

**Proposed Residential Development.  
Land off Pendle Street East, Sabden.**

## **Landscape and Visual Impact Assessment**

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## **1.0 INTRODUCTION**

- 1.1 This Landscape and Visual Impact Assessment has been undertaken by Richard Eaves CMLI Chartered Landscape Architect who was instructed by Highall Developments Ltd in support of a planning application for a Proposed Residential Development on land off Pendle Street East, Sabden .
- 1.2 This assessment has been undertaken in general conformity with the Guidelines for Landscape and Visual Assessment Third Edition prepared jointly by the Landscape Institute and the Institute of Environmental Management and Assessment which is recognised by most professionals as current 'best practice'.
- 1.3 Landscape and visual impact assessment is defined as “a tool used to identify and assess the significance of the effects of change resulting from developments in both the landscape as an environmental resource in its own right and on peoples views and visual amenity”.
- 1.4 The guidance emphasises that the work that is carried out in landscape and visual impact assessment should be proportional to the scale and nature of the development that is proposed.

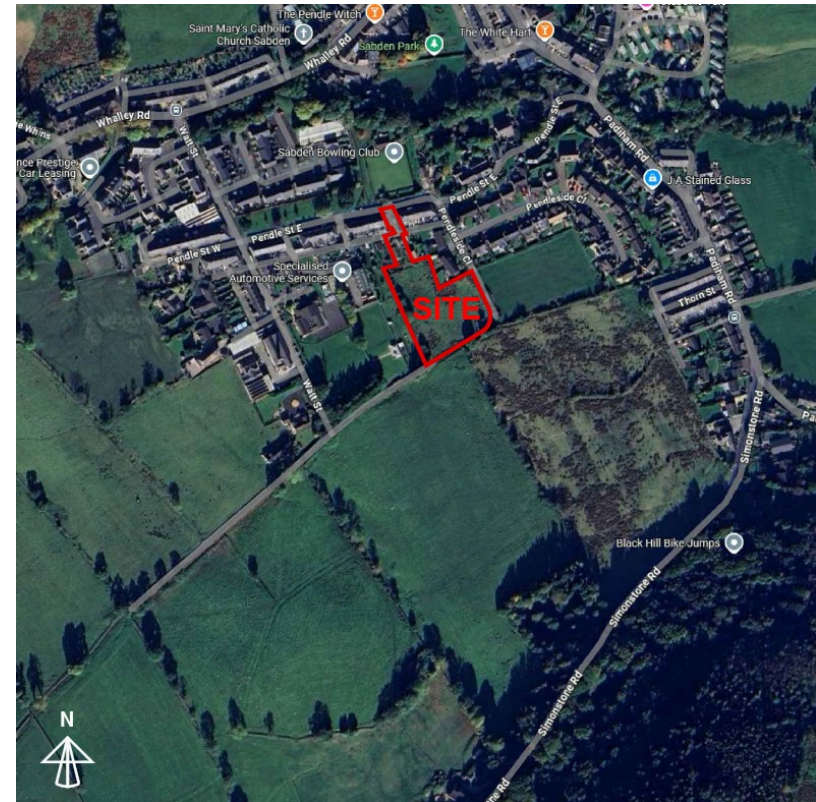
## 2.0 THE EXISTING LANDSCAPE

### The Site

2.1 The site is located to the south of Pendle Street East in Sabden with access between 27 and 29 Pendle Street East and comprises an irregular shaped field with several outbuildings and domestic garages. Landform rises gently from Pendle Street East to the southern boundary and beyond to Black Hill Wood. A track and bridleway runs along the southern and eastern boundaries. The site is enclosed by two storey stone houses on Pendleside Close to the east and two storey stone terraced housing to the north. Sabden FC football pavilion and football ground is located to the east. To the west are small holdings and allotments with timber outbuildings. A Tree Survey and Arboricultural Impact Assessment has been prepared in May 2023 by Yew Tree and Gardens and an addendum to the report in the form of a Tree Retention / Removals and Protection Plan drawing 4220.01 prepared in June 2025 by Richard Eaves.

