



OUTLINE LANDSCAPE & VISUAL IMPACT APPRAISAL

Burnhouse Farm Lodge, Slaidburn

Project Number: 4861

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1 SITE CONTEXT

BACKGROUND

TPM Landscape are appointed to prepare an Outline Landscape and Visual Appraisal for a proposed addition to the existing farm lodge holiday accommodation at Hartleys Huts to the northwest of Back Lane in Slaidburn.

The purpose of an Outline LVA is to consider the proposed development with regard to the potential for landscape and visual effects. The potential landscape and visual receptors have been identified, and an outline assessment of their likely sensitivity to change and the potential magnitude of change and the potential for significant effects has been considered. The Outline LVA will conclude as to whether a more refined level of assessment is required in order to understand any identified potential effects.

THE SITE

The proposal site comprises a small area of woodland to the north of Burn House Farm, located off Back Lane, Slaidburn, within the Forest of Bowland National Landscape (formerly known as Area of Outstanding Natural Beauty). The site is enclosed by dense tree cover on all sides. The land falls from approximately 240m AOD on the northern boundary to 234m AOD on the southern boundary. Hartley's Huts, located to the west of the site, comprises farm lodges and this proposal is for the introduction of 4 additional huts in the wooded setting.

The main Slaidburn settlement lies approximately 3km to the east of the site. There is a public footpath that runs to the south of the site and which links to the footpath network to the east and south, and also to the moorland footpaths to the north.

LANDSCAPE DESIGNATION

The site is located within the Forest of Bowland National Landscape. There are no additional local landscape designations, such as Special Landscape Area, affecting the site. The Slaidburn Conservation Area is located approximately 3 km to the east of the site, within the settlement boundary.

VISUAL AMENITY

The site is enclosed by dense woodland on all sides, limiting visibility and restricting both near and longer distance views due to the tree cover and steep moorland to the north, and undulating topography to the south. Consequently, visual receptors are mainly limited to users of the public footpath running to the south of the site and in the immediate vicinity of the existing farm buildings. In the vicinity of the site, the footpath is located on the tarmac access track, with some sections enclosed by hedgerow and scrub, which further restricts visibility.

THE DESIGN PROPOSALS

A site plan has been prepared by the architects for a small-scale addition to the existing holiday lodges, but located within the woodland setting. (See Figure 2) The proposal seeks to respond to the site's woodland character and open countryside setting through the nature of the materials proposed, which will be similar to the existing lodges. Existing tree cover and woodland structure will be retained where possible, and new planting will be introduced to reinforce landscape structure and enhance biodiversity. Additional landscaping is also proposed to mitigate potential landscape and visual effects and assist with integrating the development into the surrounding rural context. The existing site is indicated in Figures 1.1 and 1.2.

