as well as the edge of Northcote Park seen between mature field trees. The foot of moorland pastures are visible through the treeline beyond which one of several wooded cloughs traverses up towards higher ground to a mosaic of open moorland and woodland plantations which forms a balanced composition.

7.56 As part of the proposals part of the very northern section of the public footpath would need to be diverted around an attenuation basin in the northern part of the site, where there would be direct effects on this section of PRow. Due to the proximity of footpath, there would be substantial change, with the residential development forming a prominent and defining element of the view at such close range and the alteration to the northern part of the public footpath. The nature and degree of obstruction to views beyond the Site would vary as one moves along the path. There would be a more open view across the upper section of the path which passes through public open space (P.O.S). Development is to be set back to provide a parkland arrival zone which will also buffer the adjacent residential area of Northcote Park and allow for views to the wider landscape looking north/west across the Ribble Valley. As one passes between opposing development cells the view will then be more enclosed and defined by buildings rather than background features and a more complete change in character evident. Similarly, development is also set back from the A59 within the attenuation zone at the foot of the Site, which provide a more open aspect here particular when looking away from the edge of the new development.

7.57 As this appraisal is for an outline scheme the phasing of the development is not yet determined so the changes to the view will vary and be dependent on the order of construction. At Year 1, development across the Site would equate to a High magnitude of change overall and **Major** level of visual effect that prior to mitigation planting would be considered to form a major discordant feature. On completion there would however not be a complete change in character or loss of views, with elements of the baseline still readily discernible, including retained mature trees and woodland backdrop.

Public Footpath (Billington and Langho 6) north of the Site/A59

7.58 To the north of the Site and A59 the footpath route becomes enclosed by trees and tall hedgerows either side of the small pasture it passes through towards Lower Fell Farm. The views are represented by viewpoint 4 looking south back towards the Site. A narrow glimpsed view over the roadside hedgerow is possible but is heavily obscured by overhanging tree canopies either side of the path. The casual viewer would experience

no change in this view due to development being set back from the roadside and not extending far enough to perceive any changes, particularly given the viewing location is set down. Also, if left to grow taller the roadside hedgerow would entirely screen any views into the Site. The development would therefore equate to a very low magnitude of change, resulting in a **No Effect** visual effect, with existing views remaining during all periods.

Public Footpath (Billington and Langho 13) west of the Site

7.59 Views are indicatively represented by the photograph taken at Viewpoint Location 5 (Appendix 9). The view looking southeast towards the Site is well screened by woodland enclosing the small pastures to the immediate west of the Site and adjacent to Whitehalgh Lane. When looking directly north over nearby properties located off the lane views extend over wood pasture farmland across the Ribble Valley to Longridge Fell in the far distance. The Site is set down enough for this woodland to entirely screen views in from this raised position and a further woodland band follows the route up to the A59 such that users of the route are unlikely to perceive any change resulting from the development. Therefore, a **No Effect** level of effect would occur during all periods.

Public Footpath (Billington and Langho 8) west of the Site

7.60 Views are indicatively represented by the photographs taken at Viewpoint Location 7 (Appendix 9). The existing view demonstrates that the Site continues to be well screened as one moves further out into the PRoW network to the west. The SZTV only partly represents the situation given it does not account for field boundary vegetation and small woodland copses of which there are numerous within the landscape. Views continue over the well wooded farmland landscape of the Ribble Valley towards Clitheroe Quarry and distant fells beyond.

7.61 The railway embankment prevents views to ground level areas set beyond it such that whilst theoretically possible to see through to the Site when combined with woodland screening elements these visual barriers are sufficient to prevent views other than the tops of woodland in the Site's general location.

- 7.62 The magnitude of change is therefore None resulting in a **No Effect** level of effect during all periods.

