Landscape and Visual Assessment.

Pendle Road, Clitheroe

On behalf of Richborough Estates.

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Document Management.

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1. Landscape and Visual Impact Assessment

Introduction

Terms of Reference

1.1. This Landscape and Visual Impact Assessment (LVIA) has been prepared by Pegasus Group, on behalf of Richborough, in support of a planning application for residential development on 8.92 ha of land north of Pendle Road, Clitheroe (hereafter referred to as the 'Site'). Refer to **Figure 2: Site Context and Topography Plan**.

1.2. The location of the site and a full description of the development proposals are provided within the planning statement prepared by Savills. The description of development of relevance to the LVIA has been referenced below and the key parameters set out for the LVIA.

1.3. The site comprises three agricultural fields currently laid to pasture. Shaw Brook runs through the centre of the two northern fields broadly in an easterly direction, where it forms the north east boundary of the southern field. The north west boundary is formed by a belt of mature trees along High Moor Road with a residential property beyond. The north east boundary is formed by mature hedgerow and occasional trees with agricultural field beyond in the north and to the south is formed by Shaw Brook and mature trees. The south east boundary is formed by hedgerow and frequent mature trees with an unnamed road beyond which, further to the east, is the A59. The south west boundary is formed by mature hedgerows and mature trees along Pendle Road, with a residential estate further to the south. Refer to **Figure 6: Local Context Plan**.

1.4. Additional information and a more detailed description on the physical landscape features, the landscape character and visual amenity of the site and study area are set out in later sections of this LVIA.

1.5. The parameters assessed for this LVIA are set out in the planning statement. In summary, the proposed development comprises:

- Up to 200 dwellings;
- Associated landscaping, including play areas;
- Sustainable urban drainage;
- associated infrastructure works;
- emergency access from unnamed lane to the south east; and
- access from Pendle Road.

1.6. This LVIA aims to identify and describe the effects that are likely to occur including whether they are adverse or beneficial. It aims to assess the likely

significance of the effects identified; and it includes proposals for measures designed to avoid, prevent or reduce any significant adverse effects.

1.7. This LVIA will consider existing landscape and visual receptors in the study area, these include:

- Physical landscape resources;
- Landscape character; and
- Views and visual amenity experienced by residents, recreational users (including visitors and tourists) and road users.

1.8. Principles and good practice for undertaking landscape and visual impact assessment are set out in the Landscape Institute (LI) and the Institute of Environmental Management (IEMA) Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013) (GLVIA3).

1.9. The detailed methodology used for the LVIA is set out in Section 2 of this document.

1.10. The Illustrative Masterplan for the proposed development is included in **Figure 9: Illustrative Masterplan**.

1.11. Other Figures and Appendices that form part of this LVIA are listed below:

- Figure 1 Screened Zone of Theoretical Visibility (SZTV)
- Figure 2 Site Context and Topography Plan
- Figure 3 Environmental Designation Plan
- Figure 4 PRoW, ZTV and Viewpoint Locations
- Figure 5 Landscape Character Plan
- Figure 6 Local Context Plan
- Figure 7 Illustrative Landscape Masterplan
- Figure 8 Viewpoint Photosheets
- Figure 9 Illustrative Masterplan

Pre Application Advice relevant to Landscape and Visual Work

1.12. Input on landscape and visual matters was sought from Ribble Valley Borough Council who provided a response on 14th November 2025. The following is the summary of the responses relevant to landscape and visual matters were as follows:

- The development should accord with Policy DMG1, through ensuring the development is of high quality.
- The development should reflect the adjacent residential Half Penny Meadows development;
- The south east should have generous green buffer;
- The proposal outline would be in conflict with DS1, DMG2 and DMH3; and
- The development should respond to the nearby development pattern and of the open-aspect character of the immediate open countryside character.

Limitations to the Assessment

1.13. This LVIA has been prepared with the following known limitations:

- Assessment work reflects vegetation cover present at the time of field visit (September 2025). Where relevant to its conclusions, the LVIA makes assumptions as to the likely visibility of the Proposed Development at other times of the year;
- The assessment is based upon an indicative illustrative layout and assumptions about type of landscape treatment and maximum heights of properties as set out in the planning statement; and
- All vegetation not shown as to be removed to be retained and maintained as current management practices e.g. hedgerows.