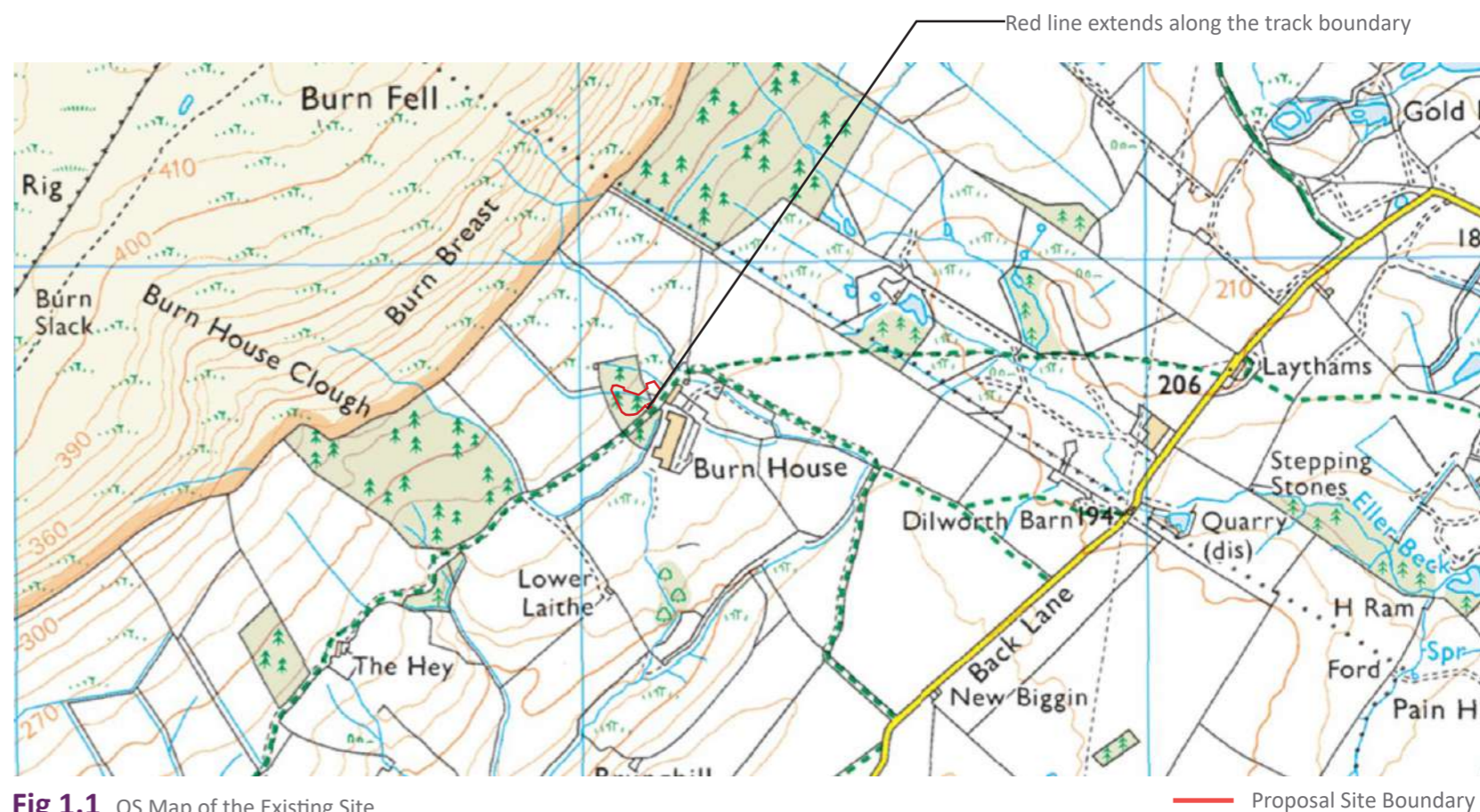


Fig 1.1 OS Map of the Existing Site

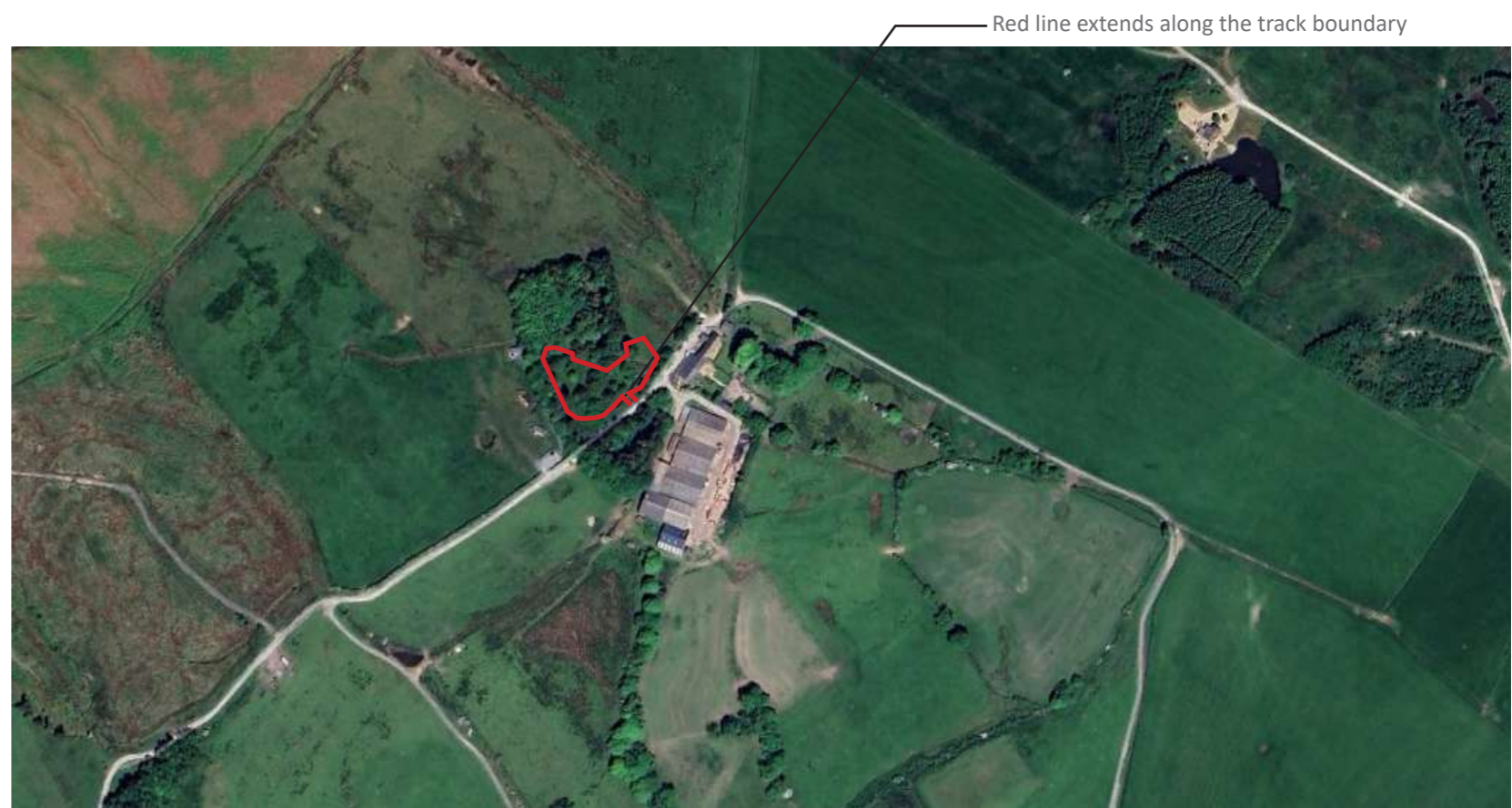
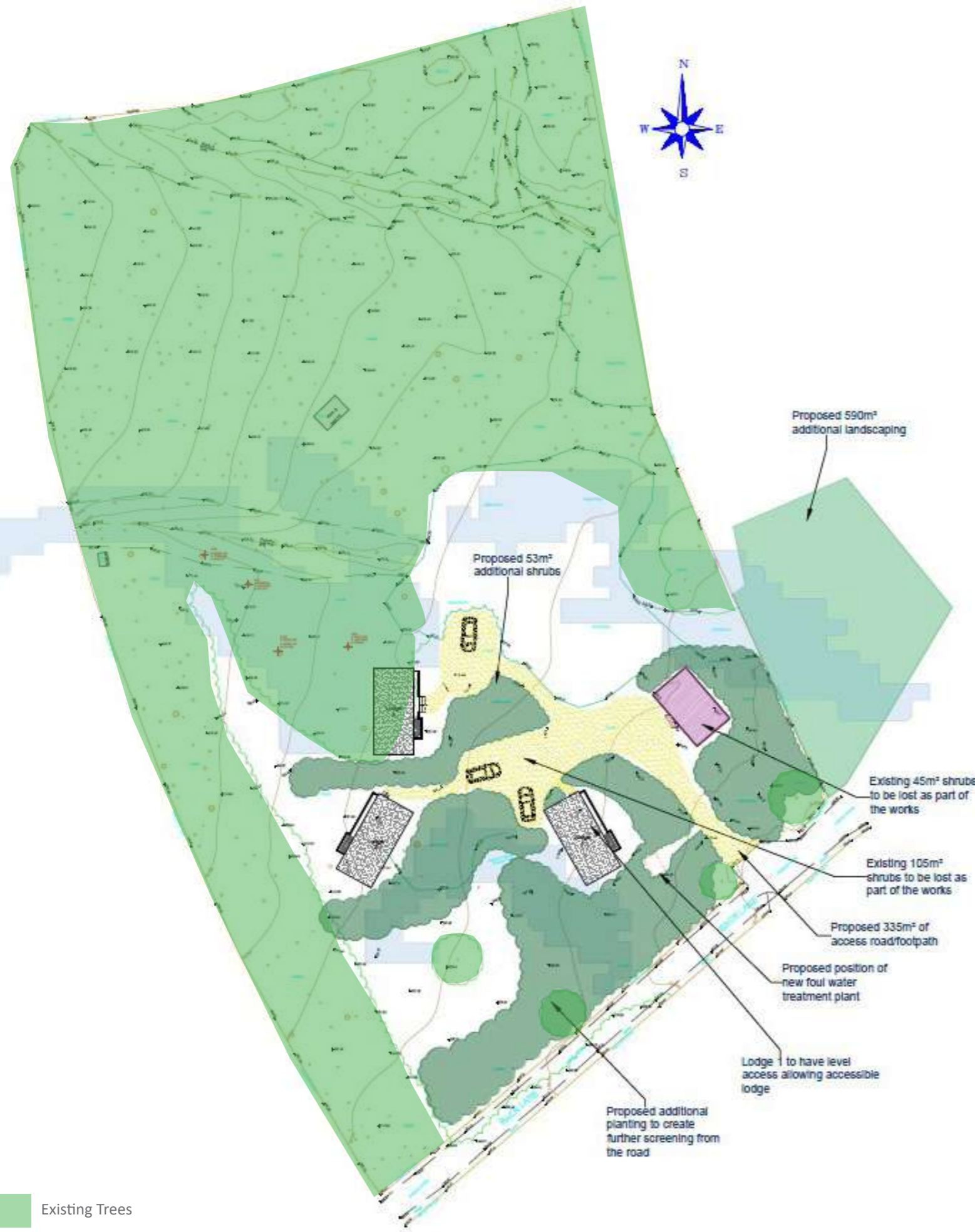


Fig 1.2 Aerial Image of the Existing Site



Existing Trees

Fig 2 Proposal Site Layout by MacMarshalls

EXISTING AND PROPOSED FARM LODGES

The existing lodges (Hartley's Huts) are single-storey timber structures with simple, low-profile forms and glazed elevations, designed to sit sympathetically within the rural landscape. The proposed lodges will be of a similar appearance and scale, but will be located within the woodland copse, where their setting will benefit from the screening and enclosure provided by the surrounding tree cover.

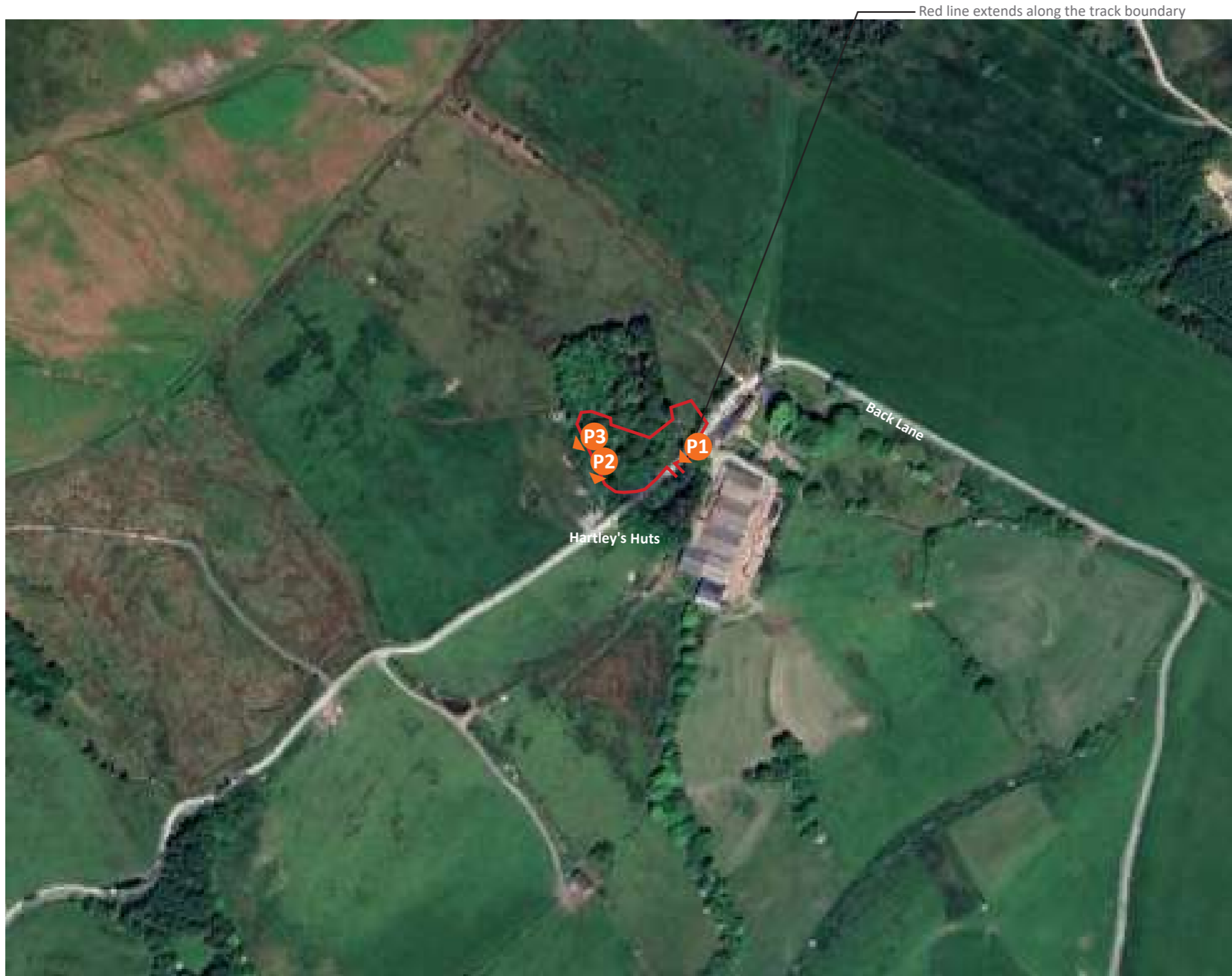


Fig 3 Existing farm lodges (Hartley's Huts)



Fig 4 Aerial Photograph of wider site context

— Proposal Site Boundary



SITE CONTEXT, CHARACTER AND SETTING



The proposal site is located within the Forest of Bowland National Landscape, in a rural upland setting. The wider area is made up of open pasture fields with dry stone walls and scattered farm buildings. A farmhouse and barns are located to the south of the site. The site itself is a small woodland copse, giving a sense of enclosure within the otherwise open landscape.