Public Footpath 11 Wilpshire, Ribble Valley Jubilee Trail Looking Northeast Towards Site

- 7.63 The Ribble Valley Jubilee Trail footpath follows the ridge at the southern extent of the Ribble Valley offering panoramic views looking north across the valley as well as east towards Pendle Hill and further west towards the Blackburn conurbation.
- 7.64 There are small, glimpsed views of grassland within the Site seen beyond woodland screening the western side of Langho village. The casual viewer would not discern the Site as being separate to wood lined pastures to the north in what is a complex panorama comprised of a wide expanse of similar undulating lowland farmland character to the north side of the valley. Existing settlement appears well balanced by vegetation, which would readily assimilate further residential development given similar housing is also partially visible within the view and interspersed by woodland groups that often form the backdrop.
- 7.65 The development would be partially visible upon completion, but result in only very minor changes, with the character and composition of the view remaining similar to the baseline situation. Following the maturation of mitigation planting it would not represent any deterioration of the view as further planting will ensure landscape structure is enhanced in the long-term. The magnitude of change would be Low as the casual viewer would not be able to easily discern the changes which would only be a minor discordant and small feature resulting in only **Minor adverse** level of visual effect.

Public Footpath 26 Billington and Langho looking northwest towards the Site

- 7.66 Further footpaths head up north facing valley slopes above Langho with the majority afforded high levels of screening such that it is considered at most glimpsed views of the Site's general location would be possible. There are likely views over from Mytton Fold Golf Club to the east of Langho but these are not considered as public views for assessment. Viewpoint 9 represents typical views from these sloping footpaths where

bands of woodland often prevent views over the wider landscape and in this case the Site's location is entirely screened looking northwest.

- 7.67 The magnitude of change is therefore None resulting in a **No Effect** level of effect during all periods.

Public Footpath (Dinckley 1) looking southeast towards the Site

- 7.68 Views are indicatively represented by photographs taken at Viewpoint Location 10

- 7.69 The view is taken from the footpath heading through lowland pastures to the northwest. The complex view over foreground pasture includes a mix of recent detached development and converted barns at nearby Dinckley Grange, hedgerows and woodland blocks on intervening farmland between the A59 and viewpoint location. Grassland within the Site is visible either side of the wooded central watercourse over intervening bands of woodland which foreshortens the views towards the village of Langho which is seen prominently at the foot of valley side slopes. Above the village, woodland blocks frame the settlement and are interspersed by open areas of moorland which partly encloses the settlement and provides a relatively attractive and balanced composition.

- 7.70 Construction activities would be less noticeable from this more distant location (c.1.5km) with the development at Year 1 partially visible but resulting in limited and minor change in the view. The character and composition although altered will be similar to the existing baseline situation with views well balanced with new development interspersed between woodland and set against a backdrop of existing development. The magnitude of change would be low resulting in a **Minor adverse** level of visual effect.

Public Footpath (Billington and Langho 7) looking southwest towards the Site

- 7.71 Views are indicatively represented by photographs taken at Viewpoint Location 11.

- 7.72 The SZTV already demonstrates the limited visibility in farmland areas to the northeast. Woodland blocks and farm buildings form substantial screening towards the general Site location. Added to these visual barriers there are further field boundary and roadside woodland bands that further screen views towards the Site. On heading south from the

viewpoint location towards the A59 it was ascertained there were no available views to ground within the Site. The baseline photography and SZTV demonstrate views continue over the Site area to moorland slopes and woodland blocks above Langho with 3 wind turbines forming a local focal point in views from the footpath which is typical of views from the lowland farmland to the north of the A59 corridor.

- 7.73 The magnitude of change is therefore None resulting in a **No Effect** level of visual effect during all periods.

Road Users

- 7.74 With reference to the criteria set out in Appendix 1, users of minor roads are considered to be of medium or high sensitivity, depending on the level of recreational use of the route where they are located. Given the nature of the roads within the study area, it is considered that users of these roads would have no greater than a medium sensitivity as the most roads provide local villages and businesses connections to main roads.

Longsight Road (A59) adjacent to the Site

- 7.75 During the Site visit the route of the A59 was walked to ascertain the nature of the views available adjacent to the Site. The SZTV demonstrates that theoretical visibility does not extend west of woodland blocks at the eastern side of Langho Centre (separate neighbourhood centre to the northwest of the village).
- 7.76 The proposed development would be prominent when viewed from the road, seen in context of the recent residential development to the east and housing overlooking the Site at the northern extents of Langho village. The development would appear well contained from the road corridor framed by woodland and existing development with views relatively unobstructed and able to continue to moorland slopes, woodland and areas of open exposed moorland above the village. At close range adjacent to the Site the magnitude of change would be High, resulting in a **Major/Moderate** visual effect during construction and at Year 1.