1.14. Within the limitations identified, the information on the proposed development and baseline information is considered sufficient to undertake a robust assessment of landscape and visual effects for the purposes of a LVIA.

Assessment Methodology

Overview

1.15. The approach and methodology used for this report has been developed using best practice guidance, as set out in the following documents:

- Landscape Institute and Institute of Environmental Management and Assessment (2013), Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA3);
- Landscape Institute (2024), Technical Guidance Note 2024-01: Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third Edition;
- Natural England (2014), An Approach to Landscape Character Assessment;
- Landscape Institute (2019), Technical Guidance Note 06/19: Visual Representation of Development Proposals; and

- Landscape Institute (2021), Technical Guidance Note 02/21: Assessing Landscape Value Outside National Designations.

1.16. Use has also been made of additional sources of data and information, such as published character assessments, aerial imagery (Google Earth), and Ordnance Survey (OS) base mapping. These are referenced in the relevant sections of the baseline information.

1.17. Supporting plans and figures have also been produced as part of this LVIA and are included as Figures 1 to 8.

Level of assessment

1.18. Principles and good practice for undertaking LVIA are set out in GLVIA3.

1.19. In August 2024, the Landscape Institute published new technical guidance in relation to LVIA, the 'Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment (GLVIA3)' (LI TGN 2024-01). This TGN supersedes previous clarifications and guidance in respect of the GLVIA3, and has been taken into account where relevant.

1.20. The methodology used for this Chapter is based upon this guidance.

1.21. GLVIA3 acknowledges that LVIA can be carried out either as a standalone 'appraisal' or as part of a broader EIA. The GLVIA note that the overall principles and core steps in the process are the same but that there are specific procedures in EIA with which an LVIA must comply. The proposed development is not subject to EIA.

1.22. Landscape assessment is the systematic description and analysis of the landscape resource, including physical features and elements of the landscape, of how their composition forms distinct areas of character, appraisal of the sensitivity, and assessment of the potential effects of the proposed development on the landscape. These elements include topography and landform, vegetation pattern, land use, hydrology, development and transport patterns, and public access.

1.23. Visual assessment is the description and analysis of the views experienced by receptors from residential properties, public buildings, public open spaces, public rights of way, open access areas, transport corridors and places of work, and the potential effect of the proposed development on these receptors.

1.24. The iterative process of LVIA has been applied to the proposed development and has enabled the early identification of constraints and opportunities related to landscape and visual matters. In turn this has informed the landscape mitigation strategy and influenced the design of the proposed development.

1.25. Landscape features and elements provide the physical environment for flora and fauna and the associated importance of biodiversity assets. This LVIA does not consider the value, susceptibility or importance of ecology and biodiversity, nor does it consider impacts from an ecological stance.

1.26. Heritage assets such as Scheduled Monuments, Listed Buildings and Conservation Areas all contribute to the overall landscape character, context and setting of an area. These aspects have also been given consideration in the LVIA in terms of setting and landscape character (and trees where relevant). However, this assessment does not address the significance or importance of heritage assets and designations or the potential impacts of the development proposal on such assets.

Night Time Impacts/Lighting Impacts

1.27. At paragraph 6.12, GLVIA3 notes that for some types of development, the visual effects of lighting may be an issue, and in such cases, it may be important to carry out night-time 'darkness' surveys of the existing conditions in order to address the potential effects of lighting.

1.28. Further reference to nighttime impacts and lighting is made in later sections of this Chapter.

Scope of the Assessment

1.29. This assessment aims to determine the likely effects of the proposed development on the existing landscape and visual receptors in the study area. The following landscape resources and visual receptors have been addressed:

- Physical landscape features and elements;
- Landscape character; and
- Views and visual amenity experienced by residents, recreational users (including visitors and tourists) and road users.

1.30. This assessment details the impacts that may result as a consequence of the proposed development and considers the likely significance of effect arising as a result.