2.2 The site is located in the Forest of Bowland AONB which is of national importance for landscape quality and scenic value. The Core Strategy 2008 – 2028 A Local Plan for Ribble Valley document shows that the site sits within an area classified as

‘Open Countryside’ saved policy EN2, part of the site sits within an area classified as ‘Conservation Area’ saved policy DME4 and the site is designated as ‘Committed Housing Site’ saved policy DS1.



## Landscape Character

2.3 Lancashire County Council's A Landscape Strategy for Lancashire published in 2001 includes a comprehensive landscape character assessment of Lancashire including urban areas. The site is located in Landscape Character Type 5 Undulating Lowland Farmland and Landscape Character Area 5e Lower Ribblesdale (Clitheroe to Gisburn). Located to the north, east and south of the site is Landscape Character Type 4 Moorland Fringe and Landscape Character Area 4g South Pendle Fringe. Located further north is Landscape Character Type 2 Moorland Hills and Landscape Character Area 2e Pendle Hill and further south is Landscape Character Type 6 Industrial Foothills and Valleys and Landscape Character Area 6a Calder Valley.

The Landscape Character Type 5 Undulating Lowland Farmland 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 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.*

Landscape Character Area 5e Lower Ribblesdale (Clitheroe to Gisburn) is described as follows:

*This area forms the southern valley side of the Ribble, between Copster Green and Gisburn, on the lowland fringes of Pendle Hill. It is a particularly well settled area and provides a corridor for communication routes along the Ribble Valley. The A59(T) runs the length of the area, linking the settlements of Copster Green, Whalley, Clitheroe, Chatburn and Gisburn. The railway links the valley to Blackburn and Yorkshire. This communication structure has encouraged built development and industry; the large cement works at Clitheroe is a prominent visual landmark for miles around. This character area is underlain by limestone and has some good examples of limestone reef knolls, particularly around Clitheroe; Clitheroe Castle is located on top of one of these knolls.*

The Landscape Character Type 4 Moorland Fringe is described as follows:

*The fringes of moorland areas are transitional enclosed landscapes between the inhospitable moorland fells and the more intensively farmed land of the lowlands. They occur, generally above the 200m contour, throughout the study area and are characterised by a rolling landscape of marginal pastures divided by stone walls which reflect the underlying geology. Sheep grazing forms the predominant land use of these fringe areas which have often been improved either from semi-natural acidic, neutral or wet grassland. There is a great diversity of landform, colour and texture. Tree cover is sparse in these landscapes although trees are usually associated with farmsteads and gorse is common along the roadsides. Isolated stone farmsteads are often prominent on the steep slopes and are reached by dead-end lanes. There are also terraces of weavers' and other workers cottages and sparse linear settlements, particularly along the winding roads towards the foot of the slopes. There is good preservation of archaeological sites in these marginal locations as a result of the non intensive agricultural practices adopted.*

Landscape Character Area 4g South Pendle Fringe is described as follows:

*The South Pendle Fringe surrounds the gritstone moors of Pendle Hill, White Moor and Burn Moor. It is a highly textural landscape; gorse, rushes, wind blown trees and upland stone walls all contribute to the traditional character of the moorland fringe. Although it is a typical gritstone fringe, it is influenced by its proximity to the East Lancashire valleys below, both in terms of development and recreational pressure.*

*There is a particularly dense network of footpaths and winding lanes, and the distinctive form of Pendle Hill forms a backdrop to views from them. The settlement pattern is dominated by scattered stone farmsteads and hamlets, with the villages of Barley and Roughlee nestling within the valley of Pendle Water. Tourism impact is evident at Roughlee where there are two caravan parks and at Barley, which has a visitor centre and outdoor activity centre and is the focus for outdoor activities, as well as a base for walking in the surrounding hills. The narrow valley of Pendle Water is a significant feature and contains areas of woodland, mainly conifer plantations.*

Landscape Character Type 2 Moorland Hills is described as follows:

