



Viewpoint 08: View from Salesbury View looking northeast to the site (winter photography)

VP8 Viewpoint representation

- 7.42 This viewpoint assessment considers receptors using or living on the road of Salesbury View. Residents in properties are considered to be of high sensitivity. This viewpoint is adjacent the southern site boundary.

Existing conditions

- 7.43 Views from this road are open to the east of the site through and above the field gate. Residential properties can be seen on Hollowhead Avenue in the background. Overhead pylons cross the site right next to the site access.

Anticipated changes to views

- 7.44 The proposed development, particularly to the north and via the access road would form a major part of the view. The more open landscape around the pylon base to the south would form part of the open spaces within the site. Changes to the view would overall be very high. Landscape mitigation proposals would soften the built form. Following construction, trees would be young and initially offer minimal screening or filtering.

Mitigation

- 7.45 If the mitigation recommendations are implemented, by year 15, when vegetation has matured, this is anticipated to offer a good level of softening and will introduce landscape features that are typical of the surroundings.

Overall impact effect

- 7.46 The magnitude of change to views from these properties is judged to be high in Year 01 and in Year 15, resulting in major adverse level of effect.



Viewpoint 09: View from Paris Ramsgreave looking northeast towards the site (winter photography)

VP9 Viewpoint representation

- 7.47 This viewpoint assessment considers receptors using or living on a street named Paris in Ramsgreave, located approximately 350m west of the site. The street is a single sided cul de sac with properties fronting to the east of the street. Residents at home are considered to be of **high** sensitivity.

Existing conditions

- 7.48 Views from this street are across the intervening valley containing the railway line and Whalley Road. To the immediate east is a field of rough grazing. Further to the east views of the site area are available above intervening housing lining Whalley Road and framed by further housing to the north and the woodland forming the site boundary to the south. The location of the Blackburn with Darwen Borough Council Allocation Local Plan Policy H195 can be seen above the existing built form of the adjacent settlement of Brownhill.

Anticipated changes to views

- 7.49 The proposed development would fill much of the opposite hill in the mid distance and will form an extension to the existing residential edge. The retention of the majority of the central hedgerow and the new buffer planting on the eastern boundary would soften and integrate the built form. It is noted that the

location of Allocation H195 is also apparent in this view to the south.

- 7.50 Following construction, trees will be young and initially offer little screening or filtering, therefore rooftops and some windows would be visible as a continuation of the building existing mass associated with Wilpshire. From this position the proposals are likely to alter some of the skyline particularly until the associated mitigation matures.

Mitigation

- 7.51 If the mitigation recommendations are implemented, by year 15, when vegetation has matured, this is anticipated to offer a good level of softening within and surrounding the built form as is characteristic of the local landscape.

Overall impact effect

- 7.52 The magnitude of change to views from these properties is judged to be **high** in Year 01, reducing to **low** in Year 15 with the maturation of mitigation planting within the site and to the eastern boundary. This is considered to result in a **major** effect in Year 01 that is adverse, reducing to a **moderate** effect in Year 15 that is considered adverse.

VIEWPOINT	RECEPTOR TYPE	SENSITIVITY	MAGNITUDE OF CHANGE YEAR 01	MAGNITUDE OF CHANGE YEAR 15	YEAR 01 EFFECT	YEAR 15 EFFECT
01	Recreational	High	High	High	Major Adverse	Major / Moderate to Moderate Adverse
02	Recreational Residential	High	High	High	Major Adverse	Major / Moderate to Moderate Adverse
03	Recreational	High	Very Low	Very Low	Minor Adverse	Minor Adverse
04	Recreational	High	Medium	Low	Moderate Adverse	Minor / Moderate Neutral
05	Residential	High	Low	Very Low	Minor Adverse	Minor / No effect Adverse
06	Recreational	High	Low	Very Low	Minor Adverse	Minor / No effect Adverse
07	Recreational	High	Low	Very Low	Minor Adverse	Minor / No effect Adverse
08	Residential	High	High	High	Major Adverse	Major Adverse
09	Residential	High	High	Low	Major Adverse	Moderate Adverse

Table 2: Summary of Visual Effects

09 SUMMARY AND CONCLUSION

8.1 This report is a non-EIA Landscape and Visual Impact Assessment which has been prepared by Pegasus Group on behalf of Persimmon Homes to accompany a planning application for the proposed residential development off Salesbury Road.