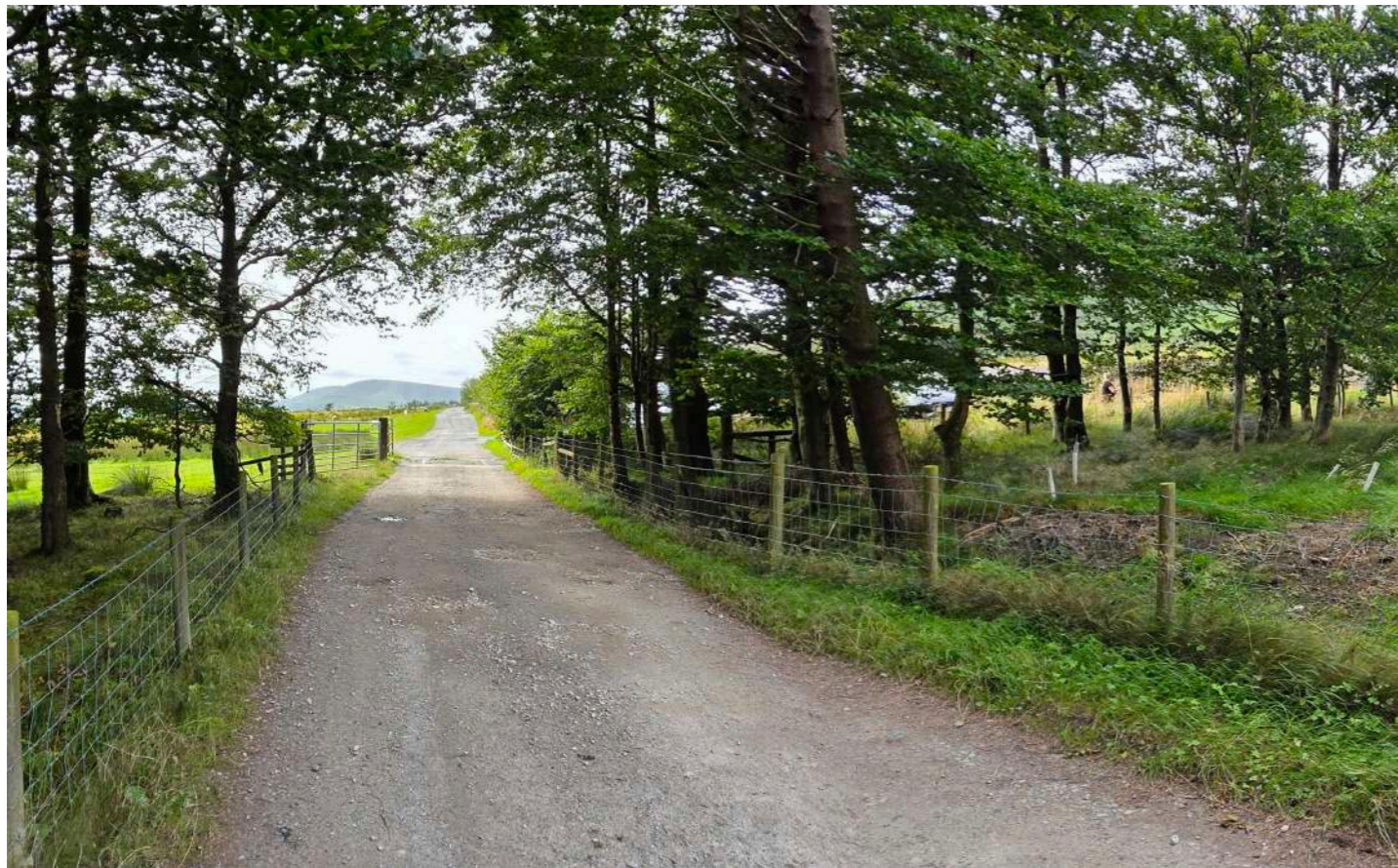
Located approximately 3 km west of the main Slaidburn settlement, the site is bordered by Back Lane to the east which is also a public right of way footpath and dense woodland on all other boundaries. A public footpath runs to the south of the site, providing some visual receptors, with hedgerows and scrub enclosing sections of the footpath and restricting visibility.

The Slaidburn Conservation Area lies around 3 km to the east, and there is no visual relationship between the site and the conservation area, resulting in no impact on its key features. Any potential views from the footpath or Back Lane are extremely limited and experienced within the context of the surrounding rural landscape.

It is considered that the 4 proposed additional holiday lodges on this site within the woodland copse would not have any impact on the character of the local landscape and the character of the local landscape, given the enclosed nature of the site and contained visual envelope.

Fig 5 Aerial photograph of the site context, and context photograph location plan

-  Site context photo locations
-  Proposal Site Boundary



Context Photo P1

View looking west along the private access and PRow, with the proposal site located along the access behind the fence line on the right-hand side of the photograph.



Context Photo P2

View from within the proposal site woodland looking west towards Hartley's Huts (farm lodges) along the western boundary, with filtered views through the trees and hedgerows.



Context Photo P3

View from within the proposal site woodland looking west towards Hartley's Huts (farm lodges) along the western boundary, with filtered views through the trees and hedgerows.

LOCAL AUTHORITY:
RIBBLE VALLEY LOCAL PLAN 2008 – 2028
RIBBLE VALLEY BOROUGH COUNCIL
(Adopted December 2014)

The proposal site lies within the administrative area of Ribble Valley Borough Council, and the council website states the following with regard to the Local Plan:

The Core Strategy is split up into sections. The first section looks at the policy context for the Core Strategy, how it conforms with other strategies and plans and the evidence base for the LDF that has informed the decisions that have been taken. Following this the strategic vision and the objectives for the borough are set out, which are then followed by the delivery strategy. The thematic policy of the Draft Core Strategy then follows, which forms the basis of the development plan. The themes that relate to the overall development strategy are as follows: Housing; The Economy; The Environment; Infrastructure. More detailed Development Management Policies provide the basis of the implementation mechanism for the strategy.

The proposed site is located within the designated Area of Outstanding Natural Beauty (AONB) policy area (EN2) and the Minerals Safeguarding Area (EN3).

The location of the proposal site is illustrated in Figure 6.

The following planning policies of the Local Plan are as follows:

KEY STATEMENT EN2: LANDSCAPE

The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area.

The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced.

As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.

KEY STATEMENT EN3: SUSTAINABLE DEVELOPMENT AND CLIMATE CHANGE

The Council will seek to ensure that all development meets an appropriate recognised sustainable design and construction standard where viable to do so, in order to address both the causes and consequences of climate change. In particular, all development will be required to demonstrate how it will contribute towards reducing the Borough's carbon footprint.

In adapting to the effects of climate change it is expected that proposals for development will demonstrate how sustainable development principles and sustainable construction methods, such as the use of sustainable drainage systems, will be incorporated.

New development in vulnerable areas should ensure that risks can be managed through suitable measures, including through the conservation of biodiversity, improvement of ecological networks and the provision of green infrastructure.

All development should optimise energy efficiency by using new technologies and minimising the use of energy through appropriate design, layout, material and landscaping and address any potential issues relating to flood risk.

Ribble Valley Borough Council will liaise with the County Council over development within Mineral Safeguarding Areas (MSAs) in both proposing future site allocations and in determining planning applications. This liaison will include consideration of the issue of preventing the unnecessary sterilisation of mineral resources within MSAs and, where feasible and practicable, the prior extraction of mineral resources. On larger schemes, planning permission will only be granted for developments on sites that deliver a proportion of renewable or low carbon energy on site based on targets elaborated within the relevant Development Management policy and also incorporate recycled or reclaimed materials or minimise the use of energy by using energy efficiency solutions and technologies. Where developments fail to achieve any of these, it must be demonstrated why this cannot be achieved.