*The rolling Moorland Hills are generally at lower elevations than the higher Moorland Plateaux. Although grit crags and glacial erratics provide some texture to the smooth profiles, the steep escarpments create distinctive and dramatic landforms which are steeply incised and drained by fast flowing streams. Hillsides allow long views across wide valleys or the surrounding lowlands. Landcover is typically blanket bog, heather moor, and acid grassland although the presence of several large woodland blocks, both broadleaved and coniferous, distinguishes these lower moorland hills from the high moorland core. Colours are generally muted, although the moorland vegetation creates striking seasonal effects. The open, exposed character of the hills creates a wild and windswept experience. Small, isolated hamlets and stone farmsteads, although rare, are focal points in the landscape and fields in their vicinity are enclosed by an undulating network of stone walls: however most of this landscape lies above the upper limit of enclosure. The mosaic of upland habitats are of significant nature conservation value and there is considerable evidence of settlement and land use since prehistoric times, particularly in the form of industrial monuments and landscapes.*

Landscape Character Area 2e Pendle Hill is described as follows:

*Pendle Hill is a millstone grit outcrop with a particularly distinctive landform; its steep scarp to the north and flat plateau top gives rise to a profile which is a landmark for many miles around; a 16th century beacon was also sited on Pendle Hill at 'Big End'. The flat summit supports deep deposits of raw peat soils which infills hollows and produces a smooth undulating surface of blanket bog. The area is free from development pressure; no conifer plantations, quarries or communication masts detract from the visual appeal of the landscape. Erosion of the vegetation as a result of heavy grazing and recreational pressure is severe in places. It is only accessible by foot and there are a number of routes to the summit of this famous landmark. Views from the top at 557m are stunning.*

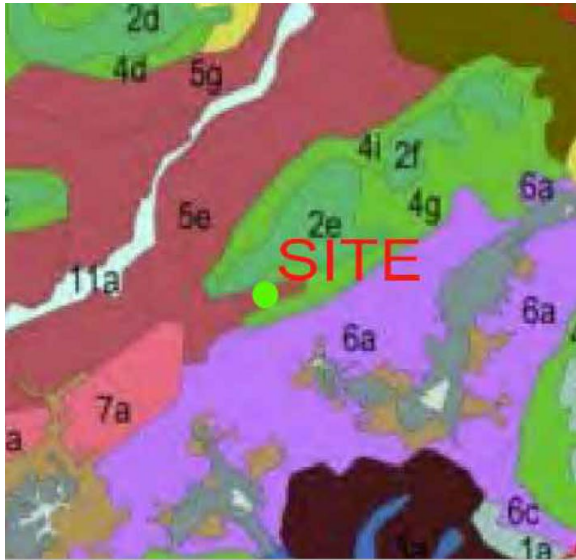
The Landscape Character Type 6 Industrial Foothills and Valleys is described as follows:

*The Industrial Foothills and Valleys are a complex transitional landscape of relatively small scale with intensive settlement. The area has a more gentle landform and varied vegetation cover than that of the nearby higher ground. Trees thrive around farmsteads, along stone wall boundaries and in small-medium sized woodlands. Fields are enclosed by gritstone walls or hedgerows. There is a dense network of narrow winding lanes in the rural areas*

*and major roads link settlements along the valley floor. Settlement is heavily influenced by a history of industrial development in the villages themselves and the neighbouring urban areas. Thus the landscape character shows a mixture of rural agricultural and industrial land uses. Gritstone is the characteristic material of farm houses, laithe houses, mills, and cottages. The frequent mill terraces, industrial buildings and more modern housing developments (often built of brick), reflect the proximity to large industrial and commercial centres and lowland clay lands.*

Landscape Character Area 6a Calder Valley is described as follows: *This landscape character area encompasses the landscape of the broad valley of the River Calder outside the urban settlements. It extends from the moorland fringes of the South and West Pennines (to the south) and Pendle Hill and Mellor Ridge (to the north) to the urban fringes of Blackburn, Darwen, Accrington, Burnley, Nelson and Colne. Agricultural activity is productive with lush, improved pastures utilised for dairy farming as well as sheep grazing. Stone walls remain the predominant boundary type on higher ground, although there are frequently hedgerows and post and wire fencing on the lower slopes and valley bottom. The landscape is well populated; there are many houses, footpaths and large farms. Stone walls and farm buildings are important remnants of earlier landuses, particularly where modern*