1.31. The overall approach to the identification and assessment of landscape and visual effects is summarised as follows:

- Determining the scope of the assessment;
- Collating baseline information for landscape and visual receptors, including completing desk study research and undertaking field-based survey work;
- Reviewing the proposed development and identify and describe the likely impacts of the proposed development (enabling specific judgments to be made on sensitivity of landscape and visual receptors);
- Establishing the sensitivity of landscape and visual receptors (balancing judgments on susceptibility and value);
- Determining the magnitude of impacts (balancing judgments on size / scale, duration and reversibility);

- Assess the likely significance of landscape and visual effects through a balanced approach and clear description of judgments on sensitivity and magnitude; and

- Identify measures to avoid or remedy impacts and the subsequent re-assessment of likely effects.

1.32. Additional sources of data and information have also been used were appropriate to do so, such as published character assessments, aerial imagery (Google Earth), and Ordnance Survey (OS) base mapping. These are referenced in the relevant sections of the baseline information.

Determining the Scope of Assessment

Spatial Scope

1.33. The spatial scope for the assessment has been determined by a two-stage approach. Firstly a 'preliminary study area' is identified. This is based on the wider landscape context of the site and sets the broad parameters for collation of baseline information; this scope is also considered sufficient to account for the likely effects that will be generated by the proposed development.

1.34. In order to focus on the key sensitive receptors and likely effects the spatial scope of the preliminary study area is then refined through the initial stages of the assessment (i.e. desk study and field survey work). The Study area for the LVIA is set at 3 km for the project based on the SZTV and field work is appropriate to capture potential significant effects.

1.35. To inform the assessment at the early stages, a computer generated 'zone of theoretical visibility' (ZTV) diagram has been produced for the site (refer to **Figure 1: SZTV**). Further details of this are set out later in this Chapter.

Collating Baseline Information

1.36. To capture a comprehensive description of the baseline position for landscape and visual receptors, information has been collated using a process of desk study and field survey work.

1.37. The desk study includes reference to published landscape character studies and other published policy documents relevant to landscape and visual matters, such as OS 1:25,000 base mapping and aerial imagery.

1.38. Field survey work was completed during September 2025. A series of representative photographs were taken with a full-frame digital SLR camera with a 50mm fixed focal length lens, set at approximately 1.6 metres Above Ground Level (AGL). These are presented as a series of viewpoints and have been used to inform both the landscape and, separately, visual appraisal work (included as **Figure 8: Viewpoint Photosheets**).

1.39. The field survey and viewpoint photography were undertaken in September when the majority of deciduous vegetation was in leaf. During winter, visibility would be greater than illustrated, where appropriate, consideration has therefore also been

given to the potential for increased visibility during the winter months when deciduous vegetation is not in leaf.

1.40. The viewpoint photographs used for the assessment are presented as a series of contextual Type 1 annotated panoramic photographs with a 90° horizontal field of view (HFoV), and a 27° vertical field of view (VFoV), as advised by the Landscape Institute Technical Guidance Note 06/19. These have been used to inform the assessment of both landscape and visual impacts and are presented on **Figure 8: Viewpoint Photosheets**.

2. Assessment of Effects

2.1. Having established the relevant baseline position the assessment process then completes the following specific stages:

- Evaluate the sensitivity of the landscape receptors and visual receptors, specifically in response to the type of proposed development (sensitivity of landscape resources is not standard and depends on the nature and type of development proposed);
- Identify the potential magnitude of impact on the physical landscape, on landscape character and on visual receptors; and
- Combine professional judgments on the nature of the receptor (sensitivity) and the nature of the change or impact (magnitude) to arrive at a clear and transparent judgment of significance.

2.2. The assessment of impacts has been undertaken for three scenarios:

- During construction – assuming a worst-case scenario whereby emerging built form is apparent, but construction activity is ongoing and the likely peak activity;
- At completion (Year 1) accounting for the proposed development with its inherent mitigation incorporated into the layout, or at least implemented, but not yet established; and
- At completion (Year 15) accounting for the proposed development with inherent mitigation implemented and established to a stage whereby it performs its intended function (e.g. new landscape planting and screening) (these are also considered to be residual effects).