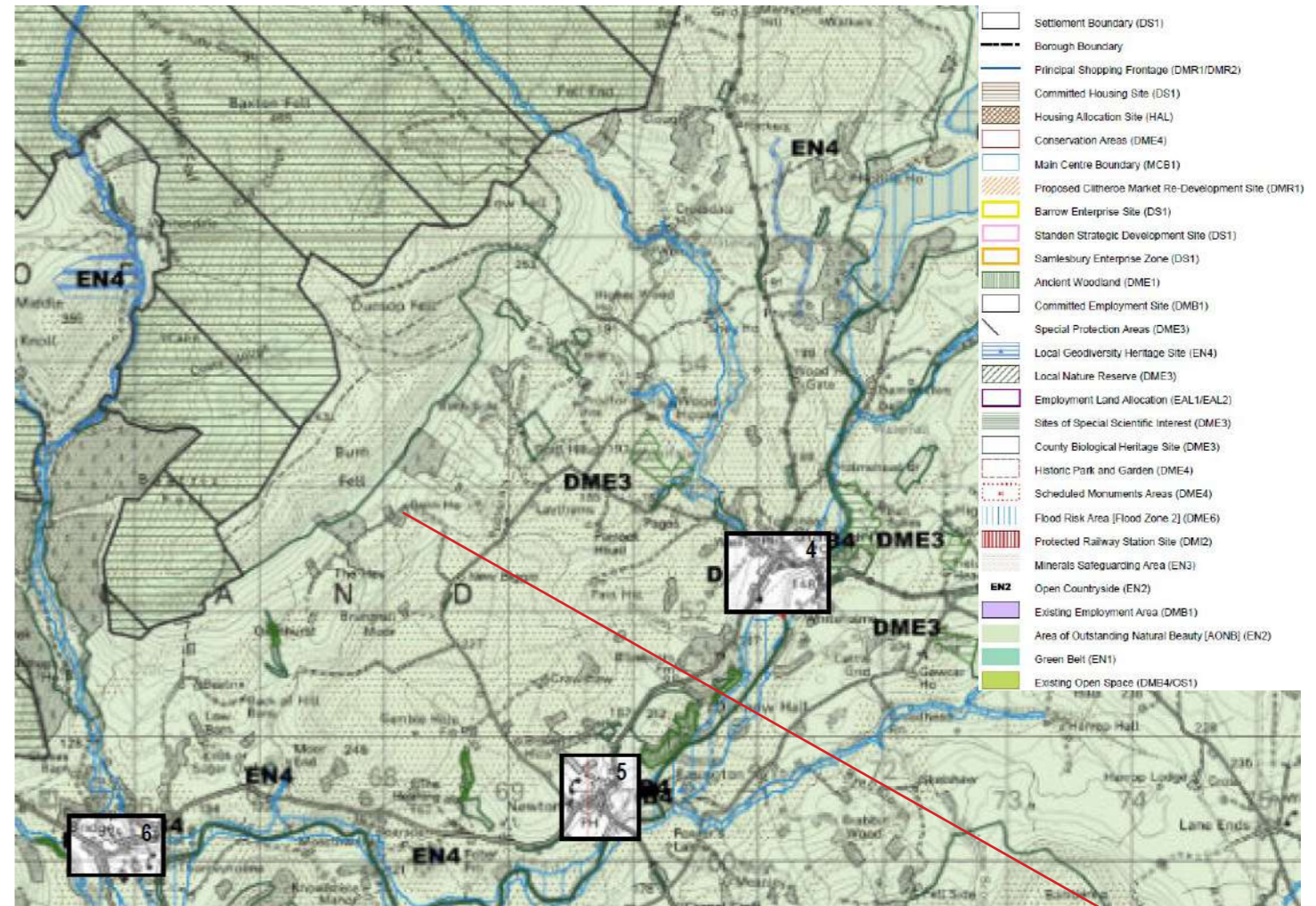


Fig 6 Policies Map, Ribble Valley Local Plan 2008-2028 (Adopted December 2014)

Proposal Site

EXTRACT OF NATIONAL CHARACTER AREA - NCA 34

Natural England's National Character Area (NCA) divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. The proposal site area falls within National Character Area 34, Bowland Fells. The text is extracted from the national character area assessment to understand the characteristics of the NCA and whether the character area descriptions are relevant in the context of the proposal site.

National Character Area Profile: 34 Bowland Fells states:

Key Characteristics

- The large-scale, sweeping landform of the Bowland Fells is incised by narrow, wooded, intimate valleys and cloughs. Steeply sloping sculptural escarpments and exposed moorland tops contrast with the surrounding lush green valleys of the Lune, Ribble, Hodder and Wyre.
- The dominant feature is the central upland core of Carboniferous Millstone Grit fells, with its large areas of moorland habitat – including some of England's most extensive tracts of blanket bog.
- Extensive coniferous plantations, such as Gisburn Forest, occur to the south-east and east of the area.
- The moorland is ringed by extensive rough grazing enclosures with mosaics of woodland, unimproved meadows, pasture, marshes and streams. These upland pastures are enclosed by drystone walls and are grazed mainly by sheep, with some cattle.
- Rare and endangered species are associated with the mosaic of habitats. The fells support a diverse upland breeding bird community of international importance, which includes three protected species of raptor – hen harrier, merlin and peregrine – and a large colony of lesser black-backed gulls. The mosaic of habitats also supports the red-listed ring ouzel and amber-listed whinchat. Similarly, fields of wet flushed grassland around the moorland fringe are important for breeding wader populations, including redshank, lapwing, snipe and curlew.
- The area is also home to a number of rare or important plant species, including the nationally scarce bog rosemary and pale forget-me-not, with high-quality species-rich grasslands found in the limestone areas to the east.
- The area's many rivers and streams provide habitat for nationally and internationally important species such as salmon, trout, eels, bullheads, grayling, otters, kingfishers and dippers.
- Piecemeal, irregular-shaped fields around individual farms are found on the slopes, where there is also a complex system of narrow lanes with occasional wide historic drove roads. Systematic division of the majority of the commons resulted in more regular enclosures on higher ground.
- The area is sparsely populated, with the scattered settlements restricted to villages, hamlets and isolated farmhouses.
- Traditional farmhouses are generally of gritstone and typically shelter a barn under the same roof line (laithe houses). There is strong unity of building materials, styles and village form.
- Large areas of the Bowland Fells are managed for field sports, principally red grouse shooting on the heather moors and pheasant rearing in plantations below the Fells. Fishing is also very popular.
- Large areas of open access land enable access to and enjoyment of, the many natural and cultural features of the landscape, and thus improve opportunities to experience escapism and inspiration.

Sense of place/inspiration:

A sense of place is provided by the long, uninterrupted views from the plateau and hills across to neighbouring NCAs, as well as the distinctive sculpted escarpments, exposed moorland tops, wooded valleys and woodlands. It is a quiet, sparsely settled landscape, maintaining the open and large-scale feel of the uplands but with a more hospitable feel due to its topographic compactness and its proximity to surrounding settlements. These tranquil and sensory environments assist relaxation and meditation, and in turn have a calming and restorative effect, providing health and wellbeing benefits to visitors.

Recreation:

The NCA offers a network of rights of way totalling 314 km at a density of just over 0.8 km per km². There is a wealth of open access land, covering 22,550 ha, or just over 60 per cent of the area. Cycling is continually popular, with increasing opportunities for off-road cycling in Gisburn Forest. Road cycling is also a popular pursuit, especially on the officially designated 'quiet lanes' and long-distance challenge routes and sportives. Other popular activities include birdwatching, gliding, fishing and shooting. Volunteering activities such as drystone walling and hedgelaying are becoming increasingly popular.

SUMMARY OF NCA 34 IN THE CONTEXT OF THE PROPOSAL SITE

The character of the proposal site shares several key features with the Bowland Fells National Character Area (NCA). The key characteristics that appear in both include:

- A strong sense of enclosure and seclusion created by dense woodland and surrounding upland pastures
- A largely undeveloped, sparsely populated rural landscape
- A rich ecological context and biodiversity value