*developments threaten to obscure the visual and cultural appeal of the area. Modern houses are conspicuous for their rendering or use of alien materials and their gardens and ornamental plants. Designed landscapes, such as Huntroyde and Read Park, are important locally to the visual and cultural qualities of this character area; they also contribute an important wooded element to the landscape. Mills, mill terraces and handloom weavers houses are reminders of a very different lifestyle and are usually located closer to the centres of urban areas. The urban fringes of Colne, Nelson and Burnley exert an influence over the landscape; close to the urban edge there are pockets of neglected land and urban fringe land uses such as horse paddocks, garden centres and retail or industrial buildings.*



Landscape Character Type 5  
 Undulating Lowland Farmland  
 Landscape Character Area 5e  
 Lower Ribblesdale (Clitheroe to Gisburn)

Landscape Character Type 4  
 Moorland Fringe  
 Landscape Character Area 4g  
 South Pendle Fringe

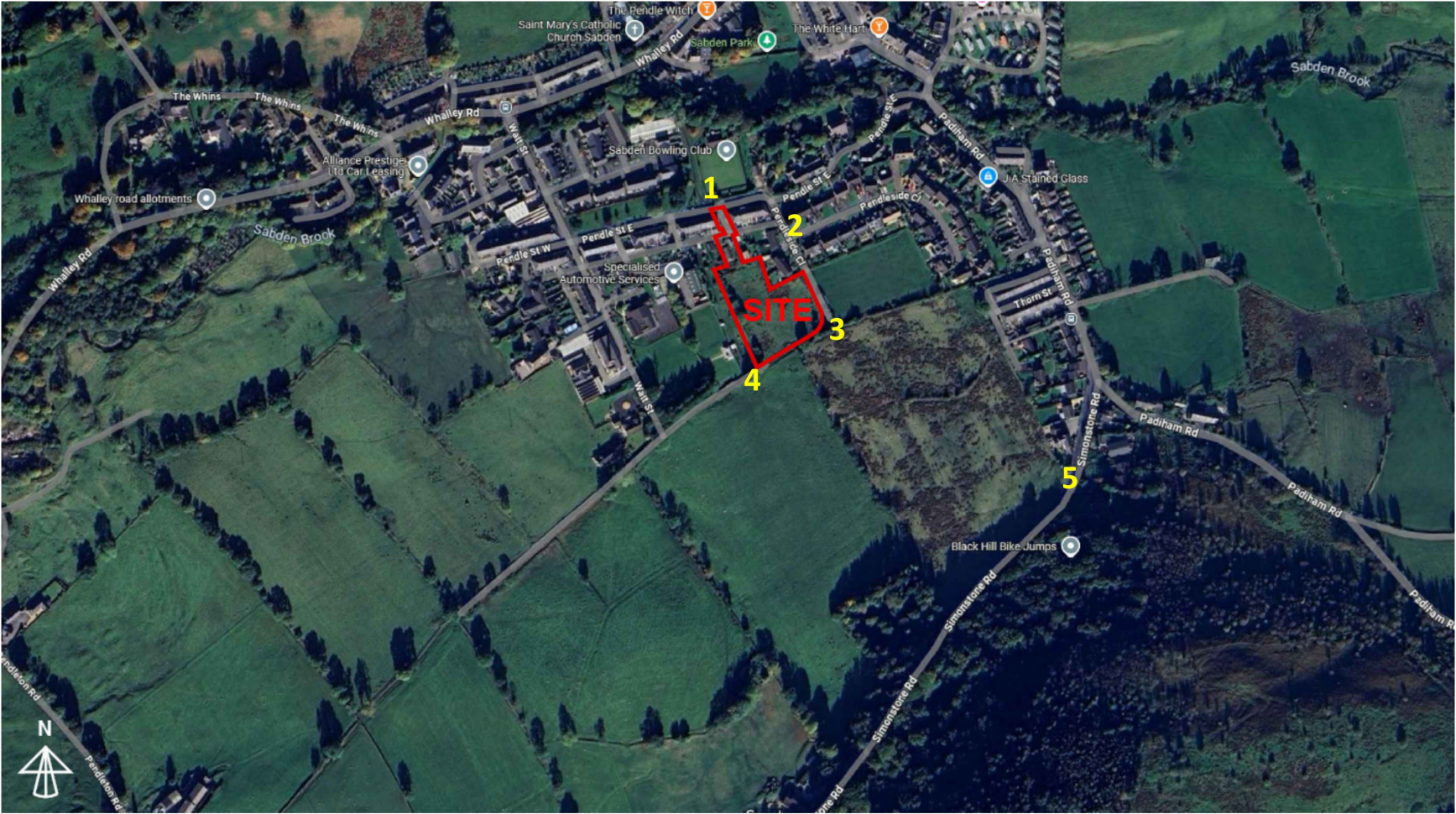
Landscape Character Type 2  
 Moorland Hills  
 Landscape Character Area 2e  
 Pendle Hill

