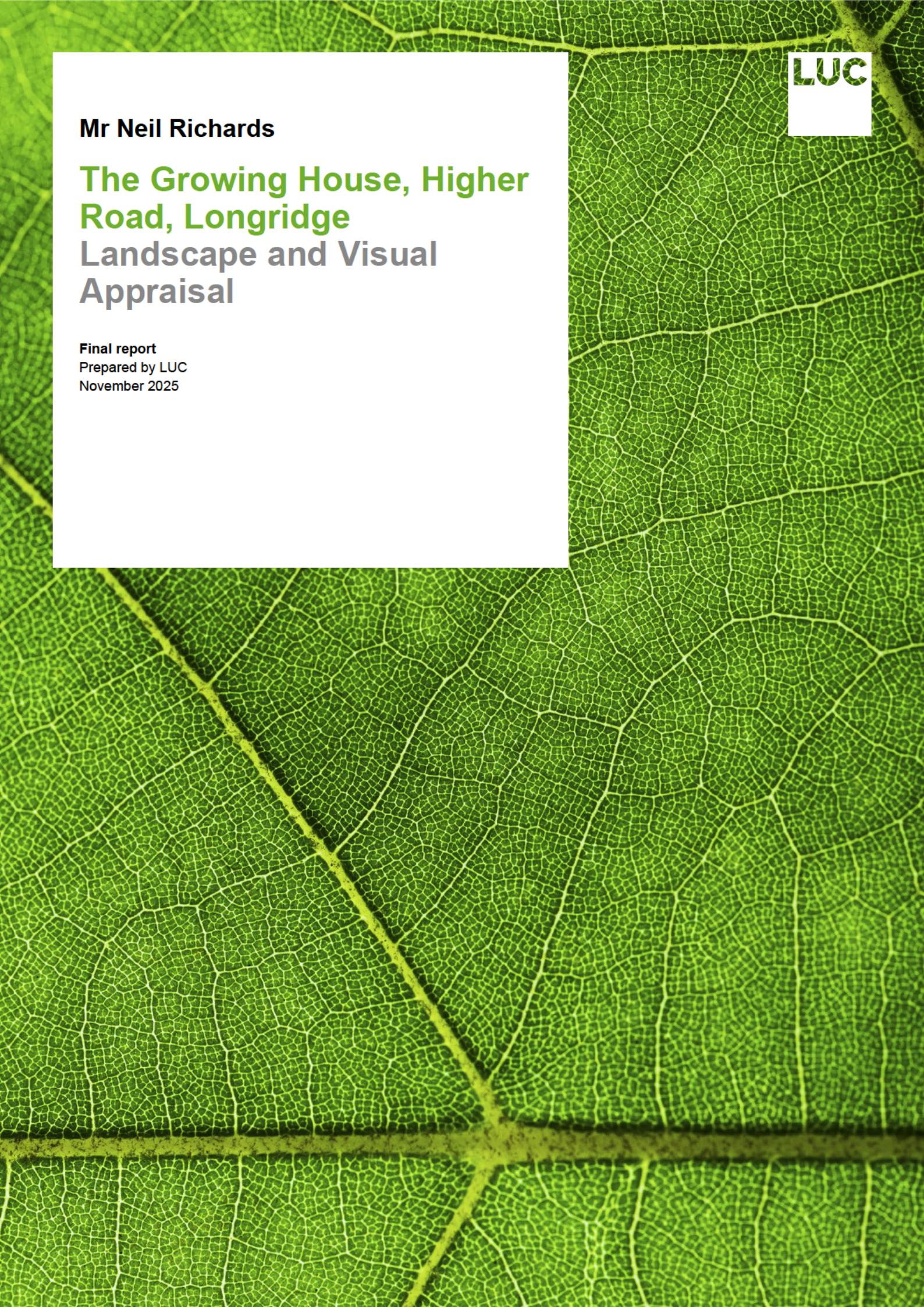


Mr Neil Richards

The Growing House, Higher Road, Longridge

Landscape and Visual Appraisal

Final report
Prepared by LUC
November 2025

Mr Neil Richards

The Growing House, Higher Road, Longridge
Landscape and Visual Appraisal

Project Number
12870

Version	Status	Prepared	Checked	Approved	Date
1.	Draft	[redacted]	[redacted]	[redacted]	14.11.2024
2.	Second Draft	[redacted]	[redacted]	[redacted]	24.07.2025
3.	Third Draft	[redacted]	[redacted]	[redacted]	11.09.2025
4.	Final Report	[redacted]	[redacted]	[redacted]	10.11.2025

Bristol
Cardiff
Edinburgh
Glasgow
London
Manchester
Sheffield

landuse.co.uk

Land Use Consultants Ltd
Registered in England
Registered number 2549296
Registered office:
250 Waterloo Road
London SE1 8RD

100% recycled paper

Landscape Design
Strategic Planning & Assessment
Development Planning
Urban Design & Masterplanning
Environmental Impact Assessment
Landscape Planning & Assessment
Landscape Management
Ecology
Historic Environment
GIS & Visualisation
Transport & Movement Planning
Arboriculture

FS566056
EMS566057
OHS627041

Contents

Table of Tables

Table of Figures

Chapter 1
Introduction

Overview and Background

1.1 This Landscape and Visual Appraisal (LVA) considers and describes the potential landscape and visual effects of the proposed 'Growing House', Higher Road, Longridge, a Paragraph 84 dwelling (the 'proposed development'). The site of the proposed development ('the Site') is located on the outskirts of Longridge, Preston within the administrative boundary of Ribble Valley Borough Council (RVBC). The work has been undertaken by a Chartered Member of the Landscape Institute (CMLI) at LUC and landscape professionals with extensive experience in the appraisal and assessment of Landscape and Visual effects for a range of development scenarios. The LVA has been informed by the Landscape Institute and Institute of Environmental Management and Assessment Guidelines for Landscape and Visual impact Assessment 3rd Edition, 2013 (GLVIA3).

1.2 The proposed development is not subject to Environmental Impact Assessment (EIA) Regulations (2017). This LVA is intended as a means of identifying the landscape and visual effects which may arise from a proposal which does not require EIA. Where an EIA is required, a formal Landscape and Visual Impact Assessment (LVIA) would be produced as part of the Environmental Statement (ES). Whilst this appraisal is not a formal LVIA, the methods and principles applied are similar, but the policy context is distinct and the reporting of the significance of effects is not required. Please refer to Chapter 2: Methodology for further information.

1.3 The LVA should be read alongside the architectural plans and the Landscape Proposals (**Appendix D**).

Basis of the Appraisal

1.4 The location of the site and the study area is shown in **Appendix A**. Further information on the proposed development is included within **Chapter 4** of this LVA.

1.5 This Appraisal will consider the findings of the Design Review Panel, how landscape and visual matters have been incorporated into the design development and how the proposed development subsequently meets the test of NPPF Paragraph 84e in respect of landscape and visual matters.

1.6 The principal aspects considered within this appraisal are the likely landscape and visual effects which are predicted to arise, namely:

- Direct and indirect effects during construction and operation on landscape character (including landscape features), including the effect on the Forest of Bowland National Landscape.
- Effects during construction and operation on landscape character, visual amenity of surrounding receptors, including the local community, and people using recreational and transport routes (sequential effects) informed by an appraisal of 10 representative viewpoints.
- Cumulative effects during operation on landscape character and visual amenity.

1.7 The assessment scenarios considered for this LVA are as follows:

- During construction of the proposed development.
- During operation of the proposed development (at Year 1). This will include completion of all elements including any planting.
- During operation of the proposed development (at Year 15). This will include judgements at 15 years post completion of the proposed development when all planting will have been assumed to have matured sufficiently to provide a landscape setting, and visual integration to the degree for which it was designed.

1.8 On the basis of the desk-based and field survey work undertaken, the professional judgement and experience of the LVA team, the following topic areas have been 'scoped out' of the appraisal:

- Effects on landscape character beyond a 2.0km radius from the site.
- Effects on visual receptors beyond a 2.0km radius from the site and
- Effects on landscape and visual receptors that have minimal or no theoretical visibility (as indicated by the Zone of Theoretical Visibility (ZTV) – refer to **Appendix A** and confirmed through field survey. Such receptors are therefore unlikely to experience landscape or visual effects.

Information Sources

1.9 The following information sources have been used to inform the collation of baseline information and the appraisal process:

- The National Planning Policy Framework (NPPF);
- Adopted Core Strategy 2008-2028, A Local Plan for Ribble Valley, Adoption Version (December 2014), Ribble Valley Borough Council;
- Pre-Application Advice Letter (16th February 2024), Ribble Valley Borough Council;
- National Character Area (NCA) Profile 33: Bowland Fringe and Pendle Hill (2012), Natural England;
- A Landscape Strategy for Lancashire (2000), Lancaster City Council;
- Forest of Bowland Area of Outstanding Natural Beauty Landscape Character Assessment.
- Forest of Bowland Area of Outstanding Natural Beauty Management Plan, 2019-2024
- CPRE, Tranquillity Mapping: Developing a Robust Methodology for Planning Support (2008);CPRE, Night Blight: Mapping England's light pollution and dark skies (2016);
- Natural England, National Habitat Network Maps (2020) https://www.arcgis.com/apps/mapviewer/index.html?layers=7d16507932cd436d824a1262e7c29594;
- Historic England, Scheduled Monuments, Listed Buildings, and Registered Parks and Gardens Mapping (2023) https://historicengland.org.uk/listing/the-list/map-search?clearresults=true#?search;
- Natural England, Country Parks Mapping (2023) https://naturalengland-defra.opendata.arcgis.com/datasets/a11befa8e6dc4227a7082d81bb1ddbdb_0/explore?location=52.421471%2C-1.377989%2C12.69;
- Natural England, Ancient Woodland (England) Mapping (2023) https://naturalengland-defra.opendata.arcgis.com/datasets/a14064ca50e242c4a92d020764a6d9df_0/explore?location=52.442973%2C-1.393947%2C14.46;
- Ordnance Survey, Public Rights of Way Mapping (2023);
- Sustrans and Ordnance Survey, National Cycle Network Mapping (2023) https://explore.osmaps.com/?overlays=os-ncn-layer&lat=52.433250&lon=-1.447730&zoom=11.7925&style=Standard&type=2d&placesCategory=;
- Long Distance Walkers Association, Long Distance Footpath Mapping (2021) https://www.google.com/maps/d/viewer?mid=1zoK_ZAL3UfeCSIGq3uNDtdDxg0Dpwdxe&ll=52.511693085438615%2C-1.448849734316644&z=11;
- Lancashire Historic Landscape Characterisation (HLC) (2017) Lancashire County Council;
- Lidar Digital Derain Model Data, Environment Agency, 2023;
- Google earth imagery;
- Topographical Survey (2020), G.J. Brookes Limited.

- Preliminary Ecological Appraisal (2021), Ark Ecology.
- Biodiversity Design Stage Report (2023), Ark Ecology.
- Biodiversity Enhancement Strategy Programme (2023), Ark Ecology.
- Places Matter Design Review Reports; (February 2023, April 2023, May 2023, August 2023).
- ZTV mapping which illustrates theoretical visibility of the proposed development across the study area (analysis was performed on a 'bare ground' computer generated digital terrain model (DTM), with additional screening for buildings and woodland); and
- Baseline photography including from the identified appraisal viewpoints

Places Matter Design Review Panel

1.10 The proposed development has been reviewed and developed in partnership with Places Matter, an independent design review service that provides impartial design advice. Places Matter aims to foster a strong sense of place and promote good design, working across various scales from masterplans to individual buildings and public spaces. The Panel consisted of architects, urban designers and landscape architects and was engaged to ensure that the proposed development met the standard required as part of Paragraph 84 of the National Planning Policy Framework (NPPF). Please refer to Chapter 3 for further details. Outcomes from the Design Review Panel Reports have directly fed into the design principles and landscape proposals for the Proposed Development.

Study Area

1.11 The study area includes all locations from which likely landscape or visual effects will be experienced relative to the scale of the development. Desk and field surveys confirmed that an area up to 2km from the site boundary to cover the area modelled in the Zone of Theoretical Visibility (ZTV) was sufficient to capture all the likely landscape and visual effects of the proposed development, due to the undulating topography and intervening vegetation.

1.12 A Zone of Theoretical Visibility (ZTV) describes the area over which a development can theoretically be seen. ZTVs can be based on a bare terrain model, or they can incorporate key screening features. For this project two ZTVs were produced.

- The first (refer to **Figure 6 Appendix A**) is based on a bare earth terrain model; and
- The second (refer to **Figure 5 Appendix A**) takes account of key screening features (building form and vegetation) to provide a more accurate zone of visibility.

1.13 Both ZTVs were processed using a digital terrain model based on Lidar Digital Surface Model data (1m resolution, 2022 resampled to 5m resolution) and produced using ArcMap software. The screened ZTV incorporated built form (derived from building data within the Digital Surface Model) with accurate built form heights. The screened ZTV also incorporated key woodland blocks derived from the Digital Surface Model, with accurate representation of vegetation height.

1.14 Both ZTV models assumed a viewer height of 2m above ground level and used the proposed building heights as shown on the Proposed Site Sections. The ZTVs do not reflect the extent to which visibility reduces with distance from the Site.

1.15 The extent of the study area led to the identification of relevant landscape and visual receptors to be considered with in the appraisal as detailed in **Chapter 3: Baseline Conditions**.

Viewpoint Photography

1.16 A number of viewpoints have been selected to represent the landscape and visual receptors identified in Chapter 3: Baseline Conditions.

1.17 All photography for baseline viewpoint outputs was carried out in accordance with the Landscape Institute Advice Note 01/11 (Landscape Institute, 2013). A series of partly overlapping photographs to an extent of 180 degrees were taken using a digital SLR camera with fixed focal length lens. This report has included for 90 degree panoramas to focus the reader on the field of view associated with the development. All viewpoint photography was executed using a fully levelled tripod with panoramic head. During field photography, various parameters were recorded such as the OS coordinates of the viewpoint

locations, date, camera settings, and bearings to distinct features in the view. The individual photos were stitched together in Photoshop using cylindrical projection to form wide angle panoramic images with a 90 degree horizontal field of view. Baseline photographs have been annotated with the extent of the development using Google Erath modelling. This is the equivalent of Landscape Institute Type 1 visualisations and is felt to be proportionate to the scale of the proposed development.

The Proposed Development

1.18 The LVIA is based on the proposed Development as indicated on the following plans and documents provided by Jackson-Crane Architecture;

- 01003 Site Plan as Proposed
- 01004 Garden Plan
- 02002 Ground Floor Plan as Proposed
- 02003 First Floor Plan as Proposed
- 02004 Roof Plan as Proposed
- 03002 Elevations as Proposed
- 03004 Street Scene Elevations
- 04001 Proposed Section A-A
- 04002 Proposed Sections
- 04003 Proposed Sections
- Design and Access Statement

1.19 The following landscape plans have been prepared by LUC;

- 12870-LUC-XX-00-DR-L-0101 Landscape Masterplan
- 12870-LUC-XX-00-DR-L-0400 Planting Plan (Sheet 1 of 2)
- 12870-LUC-XX-00-DR-L-0401 Planting Plan (Sheet 2 of 2)

1.20 The proposal comprises a single two-storey residential dwelling, associated infrastructure and landscaping. Reference should be made to the planning drawings, Design and Access Statement (DAS) and Planning Statement for further information on the layout, design and need for the proposed development.

Chapter 2
Methodology

Approach to Appraisal

2.1 This Chapter sets out how the LVA has been carried out and the sources of information which have been referred to.

2.2 Although an LVA describes effects, it is not required to determine 'significance', which is a term with specific meaning related to formal EIA processes. The term 'importance' is used in this LVA to describe potential effects, and the diagram below (**Table 2.1**) is intended to assist the decision-maker in understanding the weight to be given to these.

2.3 The basis of identifying and describing effects is a consideration of the nature of receptors, and the nature of the effect. The factors considered in describing landscape and visual effects include susceptibility of receptors to the type of change proposed and the value of the receptor affected (which combine to form a judgement on sensitivity); and the scale, geographical extent, duration and reversibility of effect (which combine to form a judgement on magnitude of change). The sensitivity of the receptor and the magnitude of change are then considered together to form a judgment on overall level of effect.

Table 2.1 Key Principles in identifying importance of Landscape and Visual Effects

	Lesser importance	Greater importance
Landscape	The proposed development is reasonably well accommodated within the landscape and does not conflict with key characteristics. It does not substantially undermine the special qualities or valued characteristics of the landscape. The effect is small in scale, short-lived and easily reversible.	The proposed development conflicts with the character of the landscape, forming an intrusive feature which substantially erodes the valued characteristics or special qualities. The effect is large in scale, long-lasting and difficult to reverse.
Visual amenity	The proposed development is seen at locations where attention is less focussed on surroundings, affects relatively few receptors which are limited in value. The proposed development is generally well accommodated in views and the effect is typically small in scale, short-lived and easily reversible.	The proposed development is seen at locations where attention is focussed on surroundings, affects many receptors which are of high value. The proposed development is a discordant or intrusive element in the view and the effect is large in scale, long-lasting and difficult to reverse.

2.4 The most important effects are those which should, relatively speaking, be given greatest weight in decision making. They typically concern substantial, long-lasting and irreversible changes to receptors of the greatest sensitivity. However, there may be cases where, for example, a receptor is of such sensitivity that even a small change might constitute a more important effect. There is no clear threshold whereby an effect becomes more or less important. Rather there is a gradual, blurred transition in level of importance.

Assessment of Landscape Effects

2.5 Judging the level of landscape effects requires consideration of the nature of the landscape receptors (sensitivity) and the nature of the effect on those receptors (magnitude).

Determining Nature of Landscape Receptors (Sensitivity)

2.6 GLVIA3 states that the nature of landscape receptors, commonly referred to as their 'sensitivity', should be assessed in terms of the susceptibility of the receptor to the type of change proposed and the value attached to the receptor.

Susceptibility

2.7 Susceptibility means "the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue[1] consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies(GLVIA3, paragraph 5.40)[2].

2.8 **Table 2.2** below sets out indicators of higher and lower susceptibility in relation to residential development. These indicators have been used to judge susceptibility in this assessment.

Table 2.2 Indicators of landscape susceptibility

Indicators of lower landscape susceptibility		Indicators of higher landscape susceptibility
Flat or gently undulating land	⟷	Steeply sloping land or distinctive landform features
Brownfield sites or low grade agricultural land	⟷	Areas with naturalistic land cover or semi-natural habitats
Vibrant/ active landscapes	⟷	Remote and tranquil landscapes
Absence of historic qualities	⟷	Strong historic qualities
Low scenic quality/ poor condition	⟷	High scenic quality/ good condition
Enclosed landscape that is less visible	⟷	Open landscape which is highly visible
Will have little effect on settlement landscape pattern	⟷	Will have an effect on settlement pattern, perhaps causing a step-change

2.9 Judgements on susceptibility of receptors are recorded as **high, medium** or **low** according to the **Table 2.3** below (these are LUC's definitions, based on the principles set out in GLVIA3).

Table 2.3 Indicators of landscape susceptibility

Susceptibility	Description
High	The landscape receptor is vulnerable to change in that there is the potential for negative consequences to the baseline situation or fundamental change to character if not sensitively planned and executed.
Medium	The landscape receptor is less vulnerable to change, and the Project is less likely to result in undue negative consequences to the baseline situation. Attributes that make up the character of the landscape offer some opportunities for accommodating the change.
Low	The landscape receptor is more able to accommodate the Project without change to character. The landscape is resilient to being changed by the type of development proposed.

[1] Undue can be interpreted as 'disproportionate'.
[2] Guidelines for Landscape and Visual Impact Assessment (GLVIA) 3rd Edition, 2013

Value

2.10 Value of receptors is determined with reference to:

- review of designations and the level of policy importance that they signify (such as landscapes designated at international, national, or local level); and
- application of criteria that indicate value (such as landscape quality, scenic quality, rarity, representativeness, conservation interests, recreation value, perceptual aspects, associations e.g. with artists or writers).

2.11 Judgements on value are recorded as of international value, national value, local value and community value according to **Table 2.4** below (these are LUC's definitions, based on the principles set out in GLVIA3).

Table 2.4 Definitions of Landscape Value

Value	Description
National Value	Areas or features valued for scenic quality and/or cultural landscape importance at a national level e.g. National Parks, National Landscapes, Historic Parks and Gardens (as listed on the Register) or features of these.
Local Value	Areas or features valued at a local level e.g. local authority designated landscape.
Community Value	Areas or features valued at a community level or site level e.g. non-designated landscapes.