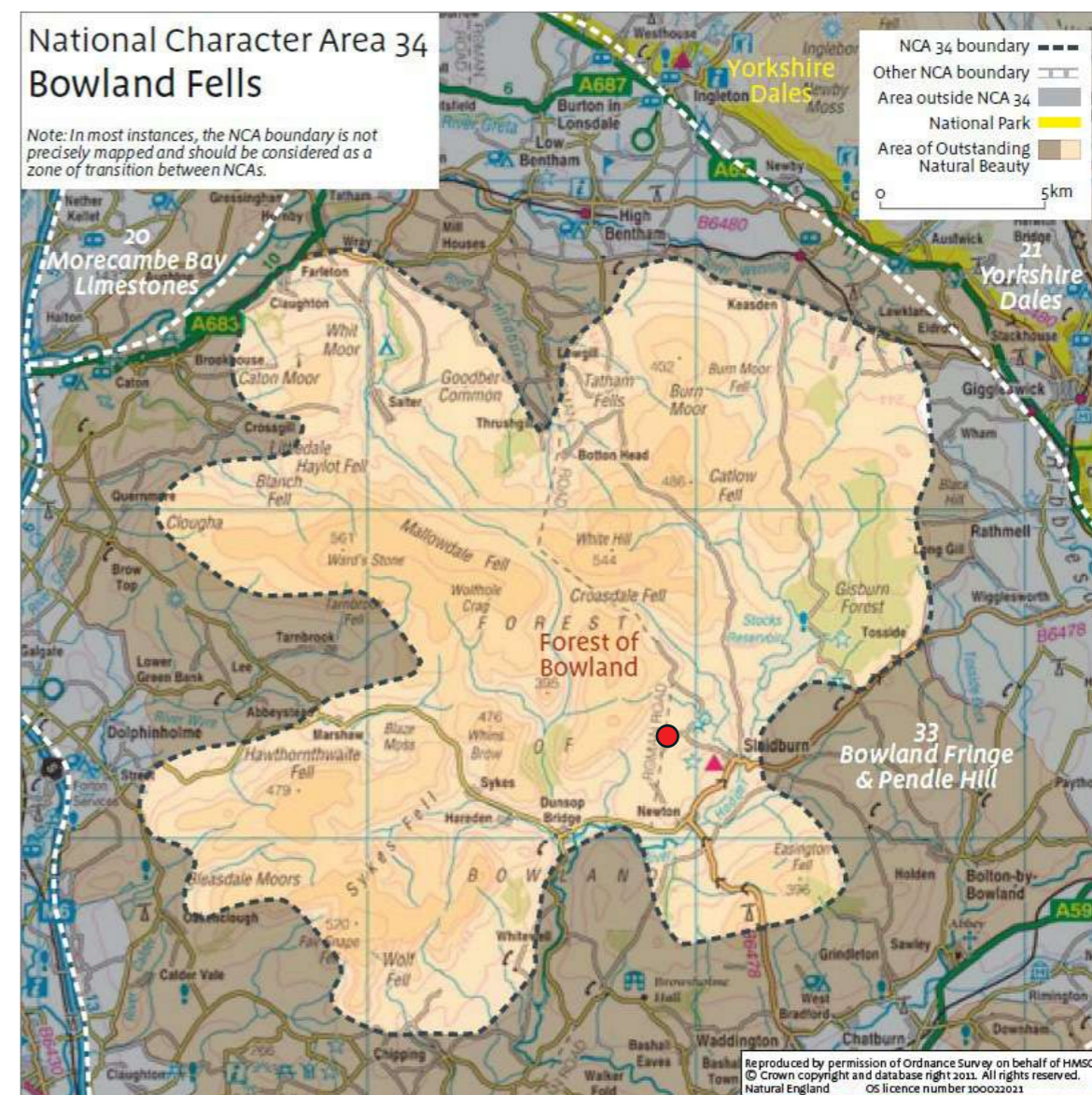


Fig 7 National Character Area, Extract from NCA Profile: 34 Bowland Fells, www.naturalengland.org.uk

● Proposal Site

**FOREST OF BOWLAND AREA OF OUTSTANDING NATURAL BEAUTY LANDSCAPE CHARACTER ASSESSMENT (September 2009)
LANCASHIRE COUNTY COUNCIL**

The proposal site is included within the Forest of Bowland Area of Outstanding Natural Beauty Landscape Character Assessment by Lancashire County Council, which states the following:

In December 2008, Lancashire County Council commissioned Chris Blandford Associates (CBA) to prepare a Landscape Character Assessment for the Forest of Bowland Area of Outstanding Natural Beauty (AONB). This Assessment seeks to provide a framework for developing a shared understanding of the current character of the AONB's landscapes, the forces for change affecting these landscapes and its future management needs.

The proposal site is located in the Landscape Character Area D5: Beatrix to Collyholme within the Landscape Character Type D: Moorland Fringe, see Figure 8.

Key Characteristics

Traditional stone field barns are a recognisable landscape feature.

Dry stone walls of rough hewn blocks create strong patterns within the landscape and reflect the underlying geology.

Sheep grazing is the predominant land use, interspersed in places with a patchwork of traditionally managed meadows, wet rushy pasture, in-byes and acid grassland.

Landscape Character Area D5: Beatrix to Collyholme

- The rocky outcrop of Knot or Sugar Loaf disused quarry is a distinctive landscape feature within this character area;
- Belts and patches of deciduous and coniferous woodland provide an intermittent sense of enclosure within this area;
- Dramatic open views into the Lower Hodder Valley from the western edges of the area contribute to recognisable sense of place;
- Pockets of mature single deciduous trees, such as those close to Beatrix Farm, contribute to landscape pattern;
- The dilapidated field barn at Back of Hill is also a landscape feature;
- The landscape is incised by a network of cloughs and sykes which add variety and texture to the landscape;
- Sled tracks (relating to past quarrying and peat cutting activities) are a key historic landscape feature on Dunsop and Burn Fells, which are still visible today, set against the smooth moorland backdrop;
- Beatrix hamlet (an ancient settlement, which is older than Dunsop Bridge), is a feature of the lower end of the valley;
- Hedgerows are a feature of the landscape in places (for example at Burn House).

SUMMARY OF NCA 34 IN THE CONTEXT OF THE PROPOSAL SITE

The proposal site comprises a small woodland copse which does not strongly reflect the key characteristics of LCA D5, such as open grazing land, stone barns, and dry stone wall patterns. However, it does relate in a limited way to the belts and patches of woodland noted within the character area, contributing a very minor element of localised enclosure rather than openness.

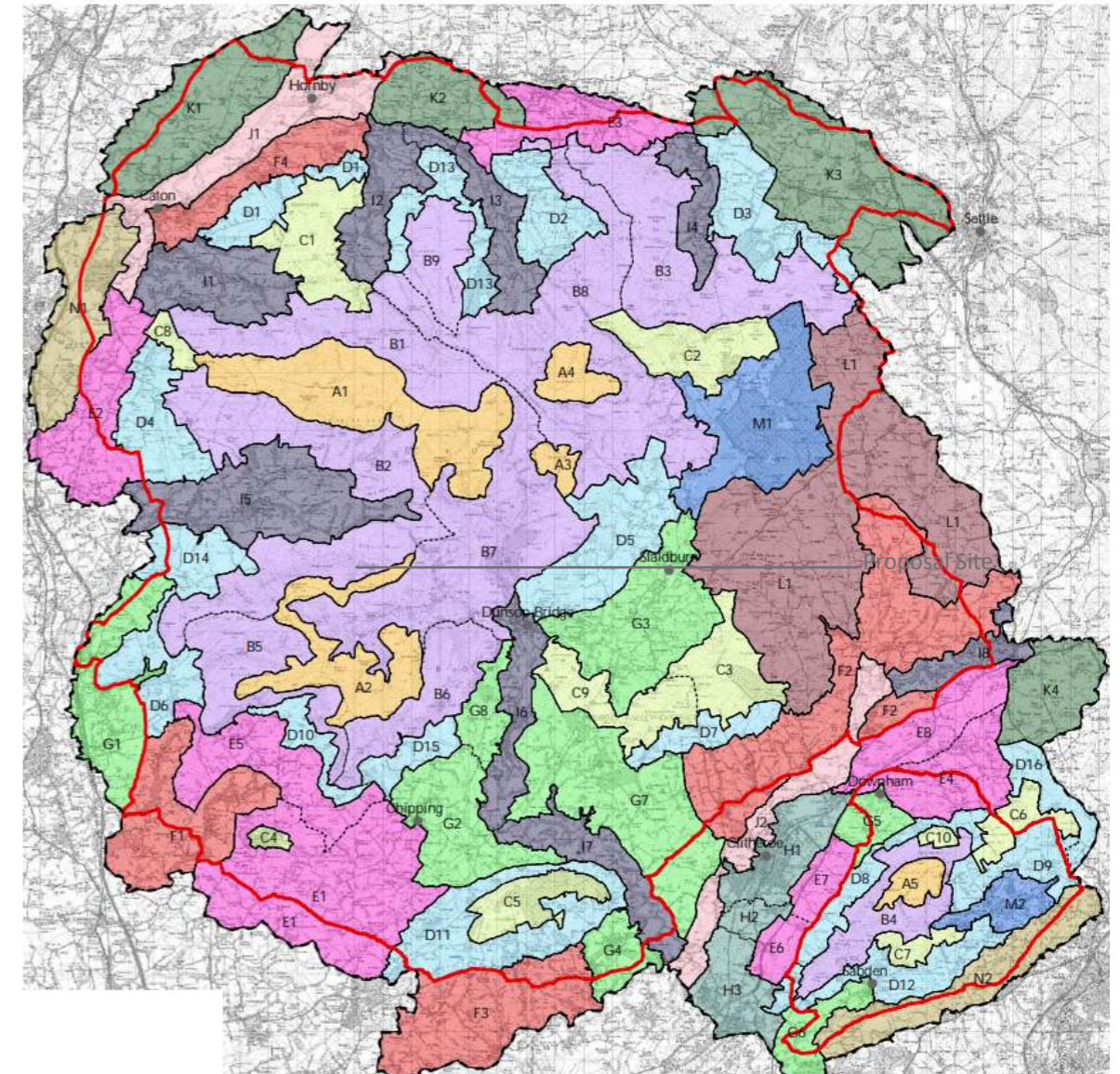


Fig 8 The Forest Bowland Landscape Classification, Forest of Bowland AONB Landscape Character Assessment - 2009