7.77 At Year 15, the effects would remain of a **Major/Moderate** level but with the benefit of the proposed mitigation, particularly structural planting and hedgerow along the northern boundary with the A59 which will filter views in, the proposed development would appear more assimilated within a residential parkland setting.

A666 Section of Whalley Road between A59 and Wilpshire

7.78 The SZTV demonstrates that most of the road corridor does not have visibility towards the Site due to screening from intervening roadside woodland, the built form within Langho and topographic screening, with the Site set down in most situations.

7.79 The magnitude of change is therefore None resulting in a **No Effect** level of visual effect during all periods.

Whitehalgh Lane to the immediate west of the Site

7.80 The road follows the western boundary of the Site between the A59 and the centre of Langho. Much of the route is well screened by hedgerows forming the western boundary and there are no views after passing under the railway and on entering the village to the southwest of the Site. There are two brief openings offering partial views over western site fields, at the entrance to the farmstead at the northwest corner and the existing field gate access at the midpoint of the Site boundary.

7.81 From these open sections of the boundary the western half of the development area would be clearly noticeable with only glimpses to the far eastern side possible. As housing is built out it would create a partial obstruction of through views and associated partial change in character and composition of the view to one of development set within parkland with the existing retained landscape framework still evident including mature trees alongside the central watercourse. The magnitude of change would be Medium-Low for the route as a whole, resulting in a **Moderate adverse** level of visual effect.

7.82 At year 15, the addition of structural tree planting will augment the screening of the existing hedgerow, also left to grow taller, reducing low level views in from the road corridor. For the route as a whole the magnitude of change would reduce to Low due to

further filtering of views, resulting in a **Minor adverse** level of visual effect. The development would appear well assimilated to the Site's parkland setting with existing settlement edge and moorland backdrop still evident although partially obscured due to the close range position.

Moorland Road Langho

- 7.83 Views are indicatively represented by photographs taken at Viewpoint Location 6.
- 7.84 The baseline photography demonstrates there are at most glimpsed views towards the Site from the road taking in the tops of trees within the Site from gaps in the building line such as this. For most residents intervening built form screens views which are focused within the road corridor and continue over the general site area to the far north side of the Ribble Valley and its distant fells above.
- 7.85 There are a few properties that overlook the Site which were assessed separately (Refer to paras 7.22-7.24) as their rear elevations allow for unobstructed views over the Site. These represent a worst case scenario from Langho and are not replicated away from the edge of the settlement.
- 7.86 The overall magnitude of change is therefore None, due to no change from baseline situation, resulting in a **No Effect** level of visual effect during all periods.

York Road/ Whalley Old Road

- 7.87 The SZTV shows theoretical visibility towards the Site from the road traversing moorland side slopes above Langho. The route is though heavily vegetated on both sides by tall linear woodland and hedgerow species with only short gaps that offer at most brief glimpses towards the Site area. Viewers following the route will not generally be looking towards the Site and focused within the road corridor.
- 7.88 Where seen the Site's grassland areas are only glimpsed such that development will form a continuation of an existing band of built form interspersed by the well wooded framework around Langho. The overall magnitude of change would be low given the

changes would be difficult to discern and barely perceptible in most situations from the moor side route, resulting in a **Minor Adverse** level of visual effect.

Minor road network north of A59 within 3km of Site

7.89 The minor road network to the north of the Site and A59 road corridor includes the following routes which were accessed at the time of appraisal in order to reach viewpoint locations in the local PRoW network. The majority of these routes are well screened with very limited viewing opportunities to see the Site. In general, roadside hedgerows and intervening woodland not included within SZTV provide additional layers of screening such that development would not be perceptible.

7.90 These include the following routes:

- Chapel Lane
- Northcote Road (Refer to Viewpoint 11)
- Old Langho Road
- Salisbury Hall Road (Refer to Viewpoint 10)

7.91 Where glimpsed the development would result in limited and minor changes in the view. The character and composition although altered will be similar to the existing baseline situation with views well balanced with new development interspersed between woodland and set against a backdrop of existing settlement. The magnitude of change for each route would be at most Low resulting in a **Minor adverse** level of visual effect which represents a worst-case scenario for roads to the north of the Site.