Determining the Magnitude of Change

2.12 The nature (magnitude) of the effect on each landscape receptor is reported in terms of its size and scale, geographical extent, duration and reversibility.

Size and Scale

2.13 For landscape character areas/types, the size/scale of change depends on the degree to which the character of the landscape is changed through removal of existing landscape components or addition of new ones. Of particular concern is how the changes affect the key characteristics of the landscape.

2.14 In this assessment size/scale is described as being negligible, small, medium or large, with reference to the definitions set out in **Table 2.5** below (these are LUC's definitions, based on the principles set out in GLVIA3).

Table 2.5 Size/ scale of Landscape Change

Size/scale	Definition
Large	An obvious change in landscape characteristics and character potentially leading to the creation of a new landscape character type.
Medium	Discernible changes to landscape characteristics and character.
Small	A perceptible but small change to landscape characteristics and character.
Negligible	An imperceptible/barely perceptible change to landscape characteristics and character.

Geographical Extent

2.15 Geographical extent is the extent over which the landscape effect would be experienced which is often influenced by sense of enclosure. This records whether the change is limited to the landscape receptor being assessed or whether the effect expands beyond this.

Duration

2.16 Duration is reported as short term (0-5 years), medium term (5-15 years) or long term (over 15 years).

Reversibility

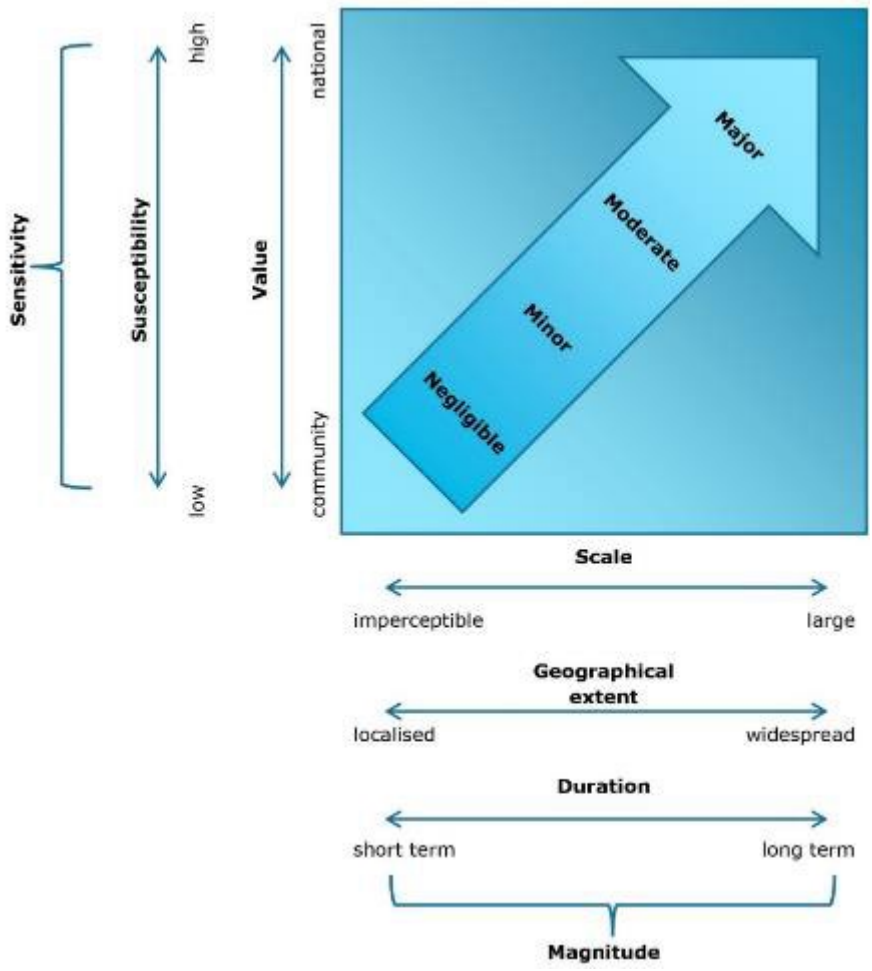
2.17 Reversibility is reported as reversible, partially reversible or not reversible e.g. effects arising from presence of construction traffic will cease at the end of construction, whereas effects arising from presence of new built development will be not reversible.

Determining the Level of Effect

2.18 The evaluations of the individual aspects set out above (susceptibility, value, size and scale, geographical extent, duration and reversibility) are considered together to provide an overall profile of each identified effect. An overview is then taken of the distribution of judgements for each aspect to make an informed professional assessment of the overall level of each effect, drawing on guidance provided in GLVIA3. As stated in GLVIA3 (page 38, para 3.27) a numerical or formal weighting system is not applied. Instead, consideration of the relative importance of each aspect is made to feed into the overall decision.

2.19 The effects are identified as **negligible, minor, moderate** or **major** (or intermediate levels such as minor-moderate and moderate-major). The 'Judging levels of landscape and visual effect' diagram (**Figure A.1**) indicates how these various components are combined to inform the overall level of importance. Effects of major or moderate-major are considered to be of 'greater importance' whilst effects of moderate can be either of 'greater importance' or lesser importance' depending on receptor specific considerations.

Figure 2.1 Judging levels of landscape and visual effect



2.20 The main levels of judging an effect are defined in **Table 2.6** below.

Table 2.6 Levels of importance: landscape

Level	Effect description
Major	The development would result in an obvious change in landscape characteristics and character, likely affecting a landscape with a moderate or high susceptibility to that type of change. This level of effect may also occur when a medium scale of effect acts on a nationally valued landscape. The effect is likely to be long term and affect a relatively large area.
Moderate	The development would result in a noticeable change in landscape characteristics and character, likely affecting a landscape with a moderate susceptibility to that type of change. This level of effect may also occur when a smaller scale of effect acts on a more widely valued landscape, or a larger scale of effect acting on a landscape valued at a more local level. This level of effect may also occur when a large scale of effect occurs over a relatively short period or over a small area.
Minor	The development would result in a small change in landscape characteristics and character over a long term. This level of effect may also occur when a larger scale of effect is of short duration or confined to the site.
Negligible	The development would not result in a noticeable change in landscape characteristics/character.

2.21 For each effect, it has been concluded whether the effect is '*beneficial*' or '*adverse*'.

Assessment of Visual Effects

2.22 Judging the level of visual effects requires consideration of the nature of the visual receptors (sensitivity) and the nature of the effect on those receptors (magnitude).

Determining the Nature of Visual Receptors (Sensitivity)

2.23 GLVIA3 states that the nature of visual receptors, commonly referred to as their sensitivity, should be assessed in terms of the susceptibility of the receptor to change in views/visual amenity and the value attached to particular views.

Susceptibility of Receptor

2.24 The susceptibility of visual receptors to changes in views/visual amenity is a function of the occupation or activity of people experiencing the view and the extent to which their attention is focussed on views (GLVIA3, para 6.32). This is recorded as **high, medium** or **low** according to **Table 2.7** below (these are LUC's definitions, based on the principles set out in GLVIA3).

Table 2.7 Susceptibility of Visual Receptors

Susceptibility	Receptor Group
High	Communities where views contribute to the landscape setting enjoyed by residents; people engaged in outdoor recreation (including users of public rights of way) whose interest is likely to be focussed on the landscape; visitors to heritage assets or other attractions where views of surroundings are an important contributor to experience.
Medium	Travellers on local roads.
Low	People on main roads, or engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape; people at their place of work whose attention is not on their surroundings.

View Value

2.25 Recognition of the value of a view is determined with reference to:

- planning designations (for example views protected through planning policy);
- recorded as important in relation to heritage assets (such as designed views recorded in citations of Registered Parks and Gardens or views recorded as of importance in Conservation Area Appraisals); and
- the value attached to views by visitors, for example through appearances in guidebooks or on tourist maps, provision of facilities for their enjoyment and references to them in literature and art.

2.26 Judgements on value of views are recorded as of national value, local value and community value according to **Table 2.8** below (these are LUC's definitions, based on the principles set out in GLVIA3).

Table 2.8 Definitions of Value Attached to Views

Value	Description
National Value	Views associated with nationally designated landscapes (perhaps identified in management plans), designed views recorded in citations for historic parks and gardens/scheduled monuments or a view regularly used in guidebooks for that part of the country.
Local Value	Views associated with local authority designated landscapes or recorded as of importance in Conservation Area Appraisals or local authority landscape/townscape assessments or in local policy.
Community Value	Views not designated / recognised, but valued at a community level

Determining the Magnitude of Change

2.27 The magnitude of change has been considered as the change experienced from the baseline conditions at the sensitive receptor and has been considered on a scale of **large**, **medium**, **small** or **negligible**.

2.28 The nature (magnitude) of the effect on visual receptors is reported in terms of its size and scale, geographical extent, duration and reversibility.

Size and Scale of Effect

2.29 The size/scale of change depends on:

- the scale of the change in view with respect to the loss or addition of features in the view and changes in its composition, including the proportion of the view occupied by the proposed development;

- the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line, height, colour and texture; and
- the nature of the view of the Project, in terms of whether views will be full, partial or glimpses.

2.30 All effects are assumed to be during winter, being the worst-case situation when tree and vegetation cover provides the least screening potential.

2.31 In this assessment size/scale is described as being **negligible, small, medium** or **large**, with reference to the definitions set out in **Table 2.9** below (these are LUC's definitions, based on the principles set out in GLVIA3).

Table 2.9 Scale of Visual Change

Size/scale	Definition
Large	Large change in view, perhaps where the development is in close proximity in a direct line of vision, or affecting a substantial part of the view, or providing contrast with the existing view.
Medium	Clearly perceptible change in view, perhaps where the development is relatively close but at an oblique angle or further away in the direct line of vision, creating a distinct new element in the view.
Small	Small change in view, perhaps where the development is at a distance or oblique angle, or where the scale of the landscape absorbs the development well.
Negligible	Change in view which is barely perceptible.

Geographical Extent of Effect

2.32 This records the extent of the area over which the changes would be visible e.g. whether there is only one point from where the development can be glimpsed, or whether similar views can be gained from large areas.

Duration of Effect

2.33 Duration is reported as short term (0-5 years), medium term (5-15 years) or long term (over 15 years). Longer term effects result in higher overall effects.

Reversibility of Effect

2.34 Reversibility is reported as reversible, partially reversible or not reversible e.g. effects arising from presence of construction traffic will cease at the end of construction, whereas effects arising from presence of new built development will be not reversible.

Determining the Level of Effect

2.35 As for landscape effects, the evaluations of the individual aspects set out above (susceptibility, value, size and scale, geographical extent, duration and reversibility) are considered together to provide an overall profile of each identified effect. An overview is then taken of the distribution of judgements for each aspect to make an informed professional assessment of the overall level of effect, drawing on guidance provided in GLVIA3. As stated in GLVIA3 (page 38, para 3.27) a numerical or formal weighting system is not be applied, instead consideration of the relative importance of each aspect is made to feed into the overall decision.

2.36 The identified effects are identified as **negligible, minor, moderate** or **major** (or intermediate levels such as minor-moderate and moderate-major). The 'Judging levels of landscape and visual effect' diagram (**Figure A.1**) indicates how these various components are combined to inform the overall level of importance. Effects of major or moderate-major are considered to be of 'greater importance' whilst effects of moderate can be either of 'greater importance' or lesser importance' depending on receptor specific considerations.

2.37 The main levels of importance of an effect are defined as follows in **Table 2.10** (these are LUC's definitions, based on the principles set out in GLVIA3):

Table 2.10 Levels of Effect: Visual

Level	Effect description
Major	The development would result in an obvious change in views and visual amenity, likely affecting viewers with a moderate or high susceptibility to visual change. This level of effect may also occur when a medium scale of effect acts on a highly valued view or on viewers with a particularly high susceptibility to change. The effect is likely to be long term or affects a relatively large part of the receptor.
Moderate	The development would result in a noticeable change in views and visual amenity, likely affecting viewers with a moderate susceptibility to visual change. This level of effect may also occur when a smaller scale of effect acts on a viewer with a high susceptibility to visual change (or on a highly valued view), or a larger scale of effect acting on a viewer with lower susceptibility to visual change. This level of effect may also occur when a large scale of effect occurs over a relatively short period or affects a smaller part of the receptor.
Minor	The development would result in a small change in views and visual amenity over a long term. This level of effect may also occur when a larger scale of effect is of short duration or affects a small part of the receptor.
Negligible	The project would not result in a noticeable change in views or visual amenity.

2.38 For each effect, it has been concluded whether the effect is '*beneficial*' or '*adverse*'.

Residential Visual Amenity

2.39 According to GLVIA3 para. 6.173: "*In some instances it may also be appropriate to consider private viewpoints mainly from residential properties…..Effects of development on private property are frequently dealt with mainly through 'residential amenity assessments*". It is considered that the proposed development would not give rise to significant adverse effects on the living conditions of nearby existing and future residents. Therefore, a separate residential amenity assessment is not required as part of this Landscape and Visual Appraisal. Consideration of private views will be included within the appraisal relating to that receptor.

[3] [3] The Guidelines for Landscape and Visual Impact Assessment, Third Edition, Landscape Institute and Institute of Environmental Management and Assessment, 2013

Chapter 3
Baseline Conditions

Introduction

3.1 This chapter sets out:

- The Planning Policy Context relevant to Landscape and Visual Impact;
- Existing landscape receptors including landscape features and landscape character;
- Existing visual environment and potential visual receptors.

3.2 This chapter also assesses the sensitivity of the baseline landscape and visual environment to change.

Planning Policy Context

3.3 The full planning policy context is set out in the Planning Statement. Reference below is made to planning policy directly relevant to this Landscape and Visual Assessment at both a national level and as part of the local development framework.

National Policy

3.4 The National Planning Policy Framework (2023)[4] places importance on ensuring developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities). The NPPF also calls for the planning system to protect and enhance valued landscapes in a manner commensurate with their statutory status or identified quality in the development plan.

3.5 NPPF Paragraph 84 states that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more specific circumstances apply:

a. there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;

b. the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;

c. the development would re-use redundant or disused buildings and enhance its immediate setting;

d. the development would involve the subdivision of an existing residential building; or

e. the design is of exceptional quality, in that it:

– is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and

– would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.

3.6 NPPF Paragraph 131 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

3.7 Planning policies and decisions should ensure that developments:

a. will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

[4] Department for Communities and Local Government, (2023). National Planning Policy Framework

b. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c. are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d. establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f. create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

3.8 NPPF Paragraph 139 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, considering any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a. development which reflects local design policies and government guidance on design, considering any local design guidance and supplementary planning documents such as design guides and codes; and/or

b. outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

3.9 NPPF Paragraph 180 states that 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;

c. maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

d. minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

e. preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, considering relevant information such as river basin management plans; and

f. remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

3.10 Paragraph 182 states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty (now referred to as ‘National Landscapes’) which have the highest status of protection in relation to these issues. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

3.11 Paragraph 183 states that when considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. This should include an assessment of any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

Local Policy

3.12 Core Strategy 2008 – 2028, A Local Plan for Ribble Valley, Adoption Version includes the following policies of relevance to the site and Proposed Development.

3.13 Policy DMG1: General Considerations. In determining planning applications, all development must:

1. Be of a high standard of building design which considers Building in Context principles (CABE/English Heritage).
2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.
3. Consider the density, layout and relationship between buildings. Emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character and the effects on existing amenities.
4. Use sustainable construction techniques where possible and provide evidence that energy efficiency has been incorporated into schemes where possible.
5. Code for Sustainable homes and Lifetime Homes should be incorporated into schemes.

With regards to possible effects upon the natural environment, the council propose that the principles of the mitigation hierarchy be followed. This gives sequential preference to the following:

1. Enhance the environment
2. Avoid the impact
3. Minimise the impact
4. Restore the damage
5. Compensate for the damage
6. Offset the damage.

3.14 Policy DMG2: Strategic Considerations states that within the tier 2 villages and outside the defined settlement areas development must meet at least one of the following considerations:

1. The development should be essential to the local economy or social well-being of the area.
2. The development is needed for the purposes of forestry or agriculture.
3. The development is for local needs housing which meets an identified need and is secured as such
4. The development is for small scale tourism or recreational developments appropriate to a rural area.
5. The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.
6. The development is compatible with the enterprise zone designation.

3.15 Within the open countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build. In protecting the designated Area of Outstanding Natural Beauty, the council will have regard to the economic and social well-being of the area. However, the most important consideration in the assessment of any development proposals will be the protection, conservation and enhancement of the landscape and character of the area avoiding where possible habitat fragmentation. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build. Development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the AONB (now National Landscape) by virtue of its size, design, use of material, landscaping and siting. The AONB management plan should be considered and will be used by the council in determining planning applications.

3.16 Policy DME2: Landscape and Townscape Protection states that development proposals will be refused which significantly harm important landscape or landscape features including:

1. Traditional stone walls.
2. Ponds.
3. Characteristic herb rich meadows and pastures.
4. Woodlands.
5. Copses.
6. Hedgerows and individual trees (other than in exceptional circumstances where satisfactory works of mitigation or enhancement would be achieved, including rebuilding, replanting and landscape management).
7. Townscape elements such as the scale, form, and materials that contribute to the characteristic townscapes of the area.
8. Upland landscapes and associated habitats such as blanket bog.
9. Botanically rich roadside verges (that are worthy of protection). The council will seek, wherever possible, to enhance the local landscape in line with its key statements and development strategy.

3.17 In applying this policy reference will be made to a variety of guidance including the Lancashire County Council Landscape Character Assessment, the AONB Landscape Character Assessment 2010 and the AONB Management Plan. Also, the council will consider the potential cumulative impacts of development in areas where development has already taken place. By proactively considering these important features through the development management process the council will deliver the core strategy vision and support the delivery of sustainable development.

3.18 Policy DME4: Protecting Heritage Assets. In considering development proposals the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.

1. 1. Conservation Areas. Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported. In the conservation areas there will be a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area.
2. Listed buildings and other buildings of significant heritage interest alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported. Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist. 97 core strategy adoption version
3. Registered historic parks and gardens of special historic interest and other gardens of significant heritage interest proposals which cause harm to or loss of significance to registered parks, gardens or landscapes of special historic interest or other gardens of significant local heritage interest, including their setting, will not be supported.
4. Scheduled monuments and other archaeological remains applications for development that would result in harm to the significance of a scheduled monument, or nationally important archaeological sites will not be supported. Developers will be expected to investigate the significance of non-designated archaeology prior to determination of an application. Where this demonstrates that the significance is equivalent to that of designated assets, proposals which cause harm to the significance of non-designated assets will not be supported. Where it can be demonstrated that that the substantial public benefits of any proposals outweigh the harm to or loss of the above, the council will seek to ensure mitigation of damage through preservation of remains in situ as the preferred solution. Where this is not justified developers will be required to make adequate provision for excavation and recording of the asset before or during excavation. Proposals should also give adequate consideration of how the e public understanding and appreciation of such sites could be improved.

3.19 In line with NPPF, Ribble Valley aims to seek positive improvements in the quality of the historic environment through the following: a) monitoring heritage assets at risk and; i) supporting development/re-use proposals consistent with their conservation; ii) considering use of legal powers (building preservation notices, urgent works notices) to ensure the proper

preservation of listed buildings and buildings within the conservation areas. B) supporting redevelopment proposals which better reveal the significance of heritage assets or their settings. C) production of design guidance. D) keeping conservation area management guidance under review. E) use of legal enforcement powers to address unauthorised works where it is expedient to do so. F) assess the significance and opportunities for enhancement of non-designated heritage assets through the development management process. The protection of heritage assets is recognised in national policy and makes a significant contribution to the character and inherent qualities of the borough. It is important to provide clear guidance on the treatment of these assets through the development management process.

3.20 Policy DMH3: Dwellings in the Open Countryside and AONB. Within areas defined as open countryside or AONB on the proposals map, residential development will be limited to:

1. Development essential for the purposes of agriculture or residential development which meets an identified local need. In assessing any proposal for an agricultural, forestry or other essential workers dwellings a functional and financial test will be applied.
2. The appropriate conversion of buildings to dwellings providing they are suitably located, and their form and general design are in keeping with their surroundings. Buildings must be structurally sound and capable of conversion without the need for complete or substantial reconstruction.
3. The rebuilding or replacement of existing dwellings subject to the following criteria:
   - the residential use of the property should not have been abandoned.
   - there being no adverse impact on the landscape in relation to the new dwelling.
   - the need to extend an existing curtilage.
   - the creation of a permanent dwelling by the removal of any condition that restricts the occupation of dwellings to tourism/visitor use or for holiday use will be refused based on unsustainability.