Landscape Character Type 6  
 Industrial Foothills and Valleys  
 Landscape Character Area 6a  
 Calder Valley

## Character Appraisal

2.4 The Site is located in a transitional landscape of undulating farmland located between valleys and moorland fringes. Sabden is an attractive predominantly stone built village. Scattered built development including farms and cottages are linked by a network of minor roads and tracks. There are many mixed farm woodlands and hedgerow trees creating the impression of a well wooded landscape. The open moorland and Pendle Hill are distinctive and dramatic landforms allowing panoramic views of the lowlands.

3.0 VISUAL CONTEXT



3.1 The visual context is defined by topography, vegetation, built development and the nature of visual receptors (or viewers) in the area. The aerial photograph shows the site in the context of the surrounding landscape and locates a number of photographs taken from representative viewpoints. The photographs were taken in July 2025 with a Sony DSC-W370 Digital Camera. Viewer height 1.6m representing normal eye level.



### Viewpoint 1

- 3.2 View from Pendle Street East at the site entrance looking south. This view is representative for road users. Garages and outbuildings are visible with the grass field beyond. Black Hill Wood forms the skyline in the distance.



## Viewpoint 2

- 3.3 View from Pendleside Close looking south. This view is representative for road users. The site is partly visible in the middle distance to the right of the bridleway in the centre of the view. Black Hill Wood forms the skyline in the distance.



### Viewpoint 3

- 3.4 View from bridleway on the eastern boundary of the site looking north. This view is representative for horse riders and walkers using the bridleway. Properties on Pendle Street East and Pendleside Close are visible in the middle distance with moorland forming the skyline in the distance.



#### Viewpoint 4

- 3.5 View from bridleway on the southern boundary of the site looking northeast. This view is representative for horse riders and walkers using the bridleway. Properties on Pendle Street East and Pendleside Close and Sabden football pavilion are visible in the middle distance with moorland and Pendle Hill forming the skyline in the distance.



### **Viewpoint 5**

3.6 View from Simonstone Road looking northwest. This view is representative for road users. The site is partly visible in the middle distance, seen in the context of built development screened by existing vegetation with moorland forming the skyline in the distance.

#### **4.0 THE PROPOSED SCHEME**

- 4.1 The proposed scheme for residential development are shown on the drawings and described in the Design and Access Statement prepared by Highall Developments Ltd and the Planning and Affordable Housing Statement prepared by S&L Planning Consultants Ltd.
- 4.2 The Landscape Proposals are shown on drawing 4220-02 and provide for extensive tree planting throughout the development, native hedgerow planting, shrub and groundcover planting and formal grass to front gardens and wildflower grassland to integrate the proposed development into the local landscape and to reduce the effects on visual receptors, enhance bio diversity and visual amenity.

# Landscape Proposals drawing 4220-02

## PLANT SCHEDULE

Number	Key	Name	Size	Centres
<b>Tree Planting</b>				
4no.	T1	Betula pubescens	12-14cm girth HS B	As shown
6no.	T2	Prunus Hillieri Spire	12-14cm girth HS B	As shown
6no.	T3	Sorbus aucuparia	12-14cm girth HS B	As shown
5no.	T4	Tilia cordata Green Spire	14-16cm girth EHS B	As shown

## Native Hedgerow Planting

Planted in double staggered rows 30cm apart. Plants in each row to be 45cm apart giving 5no. plants per linear metre.