Summary of Visual Effects

- 7.92 The proposed layout has sought to integrate and minimise harmful visual effects through retention of boundary vegetation.
- 7.93 As a result of the visual enclosure provided by vegetation located within the wider landscape, localised topographical changes and existing built form of Langho and adjacent developments to the east of the Site, only a limited number of Major and Moderate/Major adverse visual effects would occur. These adverse effects would occur for vehicles travelling along Longsight Road (A59) adjacent to the Site, when travelling through the Site along Public Footpath 6 (Billington and Langho) and from the diversion of the footpath around the attenuation basin, from residential properties to the immediate east (Year 1 at Northcote Park) and southern boundary (Moorland Road and Bushburn Drive, Langho). In most cases as a result of mitigation proposals, these adverse visual effects would reduce in the long-term.
- 7.94 Whilst some adverse visual effects would arise as a result of the proposed development, most views in the local area would be seen in the context of Langho Village and or recently completed development at Northcote Park. Overall, any impact would be limited and localised set within the immediate context of existing residential development to the south and east, arterial transport corridor (A59) to the north and local road to the west. The greatest effects would occur in these areas bounding the Site and not extend any great distance into the surrounding farmland due to intervening woodland and hedgerows and changing topography which already limits ground level views towards it.
- 7.95 Away from the northern edge of Langho the surrounding village settlements would have very limited visibility towards the Site as a result of screening from woodland, buildings and topography so from most situations the visual changes at the Site would not be perceptible. Isolated residences and property groups in the rest of the study area would not be subject to effects greater than minor with the majority experiencing No Change and No Effect level of effect away from site boundaries. From the wider PRoW network, most routes are subject to no changes and a No Effect level of effect in particular from lowland undulating farmland areas to the north which are set down from the Site and

afforded screening from both intervening woodland as well as favourable topography. From further afield where raised vantage allows for the Site to reveal itself in some wider panoramic views such as that from the Ribble Valley Jubilee Trail, the magnitude of change experienced would be Low resulting in a Minor adverse level of effect, with the development likely to be difficult to distinguish from existing development and wooded framework enclosing it.

7.96 For the surrounding road network routes beyond the Site boundaries would experience no more than a Negligible change and Minor level of effect with most routes experiencing No change and No Effect level of effect.

Table 2: Summary of Visual Effects

Receptor	Sensitivity	Development Phase	Magnitude of change*	Level of Effect (Adverse)
Settlements				
S1 Langho	High	Construction	Low	Minor
		Year 1	Low	Minor
		Year 15	Low	Minor
S2 Langho Centre	High	Construction	None	No Effect
		Year 1	None	No Effect
		Year 15	None	No Effect
S3 Billington	High	Construction	None	No Effect
		Year 1	None	No Effect
		Year 15	None	No Effect
S4 Brockhall Village	High	Construction	None	No Effect
		Year 1	None	No Effect



Receptor	Sensitivity	Development Phase	Magnitude of change*	Level of Effect (Adverse)
		Year 15	None	No Effect
S5 Wilpshire	High	Construction	None	No Effect
		Year 1	None	No Effect
		Year 15	None	No Effect
Residential				
R1 'Green Nook', Longsight Road A59 (north of the Site)	High	Construction	Low	Minor
		Year 1	Low	Minor
		Year 15	Low	Minor
R2 Properties at western edge of Northcote Park	High	Construction	Medium	Major/Moderate
		Year 1	Medium	Major/Moderate
		Year 15	Medium/Low	Moderate
R3 Moorland Road & Bushburn Drive, Langho	High	Construction	Medium	Major/Moderate
		Year 1	Medium	Major/Moderate
		Year 15	Medium	Major/Moderate
R4 Rogersfield, Langho	High	Construction	No Change	No Effect
		Year 1	No Change	No Effect
		Year 15	No Change	No Effect
R5 Group 'Nobletts' located to west of Whitehalgh Lane (west of site)	High	Construction	No Change	No Effect
		Year 1	No Change	No Effect
		Year 15	No Change	No Effect