8.2 It considers the site and its surrounding context in both landscape and visual terms, to assess the potential effects of the development proposals upon landscape features, landscape character and visual amenity.

Landscape Effects (Features)

8.3 The land use of the site would change from a pastoral field to an area of residential development with landscape enhancements to the majority of the site boundaries. The proposed development seeks to retain the internal east-west hedgerow, incorporating it in to an area of public open space, another area of public open space in the southern area of the site incorporates an attenuation pond and tree planting. At Year 15, the proposed development is expected to give rise to moderate/major, adverse effects for landuse.

8.4 In terms of alterations to the site topography to form development platforms and to the change in land use from pasture to residential development, at Year 15, the proposed development is expected to give rise to a moderate, adverse effect on the topography of the site. The overall profile of the higher ground of the local ridge or gritstone outcrop will be maintained beyond the site boundary to the north east.

Landscape Effects (Character)

8.5 There will be an inevitable effect on the landscape character of the site itself as a consequence of the proposed development. However, the design process has ensured that notwithstanding this, the mitigation proposals seek to integrate the proposals with the surrounding landscape character. This will be achieved through the appropriate treatment to sensitive boundaries including mitigation planting within the eastern landscape buffer, the retention of vegetation where possible, the incorporation of open spaces with additional tree planting and tree planting to the street scene and within gardens.

8.6 This change in character would be perceived from a limited number of locations, generally within very close proximity to the site; including the adjacent footpath immediately east of the site, some nearby residential properties to the north and west. By year 15, with the maturation of mitigation planting, effects on these nearby receptors are anticipated to reduce.

8.7 In terms of the wider landscape character area, (7a, Mellor Ridge), any change to its character brought about by the proposed development, is judged to form a very small part of the wider character area and would be negligible in Year 15.

Visual Effects

8.8 In terms of visual effects, views of the development from publicly accessible locations are limited by the existing topography, vegetation and built form. Where they are possible, they are generally from within close proximity to the north of the site from Hollowhead Avenue, east of the site on adjacent footpath 3-46-FP 25 and in some views from the footpath network to the east where the site is viewed in the context of existing residential development.

8.9 The effects of the proposed development on the selected viewpoints is generally reduced, by Year 15, when considering the mitigation proposals. The highest level of effect is experienced from footpath 3-46-FP 25 east of the site and from residential properties in close proximity. It is noted that several of the viewpoints also include views of the land included in the Blackburn with Darwen Borough Council Allocation H195 to the south east and that the location of Viewpoint 7 is located within the allocation.

Summary

8.10 Overall, there are a limited number of locations where views of the site are available. Any effects on landscape character will generally be perceived at a site level and within very close proximity to the east, north and west. These effects will be mitigated over time as proposed planting, particularly to the eastern boundary, but also other boundaries, matures. The adjacent Blackburn with Darwen Borough Council Allocation H195, located approximately 400m to the south east is likely to subject the future baseline to significant changes in terms of the extent of future built form in the locality.

8.11 In overall terms, it is considered that this is a good site for residential development. There is visual and physical containment on many of its boundaries, and likely landscape and visual effects will be both localised and limited in extent and nature. Any identified likely effects are also capable of being successfully mitigated with the strong mitigation proposals set out on the landscape masterplan. The proposals relate well to the surrounding landscape and will form a logical extension to the existing settlement of Wilpshire. In landscape and visual terms, the proposed residential development is considered to be acceptable, and is not likely to result in material harm to the local landscape character or visual amenity.