Source: Local provenance

124no.	20%	Corylus avellana	60-90cm B1+1
248no.	40%	Crataegus monogyna	60-90cm B1+1
31no.	5%	Ilex aquifolium	60-80cm 3L
31no.	5%	Malus sylvestris	60-90cm B1+1
93no.	15%	Sambucus nigra	60-90cm B0+1
93no.	15%	Viburnum opulus	60-90cm B1+1

## Shrub / Groundcover Planting

20no.	S1	Bergenia cordifolia	2L	45cm
95no.	S2	Coloreaster Coral Beauty	30-40cm 2L	50cm
60no.	S3	Euonymus fortunei Emerald 'n' Gold	20-30cm 2L	45cm
115no.	S4	Euonymus fortunei Emerald Gaiety	20-30cm 2L	45cm
98no.	S5	Hebe Marjorie	30-40cm 2L	50cm
112no.	S6	Hebe Mrs Winder	30-40cm 2L	50cm
42no.	S7	Potentilla Elizabeth	20-30cm 3L	50cm
58no.	S8	Prunus laurocerasus Otto Luyken	30-40cm 3L	50cm

## Specimen Plants

3no.	SP1	Amelanchier lamarckii	175-200cm high multistem RB	As shown
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## SOFT LANDSCAPE SPECIFICATION

Materials and workmanship shall generally be in accordance with the following documents- BS 3936 Nursery Stock and BS 4428 Code of Practice for General Landscape Operations (excluding hard surfaces).  
All imported topsoil should be certified to BS 3882:2015 multi purpose topsoil.

Areas for tree planting shall wherever possible have clearance of unsuitable material to a depth of 900mm below ground level within a 2m radius of each tree with a minimum of 600mm topsoil.  
Areas for shrub, groundcover and hedgerow planting shall have clearance of unsuitable material to a depth of 600mm with a minimum of 400mm topsoil, the bottom layer being made up of approved subsoil and the formation broken up if necessary to ensure drainage. Apply 50mm layer of approved peat free planting compost over the whole surface of planting areas and cultivate into the soil. Bring levels to an even grade, firm the soil and reduce the top 25mm to a fine tith working in emrag or similar approved granular fertiliser at 70g/m<sup>2</sup> to all planting areas.

Areas for grass seeding / turfing shall have clearance of unsuitable material to a depth of 450mm with a minimum of 100mm topsoil which is to be brought to even grades and a fine tith. Finished grass levels are to be 20mm above hard surfaces. Seed mix to be Germinall Amenity A22 Low Maintenance Mix sown at a rate of 50g/m<sup>2</sup> or similar approved. Seed mix for species rich grassland to be Germinall Amenity RE1 Traditional Hay Meadow Mix (MGS Grassland) sowing rate 50g/m<sup>2</sup> or similar approved.

Sowing times and management shall follow the suppliers guidelines.  
Alternatively garden areas can be turfed using Rowan Medallion or similar approved.  
Turf shall not be laid to within 300mm of any tree trunk.

Plant material to be the sizes and dimensions as stated in the schedule and shall be healthy with good fibrous root systems. Trees and shrubs to conform to BS 3936 and the HTA's National Plant Specification. Supply, delivery and storage of plants shall comply to the Plant Handling Code published by CPSE.

Extra heavy standard and heavy standard trees are to be planted in pits 600mm deep and 1m diameter, single staked and secured with approved tree ties fixed 25mm from the top of the stake. All stakes shall be 75mm diameter round section, straight with bark removed.  
All shrub, groundcover and hedgerow plants are to be planted in pits large enough to easily accommodate the roots.

All plants are to be firm in at time of planting.  
On completion of planting and when the soil is moist apply approved quality coarse / medium grade bark mulch to all planted areas to a settled depth of 50mm.