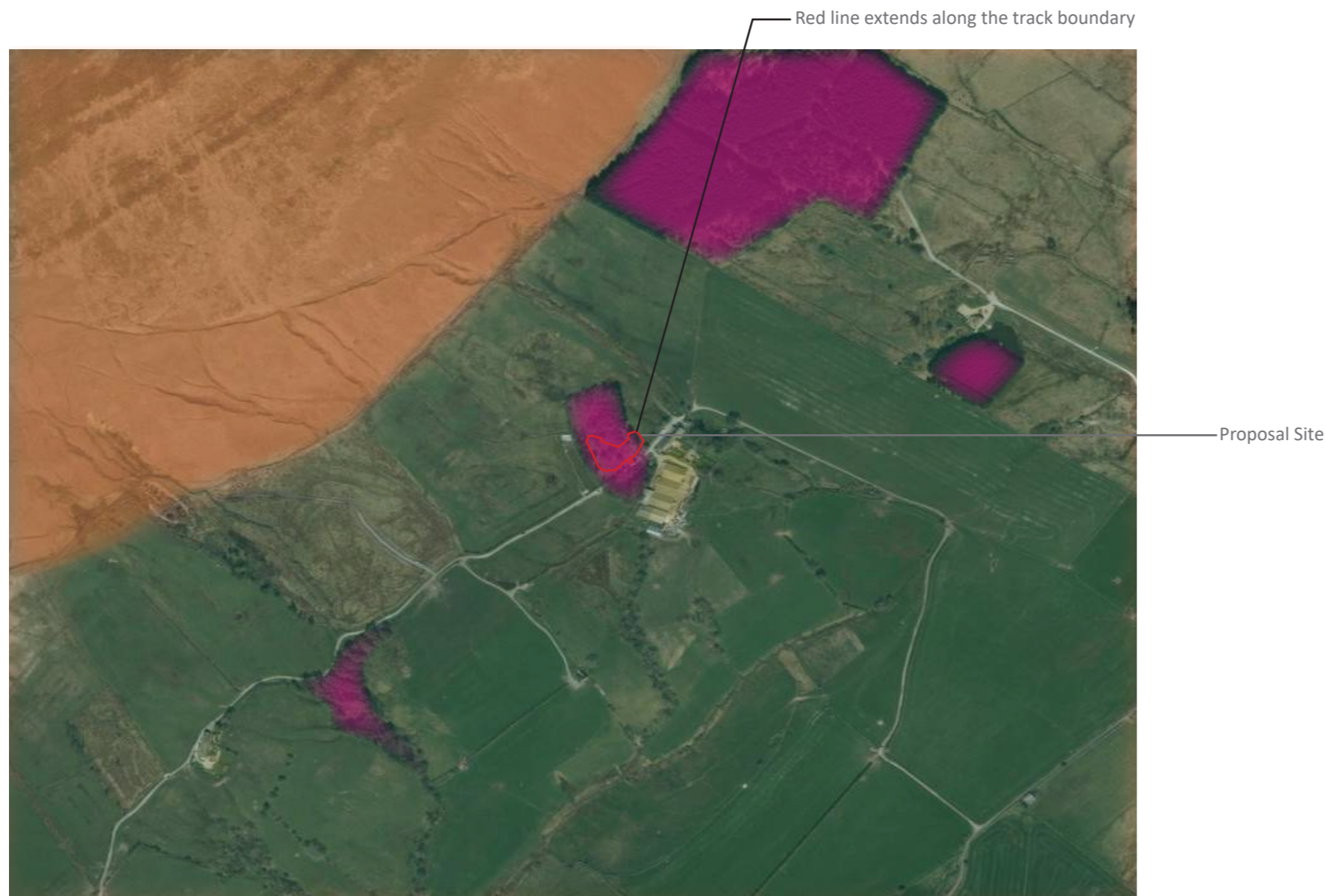


Fig 9 TPM Landscape local character land use map

LAND USE AND LANDSCAPE CHARACTERISTICS

The context of the proposal site has been considered at a local level by TPM Landscape to consider the extent to which it may exhibit characteristics of the wider landscape.

Figure 9 is a map which has been prepared by TPM Landscape to illustrate 4 distinct landscape character types on the vicinity of the site.

These comprise of the following:

1. Farm Houses
2. Open Countryside
3. Undulating Topography
4. Woodland

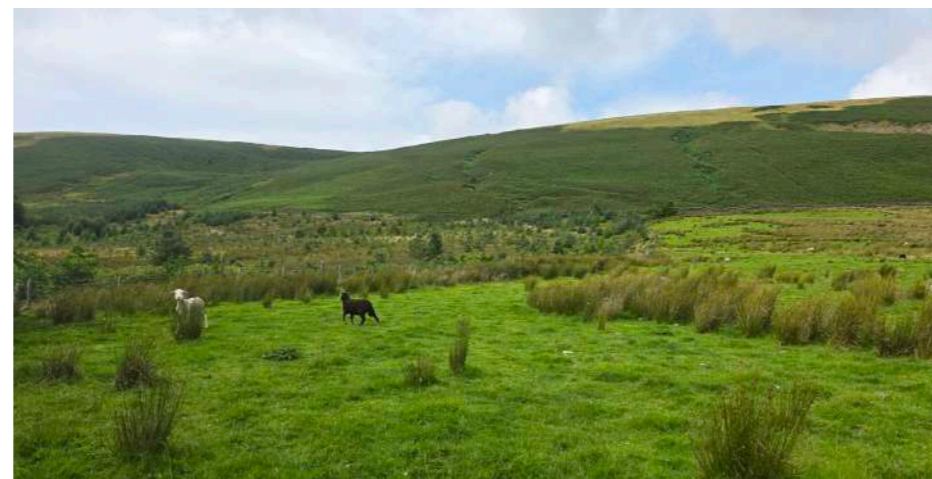
The character types are described under the photos below.



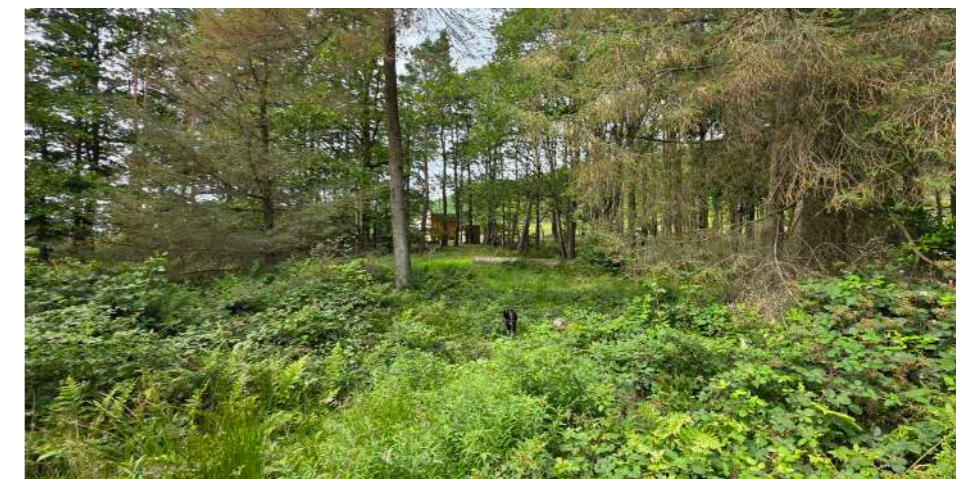
Landscape Character Type 1 - Farm Houses
Area of farmhouses and associated buildings set within the rural landscape.



Landscape Character Type 2 - Open Countryside
Areas of rural countryside with few or no urbanising influences, tranquil and often open views across the countryside.