3.21 The protection of the open countryside and designated landscape areas from sporadic or visually harmful development is seen as a high priority by the council and is necessary to deliver both sustainable patterns of development and the overarching core strategy vision.

3.22 Longridge 2028, Neighbourhood Development Plan. Regulation 16 Submission Draft (January 2018) includes a list of policies, broadly in line with the Ribble Valley Local Plan.

3.23 Policy LNDP5 – Longridge Design Principles states that all new development proposals will only be supported when they are of good design that responds positively to the local character and distinctiveness of the surroundings. Proposals will be supported when they:

a. Conserve and enhance the locally distinctive built, historic and natural environment;
b. Are designed to take account of site characteristics and surroundings, including: i. Layout – the predominantly green appearance of the area to be maintained with appropriate green space and planting of trees and shrubs; ii. Siting; iii. Scale; iv. Height; v. Proportions and massing; vi. Fuel efficiency; vii. Architectural detailing; viii. Landscaping; ix. Materials; and x. For domestic extensions these should be designed to appear an integral part of the original design of the house.
c. Have no significant adverse impact on residential amenity for existing and future residents;
d. Do not contribute to, or suffer from, adverse impacts arising from noise, light or air contamination, land instability or cause ground water pollution; e)
e. Utilise sustainable construction methods, minimising the use of non-renewable resources and maximising the use of recycled and sustainably sourced materials;
f. Minimise resource use towards zero carbon dioxide emissions;
g. Provide easy access for all members of the community
h. Create safe environments that minimise opportunities for crime;

i. Incorporate adaptable designs that can accommodate changing lifestyles/life stages and technologies; and

j. they positively address any other design issues that have been identified as having a significant adverse impact on local character and distinctiveness.

3.24 Policy LNDP8 – Landscape states that development proposals should seek to conserve and enhance the distinctive character of the town by paying regard to its townscape and landscape setting and by having regard to the following:

a. Protection of the area's undulating landform by avoiding development on hilltops and ridgelines and by minimising vertical elements;

b. Conservation and enhancement of geodiversity, by having strong regard to soils and landforms;

c. Landscaping and screening of development should seek to incorporate, with suitable enhancement, existing vegetation and landform. Any additional planting should use native plant species appropriate to the location and setting in terms of type, height, density and the need for on-going management;

d. Use should be made of local materials and styles, particularly in prominent locations, such as the urban fringe and in areas with townscape of heritage value, a particular valued vernacular, or of good quality;

e. Existing field patterns should be retained;

f. Retention of existing rights of way such as footpaths and bridleways;

g. Restoration and management of key landscape features such as field ponds, hedgerows, walls and semi-natural woodland; and

h. New development must take account of known surface and sub-surface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered prior to, and during, development.

3.25 Policy LNDP9 – Protecting Significant Views identifies several Significant Views within Longridge and states that these will be given special consideration when assessing planning applications. Development proposals should respect the identified Significant Views on which are locally valued, and which make an important contribution to the neighbourhood area's landscape character. This list of views does not include any that fall within the Zone of Theoretical Visibility.

Designations

Forest of Bowland National Landscape

3.26 The site is located within the Forest of Bowland National Landscape, formerly Area of Outstanding Natural Beauty (AONB). This review will refer to the Forest of Bowland as a National Landscape unless as a specific reference to existing planning policy or as part of the existing landscape evidence base.

3.27 The Forest of Bowland was formally designated on 10th February 1964. The area was designated as a landscape of national significance, primarily, due to the following key characteristics:

1. The grandeur and isolation of the upland core
2. The steep escarpments of the moorland hills
3. The undulating lowlands
4. The serenity and tranquillity of the area
5. The distinctive pattern of settlements
6. The wildlife of the area
7. The landscape's historic and cultural associations

3.28 The area is characterised as a complex interplay of many different landscape types; from the dominant and wide open, moorland vistas of the high fells, to the more subtle, but no less important, lower-lying landscapes such as the rolling, pastoral farmland, woodlands, parkland, reservoirs, river valleys and floodplains. The area's distinctive character is determined not

simply by the presence of particular natural elements or their rarity value, but also by the way in which they combine to form a mosaic of landscape types and reflect a rich history and cultural heritage.

3.29 National Landscapes are recognised as places with living communities that play a role in feeding the nation, protecting nature and climate and providing recreation opportunities.

3.30 Both a Landscape Character Assessment and Management Plan have been prepared for the National Landscape. Detailed reference to the Landscape Character Assessment is made later in this section.

The Forest of Bowland AONB Management Plan 2019-2024

3.31 The Forest of Bowland AONB Management Plan 2019-2024 seeks to provide a strategic context within which the problems and opportunities resulting from pressures on the landscape (changing demands on agricultural land, telecommunication and energy infrastructure, tourism facilities and the need to develop a sustainable rural economy) are addressed and guided in a way that safeguards the national importance of this special landscape.

3.32 The Special Qualities of the Forest of Bowland National Landscape are identified within the Management Plan as follows;

- *An Outstanding Landscape*
- *Wild Open Spaces*
- *A Special Place for Wildlife*
- *A Landscape Rich in Heritage*
- *A Living Landscape*
- *Delicious Local Food and Drink*
- *A Place to Enjoy and Keep Special*

3.33 The long-term vision for the Forest of Bowland National Landscape is set out within the document;

"*The Forest of Bowland landscape retains its sense of local distinctiveness, notably the wide open moorland character of the Bowland Fells, undulating lowland farmland, clough woodlands, traditional buildings and the settlement patterns of its villages, hamlets and farmsteads. It is a landscape valued for the range of services and benefits it provides for society, with a functioning, diverse natural heritage where land management practices allow opportunity for natural processes to develop and flourish; and where partnership-working between land managers, conservation bodies, communities and businesses is focused on delivering more for nature together. The rich cultural heritage of the area is also better understood and managed; and both the nature and culture of the area help to support a resilient and sustainable local economy. The Forest of Bowland is a truly outstanding landscape, where it can clearly be demonstrated that the management of the AONB has conserved and enhanced the quality, understanding and enjoyment of the landscape for all*".

3.34 A number of core principles underpin the Management Plan;

- *Supporting sustainable land management*
- *Sustainable development*
- *Landscape change*
- *Adopting a natural capital and ecosystems approach*
- *Climate change adaption and mitigation*

3.35 An Action Plan is provided which identifies three themes to assist in the delivery of the Management Plan;

- *An Outstanding Landscape for Natural and Cultural Heritage*
- *Resilient and Sustainable Communities*
- *A Strong Connection between People and the Landscape*

3.36 Theme 1 - An Outstanding Landscape of Natural and Cultural Heritage identifies a series of measures to conserve, enhance and restore the characteristic mosaic of habitats found within the Forest of Bowland National Landscape. Measures relevant to the Site design include;

- Working with farmers, landowners and local communities to deliver projects to conserve, enhance and restore species-rich grassland habitat;
- Support the creation and establishment of new native and mixed woodland that enhances the landscape, with priority given to projects that conserve and enhance existing key habitats and species;
- Support woodland owners to actively manage existing woodlands to conserve, enhance and restore biodiversity.

Access and Recreation

3.37 An area of access land lies approximately 200 metres to the northeast of the proposed dwelling within open moorland along the ridge line to Longridge Fell. These areas allow panoramic views of the Forest of Bowland National Landscape. A car park and public viewpoint is located at the northern edge of the access land, at Jeffrey Hill. Only northerly views are achievable from this location.

3.38 There are numerous footpaths within the study area. The closest footpaths are FP0335004 approximately 160 metres to the south and FP0335002 approximately 165 metres to the southeast.

3.39 A small network of bridleways lies approximately 1.4 kilometres to the west of the site, close to Cottam House Farm.

3.40 An area of Access Land covers the western extent of Longridge Fell. This extends to just over 300 metres north of the site (including the United Utilities land at Cowley Brook) and 157 metres to the east, beyond Forty Acre Lane.

The Site and Study Area

3.41 The Site is located approximately 4kms to the northeast of Longridge and approximately 2.5kms to the southwest of the highpoint on Longridge Fell. It occupies approximately 2.24 hectares of land to the south of Higher Road, opposite Cowley Brook Farm (refer to **Appendix B: Site Photos 1 – 6**). The Site lies approximately 1km south of Jeffrey Hill, a viewpoint at the western extent of Longridge Fell.

3.42 The Site comprises three fields currently give over to pasture. The land slopes from a high point at 197.09m AOD in the northeast corner of the site to a low point of 179.35m AOD in the southwest corner, at an average grade of 1:7.

3.43 The Site is bounded to the north by a mixed hedgerow with mature hedgerow trees. Two properties; Cowley Brook Farm and Cowley Brook Cottage lie within 10 metres of the site boundary on the opposite side of Higher Road. These properties experience long range views over the Ribble Valley to the wooded hillside near Mellor and Langho. To the north of the two properties, Cowley Brook Woodland is owned and managed by United Utilities. The woodland comprises stands of coniferous plantation along with more recent mixed coniferous and broadleaved tree planting. Recreational use of the woodland is encouraged through a network of informal paths, with dog walking observed during a site visit.

3.44 Cowley Brook runs in a 50m wide green corridor from north to south along the western boundary, issuing from the higher reaches of Gannow Fell. The brook runs approximately 7 metres lower than the site in a steep-sided, wooded valley. This deciduous woodland is identified as a Priority Habitat in the National Forest Inventory 2020. 150m to the west of the site lies Cuckoo Hall Farm., a farmhouse with cluster of outbuildings in close proximity, located at an elevation of 199m AOD.

3.45 The eastern boundary of the site is defined by a post and wire fence that follows the existing access track, turning to a dry-stone wall as the land slopes south down the hillside. A large field used for grazing cattle lies between the eastern boundary and Stoneygate Lane. Approximately 120 metres from the southern boundary is a large property, formerly known as The Newdrop Inn public house. This has recently been converted to form 5 dwellings.

3.46 The southern boundary of the site is demarcated by a post and wire fence. Beyond the southern boundary of the site, a triangular area of trees and scrub is shown, with a small outbuilding. To the south lies a further field used for pasture.

Ecology and Trees

3.47 The Preliminary Ecological Assessment has identified the following habitats within the Site;

- Area of good and poor semi-improved grassland
- An area of tall ruderal herbs running along the dry-stone wall
- A natural spring, arising within the northwest of the site, close to the Cowley Brook corridor
- The western boundary of the Site is bounded by native deciduous and evergreen trees. There is some natural regeneration of scrub in this area.
- The site is bounded to the north with a native species hedgerow, with some native standard trees.

3.48 A detail tree survey has not been undertaken. All existing trees are proposed to remain on site.

Landscape Designations

3.49 The Site is located within the Forest of Bowland National Landscape. There are 46 National Landscapes designated within England, Wales and Northern Ireland based on their distinctive character and beauty. Their legal purpose is to 'conserve and enhance the beauty of the area'.

3.50 There are no other statutory landscape designations (National Parks) or local landscape quality designations within the Site itself or the wider study area.

Landscape Related Designations

3.51 Within the study area there are several landscape-related designations that are noted for their contribution to landscape character and landscape value. These are:

- Grade II and II* Listed buildings and structures including properties in Knowle Green (approximately 1km to the south of the Site), the Hills Farmhouse (1.8km to the west on Higher Road) and Dutton Manor (approximately 1.2km to the southeast of the Site).
- Scheduled Monuments including 'Round cairn on Thornley Hall Fell, 430m east of Meg Hall' (approximately 1.5km south from the northern boundary of the Site).

Landscape Character

3.52 Landscape character is the "distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another" (Landscape Institute, 2013). There are published assessments at both the local and national scale that classify, describe and evaluate the landscape of the Site and study area, The classifications at the national to local scale are shown in **Appendix F**.

3.53 This appraisal will focus on landscape character at the local level as this provides a finer grain of detail and more locally applicable characteristics, however the National Character Areas provide a useful starting point to understand the wider study area.

National Character

National Character Area Profile 33: Bowland Fringe and Pendle Hill

3.54 The Site lies entirely within NCA 33: Bowland Fringe and Pendle Hill. Key characteristics relevant to the site include:

- An undulating, rolling landscape with local variation created by numerous river valleys and by the moorland outliers of Beacon Fell, Longridge Fell and Pendle Hill.
- Semi-natural woodland, much of which is ancient, occurs in the main valley bottoms, side valleys and ridges and is dominate by oak, ash and alder.
- Small to medium-sized fields are defined by hedgerows with mature hedgerow trees. Drystone walls are also common in some areas.
- Land use is mainly permanent, improved pasture for livestock and dairy farming.

- There are species-rich hay meadows, including several that are nationally and internationally designated.
- A network of winding, hedge-lined lanes connect small, often linear, villages, hamlets and scattered farmsteads, in local stone. Traditional stone barns are commonplace on higher ground and are of stone with slate or stone flag roofs.

3.55 Natural England provides Statements of Environmental Opportunity (SEOs) to accompany each NCA. SEOs offer guidance on key issues relating to the NCA. They aim to help guide land management and other activities to strengthen character and resilience to pressures such as climate change. The following SEOs are relevant to the application Site:

- Conserving and managing traditional stone farm buildings and artefacts, ensuring the use of local styles and materials to maintain the historic and rural character of the countryside and built environment of rural settlements.
- Protecting the area from development on ridgelines and hilltops, to maintain the predominantly open character of the landscape.
- Conserving significant archaeological sites as part of the evidence for the area's development from the medieval period and earlier.
- Managing the moorland fringe to maintain the mosaic of landscape features of the rolling upland farmland, including hay meadows and grasslands.
- Protecting, restoring and managing the semi-natural woodland and explore opportunities to plant new native woodlands appropriate to the area's character.
- Conserving and restoring the field boundaries defined by hedgerows, drystone walls, boundary trees to reduce the enlargement of fields.
- Maintaining key views of landform and geological features and using semi-natural land cover to enhance and support biodiversity (but not obscuring landform features).

Local Landscape Character

3.56 Two separate assessments have been undertaken to assess the landscape character at the local scale;

- Landscape Strategy for Lancashire: Landscape Character Assessment, 2009
- Forest of Bowland Area of Outstanding Natural Beauty Landscape Character Assessment, 2008.

Landscape Strategy for Lancashire: Landscape Character Assessment

3.57 This assessment divides the County into 21 separate Landscape Character Types (LCTs). The extent of the LCTs within the Study Area is identified in **Figure 2: Appendix A**.

3.58 Three LCTs can be found within the Study Area. The extent of the LCTS roughly accords with those shown within the Forest of Bowland Landscape Character Assessment. These are identified within brackets below:

- LCT 2: Moorland Hills (LCT 02: Moorland Hills)
- LCT 4: Moorland Hills (LCT 04: Moorland Fringe)
- LCT 5: Undulating Lowland Farmland (LCT 05: Undulating Lowland Farmland)

3.59 The character assessment further divides the LCTs into smaller Landscape Character Areas (LCAs). The boundaries of these character areas are similar than those within the Forest of Bowland Landscape Character Assessment however, as this assessment was prepared at a later date the Forest of Bowland LCAs will be used as the primary source of baseline information for the purposes of this assessment. Where descriptions of the LCAs in the Lancashire Assessment provide additional relevant detail on the LCAs intrinsic landscape characteristics or sensitivities, these are included but have been clearly referenced as originating from the Lancashire Landscape Character Assessment.

Forest of Bowland Area of Outstanding Natural Beauty Landscape Character Assessment

3.60 The distribution of LCAs across the Study Area is represented in **Figure 3 – Appendix A.** In contrast to the Lancashire Character Assessment, the southern extent of the Longridge Fell character area (LCA C5: Longridge Fell) extends up to the

northern boundary of the Site, including areas of open moorland to the northeast of the Higher Road/Forty Acre Lane crossroad and Cowley Brook Plantation. LCA D11: Longridge encompasses the Site, and the lower slopes of Longridge Fell, down to c. 130m AOD. Three further LCA's are found within the Study Area; LCA F3 New Row (Undulating Lowland Farmland with Wooded Brooks LCT) lies to the south of the B6243, LCA E1 Whitechapel (Undulating Lowland Farmland LCT) lies at the northwestern edge of the Study Area and LCA G2 Little Bowland (Undulating Lowland Farmland with Parkland LCT) lies at the northeastern edge of the Study Area. As only a very small extent of LCA E1 and LCA G2 can be found within the Study Area and the ZTV identifies no theoretical visibility within these areas, they have been scoped out from the baseline study.

LCA C5: Longridge Fell

3.61 Longridge Fell forms part of the Enclosed Moorland Hills LCT. The key characteristics of this wider LCT are summarised below;

- Encircles the Moorland Plateaux and is characterised by distinct hill profiles;
- Evidence of human activity through use of large enclosures, delineated by gritstone walls;
- Small, isolated stone hamlets and farmsteads;
- Enclosed fields are large, with a feeling of openness and remoteness;
- Unimpeded, long-distance views are attainable across wide valleys and surrounding lowlands;
- Hills are incised by steep narrow cloughs created by fast flowing streams draining the fells and plateaux above;
- Heather and bilberry with acid grassland, scattered woodland, bracken and blanket bog create a mosaic of habitats;
- Quarries, conifer blocks (some quite extensive as on Longridge and Beacon Fell), sheepfolds, shooting tracks and butts provide evidence of human activity;
- Light and weather provide a changing backdrop.

3.62 The key characteristics for LCA Longridge Fell are summarised below;

- Isolated, long, prominent ridge of hard millstone grit, separating the Ribble and Hodder Valleys;
- Provides a distinctive skyline backdrop within views from surrounding areas of Undulating Lowland Farmland;
- Dense, coniferous plantation woodland cloaks the fell (gradually converted into mixed woodland);
- Open views southwards across the wide floodplain of the River Ribble;
- A low-key network of recreational footpaths and tracks cross this landscape, associated with occasional visitor facilities.

3.63 The Landscape Condition of the wider Enclosed Moorland Hills Landscape Character Type is considered to be '*moderate to good'*. Observable changes to the landscape condition include;

- Lack of stone wall management and introduction of fencing in some areas, which may have led to a change in landscape pattern and visual clutter;
- Footpath erosion because of recreational pressures on key routes;
- Introduction of built elements (shooting butts, cabins and tracks) which has changed the landscape pattern;
- Drainage of blanket bogs in some areas;
- Increase in the number of Roe Deer, which causes a potential threat to woodland development.

3.64 The LCT is considered to have high visual sensitivity, as a result of the strong sense of openness and uninterrupted skylines, also the strong intervisibility with adjacent LCTs. Future challenges from development include;

- Large-scale renewable energy development which would break up the uncluttered skylines and key views and erode the open and undeveloped character of the area;

- Pressure from tourist-related development which may result in a related increase in traffic on narrow roads and tracks and potential fencing of open roads and lanes;
- Pressure for the expansion of settlements and the conversion of existing vernacular dwellings and farm buildings;
- New development is often associated with ornamental trees and shrubs which have a suburbanising influence over this predominantly rural landscape.

LCA D11: Longridge

3.65 The Site is located within s, part of the Moorland Fringe LCT. The key characteristics of this wider LCT are summarised below;

- Skirts the edges of the Moorland Hills, usually at an elevation of more than 200m, and links the upland to the lowland landscape;
- Increasing impact of human activity, more dry stone walls, improved pastures, scattered farmsteads and stone out-barns;
- Traditional meadows provide rich habitats, and the patches of heather moorland, occasional windswept trees and small woodlands offer variety in the texture of these lower hills;
- Small landscape features such as sheepfolds, tramways and tracks, quarries, mines, field barns and stiles provide local distinctiveness and signs of a more industrial past within a still expansive and atmospheric landscape;
- Farmsteads are isolated, often strung along a track following a contour of the hill;
- Drystone walls still form many field boundaries, with distinctive through and coping stones creating strong patterns in the landscape, and reflecting the underlying geology;
- Dramatic open views afforded from these flanks of the fells – towards the villages and valleys of the lowlands, and often featuring reservoirs and parkland in the foreground.

3.66 The key characteristics for LCA Longridge Fell are summarised below;

- Provides the northern setting for Longridge Fell and is therefore the foreground within many views southwards from character areas to the north;
- The small, linear hamlet of Walker Fold at the southern boundary of this area encompasses a row of gritstone cottages, several of which have grey-painted window and door frames;
- Views northwards to Longridge Fell are dominated by the dense cover of coniferous woodland.

3.67 The Landscape Condition of the wider Moorland Fringe Landscape Character Type is considered to be '*moderate'*. Observable changes to the landscape condition include;

- Stone walls are generally well maintained, although lack of management has led to the introduction of barbed wire fences to act as stock proofing in some places;
- Erosion of roadside verges along the minor road corridors and suburbanisation of traditional farmsteads;
- Much of the land within the Moorland Fringe is agriculturally improved, although some patches of rare species-rich meadows and acid grassland remain.