## Maintenance and Defects Liability

Maintenance shall include regular grass cutting, watering, weeding, pruning, adjustment and repair of tree stakes and ties and other horticultural operations necessary for the proper growth of the plants to keep areas neat in appearance.

All maintenance to be carried out up to handover to the householder from the date of planting and turfing to ensure successful establishment.

The defects liability period shall be 10 years following practical completion. During this period any trees, shrubs or other plants that are removed, damaged, die, fail to show leaf or are below specification shall be replaced as soon as is reasonably practical unless the Local Planning Authority gives its written consent to any variation. All replacement stock shall comply with the original specification and be obtained from a reputable supplier.



## KEY

- SITE BOUNDARY
- EXISTING TREES / HEDGEROWS TO BE RETAINED
- PROPOSED TREE PLANTING
- PROPOSED NATIVE HEDGEROW PLANTING
- PROPOSED SHRUB & GROUND COVER PLANTING
- PROPOSED SPECIMEN PLANT
- PROPOSED CLOSE MOWN GRASS
- PROPOSED WILDFLOWER GRASSLAND SEEDING WITH 1M WIDE CLOSE MOWN VERGE TO HARD SURFACES
- REAR GARDENS

Project/Client PROPOSED RESIDENTIAL DEVELOPMENT, LAND OFF PENDLE STREET EAST, SABDEN, HIGHALL DEVELOPMENTS LTD.

Drawing LANDSCAPE PROPOSALS

Scale	Drawn	Date
1:500 @ A2	JC	JUNE 2025
	Checked	
	RE	

Drawing No.	Revision
4220-02	

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## 5.0 LANDSCAPE AND VISUAL EFFECTS

### Landscape Impacts

- 5.1 Landscape impacts can occur in two ways, firstly the effect on the landscape fabric, which includes loss of trees, hedgerows, disturbance to topography and other natural features, secondly by the effects upon the areas landscape character.
- 5.2 The proposed development would result in the loss of five young trees, the grass field and there would be minor changes to topography.
- 5.3 The landscape proposals provide for extensive tree planting, native hedgerow planting, shrub and groundcover planting and wildflower grassland that would enhance the landscape fabric and biodiversity.

### Impacts on Landscape Character

- 5.4 The sensitivity of this semi rural landscape and AONB is high, the magnitude of change resulting from the proposed development would be low adverse and the overall significance of impact would be negligible adverse.

### Visual Impact

- 5.5 In order to demonstrate the likely visual impact of the proposed development Viewpoints 1 – 5 in section 3.0 have been revisited.

#### **Viewpoint 1. View from Pendle Street East at the entrance to the site.**

The sensitivity of road users is low / medium, the magnitude of change resulting from the proposed development would be low beneficial and the overall significance of impact would be slight beneficial.

**Viewpoint 2. View from Pendleside Close looking south.**

The sensitivity of road users is low / medium, the magnitude of change resulting from the proposed development would be low / negligible adverse and the overall significance of impact would be minor / negligible adverse.

**Viewpoint 3. View from bridleway on eastern boundary of the site looking north.**

The sensitivity of horse riders and walkers is high, the magnitude of change resulting from the proposed development would be low beneficial and the overall significance of impact would be slight beneficial.

**Viewpoint 4. View from bridleway on the southern boundary of the site looking northeast.**

The sensitivity of horse riders and walkers users is high, the magnitude of change resulting from the proposed development would be low beneficial and the overall significance of impact would be slight beneficial.

**Viewpoint 5. View from Simonstone Road looking northwest.**

The sensitivity of road users is low / medium, the magnitude of change resulting from the proposed development would be negligible beneficial and the overall significance of impact would be negligible / minor beneficial.

**6.0 CONCLUSIONS**

6.1 The proposed development is well sited and seen in the context of the village of Sabden and would relate well to the existing built form. The landscape proposals shows how the proposed development can be integrated into the local landscape to reduce the effect on visual receptors, enhance biodiversity and visual amenity.

6.2 The overall significance of impact on landscape character would be negligible adverse and would not be detrimental to the Forest of Bowland AONB. Views from the majority of visual receptors are seen in the context of existing development and the overall significance of impact would be slight beneficial.