INTRODUCTION

- A.1 This appendix presents the assessment criteria adopted for the assessment of landscape and visual effects arising from the proposed development.
- A.2 The primary source of best practice for LVIA in the UK is 'The Guidelines for Landscape and Visual Impact Assessment', 3rd Edition (GLVIA3) (Landscape Institute and the Institute for Environmental Management and Assessment, 2013). The assessment criteria adopted to inform the assessment of effects has been developed in accordance with the principles established in this best practice document. It should however be acknowledged that GLVIA3 establishes guidelines not a specific methodology. The preface to GLVIA3 states:
- 'This edition concentrates on principles and processes. It does not provide a detailed or formulaic 'recipe' that can be followed in every situation – it remains the responsibility of the professional to ensure that the approach and methodology adopted are appropriate to the task in hand.'*
- A.3 The criteria set out below have therefore been developed specifically for this assessment to ensure that the methodology is appropriate and fit for purpose.
- A.4 The purpose of an LVIA when undertaken outside of the context of an Environmental Impact Assessment (EIA) is to identify and describe the relative level of any landscape and visual effects arising as a result of the proposals. As confirmed in GLVIA3 Statement of Clarification 1/13 (Landscape institute, 10th June 2013) an LVIA for development which has been screened as not requiring EIA should avoid concluding whether the effects are significant or not and this is the approach adopted in this assessment.
- A.5 An LVIA must consider both:
- effects on the landscape as a resource in its own right (the landscape effects); and
 - effects on specific views and visual amenity more generally (the visual effects).
- A.6 Therefore, separate criteria are set out below for the assessment of landscape and visual effects.

NATURE (SENSITIVITY) OF LANDSCAPE FEATURES

- A.7 The nature or sensitivity of an individual landscape feature or element reflects its susceptibility to change and the value associated with it. Sensitivity is therefore a function of factors such as the feature's quality, rarity, contribution to landscape character, degree to which the particular element can be replaced and cultural associations or designations that apply. A particular feature may be more 'sensitive' in one location than in another often as a result of local value associated with the feature. Therefore, it is not possible to simply place different types of landscape feature into sensitivity bands. Where individual landscape features are affected, professional judgement is used as far as possible to give an objective evaluation of its sensitivity. Justification is given for this evaluation where necessary.

- A.8 The nature or sensitivity of individual landscape features has been described as **very high, high, medium, low** or **very low**.

NATURE (SENSITIVITY) OF LANDSCAPE CHARACTER

- A.9 The nature or sensitivity of landscape character reflects its susceptibility to change and the value associated with it. It is essentially an expression of a landscape's ability to accommodate a particular type of change. It varies depending on the physical and perceptual attributes of the landscape including but not necessarily limited to: scale; degree of openness; landform; existing land cover; landscape pattern and complexity; the extent of human influence in the landscape; the degree of remoteness/wildness; perception of change in the landscape; the importance of landmarks or skylines in the landscape; inter-visibility with and influence on surrounding areas; condition; rarity and scenic quality of the landscape, and the value placed on the landscape including any designations that may apply.
- A.10 In this assessment, the nature or sensitivity of landscape character is considered with reference to a number of local character areas as defined in this LVIA for the purposes of this study. Information regarding the key characteristics of these character areas has been extrapolated from relevant published studies where possible but also informed by project specific field assessment. An assessment of landscape sensitivity to the development proposed has been undertaken employing professional judgement for relevant local landscape character areas.

- A.11 The nature or sensitivity of landscape character has been described as **very high, high, medium, low** or **very low**.

NATURE (SENSITIVITY) OF VISUAL RECEPTORS

- A.12 The nature or sensitivity of visual receptor groups reflects their susceptibility to change and the value associated with the specific view in question. Sensitivity varies depending on a number of factors such as the occupation of the viewer, their viewing expectations, duration of view and the angle or direction in which they would see the site. Whilst most views are valued by someone, certain viewpoints are particularly highly valued for either their cultural or historical associations and this can increase the sensitivity of the view. The following criteria are provided for guidance only and are not exclusive:
- **Very Low Sensitivity** – People engaged in industrial and commercial activities or military activities.
 - **Low Sensitivity** – People at their place of work (e.g. Offices); shoppers; users of trunk/major roads and passengers on commercial railway lines (except where these form part of a recognised and promoted scenic route).
 - **Medium Sensitivity** – Users of public rights of way and minor roads which do not appear to be used primarily for recreational activities or the specific enjoyment of the landscape; recreational activities not specifically focused on the landscape (e.g. Football); motel users.
 - **High Sensitivity** – Residents at home; users of long distance or recreational trails and other sign posted walks; users of public rights of way and minor roads which appear to be used for recreational activities or the specific enjoyment of the landscape; users of caravan parks, camp sites and 'destination' hotels; tourist attractions with opportunities for views of the landscape (but not specifically focused on a particular vista); slow paced recreational activities which derive part of their pleasure from an appreciation of setting (e.g. Bowling, golf); allotments.