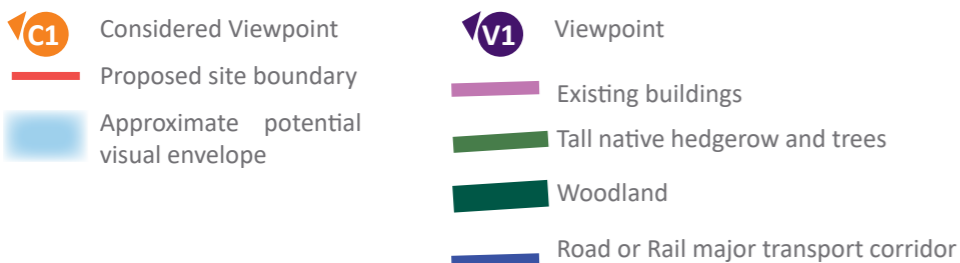
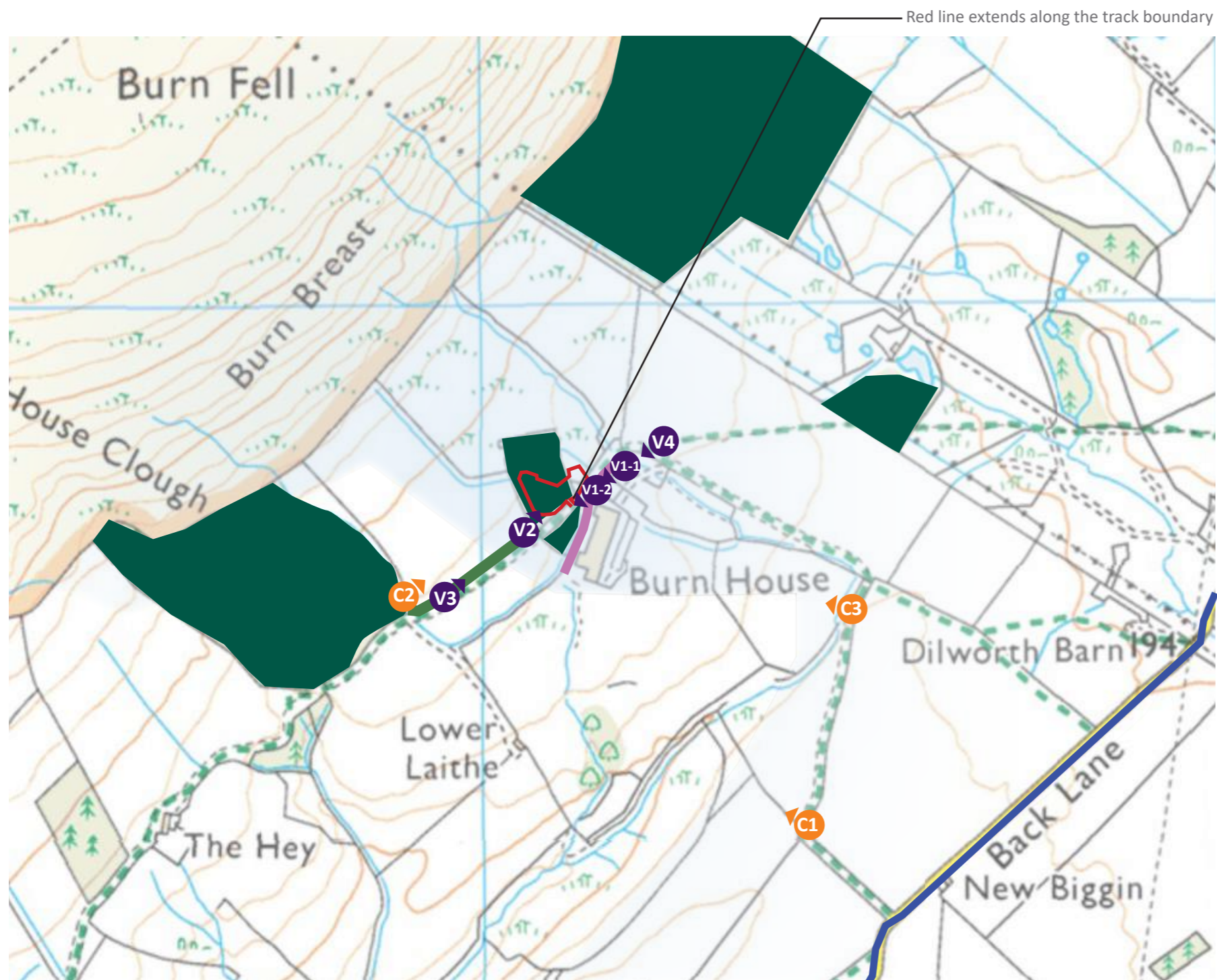


Landscape Character Type 3 - Moorland
Area defined by elevated landform with a distinct hill shaping the local topography.



Landscape Character Type 4 - Woodland
Area defined by extensive tree cover.

Fig 10 Map showing Factors restricting potential visual envelope and the location of potential visual receptors.



VISUAL ENVELOPE

The potential visual envelope of the proposed development is restricted by the following factors:

- To the south by the existing farm house and barns.
- To the north, west, and within the site by dense woodland cover.
- To the north, local topography and elevated hills limit views from within the site.

Potential views from the wider landscape are restricted by the existing woodlands and, also by the sloping topography to the north, and consequently there are no elevated public locations where the site can be viewed from (Fig 11-12) in the near vicinity of the site.

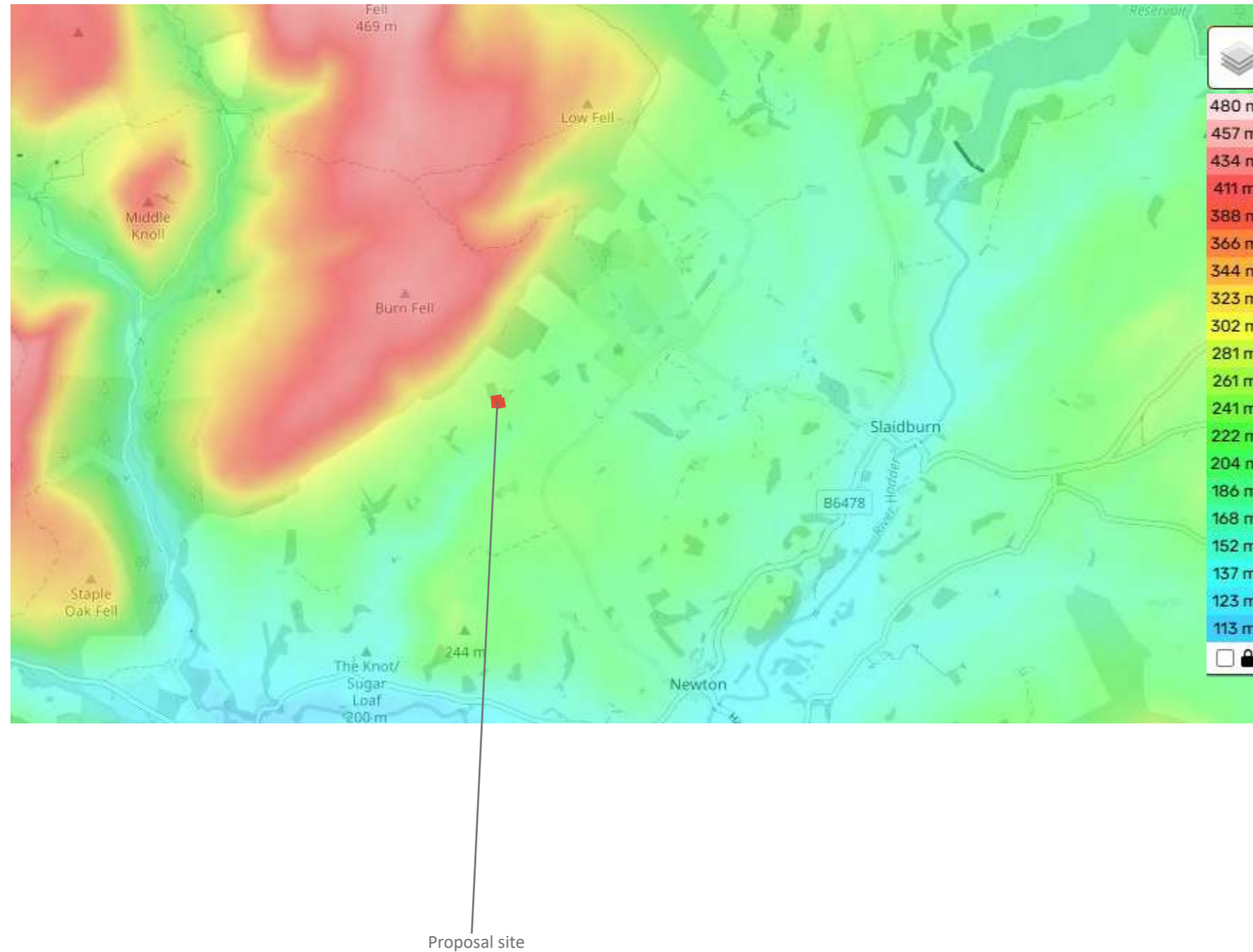
VIEWPOINTS

The considered viewpoints in Figure 10 were chosen to represent a variety of receptors who might be affected by the proposals. Representative photographs were taken for each identified receptor.

There are very limited potential views from publicly accessible locations as a result of the factors restricting the visual envelope described above and the very modest scale of the proposed small buildings. There is a section of public footpath runs to the south of the site offering access.

The main visual receptors will be those located in the immediate vicinity of the site, including Burn House to the south, Hartley's Huts to the west (as an extension of the same 'lodge' development), users of the footpath running south of the site, and vehicle users on Back Lane, which also runs to the south. All of the indicated views are likely to be the same visual receptors, of people either driving or walking past the site, in the very near vicinity of the site.

Fig 11 Topographic Map showing the landform in the vicinity of the proposal site (source: en-gb.topographic-map.com)



SENSITIVITY OF RECEPTORS

Sensitivity is often synonymous with the importance placed on the view to the receptor (viewer). Visual receptors are described as being High, Medium or Low, with views from main living areas of residential properties and public footpaths in a rural location generally being considered to be of High Sensitivity, and views for people at work or travelling in vehicles (where the view is not a considered part of the journey such as a coastal road) generally considered to be of a lower sensitivity.

PRoW footpath receptors located in the immediate vicinity of the site would be considered to have a High sensitivity to development where they have an existing view across open countryside.

Transit users of Back Lane (predominantly cars and cycles) are considered to be Low Sensitivity receptors and will predominantly be the users of the lodges and farmhouse.

There is a section of public footpath runs to the south of the site offering access. Users of this footpath are considered to have a Medium-High Sensitivity, which is in consideration of the footpath being located on an access tarmac access track along Back Lane.

NATURE AND QUALITY OF THE VIEW

This is assessed with regard to aesthetic characteristics, and is defined on a scale from exceptional (such as might be found at a National Park) to ordinary (a normal view typical of the area and usually without designation), to low (where there is a predominance of detracting elements within the landscape).