Receptor	Sensitivity	Development Phase	Magnitude of change*	Level of Effect (Adverse)
R6 Group 'Wade Platts' located to west of Whitehalgh Lane (northwest of site)	High	Construction	No Change	No Effect
		Year 1	No Change	No Effect
		Year 15	No Change	No Effect
R7 Group 'Wildmans' farmhouse properties on Longsight Road adjacent to Site's northwest corner	High	Construction	Medium/Low	Moderate
		Year 1	Medium/Low	Moderate
		Year 15	Medium/Low	Moderate
R8 Detached properties including 'Hollyhocks', Chapel Lane	High	Construction	No Change	No Effect
		Year 1	No Change	No Effect
		Year 15	No Change	No Effect
Recreational receptors				
Public Footpath (Billington and Langho 6) within the Site	High	Construction	High	Major
		Year 1	High	Major
		Year 15	High	Major
Public Footpath (Billington and Langho 6) north of the Site/A59	High	Construction	No Change	No Effect
		Year 1	No Change	No Effect
		Year 15	No Change	No Effect
Public Footpath (Billington and Langho 13) west of the Site	High	Construction	No Change	No Effect
		Year 1	No Change	No Effect



Receptor	Sensitivity	Development Phase	Magnitude of change*	Level of Effect (Adverse)
		Year 15	No Change	No Effect
Public Footpath (Billington and Langho 8) west of the Site	High	Construction	No Change	No Effect
		Year 1	No Change	No Effect
		Year 15	No Change	No Effect
Public Footpath 11 Wilpshire, Ribble Valley Jubilee Trail, looking northwest to the Site	High	Construction	Low	Minor
		Year 1	Low	Minor
		Year 15	Low	Minor
Public Footpath 26 (Billington and Langho) looking northwest towards the Site	High	Construction	No Change	No Effect
		Year 1	No Change	No Effect
		Year 15	No Change	No Effect
Public Footpath (Dinckley 1) looking southeast towards the Site	High	Construction	Low	Minor
		Year 1	Low	Minor
		Year 15	Low	Minor
Public Footpath (Billington and Langho 7) looking southwest towards the Site	High	Construction	No Change	No Effect
		Year 1	No Change	No Effect
		Year 15	No Change	No Effect
Road users				
Longsight Road (A59) adjacent to the Site	Medium	Construction	High	Major/Moderate
		Year 1	High	Major/Moderate



Receptor	Sensitivity	Development Phase	Magnitude of change*	Level of Effect (Adverse)
		Year 15	High	Major/Moderate
A666 Section of Whalley Road between A59 and Wilpshire	Medium	Construction	No Change	No Effect
		Year 1	No Change	No Effect
		Year 15	No Change	No Effect
Whitehalgh Lane to the immediate west of the Site	Medium	Construction	Medium/Low	Moderate
		Year 1	Medium/Low	Moderate
		Year 15	Low	Minor
Moorland Road, Langho	Medium	Construction	No Change	No Effect
		Year 1	No Change	No Effect
		Year 15	No Change	No Effect
York Road/ Whalley Old Road	Medium	Construction	Low	Minor
		Year 1	Low	Minor
		Year 15	Low	Minor
Minor road network north of A59 within 3km of Site <ul style="list-style-type: none"> • Chapel Lane • Northcote Road • Old Langho Road • Salisbury Hall Road 	Medium	Construction	Low	Minor
		Year 1	Low	Minor
		Year 15	Low	Minor

8. Summary and Conclusions

- 8.1 This LVIA has considered the effects of the proposed development on the landscape features within the Site, on the character of the surrounding landscape, and on the visual amenity perceived by receptors likely to be present in the surrounding area.
- 8.2 The Site is not covered by any designation at a national, regional or local level that recognises a specific landscape importance.
- 8.3 The landscape and visual mitigation proposals seek to integrate the development with the surrounding landscape and existing settlement edge by retention and enhancement of woodland and hedgerow boundaries. Development will be set back from the Site boundaries to provide a visual buffer to the A59 road corridor and farmland to the north, existing properties to the east (Northcote Park), existing residential edge of Langho to the south and from the minor road and farm properties to the west (Westhalgh Lane). New structure planting to all sides of the development and within internal green corridors will provide an enhanced legible landscape framework for the development. The additional screening will filter and soften views of the development and act as a buffer for neighbouring properties and in the limited views from the wider landscape. The planting strategy across the Site will strengthen and enhance the existing landscape structure, provide attractive and accessible public open space and green spaces between development areas which place a focus on physical and visual connectivity with the wider landscape.