3.68 The LCT is considered to have high visual sensitivity, due to strong inter-visibility with other LCTS. Landscape character sensitivity is also considered to be high due to the numerous scattered, isolated, traditional historic farmsteads, presence of packhorse ways and parish boundary markers. Future challenges from development include;

- Increasing traffic associated with tourism and recreation, leading to inappropriate highway improvements and signage;
- Large scale schemes that permanently alter the character of the landscape;
- Large –scale renewable energy developments on the skyline and in key views could erode the open and generally undeveloped character of this LCT;

- Loss of vernacular building styles and use of inappropriate building materials may also result in a loss of local landscape characteristics.

3.69 Guidelines identified for managing landscape change include the following principles;

- Conserve the remote, multi textured character of upland habitats including acid grassland, herb rich meadows and rush dominated pasture;
- Conserve the existing recognisable pattern of drystone walls, hedgerows and settlements, enhancing these features where they are depleted;
- Conserve open views across adjacent Landscape Character Types;
- Ensure that new woodland planting is delivering Biodiversity Action Plan objectives and is sympathetic to local topography;
- Encourage the reversion of improved grassland within the higher enclosure to an acid grassland/heathland cover, with the long-term aim of extending the moorland landscape downslope;
- Conserve the pattern of sparse tree cover, stunted hawthorns and trees associated with farmsteads;
- Conserve the pattern of drystone walls and distinctive construction styles;
- Encourage a built form which respects the simple architecture of farmsteads and cottages and reflects the characteristic settlement pattern of small, isolated clusters of dwellings and individual farmsteads;
- Protect uncluttered skylines and key views to and from the area from tall, vertical and largescale developments that may erode the character of the area.

LCA F3: New Row

3.70 New Row forms part of the Undulating Lowland Farmland with Wooded Brooks LCT. This small area extends outside the southern edge of the National Landscape. The key characteristics of this wider LCT are summarised below;

- Lowland landscape generally below 150m, encompassing a patchwork of pastoral fields incised by wooded brooks and river gorges, which provide a sense of enclosure, sheltered habitats and distinctive landscape patterns;
- Sinuous broadleaved woods, following the courses of hidden brooks, are often filled with wild garlic and bluebells in the springtime: the colour, texture and smells of which create a strong sense of place;
- A network of minor lanes criss-cross the landscape, with stone hump backed bridges a key feature within the wooded valleys where the roads cross the brooks;
- Small fields are enclosed by hedges and trees, and herb rich verges line many of the lanes in this area;
- The valleys provide a strong contrast with the small enclosed fields, they often house historic industrial sites in order to harness water power generated by the swift flowing brooks;
- Clough woodlands are often of ancient origin, they have survived due to their steepness and inaccessibility and are often important wildlife habitats, housing roe deer and badgers.

3.71 The key characteristics of the LCA are summarised below;

- Encompasses several patches of mature mixed woodland, which contribute to an intermittent sense of enclosure within views across the landscape;
- Matured deciduous woodland lining the corridor of Duddel Brook is also a feature of this landscape, which contributes to recognisable sense of place within views;
- The sound of fast-flowing water within the brooks contributes to recognisable sense of place.

3.72 The Landscape Condition of the Undulating Lowland Farmland with Wooded Brooks LCT is considered to be '*moderate to good'*. Observable changes to the landscape condition include;

- Decline in mature hedgerow trees as a result of age or loss due to agricultural intensification;

- Expansion of villages or modernisation of farmsteads utilising non-local building materials (e.g. red brick) which are intrusive to local vernacular character;
- Amalgamation and diversification of dairy farms;
- Intensification of agricultural management, involving chemical fertiliser and herbicide applications, which has affected herb-rich meadows;
- Loss of, and decline in field boundaries, through agricultural intensification and lack of management, resulting in replacement with stock fencing, and boundary removal to create larger fields;
- A loss of grassland, which has since been reversed.

3.73 The LCT is considered to have moderate landscape and visual sensitivity. Future challenges from development include;

- Changes in land management as a result of agricultural expansion, diversification or other changes in the industry;
- Effects of climate change with potential loss of woodland through a change in temperatures and average rainfall levels;
- Diversification of farm businesses leading to introduction of new buildings and the conversion of farm buildings for residential and other uses;
- Erosion and loss of vernacular building styles through introduction of cheaper alternatives;
- Encroachment of large scale development such as wind farms, masts and pylons;
- Increased pressure from residential and tourist related developments.

3.74 Guidelines identified for managing landscape change include the following principles;

- Conserve and enhance the mature deciduous woodland and single trees that line brook corridors and contribute to the distinctive landscape pattern;
- Conserve and enhance herb rich river and brook banks and scattered herb rich meadows and pastures;
- Retain and restore historic and vernacular building materials and details;
- Encourage the careful design of new buildings;
- Conserve the network of stone walls, roadside verges, hedgerows and hedgerow trees;
- Conserve open views towards the unenclosed and enclosed moorland hills and moorland plateaux LCTs;
- Link existing woodlands and hedgerows to create a continuous woodland network to reverse habitat fragmentation;
- Create new hedgerows and regenerate existing hedges to maintain and enhance key landscape linkages;

Landscape Value

3.75 The Landscape Institute defines a 'valued landscape' as an 'area identified as having sufficient landscape qualities to elevate it above other more everyday landscapes'[5]. This may be shown though the presence of qualities in the landscape that are identified in the Local Plan, or Neighbourhood Plans, as requiring protection, or the following factors that are generally agreed as best practice guidance to influence landscape value:

- **Natural heritage** - Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape.
- **Cultural heritage** - Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape.

[5] Landscape Institute, TGN 02/21 Assessing Landscape Value Outside National Designations, 2021, https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2021/05/tgn-02-21-assessing-landscape-value-outside-national-designations.pdf

- **Landscape condition** - Landscape which is in a good physical state both regarding individual elements and overall landscape structure.
- **Associations** - Landscape which relates to notable people, events and the arts.
- **Distinctiveness** - Landscape that has a strong sense of identity.
- **Recreational** – Landscape offering recreational opportunities where experience of landscape is important.
- **Perceptual (Scenic)** - Landscape that appeals to the senses, primarily the visual sense.
- **Perceptual (Wildness and tranquillity)** - Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies.
- **Functional** - Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape.

3.76 It would be expected that a 'valued landscape' would demonstrate the presence of several indicators of landscape value, as set out above, although it is possible for one indicator to be of such importance that the landscape is judged to be a 'valued landscape' even if other indicators are not present.

Historic Landscape Character

3.77 The Lancashire Historic Landscape Characterisation (HLC) Programme, 2002 classifies the Site as Post Medieval Enclosure[6]. The Post Medieval Enclosure HLC Type includes land which has been subject to piecemeal enclosure in Lancashire during the period between AD 1600 – 1850, rather than the planned enclosure elsewhere within England. The following are characteristics of the Post Medieval Enclosure HLC Type of relevance to this appraisal:

- Size tends to be medium (4 to 16 hectares) but with a significant percentage of small enclosures;
- A variety of field forms: two thirds of the type have an irregular layout while the remainder has a more planned pattern;
- Historical and archaeological components are the field boundaries, the ditches used to drain them, the roads and tracks which traverse them and the buildings of those living and working within the area;
- Boundaries include water-filled ditches, quickset hedges, stone walls and fences;
- Possibility of well-preserved archaeological deposits existing under the ground surface, where covered by peaty or former wetland soils.

Visual Amenity Baseline

3.78 The Site is located on sloping pasture between 179.35m and 197.09m AOD and lies approximately 2.6kms southwest of the highpoint of Longridge Fell at Spire Hill (350m AOD). The curving landform of Longridge Fell creates visual separation between the Site and land to the north of Forty Acre Lane (200-260m AOD). South of Forty Acre Lane, the land falls to Higher Road (c. 200m AOD), the B6243 corridor at Knowle Green (c. 130m AOD) and continues to meet the River Ribble (c.20m AOD), approximately 4.45km from the Site.

3.79 This south-facing hillside is indented by a series of small watercourse valleys running north to south. These indentations are frequently lined with mature woodland belts. These interrupt views east-west when traveling along road corridors and public rights of way.

3.80 Elevated views south from Forty Acre Lane typically focus on the distant valley landscape beyond the edges of the sharply sloping landform. Travelling to the north, views focus on the upland Fell (**Site Context Photograph 4**). Views from Higher Road are more focussed on the sloping pastoral landform on either side of the road, then the rising landform south of the River Ribble, with the intervening sloping landform hidden from view. A wider field of view can be gained along the B6243 Lower Road / Clitheroe Road, which is intermittently lined with hedgerow trees (**Site Context Photograph 5**).

[6] Lancashire Historic Characterisation Programme, Lancashire County Council, 2002

3.81 Visual receptors have been identified through analysis of the Zone of Theoretical Visibility (ZTV), computer modelling using Google Earth and site verification. Where possible and practical, a representative viewpoint has been included to illustrate the change in view which will be experienced by visual receptors within the study area, and this is indicated in **Table 3.1**. The location of viewpoints is shown in **Appendix A - Figure 7**.

3.82 Settlement within the study area and immediate surrounding area comprises scattered farmsteads and individual residences on Higher Road (Cuckoo Hall, Cowley Brook Farm, Cowley Brook Cottage), individual dwellings on Stoneygate Lane, lining FP0335003 and the hamlet of Knowle Green on the B6243, 800m to the south of the Site. The settlement of Longridge lies approximately 3.2kms to the east of the Site, outside the study area.

3.83 Recreational receptors include users of the Public Rights of Way within the study area. This includes footpath users travelling along the extensive network of paths that lead down from the Longridge landform and then criss-cross the valley bottom. This includes FP0302004 and FP0335004 to the south of the site, FP0335003 to the east of Stoneygate Lane and FP335014 to the south of Clitheroe Road. There are a limited number of bridleways, located to the extreme west and north of the study area. An area of Access Land covers the western extent of Longridge Fell. This extends to just over 300 metres north of the site (including the United Utilities land at Cowley Brook) and 157 metres to the east, beyond Forty Acre Lane.

3.84 Transport receptors include users of the B6243 corridor, linking small settlements at Knowle Green, Hurst Green and Mitton Green to Longridge and there onwards to Grimsargh and the eastern edge of Preston close to Junction 31A of the M6. Higher Road and Forty Acre Lane provide additional east-west vehicular connectivity for local residents and enhance connectivity of the north-south PRoW network due to their tranquil nature and distant views towards the valley bottom in the south. Stoneygate Lane provides a north-south link between the visitor car park at Jeffrey Hill, close to the Longridge summit, and the B6243. It is also used by recreational users of the United Utility land at Cowley Brook and walkers.

Table 3.1: Representative Appraisal Viewpoints (VP)

VP Ref	Location	Potential Receptors	LCA location	Within National Landscape	Elevation	Approx. Distance[7]	Coordinates
1	Higher Road	Local residents (Cowley Brook Farm, Cowley Brook Cottage). Road users.	LCA D11: Longridge	Y	202m	70m	53.846719 , -2.5450924
2	Cuckoo Hall Farm	Local residents (Cuckoo Hall Farm) Road users.	LCA D11: Longridge	Y	206m	336m	53.846677 , -2.5505029
3	Forty Acre Lane	Road users.	LCA C5: Longridge Fell	Y	220m	250m	53.848099 , -2.5439703
4	Stoneygate Lane 1	Local residents (residents at former Newdrop Inn) Road users.	LCA D11: Longridge	Y	203m	188m	53.846326 , -2.5427161
5	Stoneygate Lane 2	Local residents (Coulthurst Barn) Road users.	LCA D11: Longridge	Y	160m	507m	53.841680 , -2.5404675
6	FP0335003	Public Rights of Way users.	LCA D11: Longridge	Y	171m	624m	53.841863 , -2.5377799
7	Clitheroe Road	Road users.	LCA F3: New Row	N	142m	1441m	53.838731 , -2.5446846

[7] Approximate distance between the viewpoint and the nearest component of the proposed development.

VP Ref	Location	Potential Receptors	LCA location	Within National Landscape	Elevation	Approx. Distance[7]	Coordinates
8	FP0335014	Public Rights of Way users.	LCA F3: New Row	N	132m	870m	53.837964 , -2.5492184
9	Knowle Green Road	Road users.	LCA F3: New Row	N	115m	1235m	53.836227 , -2.5595440
10	FP0335004	Public Rights of Way users.	LCA D11: Longridge	Y	150m	383m	53.841877 , -2.5466252

Chapter 4
The Proposed Development

4.1 This Chapter provides an overview of the proposed development, the components which are considered likely to result in landscape and visual effects during construction and operation phases, incorporating Design Principles and Landscape Proposals.

4.2 The main components of the proposed development are shown on **01003 Site Plan as Proposed** and will comprise:

- Excavation and groundworks within part of the pastoral field to create a development plateau for the new dwelling.
- Construction of two single story residential dwelling with a ground floor finished floor level of 191.264m AOD, a finished roof level of 197.828m AOD and a maximum height of 6.564m;
- Erection of solar panels to the first-floor roof of the property;
- Associated private garden and driveway;
- A 4.3m width vehicular access track, extending from Higher Road approximately 91m to the property;
- Landscaping including native scrub and tree planting, species rich grass mixes, new hedgerow planting, existing hedge improvements including gapping up and addition of hedgerow trees, creation of a wildlife pond and associated swale;
- Exposure of limited sections of the Roman Road (all to be advised and supervised by an archaeologist).
- Construction of a reinforced area of grass adjacent Higher Road, providing occasional vehicle use for members of the public to view exposed sections of the Roman Road.

Lighting

4.3 There will be a single low level bollard light within the courtyard, the front garden area, the side garden and the rear garden. All lighting will be on motion sensor, therefore only providing illumination when these areas see active use.

Construction Phase Sources of Effects

4.4 At this stage, a contractor has not been appointed. However, it is anticipated that the construction phase will be 1 year. The key construction activities that could result in landscape and visual effects are:

- Establishment of construction compounds and welfare facilities;
- Presence of hoarding / safety fencing around the boundary of construction and / or protection areas;
- Earthworks and soil preparation;
- General construction activity within the Site and surrounding area, including construction traffic and deliveries accessing the Site via Higher Road;
- Construction of the residential dwelling;
- Formation of landform, drainage and soft landscaping activities.

Operational Phase Sources of Effects

4.5 The main effects of the proposed development on landscape and visual amenity once the site is complete and operation will be as a result of:

- Change in land use from previously undeveloped pastoral field to a residential development with associated private gardens. This equates to a loss of approximately 0.48ha of agricultural land;

- Introduction of new contemporary dwelling over two storeys, with a total height of 6.564m (ground finished floor level to top of solar panels);
- Creation of a new access track from Higher Road;
- New lighting;
- Movement of vehicles accessing the new residential development;
- Proposed planting;
- Landscape and ecological enhancement measures.

Design Principles and Landscape Proposals

4.6 Design Principles and Landscape Proposals have formed part of the design development process. These embedded measures have been considered as part of the appraisal of landscape and visual effects during the construction phase and during Year 1 and Year 15 of operation.

4.7 Design Principles and Landscape Proposals in relation to the proposed development follow the top tier of the mitigation hierarchy: 'Enhance the environment' as noted in **Policy DMG1: General Considerations**. Landscape proposals have been included to enhance the landscape setting to the proposed development and the landscape character at both a site level and in response to the key characteristics of the Forest of Bowland National Landscape as noted in Chapter 3.

4.8 There is a landscape and biodiversity led approach to the masterplan, driven by sustainable design principles to create an adaptive and resilient landscape. The landscape design will retain, reinforce and enhance the existing landscape character and landscape features, ensuring the proposed development minimises impact on the rural landscape whilst creating an enhanced landscape setting..

4.9 Landscape measures have been designed to complement and enhance the exceptional architectural quality of the dwelling (as noted by Places Matter Design Review Panel, July 2023). Whilst some planting has the effect of partially screening and filtering views it would be wrong to treat this as "mitigation" in the traditional sense. Landscape proposals, including planting treatments have been an essential part of the design process which builds upon the screening and filtering effects afforded by existing landscape features, the planting has predominantly been designed to create an improved landscape setting to ensure that the dwelling is assimilated into the receiving landscape.

4.10 Sustainability is a key part of the Growing House design. Food production including allotments and grow houses will be integrated into the southern, less elevated parts of the site to promote self-sufficiency to its occupants.

4.11 Hedgerow species will be planted as transplants of approximately 600mm – 800mm height. At Year 15, these will have likely grown to between 3m and 5m height. Scrub species will be planted at a similar size, with a small percentage planted as 8-10cms girth specimens to provide age structure. Proposed native trees will be planted in varying sizes. The largest planted as Extra Heavy Standards at approximately 4m - 5m height. By Year 15, these will have likely grown to between 8m and 10m height. Others will be planted at approximately 3m – 3.5m height and at Year 15 will have likely grown to between 8m and 9m height. These are estimations and will depend upon site conditions and management.

4.12 Key Design Principles and Landscape Proposals include:

During Construction:

- The implementation of a Construction Environmental Management Plan (CEMP) will be secured by a planning condition. This will include measures to protect vegetation and landscape features to be retained, sensitive siting of construction compounds, appropriate handling and storage of topsoil and subsoil to ensure successful establishment of planting and sensitive design and use of lighting after dark (including type of luminaires, direction of lights and hours of lighting). These measures will minimise adverse impacts on landscape and visual receptors.

During Operation:

Landscape

- The site layout and landscape design have been developed to ensure close alignment with the Statements of Opportunity for the NCA 33: Bowland Fringe and Pendle Hill, including:
  - Protecting the area form development on ridgelines and hilltops to maintain the predominantly open character of the landscape;
  - Conserving field boundaries by retaining all existing hedgerows, dry stone walls and boundary trees;
  - Enhancing field boundaries, using new native hedgerow planting including hawthorn, blackthorn and hazel to infill gaps in the Higher Road boundary, planting native hedgerow to reinforce existing fenced field boundaries supplemented by new hedgerow trees including oak (refer to Planting Plan drawing ref. 12870-LUC-XX-00-DR-L-0400). All proposed species are evident within existing site boundaries including Higher Road to the north and the Cowley Brook corridor to the West, and therefore reinforce the existing landscape characteristics;
  - Managing the moorland fringe to maintain the mosaic of landscape features; restoration of the existing grassland using seed of local provenance through the Hay Time Project (or similar) to create a species-rich hay meadow, introduction of areas of new tree, hedge and scrub planting,

The location and siting of the dwelling has been carefully considered to retain existing landscape features (discussed and documented during Design Review Panels Feb, April and May 2023) and to assimilate the proposed development within an established landscape setting (Refer to drawing 12870-LUC-XX-00-DR-L-0101 for landscape features to be retained). Key landscape features retained include:

- Dry-stone walls
- The Roman road located within the Site to the west
- Trees

- The dwelling includes a partially glazed second story which creates an architectural feature whilst maintaining visual connection with the landscape beyond (refer to DAS Section 5: Design Vision).
- High quality materiality both in the treatment of residential facades and the hard landscape with reference to the local vernacular (refer to DAS Section 5: Design Vision).
- Consideration of the local scale within architectural features such as windows, the chimney stack and the proportions associated with built form facades Places Matter Design Review Panel (February 2023).
- Repairs to existing walls and new dry-stone walls are to be undertaken by a skilled dry stone wall mason, ensuring locally distinct laying and coping details are utilised alongside locally quarried stone (refer to DAS Section 5: Design Vision).
- Use of soft landscape elements that are recognisable elements within the local landscape, these include native hedgerows, tree planting and woodland scrub.
- Use of native, locally appropriate species within the softworks planting palette.
- As far as possible, site won topsoil and subsoil will be retained and used for gardens and new landscape planting areas;
- Implementation of sound landscape management practices post-completion to ensure successful establishment of woody vegetation and biodiversity of species rich grassland areas.
- As noted by Places Matter Design Review Panel (July 2023), the proposed development meets the test set out in NPPF Paragraph 84e and is considered to be of an exceptional quality of design. It is the high quality of the design, including the proposed building and the associated landscaping, and the interaction that the building has with the existing and proposed landscape, that would in itself enhance the immediate setting. The proposed development will enhance the existing landscape baseline which is that of an arable and pastoral agricultural field to that of a single dwelling set within a diverse landscape framework as noted in the bullet points above.

- As noted by Places Matter Design Review Panel (July 2023), the proposed development would help raise the standards of design in the area.