Views in the immediate vicinity of the site (woodland area) are considered to be ordinary. Views outside of the woodland, are considered to be Very Good across the Forest of Bowland National Landscape. The influence of the nearby settlement of Slaidburn and the Conservation Area, located approximately 3 km to the east, is minimal on the immediate views. Potential views are largely contained by dense tree cover and local topography, and will not extend beyond the woodland of the site to any notable degree.

The woodland is visible from higher ground to the north, including upland areas such as Baxton Fell, however the proposed lodges would not be visible being located within the woodland. Consequently, there are no public locations within the surrounding countryside from which the site can be seen.

MAGNITUDE OF CHANGE TO THE VIEW

The potential change is assessed for each of the receptor types in consideration of several factors, including (but not confined to):

- The proximity of the viewer to the proposal site
- The relative elevation of the viewer and the proposed development
- The existing field of view (a wide panorama to a contained view)
- The relative proportion of view taken by the proposals
- Whether the view is open or filtered

There will be almost no views of the proposed lodges due to the woodland setting, and the very modest nature of the proposed lodges, and the proposed lodges being constructed of materials sympathetic to the woodland location. The only views will be glimpses through the woodland for people passing through the farmyard, which will be in the context of a working farm (with large farm buildings and outbuildings) as well as the existing lodges. There will be no mid or long distance views.



Viewpoint V1-1 Representative view from the entrance to the existing farmhouses and associated buildings along the private access and public right of way, which runs along the southern boundary of the site. The existing woodland containing the proposal site is visible, while existing farm lodges are screened by hedgerows, trees, and shrubs.



Viewpoint V1-2 Representative view from the Back Lane private access and public right of way looking west. The proposal site is located within the woodland to the right of the access, partially screened by existing trees and vegetation. The main visual change will be the introduction of the tarmac access track, however the lodges will for the most part be hidden from view.



Viewpoint V2 Representative view from Back Lane private access, public right of way, and Hartley's Huts entrance along the western boundary of the site. Hartley's Huts farm lodges are visible, while the proposed site is obscured by tree screening that also limits visibility of the wider landscape in this direction.



Viewpoint V3 View looking east along the PRoW, with the proposal site situated behind the hedgerow gap and woodland (left hand side of the photograph). Surrounding farm fields and associated buildings on the opposite side of the proposal site are also visible.



Viewpoint V4 View looking east along the PRow, with the proposal site situated within the woodland (right hand side of the photograph). Surrounding farm fields and associated buildings on the opposite side of the proposal site are also visible.

Considered Views There are some high sensitivity potential visual receptors in the vicinity of the proposal site, including the public footpath users. The following Considered Views were visited, however there was no potential visibility of the proposal site due to intervening vegetation, built form or topography, therefore there will be no change to the views for these sensitive receptors, and they have not been included as viewpoints within this assessment



C1 View from the Back Lane private access and public footpath along the southern boundary, looking north towards the proposal site. Farmland and associated farmhouses are visible in the foreground, while the proposal site lies within woodland further beyond and is restricted from view by existing vegetation. The wider setting is defined by undulating topography and prominent hills.



C2 View from the Back Lane private access and public footpath hedgerow gap along the southern boundary, looking east towards the proposal site. The site lies within woodland and is screened by existing vegetation behind Hartley's Huts farm lodges. The wider setting is defined by undulating topography and prominent hills.



C3 View from the Back Lane private access and public footpath along the southern boundary, looking northwest towards the proposal site. Farmland and associated farmhouses are visible in the foreground, while the proposal site lies within woodland further beyond and is restricted from view by existing vegetation. The wider setting is defined by the steep moorland to the north.

SUMMARY

This Outline Landscape and Visual Appraisal (LVA) has been prepared to assess the proposed farm lodges to the northwest of Back Lane in Slaidburn. The purpose of an Outline LVA is to assess whether there is any potential for significant effects to the landscape and visual resource which would require further assessment through a full LVA. The Outline LVA has been assessed with regard to potential effects to landscape character, and to consider the potential visual effects of a proposed farm lodges, with regard to the potential impacts to views, visual receptors, and the character and setting of the site.

PLANNING CONTEXT

The proposal site is located 3km to the west of the existing Slaidburn settlement. There is a conservation area within the settlement, however it is outside of the area of visual influence of the proposal site. The proposal site lies within the Ribble Valley Local Plan. The proposal site is located within the designated Area of Outstanding Natural Beauty (AONB) policy area (EN2) and the Minerals Safeguarding Area (EN3). Areas of Outstanding Natural Beauty have recently been re-branded by Natural England as National Landscapes, in order to acknowledge their national status.

LANDSCAPE DESIGNATIONS

The site is located within the Forest of Bowland National Landscape which is a very sensitive landscape generally, and susceptible to development which is obtrusive or not sensitively designed. The Slaidburn Conservation Area is located approximately 3 km to the east of the site, within the settlement boundary, however, there will be no visual relationship between the proposal site and the conservation area, and therefore no impact on the defining characteristics of the conservation area.

LANDSCAPE CHARACTER

The proposal site area falls within National Character Area 34, Bowland Fells and in the Landscape Character Area D5: Beatrix to Collyholme within the Landscape Character Type D: Moorland Fringe, of the Forest of Bowland Area of Outstanding Natural Beauty Landscape Character Assessment.

The proposal site comprises a small area of woodland, situated on a gently sloping site falling from approximately 240m AOD at the northern boundary to 234m AOD at the southern boundary. The steeper moorland is located to the north of the site. The proposal site itself has an enclosed character, being a woodland copse, which restricts longer distance views due to the dense tree cover and rolling topography of the Forest of Bowland National Landscape and the open moorland is highly susceptible to development.

POTENTIAL LANDSCAPE CHANGE

Wider Landscape Characteristics

The proposal site is located within the open countryside wider landscape area, is located within a woodland copse, and will therefore have only a very limited impact on the wider rural landscape character due to the visual containment provided by trees, hedgerows, and undulating topography of the lower hillside, which restrict a visual relationship with the wider landscape. Notwithstanding this, the proposed farm lodges should incorporate a landscape buffer along the site boundaries to further minimise potential impacts on the wider countryside and to help integrate the development into its woodland setting.

POTENTIAL VISUAL CHANGE

VISUAL ENVELOPE

The potential visual envelope of the proposed development is restricted by the following factors:

- To the south by the existing farmhouses.
- To the north, west, and within the site by dense woodland cover.
- To the north, local topography and elevated hills limit views from within the site.

Potential views from the wider landscape are restricted by the existing woodlands and, also by the sloping topography to the north, and the lack of public locations in the vicinity of the site where the proposal could be seen from.

Residential Receptors

The main visual receptors will be those located in the immediate vicinity of the site, including the adjacent farm house (the applicant) and users of the PRoW footpath which runs along Back Lane through the farmhouse courtyard.

Public Footpath Receptors

A PRoW footpath runs along Back Lane on the southern boundary of the woodland copse. The main change to this view will be the introduction of a tarmac access track, which will be in the context of the existing farmhouse access, and numerous barns and outbuildings, and will not be unduly incongruous and will be contained to the immediate setting. The proposed lodges will be glimpsed slightly through the woodland, but less prominent than the existing lodges located outside of the wooded area, which in themselves have very little impact on views from the wider area.

Vehicle and Road Footpath Receptors

There will be some filtered views for road and pavement footpath users on Back Lane, however these are generally low sensitivity receptors, and views of the site will be almost entirely restricted by the existing woodlands.

Mid and Long Distance Views

There is almost no potential for mid to long distance views due to the factors containing the visual envelope (woodland), and also by the sloping topography to the north.

DESIGN AND MITIGATION MEASURES

The design of the illustrative layout has been considered to include the following key objectives to provide a well integrated edge of settlement development:

- Retain existing trees and hedgerows to the external site boundaries where possible
- Adopt a strategic landscape approach to provide a new generation of trees for the future
- Construct the lodges from timber and other materials sympathetic to the woodland location.
- The proposed site plan proposes 590m² of additional woodland planting adjacent to the north-east of the site to compensate for any loss of minor trees within the woodland and to further reduce potential visual effects.

CONCLUSION

The potential impacts of the 4 proposed additional holiday lodges to the existing Hartley Huts site to the landscape and visual resource have been assessed at an outline level. Although the receiving Forest of Bowland National Landscape has a high sensitivity and low susceptibility to development, the proposed lodges are low in number (4 including ancillary lodge), are low in form (single storey, single room), will be constructed in materials sympathetic to a woodland location, and are located within a woodland setting where the only visual impact will at most be glimpses through the woodland from the immediate vicinity of the site. An additional 590m² of additional native woodland is proposed adjacent to the north-eastern boundary. The proposed lodges will form a small extension to the existing holiday lodges, and there will be no perceptible impact to the landscape character of the National Landscape, or Slaidburn Conservation Area. It is therefore considered that any landscape or visual impacts will be either Negligible or Low (at the very most in winter), and that a full LVIA would not be required in order to consider the potential impacts at a more refined level of assessment.