- **Very High Sensitivity** – People at recognised vantage points (often with interpretation boards), people at tourist attractions with a focus on a specific view, visitors to historic features/estates where the setting is important to an appreciation and understanding of cultural value.

A.13 It is important to appreciate that it is the visual receptor (i.e. The person) that has a sensitivity and not a property, public right of way or road. Also, the sensitivity of a receptor group is not influenced by the number of receptors. As an example, although many people may use a motorway, this does not increase the sensitivity of each receptor using it. Likewise, a residential property may only have one person living in it but this does not reduce the sensitivity of that one receptor. Whilst the number of receptors affected at any given location may be a planning consideration, for the purposes of this assessment it does not alter the sensitivity of the receptor group.

A.14 Where judgements are made about the sensitivity of assessment viewpoints, the sensitivity rating provided is an evaluation of the sensitivity of the receptor group represented by the viewpoint and not a reflection of the number of people who may experience the view.

A.15 For some developments (e.g. Wind energy developments) it is important not to confuse the concept of visual sensitivity with the perception of the development. For example, it is recognised that some people consider wind turbines to be unattractive, but others enjoy the sight of them.

NATURE (MAGNITUDE) OF EFFECTS – GENERAL NOTE

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

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

A.18 Box 3.1 on page 37 of GLVIA3 references a 2011 publication by IEMA entitled 'The State of EIA Practice in the UK' which

reiterates the importance of considering not just the scale or size of effect but other factors which combine to define the 'nature of the effect' including factors such as the probability of an effect occurring and the duration, reversibility and spatial extent of the effect.

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

A.20 For certain types of development (e.g. Residential) the proposed development is permanent and non-reversible. For other types of development (e.g. Wind and solar energy) the proposed development is for a time-limited period and would be largely reversible at the end of the scheme's operational period. Reversibility of a proposed development is a material consideration in the planning balance but does not reduce the scale of the effect (i.e. The 'magnitude' in the traditional and commonly understood sense of the word) during the period in which the scheme is operational. In this regard, it would be incorrect to report a lesser magnitude of change to a landscape or view as a result of a time-limited effect or the relative reversibility of the effect.

A.21 For clarification, the approach taken in this LVIA has been to consider magnitude of effect solely as the scale or size of the effect in the traditional sense of the term 'magnitude'. Having identified the magnitude of effect as defined above, the LVIA also describes the duration and reversibility of the identified effect, taking these factors into account as appropriate in the consideration of the relative level of effect.

A.22 In the context of the above discussion the following criteria have been adopted to describe the magnitude of effects.

NATURE (MAGNITUDE) OF EFFECTS ON LANDSCAPE FEATURES

A.23 Professional judgement has been used as appropriate to determine the magnitude of direct physical effects on individual existing landscape features using the following criteria as guidance only:

- **Very Low Magnitude of Change** – Negligible loss or alteration to existing landscape features;
- **Low Magnitude of Change** – Minor loss or alteration to

part of an existing landscape feature;

- **Medium Magnitude of Change** – Some loss or alteration to part of an existing landscape feature; and
- **High Magnitude of Change** – Major loss or major alteration to an existing landscape feature.
- **Very High Magnitude of Change** – Total loss or alteration to an existing landscape feature.

NATURE (MAGNITUDE) OF EFFECTS ON LANDSCAPE CHARACTER

A.24 The magnitude of effect on landscape character is influenced by a number of factors including: the extent to which existing landscape features are lost or altered, the introduction of new features and the resulting alteration to the physical and perceptual characteristics of the landscape. Professional judgement has been used as appropriate to determine the magnitude using the following criteria as guidance only. In doing so, it is recognised that usually the landscape components in the immediate surroundings have a much stronger influence on the sense of landscape character than distant features whilst acknowledging the fact that more distant features can have an influence on landscape character as well.