Visual

- In line with the Statements of Opportunity for the NCA 33: Bowland Fringe and Pendle Hill, and the Places Matter Design Review Panel (February 2023) sinking the new dwelling into the topography allows views across the sloping topography to be maintained and avoids the interruption of views from lower ground to Longridge Fell. The Places Matter Design Review Panel (February 2023) felt that positioning and orientating the ground and first floor storeys of the dwelling as indicated on drawing ref. 03002 Elevations as Proposed will make the built form appear to 'emerge from the ground'
- The architectural vision is that the elements of the dwelling, such as façade materials (particularly those relating to the first storey) and finishes that are visible either from within the Site or from any glimpsed or distant views have been carefully considered to respond to the surrounding landscape (Design Review Panel February 2023 and Design Review Panel May 2023) thereby enhancing the immediate setting of the proposed development. Glimpsed Views from receptors using Higher Road have been considered as part of the new access and approach to the dwelling (Design Review Panel May 2023).
- Positioning the new dwelling away from the highest point of the site at Higher Lane and towards the less elevated southern part of the site so that the dwelling is not located on the ridgeline. This siting minimises the visual intrusion into close-range and mid-range views from nearby residential properties and roads, as existing landscape features such as topography and woody vegetation can provide an effective filter and landscape setting to views.
- Minimising the height of the built form by placing most of the accommodation on the ground floor at an elevation consistent with, or just below the surrounding ground level (refer to DAS Section 5: Design Vision).
- Inclusion of a biodiverse roof to the ground floor element (refer to DAS Section 5: Design Vision). This will allow views of the roofscape to coalesce with the surrounding species rich grassland.
- Inclusion of a restrained and minimal first floor element as a direct response to Places Matter Design Review Panel (February 2023).
- Curtailment of the private gardens to the immediate surrounds of the new dwelling, enclosing these with new dry-stone walls to minimise visual intrusion of domestic elements.
- Tone, colour and texture of building and hard landscape materials has been chosen to blend with those visible in the surrounding landscape and to provide a more recessive option where visible to identified visual amenity receptors. The use of bio-receptive concrete in the ground floor to promote natural moss and lichen colonisation will mimic that of nearby drystone walls (refer to DAS Section 5: Design Vision).
- Use of sensor-controlled lighting in proximity to the house, to minimise light pollution.
- Retention of large areas of the site as wildflower grassland, with the inclusion of new planting in keeping with the local character. This will maintain the recognisable mosaic of landscape elements within the wider setting.
- The existing hedgerow and hedgerow trees on the northern perimeter of the Site adjoining Higher Road will be retained as far as possible with additional tree planting to infill any gaps in the tree line. The retention of this vegetation will help to integrate the proposed development into the surrounding landscape in mid-range views from Cowley Brook Farm and Cowley Brook Cottage.
- Planting of native woodland scrub to the south west of the site will enhance the immediate landscape setting and supplement the filtering effect of existing woodland along the Cowley Brook corridor in views from western and southwestern receptors (B6243, FP0335003).
- Planting of new hedgerows, hedgerow trees and native scrub along the eastern boundary of the site will extend the screening and contextual effect of the existing triangular woodland block immediately south of the site and enhance the landscape setting of the proposed development in views from eastern receptors (Stoneygate Lane, and Forty Acre Lane and FP0335003).

- Planting of new hedgerows and hedgerow trees along the southern site boundary will provide a filter to views from southern receptors (users of PRoW, B6243).
- Use of varying sizes of plant stock to provide age structure and promote assimilation of the dwelling into the immediate landscape setting during early operational stages. Larger specimens will typically be planted closer to the site boundary.

Chapter 5
Appraisal of Effects on Landscape Receptors

5.1 This chapter describes the potential effects upon the landscape character of the site and surrounding area as well as the landscape features which contribute to the landscape character which will result from the proposed development during the construction and operational phases.

5.2 The potential landscape effects that are taken forward to a full appraisal are ticked (✓) in **Table 5.1** below.

Table 5.1: Potential Landscape Effects

Landscape receptors (Landscape Features and Landscape Character)	Construction / Operation
Landscape Features	
Forest of Bowland National Landscape	✓ Direct changes within the Site during construction and operation restricted to within a small part of the National Landscape. Indirect changes over a wider area due to changes in visual amenity.
The pastoral fields	✓ the pastoral fields associated with the site will be significantly disrupted during construction, with approximately one fifth permanently affected by operation which will involve the change of use from pastoral to residential development. Enhancement during operation through improvement of grassland as a wildflower meadow.
Boundary hedgerows	✓ Minor permanent loss to parts of these features to facilitate access during construction. Enhancement during operation through additional maturing vegetation, including hedgerow trees.
Boundary walls	✓ Minor permanent change to boundaries through addition of adjoining wall sections and creation of permanent access to the new dwelling. Enhancement during operation through remedial works to existing walls and sensitive design of new boundaries.
Landscape Character	
Lancashire LCA 4G: Longridge Fell Fringes	Scoped out due to overlap with more recent National Landscape character assessment
Lancashire LCA 5c: Lower Ribble	Scoped out due to overlap with more recent National Landscape character assessment
Lancashire LCA 5b: Lower Hoddle and Loud Valley	Scoped out due to overlap with more recent National Landscape character assessment
Lancashire LCA 5h: Goosnargh-Whittingham	Scoped out due to overlap with more recent National Landscape character assessment
National Landscape LCA C5: Longridge Fell	✓Indirect changes during construction and operation.
National Landscape LCA D11: Longridge	✓Direct changes within the Site during construction and operation. Indirect changes over a wider area due to changes in visual amenity.
National Landscape LCA F3: New Row	✓Indirect changes during construction and operation.
National Landscape LCA G2: Little Bowland	Outside the ZTV, therefore scoped out from further consideration
National Landscape LCA E1: Whitechapel	Outside the ZTV, therefore scoped out from further consideration

5.3 As noted in the methodology, the most important effects are those which should, relatively speaking, be given greatest weight in decision making. They typically concern substantial, long-lasting and irreversible changes to receptors of the greatest

sensitivity. There is no clear threshold whereby an effect becomes more or less important. Rather there is a gradual, blurred transition in level of importance, and a judgement has been made based on the balance of landscape sensitivity and magnitude.

Landscape Effects – Landscape Features

Forest of Bowland National Landscape

Sensitivity (Susceptibility and Value)

5.4 The Forest of Bowland National Landscape occupies approximately three quarters of the study area, encompassing the Landscape Character Areas of Longridge Fell, Longridge, Little Bowland and Whitechapel, as shown on **Figure 3 in Appendix A**. The New Row Landscape Character Area does not form part of the National Landscape.

5.5 The Forest of Bowland National Landscape extends to an area of 803 km², occupying the transition between the steep escarpments of the moorland hills and the undulating lowlands. The description of the National Landscape recognises that lower-lying landscapes are of no less importance than the high fells and that it is the complex mosaic of different landscape elements that defines the area's distinctive character, in combination with rich historical and cultural influences. In this respect, it can be said that the landscape incudes indicators of both higher (naturalistic land cover, tranquil, historic qualities) and lower (undulating land, enclosed) landscape susceptibility.

5.6 The Forest of Bowland National Landscape has a **high** susceptibility to residential construction work. It is noted that there are areas of higher landscape susceptibility within the Fells landscape (steeply sloping land, remote and tranquil landscapes, open landscape, high scenic quality), and that the National Landscape also contains some indicators of lower landscape susceptibility (lower lying or undulating land, enclosed landscape that is less visible) and that scattered, isolated dwellings are a characteristic of the immediate landscape setting, but holistically, the susceptibility is deemed to be high. The area is valued through designation at a **national** level.

Magnitude of effect during construction (scale, duration, geographic extent and reversibility) at Construction

5.7 During construction, 0.02 km² (the Site) of the National Landscape will be affected temporarily by the construction of the dwelling, changes to the surrounding pasture field and construction vehicle movement on the access road and surrounding road network. **Viewpoints 1-7 and 10 – Appendix C** illustrate the range of visual effects experienced by receptors within the National Landscape. During the construction period the scale of visual changes ranges from Minor to Negligible.

5.8 Changes to landscape features and visual amenity will result in a perceptible change within a very **small** part of the National Landscape during construction. The construction period is **short term** (less than 5 years) and the effect is **partially reversible** as construction vehicles and construction activity will cease, although the presence of built form is not likely to be reversed in the long term. The change will occur over a **small** geographic extent, as this will be limited to approximately 0.02 km² of the National Landscape within the ZTV. The overall level of magnitude is recorded as **small**.

Overall effect and significance at construction

5.9 Overall, the level of effect on the Forest of Bowland National Landscape and its setting will be **minor-moderate** as a result of a **small** scale change affecting a **small** geographic extent over a **short term** acting on a **high** susceptibility receptor valued at a **national** level. The direction of change during construction will be **adverse**.

Magnitude of effect (scale, duration, geographic extent and reversibility) at Operation Year 1 and Year 15

5.10 At Year 1 of operation **direct** effects to the National Landscape will arise from the loss of a small part of the pastoral field and introduction of the new dwelling, including associated changes to landscape features within garden areas, landscape/biodiversity enhancements within the wider site and the access track to the dwelling. This will affect a **small** area of the National Landscape over the **long term** as a permanent, **irreversible** change. The presence of scattered, isolated dwellings within the National Landscape is not considered to be out of character within the study area, subject to sensitive design.

5.11 The proposed new dwelling has been subject to independent design review process that confirms it meets the test of NPPF Paragraph 84 e; ensuring the siting of the dwelling and massing of the building and materiality used within the elevational treatments work in combination to minimise impacts on the landscape resource and visual receptors.

5.12 **Indirect** effects across the wider setting will be experienced due to the changes in views experienced by receptors within the National Landscape. **Viewpoints 1-7 and 10 – Appendix C** illustrate the range of visual effects resulting from the development. During operation the scale of visual changes ranges from Minor to Negligible.

5.13 The magnitude of effect is recorded as **small**. The change will be **long term** and **not reversible.**

Overall effect and significance at Operation

5.14 At Year 1 the level of effect on the Forest of Bowland National Landscape is considered to be **moderate-minor** due to a **small** change in scale affecting a small geographical extent, acting on a landscape with **high** susceptibility, which is valued at **national** level. The direction of change during operation Year 1 will be **adverse** as landscape and ecological enhancement measures will not be fully established at this point.

5.15 At Year 15, landscape and ecological enhancement measures within the Site and planting proposals designed to assist integration of the built form within the landscape setting and create context to views will have established. Landscape and ecological measures will result in the enhancement of the immediate setting of the National Landscape within the Site in line with the Statements of Opportunity identified for NCA 33: Bowland Fringe and Pendle Hill and actions identified within the Forest of Bowland Management Plan, under Theme 1 - An Outstanding Landscape of Natural and Cultural Heritage. Proposed planting in the form of native scrub, hedgerows and tree planting will provide an appropriate landscape setting to the dwelling and assist in the contextual framing and filtering of views from visual receptors using landscape features aligned to the characteristics of the National Landscape. This will create visual coalescence with existing landscape features, such as the Cowley Brook corridor, and allow the new built form to sit comfortably within the receiving landscape.

5.16 This will result in a moderate-**minor** effect due to a **small** change in scale affecting a small geographical extent, acting on a landscape with **high** susceptibility, which is valued at **national** level. The establishment of landscape and ecological enhancement measures and proposed planting will lead to a **beneficial** direct of change for this part of the National Landscape.

The Pastoral Field

Sensitivity (Susceptibility and Value)

5.17 The site is currently a pastoral field. Pastoral fields have a **low susceptibility** to construction works as, although they contribute strongly to the character of the Site, they are easily replaceable. Time-depth is considered to be moderate across the Site as it is entirely designated as Post Medieval Enclosure (according to The Lancashire Historic Landscape Characterisation Project (2010). The pastoral field is not designated but is valued at a **community** level.

Magnitude of effect during construction (scale, duration and reversibility) at Construction

5.18 During construction there will be a complete loss of only a small portion of the pastoral field. This will be a **medium** scale change over a **short** term (construction period is less than 5 years) and the loss will be **not reversible.**

Overall effect and significance at construction

5.19 Overall, the level of effect of the loss of pastoral field will be **minor** as a result of a **medium** scale change over a **short**-term acting on a **low** susceptibility receptor valued at the **community** level. The direction of change during construction will be **adverse**.

Magnitude of effect (scale, duration and reversibility) at Operation Year 1 and Year 15

5.20 During operation, part of this resource will have been permanently lost. The landscape proposals include species rich grassland which will establish quickly and will replicate some of the characteristics of this landscape feature. At Years 1 and 15 of operation, this loss will result in a **medium** scale change to this landscape resource. The change is **long** term and **not reversible**

Overall effect and significance at Operation

5.21 Overall, the level of effect on this landscape feature at both Years 1 and 15 will be **minor** and **adverse** due to a **large**-scale change over a **long** term and the loss will be **not reversible** acting on a **low** susceptibility receptor valued at the **community** level.

Boundary hedgerows

Sensitivity (Susceptibility and Value)

5.22 There are mature, well-maintained hedgerows along the northern and boundary of the site. These features make a positive contribution to the site but are not understood to be 'important' in accordance with the Hedgerow Regulations 1997[8] and could be replaced after a relatively short period of time, therefore they have a **medium** susceptibility to change. All hedgerows are classified as habitats of principal importance in accordance with Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006[9]. All are valued at the **community** level.

Magnitude of effect during construction (scale, duration and reversibility) at Construction

5.23 During construction protection will be provided for all retained hedgerows in accordance with BS 5837: 2012. There will be a very minor permanent loss at a **small** scale (of approximately no more than 5 lin.m) to the hedgerow at the site access point to facilitate vehicular access route into the site. All other hedgerows will be retained and protected. This hedgerow loss will result in a barely perceptible **negligible** scale of change to the on-site hedgerow resource during construction. The construction period is **short** term, and the loss will be **reversible.**

Overall effect and significance at construction

5.24 Overall, the level of effect of the **negligible** loss of part of this landscape feature will be experienced as a **negligible** effect as a result of a **negligible** scale change over a **short**-term acting on a **medium** susceptibility receptor valued at the **community** level. The direction of change during construction will be **adverse**.

Magnitude of effect (scale, duration and reversibility) at Operation Year 1 and Year 15

5.25 At Year 1 of operation a worst-case scenario assumes that a very small loss in hedgerow features would be likely at the site access in order to facilitate construction vehicle movements into the site. Any hedgerow losses will be replaced, in addition the existing gap in the hedgerow towards the northwest corner of the site will be infilled with new, species-rich, native hedgerow planting, leading to a net gain in hedgerows on site. Overall, it is judged that this will result in a **small-scale** change to hedgerows on site over a **long** term. By Year 15, the retained and enhanced and new hedgerows will be well maintained and well-established. Overall, connectivity with other Green Infrastructure features will be greatly improved. The scale of change will remain small scale over a long term.

5.26 Overall effect and significance at Operation

5.27 The overall effect on on-site hedgerows will be **minor adverse** at Year 1 as a result of a **small**-scale change of a **long** term affecting a receptor of **medium** susceptibility and **community** value.

5.28 The overall effect at Year 15 will remain **minor** but the direction of effect will be **beneficial**, as a result of enhanced existing hedgerow and proposed additional hedgerow planting.

Boundary Walls

Sensitivity (Susceptibility and Value)

5.29 Existing dry-stone walls are located within the Site; running north-south through the centre of the site for approximately 90 metres, then running in a 90-degree angle to the west for approximately 60 metres. These features make a positive contribution to the site and are recognised as a key characteristic of the landscape within NCA Profile 33, LCT4 Moorland Fringe and the Post Medieval Enclosure Type. Statements of Environmental Opportunity recognise that they should be conserved and restored to reduce the enlargement of fields. Boundary walls have a **Medium-High** susceptibility to change, recognising their vulnerability and also that these features can be recreated within a relatively short period of time.

Magnitude of effect during construction (scale, duration and reversibility) at Construction

5.30 During construction, the existing dry-stone walls will be retained. With the site access being installed to the east of these structures and the dwelling constructed to the southeast, no changes to the walls are anticipated to facilitate the works. Once the dwelling has been constructed, new stone walls are required to provide enclosure to garden areas and to provide retaining elements to the access drive. These will connect to existing walls in two locations. This will result in a **small** scale of change to these existing landscape characteristics.

[8] The Hedgerow Regulations 1997 https://www.legislation.gov.uk/uksi/1997/1160/contents/made
[9]Natural Environment and Rural Communities (NERC) Act 2006 https://www.legislation.gov.uk/ukpga/2006/16/section/41

Overall effect and significance at construction

5.31 Overall, the level of effect of the **small** change to this landscape feature will be experienced as a **minor** effect as a result of a **small**-scale change over a **short** term acting on a **medium-high** susceptibility receptor valued at the **community** level. The direction of change during construction will be **beneficial** as there will be no change to the existing feature and it will be enhanced through the additional of new sections of wall, leading to a greater sense of enclosure within the landscape.

Magnitude of effect (scale, duration and reversibility) at Operation Year 1 and Year 15

5.32 During operation, the resource will be retained and supplemented through new sections of wall. At Years 1 and 15 of operation, this loss will result in a **small**-scale change to this landscape resource. The change is **long** term and **not reversible**

Overall effect and significance at Operation

5.33 The overall effect on boundary walls will be **minor beneficial** at Year 1 as a result of a **small**-scale change of a **long** term affecting a receptor of **medium-high** susceptibility and **community** value.

5.34 The overall effect at Year 15 will remain at **minor beneficial** as the new sections of stone wall experience weathering which will render them indistinguishable from existing sections.

Landscape Effects – Landscape Character

LCA C5: Longridge Fell

Sensitivity (Susceptibility and Value)

5.35 LCA C5 Longridge Fell is entirely within the Forest of Bowland National Landscape, therefore is valued at a **national** level. It contains multiple indicators of higher landscape susceptibility; the isolated, long, prominent ridge, a distinctive skyline backdrop to views, open views to the north and south, a feeling of remoteness and high scenic quality).

5.36 The character appraisal notes the baseline Landscape Condition of the wider Enclosed Moorland Hills LCT as '*moderate to good'* and the visual sensitivity as '*high*'.

5.37 The LCA has a **high** susceptibility to change.

Magnitude of effect during construction (scale, duration and reversibility) at Construction

5.38 No direct effects will be experienced within LCA C5 during the construction period. Indirect effects include a **minor** change to views experienced by receptors in proximity to **Viewpoint 3 – Appendix C**, Forty Acre Lane. These are experienced for a **small** geographical extent when travelling in a southerly direction. Receptors to views are vehicle users and occasional walkers using the network of lanes and PRoW leading down from the highpoint at Longridge Fell. The magnitude of the change in view is assessed as **negligible**. The magnitude of these indirect landscape effects, resulting from changes in views during construction is also recorded as **negligible**.

Overall effect and significance at construction

5.39 Overall, the level of effect will be **negligible**, resulting from a **partially reversible** change experienced at a **negligible** scale, over a **short** term and **small** extent, acting on a **high** susceptibility receptor valued at the **national** level.

Magnitude of effect (scale, duration and reversibility) at Operation Year 1 and Year 15

5.40 Once construction is complete, activity within the site and surrounding roads will cease. The resulting development will be screened from view by existing vegetation and the scale of effect experienced by visual receptors is recorded as **negligible**. The scale of the effects at Year 1 and Year 15 will therefore remain as **negligible**.

Overall effect and significance at Operation

5.41 Overall, the significance at Operation is predicted to be **negligible**. This is due to the **negligible** scale of **indirect** effects experienced over the **long term** within a **small** extent of the character area which has **national** value and **high** susceptibility.

LCA D11: Longridge

Sensitivity (Susceptibility and Value)

5.42 LCA D11 Longridge is entirely within the Forest of Bowland National Landscape, therefore is valued at a **national** level. This character area encompasses the lower lying land below the Fell landscape. It provides the setting for Longridge Fell and is within the foreground to views southwards from the elevated Fell.

5.43 The character area includes indicators of lower landscape susceptibility (gently undulating land, enclosed landscape that is less visible) and indicators of higher susceptibility (naturalistic land cover and semi-natural habitats, tranquil landscapes). In contrast to Longridge Fell, this LCA is more developed; populated with scattered, isolated dwellings, farms and recreational facilities (Longridge Golf Course). Many of these buildings are prominent within long-range views to the Fells.

5.44 The character appraisal notes the baseline Landscape Condition of the wider Moorland Fringe LCT as '*moderate'* and the landscape and visual sensitivity as '*high*'.

5.45 The LCA has a **medium-high** susceptibility to change.

Magnitude of effect during construction (scale, duration and reversibility) at Construction

5.46 During construction, **direct** effects will be experienced within the Site, which occupies a **small** geographical extent of the character area. Direct effects experienced will include the loss of part of the pastoral field (**permanent, irreversible**) to allow construction of the new dwelling, temporary **reversible** construction activity whilst the new dwelling is constructed and temporary **reversible** activity of construction vehicles accessing the site along the access track and using the local roads network.