Summary of Effects on Landscape Features

- 8.4 The development would result in the loss of areas of undeveloped farmland, the change of land use would comprise a Major adverse effect.
- 8.5 The proposed development actively seeks to retain and augment the more sensitive landscape features, where possible, such as the existing framework of vegetation and trees within and surrounding the Site.

- 8.6 The proposals require the alteration of a short section of PRoW (Billington and Langho 6) in the eastern part of the site to be modified to follow the eastern alignment of the proposed attenuation basin in the northern part of the site where there would be major moderate adverse effects, which would be direct effects.
- 8.7 In order to mitigate the adverse landscape effects identified the development proposals would provide structural planting around the periphery and within the extents of the Site, resulting in a Moderate/Minor beneficial effect upon vegetation cover in the long-term.

Summary of Effects on Landscape Character

- 8.8 The most notable effects on landscape character relate to the character of the Site itself and the immediate landscape beyond its boundaries.
- 8.9 The development proposals would give rise to Major-Moderate adverse long-term effect upon the landscape character of the Site itself with effects reducing for adjoining landscape areas and greatly diminishing outside of the immediate setting just beyond its boundaries. Away from site boundaries the development would appear as being well assimilated with its setting as a northern extension to the village of Langho, which is already well constrained by the A59 and woodland elements enclosing the settlement. The effect upon the host landscape character area 5C: Undulating Lowland Farmland: Lower Ribble would be Moderate adverse at all stages. The most notable effects on landscape character relate to the character of the Site and the immediate landscape/townscape bounding or directly overlooking it. The effect upon the surrounding landscape character would reduce as a result of the provision of structural tree and hedgerow planting to the Site boundaries and further planting within the Site's green corridors and open spaces between development which will, in time, reduce adverse effects upon the character of the surrounding landscape. Over time, these effects would reduce further as existing and proposed planting matures. The comparative effect on the adjoining landscape character area Farmed Ridges: 7A Mellor Ridge would be Minor adverse.

8.10 Overall, any effect on landscape character would be limited and localised and the proposed development would relate well to its context as a well contained the extension to the existing village settlement of Langho.

Summary of Effects on Visual Amenity

8.11 The proposed layout has sought to integrate and minimise harmful visual effects through the retention of boundary vegetation and introduction of new planting. Landscape proposals have been developed to filter and soften views towards the Site, deliver substantial internal green corridors and form buffers to nearby receptors overlooking it. This will assist in helping to further integrate the development with its rural surroundings and existing built context.

8.12 As a result of the visual enclosure provided by vegetation located within the wider landscape, localised topographical changes and existing built form of Langho and adjacent developments to the east of the Site, only a limited number of Major and Moderate/Major adverse visual effects would occur. These adverse effects would occur for vehicles travelling along Longsight Road (A59) adjacent to the Site, when travelling through the Site along Public Footpath 6 (Billington and Langho), from residential properties to the immediate east (Year 1 at Northcote Park) and southern boundary (Moorland Road and Bushburn Drive, Langho). In most cases as a result of mitigation proposals, these adverse visual effects would reduce in the long-term.

8.13 Whilst some adverse visual effects would arise as a result of the proposed development, most views in the local area would be seen in the context of Langho Village and or recently completed development at Northcote Park. Overall, any impact would be limited and localised set within the immediate context of existing residential development to the south and east, arterial transport corridor (A59) to the north and local road to the west. The greatest effects would occur in these areas bounding the Site and not extent any great distance into the surrounding farmland due to intervening woodland and hedgerows and changing topography which already limits direct ground level views towards the Site.

Conclusion

- 8.14 From a landscape and visual perspective, any notable effects on landscape character and features as a result of the proposed development would be confined to surrounding local areas with visual effects reduced by the proposed mitigation planting.
- 8.15 Overall, the total extent of the landscape and visual effects would be localised and limited in nature. The proposals would relate well to the surrounding landscape and townscape context forming an appropriate extension to the existing development pattern, which ultimately would not extend the existing settlement any further to the north due to the presence of recent housing development to the immediate east (Northcote park) and Langho Centre to the west all of which will remain ultimately constrained by the A59 road corridor.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

Leeds

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