- **Very Low Magnitude of Change** – Negligible loss or alteration to existing landscape features; no notable introduction of new features into the landscape; and negligible change to the key physical and/or perceptual attributes of the landscape.
- **Low Magnitude of Change** – Minor loss or alteration to existing landscape features; introduction of minor new features into the landscape; or minor alteration to the key physical and/or perceptual attributes of the landscape.
- **Medium Magnitude of Change** – Some notable loss or alteration to existing landscape features; introduction of some notable new features into the landscape; or some notable change to the key physical and/or perceptual attributes of the landscape.

- **High Magnitude of Change** – A major loss or alteration to existing landscape features; introduction of major new features into the landscape; or a major change to the key physical and/or perceptual attributes of the landscape.
- **Very High Magnitude of Change** – Total loss or alteration to existing landscape features; introduction of dominant new features into the landscape; a very major change to the key physical and/or perceptual attributes of the landscape.

NATURE (MAGNITUDE) OF EFFECTS ON VIEWS AND VISUAL AMENITY

A.25 Visual effects are caused by the introduction of new elements into the views of a landscape or the removal of elements from the existing view.

A.26 Professional judgement has been used to determine the magnitude of impacts using the following criteria as guidance only:

- **Very Low Magnitude of Change** – Negligible change in views;
- **Low Magnitude of Change** – Some change in the view that is not prominent but visible to some visual receptors;
- **Medium Magnitude of Change** – Some change in the view that is clearly notable in the view and forms an easily identifiable component in the view;
- **High Magnitude of Change** – A major change in the view that is highly prominent and has a strong influence on the overall view.
- **Very High Magnitude of Change** – A change in the view that has a dominating or overbearing influence on the overall view.

A.27 Using this set of criteria, determining levels of magnitude is primarily dependent on how prominent the development would be in the landscape, and what may be judged to flow from that prominence or otherwise.

A.28 For clarification, the use of the term 'prominent' relates to how noticeable the features of the development would be. This is affected by how close the viewpoint is to the development but not entirely dependent on this factor. Other modifying factors include: the focus of the view, visual screening and the nature and scale of other landscape features within the view. Rather than specifying general bands of distance at which the proposed development would be dominant, prominent or incidental to the view etc. The prominence of the proposed development in each view is described in detail for each viewpoint taking all the relevant variables into consideration.

TYPE OF EFFECT

A.29 The assessment identifies effects which may be **beneficial**, **adverse** or **neutral**. Where effects are described as neutral this is where the beneficial effects are deemed to balance the adverse effects.

A.30 For some developments (e.g. Wind energy developments) it is recognised that some people consider the development to be unattractive but others enjoy the sight of it. A landscape and visual assessment for these developments therefore assumes that all identified landscape and visual effects are 'adverse' unless stated otherwise. This allows decision makers to assess a worst-case scenario.

DURATION OF EFFECT

A.31 For the purposes of this assessment, the temporal nature of each effect is described as follows:

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

REVERSIBILITY OF EFFECT

A.32 The LVIA also describes the reversibility of each identified effect using the following terms:

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

LEVEL OF EFFECT

A.33 The purpose of an LVIA when produced outside of the context of an EIA is to identify and describe the relative level of effects on landscape and visual amenity arising from the proposed development. The judgements provided within the assessment may then inform the planning balance to be carried out by the determining authority.

A.34 The level (relative significance) of landscape and visual effects is determined by combining judgements regarding the sensitivity of the landscape or view, magnitude of change, duration of effect and the reversibility of the effect. In determining the level of residual effects, all mitigation measures are taken into account.

A.35 The relative level of effect is described as **major**, **major/moderate**, **moderate**, **moderate/minor**, **minor** or **minor/no effect**. **No effect** may also be recorded as appropriate where the effect is so negligible it is not even noteworthy.

Appendix B / Tree Survey (TBA)

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