5.47 **Indirect** effects will also be experienced due to changes in views and visual amenity as a result of the construction activity. Visual receptors experiencing these changes include the local communities at Higher Road and Stoneygate Lane and users of the PRoW east of the site. The geographical extent of these changes is limited to a **small** number of properties and limited extent of one PRoW. Representative views attainable from these receptors are illustrated by **Viewpoints 1 & 2, 4-6 and 10 – Appendix C**. The magnitude of visual effects resulting during the construction period ranges between Minor (the local community at Higher Road), Minor-negligible (the local community at Stonegate Lane, Users of PRoW network, east of the site) and Negligible.

5.48 The magnitude of effect during construction will be **small**...

Overall effect and significance at construction

5.49 Overall, the level of effect will be **negligible**, resulting from a **partially reversible** change experienced at a **negligible** scale, over a **short** term and **small** extent, acting on a **medium-high** susceptibility receptor valued at the **national** level.

Magnitude of effect (scale, duration and reversibility) at Operation Year 1 and Year 15

5.50 At Year 1 of operation **direct** effects to a **small** geographical extent of LCA D11 Longridge will arise from the loss of a small part of the pastoral field and introduction of the new dwelling, including associated changes to landscape features within garden areas, landscape/biodiversity enhancements within the wider site and the access track to the dwelling. The presence of scattered, isolated dwellings is not considered to be out of character within LCA D11 Longridge, subject to sensitive design.

5.51 The proposed new dwelling has been subject to independent design review process that confirms it meets the test of NPPF Paragraph 84 e; ensuring the siting of the dwelling and massing of the building and materiality used within the elevational treatments work in combination to minimise impacts on the landscape resource and visual receptors.

5.52 **Indirect** effects across the wider setting will be experienced due to the changes in views experienced by receptors within LCA D11 Longridge. **Viewpoints 1 & 2, 4-6 and 10 – Appendix C** illustrate the range of visual effects resulting from the development. During operation the scale of visual changes ranges from Minor Adverse, Minor-Negligible Beneficial to Negligible.

5.53 The scale of change at Year 1 and Year 15 experienced by LCA D11 Longridge is therefore recorded as **small**.

Overall effect and significance at Operation

5.54 At Year 1 the level of effect on LCA D11 Longridge is considered to be **minor** due to a **small** change in scale affecting a small geographical extent, acting on a landscape with **medium-high** susceptibility, which is valued at **national** level. The direction of change during operation Year 1 will be adverse as planting will not be fully established at this point.

5.55 At Year 15, landscape and ecological enhancement measures within the Site and planting designed to assist visual integration of the built form within the landscape setting and context to views will have established. Landscape ad ecological measures will result in the enhancement of the immediate setting of the character area in line with the guidelines for managing landscape change.

5.56 Proposed planting in the form of native scrub, hedgerows and trees will provide context to and filtering of views from visual receptors using landscape features aligned to the characteristics of LCA D11 Longridge. This will create visual coalescence with existing landscape features, such as the Cowley Brook corridor, and allow the new built form to sit comfortably within the receiving landscape.

5.57 This will result in a **minor** effect due to a **small** change in scale affecting a small geographical extent, acting on a landscape with **medium-high** susceptibility, which is valued at **national** level. The establishment of landscape and ecological enhancement measures and proposed planting will lead to a **beneficial** direct of change for this part of LCA D11 Longridge.

LCA F3: New Row

Sensitivity (Susceptibility and Value)

5.58 LCA F3 New Row is located to the south of the Forest of Bowland National Landscape, encompassing the lower lying lands to the south of the B6243 Clitheroe / Lower Road. The landscape is valued at a **community** level.

5.59 The character area includes many indicators of lower landscape susceptibility (gently undulating land, enclosed landscape) and fewer indicators of higher landscape susceptibility (areas with naturalistic or semi-natural habitats). There is a greater extent of settlement, evidence of the diversification of farms (for example for equestrianism and landscaping businesses), and a greater variation in land use including schools, restaurants and camp sites.

5.60 The character appraisal notes the baseline Landscape Condition of the wider Undulating Lowland Farmland with Wooded Brooks LCT as '*moderate to good'* and the landscape and visual sensitivity as '*moderate*'. It is therefore deemed that the LCA has a **medium** susceptibility to change.

Magnitude of effect during construction (scale, duration and reversibility) at Construction

5.61 No direct effects will be experienced within LCA F3 during the construction period. **Indirect** effects include a **negligible** change to views experienced by visual receptors (the local community at Knowle Green, users of the road network) in proximity to **Viewpoints 7-9 – Appendix C**. Effects are experienced over a **small** geographical range for a **short** duration and are **partially reversible**. The magnitude of the change in view for these receptors is assessed as **negligible**. The magnitude of these indirect landscape effects, resulting from changes in views during construction is also recorded as **negligible**.

Overall effect and significance at construction

5.62 Overall, the level of effect will be **negligible**, resulting from a **partially reversible** change experienced at a **negligible** scale, over a **short** term and **small** extent, acting on a **medium** susceptibility receptor valued at the **community** level.

Magnitude of effect (scale, duration and reversibility) at Operation Year 1 and Year 15

5.63 Once construction is complete, activity within the site and surrounding roads will cease. The resulting development will be screened from view by existing vegetation; therefore the geographical extent will reduce further to **negligible**. Whilst the effects will be **permanent** and **irreversible** the scale of change experienced by visual receptors will is recorded as **negligible**. The scale of the effects at Year 1 and Year 15 will therefore remain as **negligible**.

Overall effect and significance at Operation

5.64 Overall, the significance at Operation is predicted to be **negligible**. This is due to the **negligible** scale of **indirect** effects experienced over the **long term** within a **small** extent of the character area which has **community** value and **medium** susceptibility.

Cumulative Landscape Effects

5.65 Planning application 3/2024/0121 was registered by Ribble Valley Council on 5th August 2024 and is yet to be determined. The application is for the proposed extension of farmhouse at Cuckoo Hall Farm and conversion of attached existing agricultural barn and adjacent agricultural building to form extended dwelling including creation of basement level with subterranean parking; demolition of other agricultural buildings and replacement with new agricultural stock shed with solar panels and new agricultural storage building to west of farmhouse.

5.66 An LVIA prepared by Stephenson Halliday was submitted as part of the application process. This includes an assessment on the following landscape receptors;

- Longridge Moorland Fringe Character Area
- Longridge Fell Enclosed Moorland Hills
- Forest of Bowland National Landscape

5.67 The following effects are identified during Construction;

- Longridge Moorland Fringe Character Area; Minor Adverse effects
- Longridge Fell Enclosed Moorland Hills; Minor Adverse effects
- Forest of Bowland National Landscape; Minor Adverse effects

5.68 The following Residual effects are identified;

- Longridge Moorland Fringe Character Area; Minor Beneficial effects
- Longridge Fell Enclosed Moorland Hills; Minor Beneficial effects
- Forest of Bowland National Landscape; Minor Beneficial effects

5.69 Landscape effects experienced at Residual stage are assessed as Minor Beneficial because of the removal of poor-quality built elements and replacement with elements of higher build quality (outbuildings) and design (dwelling). Use of stone walling, new hedgerows and species rich grassland (within bunding and roof areas) are proposed to provide grounding within views.

5.70 The effects experienced during Construction and Residual stage are considered of Lesser Importance in accordance with the scale set out in this LVA. Direct effects occur within only a limited extent of the National Landscape and Longridge Moorland Fringe Character Area. Indirect effects occur over a wider area due to the changes to views resulting from the development. The overall Significance of the effects experienced by the range of visual receptors is assessed as 'Minor Adverse' or 'Minor Beneficial'.

Whilst the two schemes would slightly increase the amount of development within the LCT, they are at such a scale (individual dwellings) that they would not create additional pressure on this landscape resource. For this reason, there will be no additional cumulative landscape effects related to the proposed development over and above those identified within Chapter 5 of this LVA.

Chapter 6
Appraisal of Effects on Visual Receptors

6.1 This chapter considers how the proposed development will alter views during the construction and operational phases.

6.2 The potential visual effects that are taken forward to a full appraisal are ticked (✓) in **Table 6.1** below.

Table 6.1: Potential Visual Effects

Visual receptor	Construction / Operation
The local community at Higher Road	✓likely to be proximity views, partially screened and filtered by intervening hedgerow and hedgerow trees
The local community at Stoneygate Lane	✓likely to be proximity and mid-range views, partially screened and filtered by intervening topography, hedgerow and hedgerow trees
The local community at Knowle Green	✓likely to be distant views, largely screened and filtered by intervening topography, hedgerow and hedgerow trees
Users of PRoW, east of the site	✓likely to be limited views, largely screened by intervening topography and trees
Users of PRoW, south of the site	✓likely to be glimpsed views, largely screened and filtered by intervening topography, hedgerow and hedgerow trees
Users of Higher Road	✓likely to be proximity views, partially screened and filtered by intervening hedgerow and hedgerow trees
Users of Stoneygate Lane	✓likely to be proximity and mid-range views, partially screened and filtered by intervening topography, hedgerow and hedgerow trees
Users of the local road network north of the Site (including Forty Acre Lane)	✓likely to be glimpsed oblique views, largely screened and filtered by intervening topography, hedgerow and hedgerow trees
Users of the local road network south of the Site (including Lower Road)	✓likely to be some glimpsed, distant views, largely screened and filtered by intervening topography, hedgerow and hedgerow trees.

6.3 As noted in the methodology, the most important effects are those which should, relatively speaking, be given greatest weight in decision making. They typically concern substantial, long-lasting and irreversible changes to receptors of the greatest sensitivity. There is no clear threshold whereby an effect becomes more or less important, and it is noted that some 'moderate' effects can be judged to be either of greater or lesser importance depending on the receptor being appraised. There is a gradual, blurred transition in level of importance, and a judgement has been made based on the balance of visual sensitivity and magnitude of effect.

Representative Viewpoints

6.4 Viewpoints to represent each of the receptor groups are indicated In **Chapter 3: Table 3.1** and in **Appendix C**. Please refer to these alongside the appraisal narrative where indicated.

Visual Effects

The local community at Higher Road

Visual Baseline

6.5 Cowley Brook Farm and Cowley Brook Cottage are located on the opposite side of Higher Road and face onto the Site. Cowley Brook Cottage is an early C20th detached, two storey dwelling that is set back from the road at a slightly elevated position. Ground and first floor windows experience views onto the northwest corner of the Site. During summer months, views into and across the Site are largely screened by the existing mature trees set within the hedgerow boundary and the woody vegetation within the Cowley Brook corridor beyond this. **Site Photograph 2 – Appendix B**, taken within the centre of the site, indicates that a glimpsed oblique view into the site is experienced from upper floor windows due to a gap in the treeline at this point. During winter months, oblique views across the pastoral fields within the Site will be experienced. The dry-stone wall to the south and falling topography curtail the extent of views; although a small, glimpsed view of rising landform in the distance to the south of the River Ribble is possible, at the edge of the Cowley Brook corridor.

6.6 Cowley Brook Farm is a recently renovated, traditional stone farmhouse with an adjoining, unrenovated stone barn. A large, unused timber clad barn is set back from the road at a distance from the house. This is now falling into disrepair, losing most of its roof covering. As **Viewpoint 3 – Appendix C** indicates, the dilapidated barn is prominent in views from the northeast. Similar to Cowley Brook Cottage, Cowley Brook Farm sits at a slightly elevated position, affording views over the boundary hedgerow and across the Site from ground and first floor windows. The dry-stone wall to the south and falling topography curtail the extent of mid-range views. Rising landform in the distance to the south of the River Ribble is visible in the distance, framed by woody vegetation within the Cowley Brook corridor and the undulating landform.

6.7 Cuckoo Hall Farm is located to the west of the Site, beyond the Cowley Brook corridor. It is the subject of a recent planning application that would see a substantial subterranean extension of the farmhouse and erection of new barns. This has been considered within the Cumulative Assessment. The cluster of buildings includes a farmhouse and several barns and outbuildings. Views towards the site are not possible from the farmhouse due to the orientation of the house and positioning of the barns, although the static caravan faces east towards the site. **Viewpoint 2– Appendix C** represents the nature of view that could be attained from the vicinity of the property. This indicates that the mature woody vegetation along the Cowley Brook corridor provides a dense screen to views of the site during summer months. The undulating topography also ensure that large areas of the site are hidden from view.

Sensitivity (Susceptibility and Value)

6.8 Residential receptors are considered to have a **high** susceptibility to change in views as views contribute to the landscape setting enjoyed by the local community. The views are not specifically protected or designated but are valued at a **community** level by residents.

Magnitude of effect during construction (scale, duration, geographic extent and reversibility) at Construction

6.9 During the construction period there will be proximity views towards construction activity from front windows at Cowley Brook Farm and Cowley Brook Cottage. Summer vegetation will largely screen views from Cowley Brook Cottage although oblique views from upper storey windows may be possible.

6.10 At Cuckoo Hall Farm, due to the orientation of the farmhouse and outbuildings, views are only likely to be experienced from external areas and the static caravan, which is considered a temporary structure.

6.11 The scale of change to the receptor group at Cowley Brook Farm and Cowley Brook Cottage will be **small.** Construction of the new dwelling will form the main focus of activity within the Site for the duration of the construction period; this will take place beyond the southern dry-stone wall, occupying a small portion of the mid-range view. Once the earthworks and main structural elements have been erected the ground floor of the dwelling will largely be hidden from view. Construction vehicle activity along the access track will take place at the eastern edge of the view and will be partially screened by the intervening dry-stone wall. Landscape and biodiversity enhancements to the pastural fields will take place within a short period of time. Views from this receptor are represented by **Viewpoint 1– Appendix C**.

6.12 Two properties on Higher Road will be affected by noticeable changes, therefore the geographic extent of the effect on this community is considered to be **small**. The duration of construction works will be 1.5 years (**short** term). The construction works will be **partially reversible** as the construction equipment will be removed at the end of the construction period.

Overall effect and significance at construction

6.13 Overall, the level of effect predicted to be experienced by properties on Higher Road is judged to be **Minor.** This is due to a **small** scale change affecting views of **community** value and receptors with **high** susceptibility and occurring over a **small** geographic extent and for a **short** duration. The direction of effect is considered to be **adverse** as the construction works will be seen in the context of a rural background.

Magnitude of effect (scale, duration, geographic extent and reversibility) at Operation Year 1 and Year 15

6.14 Proposed Site Section BB illustrates the relationship of the new dwelling in relation to Higher Road. At Year 1, the ground floor of the dwelling will be screened from view by the retained dry-stone wall to the south of the Site. The green roof and first floor will be visible, due to their projection above the sloping topography of the field. These elements will interrupt distant views of the rising landform to the south of the River Ribble but will occupy a small extent of the view. Existing boundary vegetation will help to soften and filter although new tree planting in proximity to the dwelling will not be sufficiently established to provide a filter to views. It is noted that these are private views. The scale of visual change is considered to be **small**, occurring over a **small** geographic extent (two properties on Higher Road). The presence of new development will be **long term** and **not reversible**.

6.15 At Year 15 of operation, the proposed planting will be established. The infilled hedgerow adjacent to Cowley Brook Cottage, additional hedgerow tree planting will have matured, filtering views and enhancing the visual setting of the first-floor element of the Proposed Development from ground and first floor windows. Native trees planted in closer proximity to the new dwelling will have matured to 8m height, sufficient to provide a subtle filter to views from the first-floor, without creating a dense block of vegetation. With the additional of the woodland scrub belt to the rear, this should allow visual coalescence with the offsite triangular woodland block. This will reduce the visual prominence of the element within the scene, such that it does not appear out of character with the receiving mid-range setting and distant hillside backdrop. The scale of visual change will remain as **small** as the first-floor element will remain perceptible in winter views.

Overall effect and significance at Operation

6.16 Overall, the level of effect experienced by the community at Higher Road at Year 1 of operation of the development is deemed to be **minor** and **adverse** due to the **small** scale of change affecting views of **community** value and receptors with **high** susceptibility over a **long** term.

6.17 At Year 15 of operation, the level of effect will remain as **minor.** The enhancement of the existing hedgerow at Higher Road through supplemental planting will bolster the existing screening effect of this boundary. New scrub, tree and hedge planting closer to the house will provide a visual connection to existing off-site woodland blocks and this will provide a filter to first floor views that is in keeping with the surrounding landscape features. The introduction of built form into the distant rural backdrop is considered to remain an **adverse** effect.

The local community at Stoneygate Lane

Visual Baseline

6.18 The former Newdrop Inn is located at the junction of Stoneygate Lane and Higher Road and has been recently converted into five separate dwellings (**Site Context Photograph 1 – Appendix B**). The building is a two-three storey property; four of the dwellings face west across Stoneygate Lane to the Site, along with a separate detached property on the same site. It should be noted that plans submitted for planning show that living accommodation is placed on the first floor, where large oriel windows have been installed facing the site. **Viewpoint 4 – Appendix C** shows the representative views that may be experienced by these receptors. A traditional stone field barn on the opposite side of Stonegate Lane screens views from the detached dwelling and the northernmost dwelling. Views from the remaining four properties towards the Site are selectively screened during summer months by an existing hedgerow interspersed with hedgerow trees. During winter months, open views are attainable across the pastoral fields and up to the eastern boundary of the Site. Beyond this point, the Site slope away to the east, therefore the mid-range focus of views is the woody vegetation along Cowley Brook and beyond this, the clutter of white-rendered buildings at Cuckoo Hall Farm. In summer these buildings are largely hidden from view.

6.19 Two further residential dwellings are located on or immediately adjacent Stoneygate Lane. Bowland Lodge is a detached, late C20th, single storey dwelling property, with windows to all elevations (**Site Context Photograph 2 – Appendix B**). The

dwelling is located approximately 260m to the southeast of the Site and is set within landscaped grounds, with a simple timber post and rail fence separating it from pastoral fields to the north. Coulthurst Barn is situated approximately 514m to the southeast of the Site at the end of the FP0335004, where it joins Stoneygate Lane (**Site Context Photograph 3 – Appendix B**). It is a conversion of a traditional stone barn to a dwelling house and has two small windows facing the Site on the northern elevation. A series of hedge field boundaries with occasional hedgerow trees filter views towards the site. The undulating nature of the surrounding topography means that land within the Site itself is hidden from view. Viewpoint 5 shows the representative views experienced by these receptors.

Sensitivity (Susceptibility and Value)

6.20 Residential receptors are considered to have a **high** susceptibility to change in views as views contribute to the landscape setting enjoyed by the local community. The views are not specifically protected or designated but are valued at a **community** level by residents.

Magnitude of effect during construction (scale, duration, geographic extent and reversibility) at Construction

6.21 During the construction period there will be direct, elevated views from first floor living accommodation in the converted former New Drop Inn over the site. These views will be experienced during both summer and winter months as the height of the existing hedgerow to the west of Stoneygate Lane is not high enough to screen views and there is a gap in the hedgerow trees at this point.

6.22 The scale of change to the receptor group at the former New Drop Inn will be **small**. Construction of the new dwelling will form the main focus of activity within the Site for the duration of the construction period. This activity will take place approximately 190m from the former New Drop Inn, occupying a small portion of the mid-range view. The finished ground floor level of the new dwelling will be constructed approximately 12m lower than the ground floor of the New Drop, therefore once the earthworks and main structural elements have been erected the ground and first floor of the dwelling will largely be sunken from view. Construction vehicle activity along the access track leading from Higher Road will be largely screened by the intervening dry-stone wall. Views from this receptor are represented by **Viewpoint 4 – Appendix C.**

6.23 Three properties at the former New Drop Inn will be affected by noticeable changes, therefore the geographic extent of the effect on this community is assessed as **small**. The duration of construction works will be 1.5 years (**short** term). The construction works will be **partially reversible** as the construction equipment will be removed at the end of the construction period.

6.24 Bowland Lodge and Coulthurst Barn are located 310m and 570m respectively from the Site. Both have windows facing the Site from ground floor living accommodation. Stone wall, fences and existing vegetation to the curtilage of these properties, in combination with rising topography, largely screen the site from view.

6.25 The scale of change to this receptor group will be **small** to **negligible**. Glimpsed views of construction activity may be possible within the gap in vegetation cover between the triangular block of woodland (immediately to the south of the site) and the Higher Road boundary. Activity will take place at a distance and will form a very limited element of the view, with foreground features likely to screen to some extent. Views from this receptor are represented by **Viewpoint 5 – Appendix C**.

6.26 Two properties will be affected by the changes, therefore the geographic extent of the effect on this community is assessed as **small**. The duration of construction works will be 1.5 years (**short** term). The construction works will be **partially reversible** as the construction equipment will be removed at the end of the construction period.

Overall effect and significance at construction

6.27 Overall, the level of effect predicted to be experienced by properties on Stoneygate Lane is judged to be **Minor-Negligible.** This is due to a **small-negligible** scale change affecting views of **community** value and receptors with **high** susceptibility and occurring over a **small** geographic extent and for a **short** duration. The direction of effect is considered to be **adverse** as the construction works will be seen in the context of a rural background.

Magnitude of effect (scale, duration, geographic extent and reversibility) at Operation Year 1 and Year 15

6.28 At Year 1, the first floor of the new dwelling will be partially visible over a **small** scale, experienced as a **permanent**, **irreversible** change to views by approximately three to residents at the former Newdrop Inn above the sloping pastoral field in

the foreground to views but will be a small component of the overall view. A newly planted scrub belt, hedgerows and standard tree planting will be introduced along the eastern boundary. Trees in this location will be planted at 4.5-5.0m height, which will provide some initial filtering of views towards the full height of the exposed first-floor elevation, although it will take several years for the scrub belt to provide a similar height of cover.

6.29 At Year 1 and Year 15, tree planting of Extra Heavy Standards to the eastern and southern boundaries will further assist with the screening effect of existing vegetation in views from Bowland Lodge and Coulthurst Barn.

6.30 Overall, the scale of visual change experienced by the community at Stoneygate Lane at Year 1 of operation of the development is deemed to be **small**.

6.31 At Year 15, vegetation within the scrub belt will have grown to a height of 5-8m, sufficient to screen the first floor of the new dwelling from residents at the former Newdrop Inn. The established hedgerow to the eastern boundary will provide dense screen to the ground floor of the building. Tree planting of extra heavy standards will have reached between 9.5-10m in height, adding further greenery to the overall scene, in keeping with the characteristics of the receiving landscape character area. The scale of effect is assessed as **small.**

6.32 At Year 1 and Year 15, tree planting of Extra Heavy Standards to the eastern and southern boundaries will further assist existing vegetation in assimilating the Proposed Development into the landscape in views from Bowland Lodge and Coulthurst Barn.

Overall effect and significance at Operation

6.33 Overall, the level of effect experienced by the community at Stoneygate Lane at Year 1 of operation of the development is deemed to remain **Minor-Negligible** due to the **small** scale of change affecting views of **community** value and receptors with **high** susceptibility over a **long** term. The direction of effect is assessed as **adverse** as planting measures to the eastern boundary are yet to fully mature.

6.34 At Year 15 of operation, the level of effect will be **Minor-Negligible.** The direction of effect is assessed as **beneficial** as planting measures taking place along the eastern boundary will enhance the appearance of existing field boundaries (currently a post and wire fence) and read as a continuation of the Cowley Brook corridor woodland.

The local community at Knowle Green

Visual Baseline

6.35 The Knowle Green hamlet consists of a number of scattered properties lining the B6243 corridor and immediately to the north and south. There is no discernible centre, although the Knowle Green Congregational Church provides additional focus to a small cluster of traditional stone buildings located approximately 70 m east of the Knowle Green sign. Managed hedgerows and stone walls bound the B6243 corridor, with small lanes leading to further clusters of properties, set back from the main road.

6.36 An estimation of the likely views attained by individual properties was assessed using publicly accessible viewpoints. **Viewpoints 7, 8 and 9 – Appendix C** illustrate a range of representative views from public viewpoints near the Knowle Green community. These illustrate that views towards the site are largely curtailed by vegetation associated with the Cowley Brook corridor and intervening field boundaries.

Sensitivity (Susceptibility and Value)

6.37 Residential receptors are considered to have a **high** susceptibility to change in views as views contribute to the landscape setting enjoyed by the local community. The views are not specifically protected or designated but are valued at a **community** level by residents.

Magnitude of effect during construction (scale, duration, geographic extent and reversibility) at Construction

6.38 During the construction period, glimpsed views of construction activity within the site will only occur where an opening in the characteristic landscape pattern of woodland belts and hedgerow trees occurs and any views will be largely screened during summer months, although construction activity and movement may be glimpsed. The scale of change is assessed as **small-negligible**.

Overall effect and significance at construction

6.39 Overall, the level of effect predicted to be experienced by the Knowle Green is judged to be **Minor.** This is due to a small-**negligible** scale change affecting views of **community** value and receptors with **high** susceptibility and occurring over a **small** geographic extent and for a **short** duration.

Magnitude of effect (scale, duration, geographic extent and reversibility) at Operation Year 1 and Year 15

6.40 Once construction activity within the Site has ceased, the ground floor of the new dwelling will be recessed within the landform and screened further by boundary walls, new hedge and tree planting. Where a glimpsed views of the first-floor element are possible, these will be experienced as a very small component within the backdrop to views. At this distance, a receptor will be unlikely to tell whether the building is a new dwelling or farm building, however the use of local stone within the elevational treatment means that it will not jar within the overall scene or read as an incongruent element. The scale of change at Year 1 therefore remains as **negligible.**

6.41 At Year 15, tree planting to the south of the site boundary will be in the region of 9.5-10.0m in height, providing a robust filter to views from the south. The new dwelling is therefore likely to be fully assimilated into the landscape by Year 15 and the scale of change will remain **negligible**.

Overall effect and significance at Operation

6.42 Overall, the level of effect predicted to be experienced by the Knowle Green community is judged to be **Negligible.** This is due to a **negligible** scale change affecting views of **community** value and receptors with **high** susceptibility and occurring over a **small** geographic extent over a **long** duration.

Users of the PRoW network, east of the site

Visual Baseline

6.43 Views from the PRoW network to the east of the site are generally curtailed by the sloping landform that creates visual separation between areas east of the Stydd Brook corridor and the site. FP0335003 extends from the elevated land at the edge of the Stydd Brook corridor, dropping gently down to Stoneygate Lane in the west. **Viewpoint 6 – Appendix C** represents the extensive views of the undulating lowland farmland afforded from the footpath, with the Fell edge rising above. The telecommunication mast and large sheds at Forty Acre Farm are discernible visual detractors on the horizon. Existing mature hedgerow trees lining Stoneygate Lane provide extensive screening of the Site during summer months. The existing small triangular block of woodland to the immediate south of the site provides further screening of views into the Site and links with woody vegetation to the Cowley Brook corridor beyond.

Sensitivity (Susceptibility and Value)

6.44 PRoW users are considered to have a **high** susceptibility to change in views as views contribute to the landscape setting enjoyed by those engaging in outdoor recreation whose interest is likely to be focussed on the landscape. The views are experienced within a nationally designated landscape but are not identified in management plans or other sources of baseline information, therefore valued at a **local** level by residents.

Magnitude of effect during construction (scale, duration, geographic extent and reversibility) at Construction

6.45 Existing vegetation along Stoneygate Lane will largely screen the site during the **short-term** construction period, however during winter months glimpses of construction activity may be possible from a **small** extent of the footpath through the intervening vegetation, particularly if taller lifting machinery such as crane are used. These are partially **reversible** effects.

6.46 The scale of change is assessed as **small-negligible** considering the screening of the Site during summer months resulting from existing vegetation, which would mean that any construction activity within the site would be largely hidden from view.

Overall effect and significance at construction

6.47 **Figure 5: Screened Zone of Theoretical Visibility (ZTV) – Appendix A**, indicates that visual effects will be experienced from approximately 100 metres of the route, when travelling in a westerly direction, therefore the geographic extent of the effect

on this community is assessed as **small**. The duration of construction works will be 1.5 years (**sho**rt term). The construction works will be **partially reversible** as the construction equipment will be removed at the end of the construction period.

6.48 Overall, the level of effect predicted to be experienced by PRoW users is judged to be **Minor-Negligible.** This is due to a **small-negligible** scale change affecting views of **local** value and receptors with **high** susceptibility and occurring over a **small** geographic extent and for a **short** duration. The direction of effect is considered to be **adverse** as the construction works will be seen in the context of a rural background.

Magnitude of effect (scale, duration, geographic extent and reversibility) at Operation Year 1 and Year 15

6.49 At Year 1, the new dwelling will remain largely screened by the existing vegetation along Stoneygate Lane and receptors will only experience a **small**-scale change in views from a **small** extent of the footpath. Changes will be **permanent** and **irreversible**. A newly planted scrub belt, hedgerows and standard tree planting will be introduced along the eastern boundary, with the hedgerow and hedgerow tree planting continued to the southern boundary. This will aid visual coalescence with existing woodland features to the south of the site and along the Cowley Brook corridor, although it will take some years before they reach sufficient height to fully infill the gap in woodland cover. This is, however, unlikely to be perceptible to visual receptors using the footpath. The scale of change is assessed as a 'no change' scenario (**small-negligible)** on this basis.

6.50 At Year 15, the new tree planting will have reached a height of 9.5-10.0m, with tree canopies widening to provide an intermittent filter to views into the site that will aid visual coalescence with existing woodland features to the south of the site and along the Cowley Brook corridor. The scale of change is assessed as **negligible** as the height of the new tree planting in combination with scrub planting will sufficiently bolster the function of vegetation along Stoneygate Lane in the mid-ground to filter views towards the site and enhance the landscape setting.

Overall effect and significance at Operation

6.51 Overall, the level of effect experienced by footpath users at Year 1 of operation of the development is deemed to remain **Minor-Negligible** due to the **small** scale of change affecting views of **local** value and receptors with **high** susceptibility over a **long** term. The direction of effect is assessed as **adverse** as planting measures to the eastern boundary are yet to fully mature.

6.52 At Year 15, the level of effect will be **negligible** on the basis that the site will screened during both winter and summer months due to the multiple layers of vegetation within the mid-ground of views.

Users of the PRoW network, south of the site

Visual Baseline

6.53 The PRoW network is more tightly connected than it is to the north, west or east of the site, perhaps reflecting the slightly increased population density along the B6243 and numerous farms within the flatter, lowland landscape to the south. Visual connectivity across this area is generally limited by the hedged field boundaries and numerous hedgerow trees (**Site Context Photographs 7 & 8 – Appendix B**). The Cowley Brook corridor continues through this southern landscape enclosed by a deep belt of woodland vegetation. **Viewpoint 8 – Appendix C** shows a representative viewpoint from FP0335003, facing north across the Knowle Green Village Hall car park.

6.54 A dense hedgerow to the northern boundary of Clitheroe Road, hedgerow trees and the dense belt of vegetation associated with the Cowley Brook corridor, screens mid-range views. To the west of the Cowley Brook, the more open landscape in the vicinity of Cowley Brook Farm is visible, with the coniferous plantation at United Utilities Cowley Brook Woodland, visible on the horizon above. A glimpsed view towards the site is possible due to a small gap in woodland cover within long range views. The former Newdrop Inn is also discernible within the background scene. Recent planting of 5No.trees has been undertaken to the grass verge to the front of the Knowle Green Village Hall car park. These are still at juvenile stage and do not provide any significant filtering of views or assimilation of the Proposed Development into the landscape.

6.55 Viewpoint 10 – Appendix C shows a representative viewpoint from FP0335004, located approximately 450m closer to the Site than Viewpoint 8. At this location, views are heavily filtered by the dense tree cover, fence and hedgerow bounding the PRoW corridor. Attainable views through the boundary hedge focus on the rising landform within the foreground. This curtails views into fields further north, and beyond these, the Site itself.

Sensitivity (Susceptibility and Value)

6.56 PRoW users are considered to have a **high** susceptibility to change in views as views contribute to the landscape setting enjoyed by those engaging in outdoor recreation whose interest is likely to be focussed on the landscape. The views are experienced outside the National Landscape, looking inwards. They are not identified in management plans or other sources of baseline information, therefore valued at a **local** level by residents.

Magnitude of effect during construction (scale, duration, geographic extent and reversibility) at Construction

6.57 During the construction period, glimpsed views of construction activity within the site are possible from only a **small** extent of the footpath, where it runs adjacent to the Knowle Green Village Hall car park and an opening in the landscape pattern occurs. These views occupy a **small** extent of the overall view for the **short term** are **partially reversible** and will be largely screened during summer months. The scale of change is assessed as **negligible**.

Overall effect and significance at construction

6.58 Overall, the level of effect predicted to be experienced by users of the PRoW network, south of the site is judged to be **Negligible.** This is due to a **negligible** scale change affecting views of **community** value and receptors with **high** susceptibility and occurring over a **small** geographic extent and for a **short** duration.

Magnitude of effect (scale, duration, geographic extent and reversibility) at Operation Year 1 and Year 15

6.59 Once construction activity within the Site has ceased, the ground floor of the new dwelling will be recessed within the landform and screened further by boundary walls, new hedge and tree planting. Where a glimpsed view of the first-floor element is possible, it will be experienced as a very **small** scale component within the backdrop to the view. The view will be experienced from a **small** extent of the footpath, although the change will be **permanent** and **irreversible**. At this distance, a receptor will be unlikely to tell whether the building is a new dwelling or farm building, however the use of local stone within the elevational treatment means that it will not jar within the overall scene or read as an incongruent element. The scale of change at Year 1 therefore remains as **negligible.**

6.60 At Year 15, tree planting to the south of the site boundary will be in the region of 9.5-10.0m in height, providing a robust filter to views from the south. In addition, tree planting to the car park boundary will have matured and occupy a greater proportion of the foreground views. The new dwelling is therefore likely to be fully assimilated into the landscape by Year 15 and the scale of change will remain **negligible**.

Overall effect and significance at Operation

6.61 Overall, the level of effect predicted to be experienced by users of the PRoW network, south of the site is judged to be **Negligible.** This is due to a **negligible** scale change affecting views of **community** value and receptors with **high** susceptibility and occurring over a **small** geographic extent over a **long** duration.

Users of Higher Road

Visual Baseline

6.62 Higher Road connects the settlement of Longridge to the west with Stoneygate Lane to the east. The screened ZTV (Appendix A Figure 5) indicates very limited theoretical visibility along the stretch of road to the immediate north of the site. The roadsides along this route are typically bounded by hedgerows with mature hedgerow trees and alongside blocks of woodland this limits visual interaction with the surrounding landscape. There are glimpsed views to the south towards the Ribble Valley at two existing field gate access points. The focus of view is in an east-west or west-east direction of travel.

Sensitivity (Susceptibility and Value)

6.63 Road users are considered to have a **medium** susceptibility to change in views as they are more focused on the road than recreational receptors but still have an interest in the landscape through which they are driving, cycling or walking through. The views are not specifically protected or designated but are valued at a **community** level.

Magnitude of effect during construction (scale, duration, geographic extent and reversibility) at Construction

6.64 During the construction period there will be glimpsed, oblique views towards construction activity through the gaps in vegetation where existing and proposed access points are located. There may also be views of minor vegetation clearance to allow for visibility splays associated with the proposed access. Summer vegetation will largely screen other transient views towards construction activity.

6.65 The scale of change to the receptor group will be **small.** Construction of the new dwelling will form the main focus of activity within the Site for the duration of the construction period; this will take place beyond the southern dry-stone wall, occupying a small portion of the mid-range view. Views from this receptor are represented by **Viewpoint 1– Appendix C**.

6.66 The duration of construction works will be 1.5 years (**short** term). The construction works will be **partially reversible** as the construction equipment will be removed at the end of the construction period.

Overall effect and significance at construction

6.67 Overall, the level of effect predicted to be experienced by properties on Higher Road is judged to be **Minor-negligible.** This is due to a **small** scale change affecting views of **community** value and receptors with **medium** susceptibility and occurring over a **small** geographic extent and for a **short** duration. The direction of effect is considered to be **adverse** as the construction works will be seen in the context of a rural background.

Magnitude of effect (scale, duration, geographic extent and reversibility) at Operation Year 1 and Year 15

6.68 At Year 1, the ground floor of the dwelling will be screened from view by the retained dry-stone wall to the south of the Site. The green roof and first floor will be visible in glimpsed views, due to their projection above the sloping topography of the field. The dwelling, and its proposed landscaping have been carefully arranged as part of the approach from Higher Lane and are deemed to be of exceptional design quality (Places Matter Design Review Panel July 2023). Existing boundary vegetation will help to soften and filter but not completely obscure views towards the proposed development. The scale of visual change is considered to be **small**, occurring over a **small** geographic extent (small sections of Higher Road where gaps in existing vegetation allow). The presence of new development will be **long term** and **not reversible**.

6.69 At Year 15 of operation, the proposed planting will be established. Providing an established and characteristic landscape setting to the dwelling. The scale of visual change will remain as **small** as glimpsed views of the proposed development will remain.

Overall effect and significance at Operation

6.70 Overall, the level of effect experienced by the community at Higher Road at Year 1 of operation of the development is deemed to be **minor-negligible** and **adverse** due to the **small** scale of change affecting views of **community** value and receptors with **medium** susceptibility over a **long** term.

6.71 At Year 15 of operation, the level of effect will remain as **minor-negligible.**

Users of Stoneygate Lane

Visual Baseline

6.72 Stoneygate Lane connects Forty Acre Lane to the north with the settlement of Ribchester to the south. The screened ZTV (Appendix A Figure 5) indicates limited visibility for users of this route south of the junction with Forty Acre Lane and Higher Road, and at the bend in the road, approximately 450m south east of the site. The road is predominantly flanked by mature hedgerow with hedgerow trees which limits visual interaction with the surrounding landscape. Users are predominantly travelling in a north-south or south-north direction.

Sensitivity (Susceptibility and Value)

6.73 Road users are considered to have a **medium** susceptibility to change in views as they are more focused on the road than recreational receptors but still have an interest in the landscape through which they are driving, cycling or walking through. The views are not specifically protected or designated but are valued at a **community** level.

Magnitude of effect during construction (scale, duration, geographic extent and reversibility) at Construction

6.74 During the construction period there will be glimpsed views through gaps in vegetation. The scale of change to the receptor group will be **small**. Construction of the new dwelling will form the main focus of activity within the Site for the duration of the construction period. Construction vehicle activity along the access track leading from Higher Road will be largely screened by the intervening dry-stone wall. Views from this receptor are represented by **Viewpoint 4 – Appendix C.**

6.75 The scale of change to this receptor group will be **small-negligible**. Activity will take place at a distance and will form a very limited element of the view and for a small part of the route within the study area (small geographic extent). The change will be **short** term and **partially reversible** as construction activity will cease but built form will remain.

Overall effect and significance at construction

6.76 Overall, the level of effect predicted to be experienced by users of Stoneygate Lane is judged to be **Minor-Negligible.** This is due to a **small-negligible** scale change affecting views of **community** value and receptors with **medium** susceptibility and occurring over a **small** geographic extent and for a **short** duration. The direction of effect is considered to be **adverse** as the construction works will be seen in the context of a rural background.

Magnitude of effect (scale, duration, geographic extent and reversibility) at Operation Year 1 and Year 15

6.77 At Year 1, the first floor of the new dwelling will be partially visible over a **small** scale, experienced as a **permanent**, **irreversible** change to views where gaps in roadside vegetation allow. A newly planted scrub belt, hedgerows and standard tree planting will be introduced along the eastern boundary of the site. Trees in this location will be planted at 4.5-5.0m height, which will soften and filter views of the proposed development.

6.78 Overall, the scale of visual change experienced by the users of Stoneygate Lane at Year 1 of operation of the development is deemed to be **small**.

6.79 At Year 15, vegetation within the scrub belt will have grown to a height of 5-8m, which will further soften and filter views towards the proposed development. The established hedgerow to the eastern boundary will provide a dense screen to the ground floor of the building. Tree planting of extra heavy standards will have reached between 9.5-10m in height, adding further greenery to the overall scene, in keeping with the characteristics of the receiving landscape character area. The scale of effect is assessed as **small.**

Overall effect and significance at Operation

6.80 Overall, the level of effect experienced by users of Stoneygate Lane at Year 1 of operation of the development is deemed to remain **Minor-Negligible** due to the **small** scale of change affecting views of **community** value and receptors with **medium** susceptibility over a **long** term. The direction of effect is assessed as **adverse** as an addition of built form into the lanscape.

6.81 At Year 15 of operation, the level of effect will be **Minor-Negligible.** The direction of effect is assessed as **beneficial** as planting measures taking place along the eastern boundary will enhance the setting of the proposed development and read as a continuation of the Cowley Brook corridor woodland.

Users of the local Road network, north of the site

Visual Baseline

6.82 Views from the road network to the north of the site are largely curtailed by the effects of topography and screened by coniferous planting within United Utilities' Cowley Brook Woodland. As identified on **Figure 5: Screened Zone of Theoretical Visibility (ZTV),** the development is theoretically visible from only a limited extent of Forty Acre Lane. A representative view is included at **Viewpoint 3 – Appendix C**. This shows that the Site is screened by several layers of woody vegetation; within the Cowley Brook corridor, bounding Higher Road and to the rear of Cowley Brook Farm (including several coniferous trees). In combination this provides a successful screen during both summer and winter months. The derelict barn at Cowley Brook Farm is a prominent detractor within the foreground views and the white rendered buildings at Cuckoo Hall Farm are distinct within the mid-ground of view. Lower lying ground at the edge of Longridge, including the two reservoirs at Spade Mill, can be glimpsed within the background of views.

Sensitivity (Susceptibility and Value)

6.83 Travellers on local roads within this area will have a **medium** level of susceptibility. In this instance, users of Forty Acre Lane are likely to be residents or recreational visitors to Longridge. They may also be traveling on foot, using the quieter lanes to connect to the PRoW network.

6.84 Views are likely to be valued at a **local** level. Although they are experienced within a nationally designated landscape, the views are not identified within management plans or within the Landscape Character Assessment.

Magnitude of effect during construction (scale, duration, geographic extent and reversibility) at Construction

6.85 Due to the screening effects of existing vegetation no perceptible changes to views are considered likely within the Construction period, therefore a **negligible** scale of effect is recorded.

6.86 The geographic extent of the effect on the road network is assessed as **small** due to the extent at which any effects will be experienced. The duration of construction works will be 1.5 years (**short** term). The construction works will be **partially reversible** as the construction equipment will be removed at the end of the construction period.

Overall effect and significance at construction

6.87 Overall, the significance at construction is predicted to be **negligible**. This is due to a **negligible** scale change affecting views of **local** value and receptors with **high** susceptibility and occurring over a **small** geographic extent and for a **short** duration. The direction of effect is considered to be **adverse** as the construction works will be seen in the context of a rural background.

Magnitude of effect (scale, duration, geographic extent and reversibility) at Operation Year 1 and Year 15

6.88 Due to the screening effects of existing vegetation no perceptible changes to views are considered likely at Operation Year 1 and Year 15, therefore a **negligible** scale of effect is recorded.

Overall effect and significance at Operation

6.89 Overall, the significance at Operation is predicted to be **negligible**. This is due to a **negligible** scale change affecting views of **local** value and receptors with **high** susceptibility and occurring over a **small** geographic extent and for a **long** duration.

Users of the local road network, south of the site

Visual Baseline

6.90 Views from the B6243 corridor to the south of the site, are restricted by the screening effects of the clusters of dwellings lining the road, dense hedgerows, mature tree cover within rear gardens and small-scale fields in the vicinity of Knowle Green. Where gaps in the built form occur, views to the rising hillside are fragmented by the mature vegetation along the Cowley Brook Corridor and other field boundaries running in a north-south direction. As identified on **Figure 5: Screened Zone of Theoretical Visibility (ZTV),** the Site is visible from only a limited extent of the B6243, between Cowley Brook and Knowle Green Village Hall. Representative views are included at **Viewpoints 7 & 9 – Appendix C**.

6.91 Viewpoint 7 – Appendix C is taken from a field gate on B6243 Clitheroe Road, opposite the T junction with Green Moor Lane and is representative of views from both these roads. The view shows the combined screening effect of layers of boundary vegetation within the central mid-ground, found within fields to the north and south of FP0335004. This vegetation largely screens views of the undulating lowland farmland, including the Site. Above the vegetation, views to Longridge Fell and Cowley Brook Woodland are possible. Cuckoo Hall Farm is evident on elevated land which rises above the central vegetation belt.

6.92 Viewpoint 9 – Appendix C is taken from B6243 Lower Road, close to the end of BW0302010 and is representative of views experienced by road users when travelling in an easterly direction. The view shows the combined screening effect of layers of boundary vegetation within the central mid-ground. This vegetation largely screens views of the undulating lowland farmland, including the Site. Above the vegetation, views to Longridge Fell and Cowley Brook Woodland are possible. Cuckoo Hall Farm is evident on elevated land which rises above the central vegetation belt.

Sensitivity (Susceptibility and Value)

6.93 Travellers on the B6243 will have a **low** level of susceptibility. In this instance, users of Clitheroe / Knowle Green Road are likely to be both residents and those travelling through the wider area who may be less aware of and focussed on the landscape setting. Views will be valued at a **community** level.

Magnitude of effect during construction (scale, duration, geographic extent and reversibility) at Construction

6.94 Due to the screening effects of existing vegetation no perceptible changes to views are considered likely within the Construction period, therefore a **negligible** scale of effect is recorded.

6.95 The geographic extent of the effect on the road network is assessed as **small** due to the extent at which any effects will be experienced. The duration of construction works will be 1.5 years (**short** term). The construction works will be **partially reversible** as the construction equipment will be removed at the end of the construction period.

Overall effect and significance at construction

6.96 Overall, the significance at construction is predicted to be **negligible**. This is due to a **negligible** scale change affecting views of **local** value and receptors with **low** susceptibility, occurring over a **small** geographic extent and for a **short** duration.

Magnitude of effect (scale, duration, geographic extent and reversibility) at Operation Year 1 and Year 15

6.97 Any views experienced at Operation Year 1 and 15 will be experienced over a **small** geographical extent for a transitory period when travelling through the areas. Although a **permanent**, **irreversible** change, effects will occupy a very **small** part of the overall scene, if detected at all. Due to the screening effects of existing vegetation no perceptible changes to views are considered likely at Operation Year 1 and Year 15, therefore a **negligible** scale of effect is recorded.

Overall effect and significance at Operation

6.98 Overall, the significance at construction is predicted to be **negligible**. This is due to a **negligible** scale change affecting views of **local** value and receptors with **low** susceptibility, occurring over a **small** geographic extent and for a **long** duration.

Cumulative Visual Effects

6.99 Planning application 3/2024/0121 was registered by Ribble Valley Council on 5th August 2024 and is yet to be determined. The application is for the proposed extension of farmhouse at Cuckoo Hall Farm and conversion of attached existing agricultural barn and adjacent agricultural building to form extended dwelling including creation of basement level with subterranean parking; demolition of other agricultural buildings and replacement with new agricultural stock shed with solar panels and new agricultural storage building to west of farmhouse.

6.100 An LVIA prepared by Stephenson Halliday was submitted as part of the application process. Figure 5: Zone of Theoretical Visibility with Screening Effect of Woodland and Settlement shows the likely extent at which the proposed building may be visible. A comparison with the screened ZTV prepared for this assessment has indicated overlap in the following locations;

- Higher Road (Cowley Brook Farm and Cowley Brook Cottage, Road users)
- Forty Acre Lane
- Stoneygate Lane (Former Newdrop Inn, Coulthurst Barn)
- Public Rights of Way (FP0335003, FP0335003)
- B6243

6.101 Effects on visual receptors were assessed at several locations within the ZTV. This included the following common viewpoints;

- Higher Road (Viewpoint 1, Stephenson Halliday Viewpoint 3)
- Stoneygate Lane (Viewpoint 5, Stephenson Halliday Viewpoint 2)
- Knowle Green Village Hall / FP0335003 (Viewpoint 8, Stephenson Halliday Viewpoint 7)

6.102 The scale of visual effects arising from the redevelopment of Cuckoo Hall during Construction and Operational phases is assessed at either ‘Small’ or Negligible’ across the visual receptor groups. The overall Significance of the effects experienced by the range of visual receptors is assessed as ‘Minor Adverse’ or ‘Minor Beneficial’.

6.103 At Higher Road, the two schemes would only be viewed in conjunction when standing at the viewpoint and would not be experienced together in views from ground or first floor windows of the nearby properties.

6.104 At Stoneygate Lane, both schemes would largely be screened from view during summer months. In winter months the schemes may appear in conjunction, however only a small amount of each building would be exposed. At this distance the

receptor is unlikely to perceive any noticeable difference in the development at Cuckoo Hall, therefore the Magnitude in the change in view would not increase as a result.

6.105 From Knowle Green Village Hall / FP0335003, the collection of buildings at Cuckoo Hall breaks the skyline in views towards Longridge Fell. Their white render reads as a strong contrast against the rising pastoral landform, and darker moorland backdrop. Coniferous woodland at Cowley Brook Plantation, woody vegetation along the Cowley Brook corridor and tree cover associated with the fields to the north of the B6243 provide an effective screen to views of the Higher Road site, including during winter months. For this reason, the Magnitude in the change in view would not increase as a result.

Chapter 7
Summary of Effects

7.1 This Chapter provides a summary of the landscape and visual effects during construction and operation (at Years 1 and 15).

7.2 Clear Design Principles including a comprehensive landscape scheme have been incorporated into the design as far as possible to enhance the landscape setting, thereby minimising both landscape and visual effects. There is a focus on residual landscape and visual effects (Year 15) once all proposed planting has matured.

Landscape and Visual Effects During Construction

Landscape Effects

7.3 During construction most effects which will occur during the construction phase will be limited to the Site and the immediate setting, from which construction activities may be viewed.

7.4 Direct permanent effects include the loss of pastoral field and construction of the new dwelling. Direct, temporary effects include the temporary change in land cover across the remaining site to implement wider landscape measures, and construction activity within the Site. Indirect effects will also result from a change in views resulting from the temporary construction activity and permanent construction of the dwelling experienced at visual receptors.

7.5 The landscape Appraisal of the proposed development during construction is summarised in table 7.1 below. At Construction, the range of effects experienced by landscape receptors are all assessed as being of Lesser Importance.

Table 7.1: Summary of Likely Landscape Effects During Construction

Receptor	Sensitivity (Susceptibility and Value)	Magnitude of Effect (Scale, Duration, Geographic Extent* and Reversibility) *Geographic Extent is appraised for Landscape Character / Setting	Overall Level of Effect	Direction of Effect	Importance
Forest of Bowland National Landscape	High	Small scale Short duration Small geographic extent Partially reversible	Minor-Moderate	Adverse	Lesser
The Pastoral Field	Low	Medium scale Short duration Small geographic extent Partially reversible	Minor	Adverse	Lesser
Boundary Hedgerows	Medium	Negligible Short duration Small geographic extent Reversible	Negligible		Lesser

Receptor	Sensitivity (Susceptibility and Value)	Magnitude of Effect (Scale, Duration, Geographic Extent* and Reversibility) *Geographic Extent is appraised for Landscape Character / Setting	Overall Level of Effect	Direction of Effect	Importance
Boundary Walls	Medium-high	Small scale Short duration Small geographic extent Reversible	Minor	Beneficial	Lesser
National Landscape LCA C5: Longridge Fell	High	Negligible scale Short duration Small geographic extent Partially reversible	Negligible		Lesser
National Landscape LCA D11: Longridge	High	Small scale Short duration Small geographic extent Partially reversible	Negligible		Lesser
National Landscape LCA F3: New Row	Medium	Negligible scale Short duration Small geographic extent Partially reversible	Negligible		Lesser

Visual Effects

7.6 During construction visual effects will be experience within the immediate setting, from which construction activities may be viewed. Permanent visual effects will result from the construction of the new dwelling. Temporary visual effects will result from construction activity within the Site.

7.7 The Visual Appraisal of the proposed development during construction is summarised in the table below. At Construction, the range of effects experienced by visual receptors are all assessed as being of Lesser Importance.

Table 7.2: Summary of Likely Visual Effects During Construction

Receptor	Sensitivity (Susceptibility and Value)	Magnitude of Effect (Scale, Duration, Geographic Extent and Reversibility)	Overall Level of Effect	Direction of Effect	Importance
The local community at Higher Road	High Susceptibility Community Value	Small scale Small extent Short term Partially reversible	Minor	adverse	Lesser
The local community at	High Susceptibility Community Value	Small scale Small extent	Minor-negligible	adverse	Lesser

Receptor	Sensitivity (Susceptibility and Value)	Magnitude of Effect (Scale, Duration, Geographic Extent and Reversibility)	Overall Level of Effect	Direction of Effect	Importance
Stoneygate Lane		Short term Partially reversible			
The local community at Knowle Green	High Susceptibility Community Value	Small-Negligible scale Small extent Short duration Partially reversible	Minor	adverse	Lesser
Users of PRoW network, east of the site	High Susceptibility Local Value	Small-Negligible Small extent Short term Partially reversible	Minor-negligible	adverse	Lesser
Users of PRoW network, south of the site	High Susceptibility Local Value	Negligible scale Small extent Short duration Partially reversible	Negligible		Lesser
Users of Higher Road	Medium Susceptibility Community	Small scale Small extent Short term Partially reversible	Minor-negligible	adverse	Lesser
Users of Stoneygate Lane	Medium Susceptibility Community	Small-negligible scale Small extent Short term Partially reversible	Minor-Negligible	adverse	Lesser
Users of road network, north of the site	Medium Susceptibility Local Value	Negligible scale Small extent Short duration Partially reversible	Negligible		Lesser
Users of road network, south of the site	Low Susceptibility Comunity Value	Negligible scale Small extent Short duration Partially reversible	Negligible		Lesser

Landscape and Visual Effects During Operation

Landscape Effects

7.8 In the early years of completion (Year 1), there will be little difference between the landscape effects experienced during the construction phase and those associated with the fully operational residential development. There will be a removal of construction activity from the landscape, with a permanent, direct change resulting through the loss of a small portion of the pastoral field and change in land use to a new dwelling. Indirect effects will also result from a change in views experienced at visual receptors. At Year 1, landscape measures proposed to minimise these effects will not be fully established, therefore effects will remain at the same level as the Construction phase during this period.

7.9 Measures proposed to minimise the direct and indirect effects on landscape receptors beyond Year 1 include the following;

- Mitigating for the small loss of pastoral field. The small loss will be compensated through undertaking re-seeding and changes in management to the remaining pastoral fields within the Site to create species-rich grassland.
- Mitigating for the adverse effect on the Forest of Bowland National Landscape through the implementation of a comprehensive landscape masterplan, incorporating a number of design principles and landscape proposals which will provide an enhanced landscape setting to the dwelling above the existing landscape baseline of a pastoral / arable field. Soft landscape proposals will be appropriate to the receiving landscape.

7.10 Baseline sources of information (Forest of Bowland National Landscape Management Plan, Statements of Opportunity for NCA 33: Bowland Fringe and Pendle Hill, Guidelines Identified for Managing Landscape Change for LCA D11: Longridge) identify a series of enhancements for consideration by landowners and stakeholders, to conserve the landscape character of the receiving environment and manage ongoing change. Landscape proposals for the Site incorporate many of the identified enhancements, alongside planting proposals to improve the overall landscape condition across the Site. Once landscape proposals are established, this will lead to a change in effect direction, from adverse to beneficial by Year 15.

7.11 The Site has been subject to a separate ecological and biodiversity net gain assessment. Measures identified have been incorporated within landscape proposals to achieve a net gain across the site.

7.12 Measures to enhance the heritage value of the Site include conserving the Roman Road remains and encouraging greater awareness of the hidden archaeology through the creation of a low-key viewing area.

7.13 The landscape Appraisal of the proposed development during operation at Year 15, considered the residual effect, is summarised in the table below. At Operation Year 1 and Operation Year 15 the range of effects experienced by visual receptors are all assessed as being of Lesser Importance.

Table 7.3: Summary of Likely Landscape Effects During Operation at Year 15

Receptor	Sensitivity (Susceptibility and Value)	Magnitude of Effect (Scale, Duration, Geographic Extent* and Reversibility) *Geographic Extent is appraised for Landscape Character / Setting	Overall Level of Effect	Direction of Effect	Importance
Forest of Bowland National Landscape	High-	Small scale Long term Small geographical extent Not reversible	Moderate-Minor	Beneficial	Lesser
The Pastoral Field	Low	Medium scale Long term Small geographical extent	Minor	Adverse	Lesser

Receptor	Sensitivity (Susceptibility and Value)	Magnitude of Effect (Scale, Duration, Geographic Extent* and Reversibility) *Geographic Extent is appraised for Landscape Character / Setting	Overall Level of Effect	Direction of Effect	Importance
		Not reversible			
Boundary Hedgerows	Medium	Small scale Short term Small geographical extent Reversible	Minor	Beneficial	Lesser
Boundary Walls	Medium-high	Small scale Long term Small geographical extent Not reversible	Minor	Beneficial	Lesser
National Landscape LCA C5: Longridge Fell	High	Negligible Long term Small geographical extent Not reversible	Negligible		Lesser
National Landscape LCA D11: Longridge	High	Small scale Long term Small geographical extent Not reversible	Minor	Beneficial	Lesser
National Landscape LCA F3: New Row	Medium	Negligible Long term Small geographical extent Not reversible	Negligible		Lesser

Visual Effects

7.14 As stated within Chapter 6, in the early years of completion (Year 1), there will be little difference between the visual effects experienced during the construction phase and those associated with the fully operational residential development. The existing landscape including landform and planting screens the proposed development for most visual receptors. There will be a reduction in movement activity associated with construction vehicles and deliveries and inclusion of permanent built form where views exist. At Year 1, landscape measures proposed to minimise these effects will not be fully established, therefore effects will remain at the same level as the Construction phase during this period.

7.15 Receptors experiencing a higher magnitude of effect at Year 15 are the community at Higher Road (2 properties), the users of Higher Road, the community at Stoneygate Lane (5 properties) and users of Stoneygate Lane. Residents will experience glimpsed private views of the development through existing and proposed planting whilst road users will experience glimpsed, oblique views through gaps in boundary vegetation and at the access point. Whilst the ground floor of the proposed development will be sunken the existing sloping landform, the first-floor element will be visible beyond foreground pastoral fields

as part of the mid-range views. This first-floor element has been deemed to be of exceptional quality of design by Places Matter Design Review Panel (July 2023), and the approach and therefore the view from Higher Road has been carefully considered as part of the overall design progression. Existing hedgerows and tree planting to road corridors and intervening field boundaries and undulating topography provide screening and filtering of views even in Winter months, with a varying degree of screening experienced by individual properties.

7.16 Measures proposed to minimise the visual effects beyond Year 1 include the following;

- Proposed planting to minimise the minor adverse visual effects arising from the new dwelling, primarily the first-floor element which will be visible in some, predominantly private views above the undulating topography. Comprehensive soft landscape proposals, appropriate to the receiving landscape, will be implemented to provide a multi-layered approach to creating an appropriate landscape setting to help assimilate the proposed development. Once established, the planting will filter and soften views towards the new dwelling whilst providing an enhanced landscape setting drawing on key landscape characteristics. Views towards the dwelling have been carefully considered to ensure the scale, architectural features and materiality are in-keeping with the surrounding landscape and will be experienced in glimpsed views against a backdrop of existing scattered rural properties.

7.17 The Visual Appraisal of the proposed development during operation at Year 15, considered the residual effect, is summarised in the table below. At Operation Year 1 and Operation Year 15 the range of effects experienced by visual receptors are all assessed as being of Lesser Importance.

Table 7.4: Summary of Likely Visual Effects During Operation at Year 15

Receptor	Sensitivity (Susceptibility and Value)	Magnitude of Effect (Scale, Duration, Geographic Extent and Reversibility)	Overall Level of Effect	Direction of Effect	Importance
The local community at Higher Road	High Susceptibility Community Value	Small scale Small extent Long term Not reversible	Minor	Adverse	Lesser
The local community at Stoneygate Lane	High Susceptibility Community Value	Small scale Small extent Long term Not reversible	Minor-Negligible	Beneficial	Lesser
The local community at Knowle Green	High Susceptibility Community Value	Negligible scale Small extent Long term Not reversible	Negligible		Lesser
Users of PRoW network, east of the site	High Susceptibility Local Value	Small-negligible scale Small extent Long term Not reversible	Minor-Negligible	Beneficial	Lesser
Users of PRoW network, south of the site	High Susceptibility Local Value	Small-negligible scale Small extent Long term	Negligible		Lesser

Receptor	Sensitivity (Susceptibility and Value)	Magnitude of Effect (Scale, Duration, Geographic Extent and Reversibility)	Overall Level of Effect	Direction of Effect	Importance
		Not reversible			
Users of Higher Road	Medium Susceptibility Community Value	Small scale Small extent Short term Not reversible	Minor-Negligible	Beneficial	Lesser
Users of Stoneygate Lane	Medium Susceptibility Community Value	Small-negligible scale Small extent Short term Not reversible	Minor-Negligible	Beneficial	Lesser
Users of road network, north of the site	Medium Susceptibility Local Value	Negligible Small extent Long term Not reversible	Negligible		Lesser
Users of road network, south of the site	Low Susceptibility Community Value	Negligible Small extent Long term Not reversible	Negligible		Lesser