2.3. For both landscape and visual effects, the final conclusions on significance are based on the combination of sensitivity and magnitude. The overall judgment on significance is based on the combination of each of the criteria. The rationale for the balance and justification for each judgement is expressed in the detailed analysis.

2.4. To draw a distinction between different levels of significance, a scale for the degrees of significance, along with criteria and definitions, have been developed. These provide a structure for making judgements which are clear and objective. However, it is necessary to remember that landscapes and interactions in the landscape are both complex and subtle; as such an element of subjectivity

remains. No landscape will fit wholly into any one definition and to try would require extensive and complex criterion.

2.5. Consequently, professional judgements draw together conclusions in respect of sensitivity, magnitude and significance and these are fully and clearly described by the detailed written analysis presented in the LVIA, supported by descriptive thresholds and criteria for each of these stages in relation to landscape impacts and, separately, visual impacts are set out in the following sections.

Landscape Methodology

2.6. Although landscape has some intrinsic sensitivity, different landscapes have different elements and features that can accommodate a variety of development types.

2.7. To reliably inform detailed assessment of impacts, landscape sensitivity needs to be determined with reference to the changes arising from a specific type of development. Therefore, landscape sensitivity is assessed combining judgements on the value attached to a landscape and the landscape receptor susceptibility.

Landscape Value

2.8. Landscape value is the relative value attached to a potentially affected landscape. Landscape value will vary in relation to the different stakeholders and different parts of society that use or experience a landscape.

2.9. Although factors such as formal designations are an important component when determining value, other aspects are also considered as part of the judgement process.

2.10. These include issues related natural and cultural heritage (for example ecological, geological or heritage matters), landscape condition, associations (in terms of connections with people, arts or events), distinctiveness (i.e. a sense of unique identity in the landscape), recreational opportunities, perceptual aspects (including scenic quality, wildness and tranquillity) and landscapes with a clearly identifiable role or function.

2.11. Even where a landscape is included in the boundaries of a formal designation, landscape value will vary in response to the specific landscape that is being considered based on its condition, sense of seclusion or isolation, the presence or absence of detracting features, the presence or absence of rare or distinctive elements and features, and the degree to which these form key characteristics.

2.12. Factors that have been considered in making judgements on landscape value include designations (both national and local), local planning documents, status of features (e.g. TPOs or Conservation Areas) and local community and interests (for example local green spaces, village greens or allotments).

2.13. The following table sets out the criteria that have been considered for determining landscape value. These are informed by the factors identified the LI TGN 02/21.

Table 1: Typical Criteria for Landscape value

Value	Typical Criteria
High	Designated areas at an International or National level (including, but not limited to, World Heritage Site, National Parks, AONB's) and also considered an important component of the country's character, experienced by high numbers of tourists. Evidence of natural and cultural heritage interests which contribute positively to the landscape are prominent. Landscape condition in respect of the physical state of individual elements or overall structure is good. Landscape associations might be understood in the national context. The distinctiveness of the landscape reflects a strong sense of identity. Recreational opportunities where the experience of landscape is important and/or promoted are extensive. Perceptual scenic/visual qualities are objectively considered as good. Perceptual qualities of wildness, tranquillity and/or dark skies are elevated. Elements of the landscape make a strong contribution to a clearly identifiable landscape function. Functions themselves are landscape specific.
Medium	Designated areas at a Regional or County level (including, but not limited to, green belt, regional scale parks, designated as open space or a Conservation Area in local planning documents) and also considered a distinctive component or the region/county character experienced by a large proportion of its population. Evidence of natural and cultural heritage interests which contribute positively to the landscape are apparent. Landscape condition in respect of the physical state of individual elements or overall structure is fair. Landscape associations might be understood in the local context. The distinctiveness of the landscape reflects a common sense of identity. Recreational opportunities where the experience of landscape is important and/or promoted are available. Perceptual scenic/visual qualities are objectively considered as ordinary. Perceptual qualities of wildness, tranquillity and/or dark skies are fair.

	Elements of the landscape make a fair contribution to a clearly identifiable landscape function. Functions themselves are landscape related.
Low	No formal designations but a landscape of local relevance (including, but not limited to, public or semi-public open spaces, village greens or allotments) and also green infrastructure and open spaces within residential areas likely to be visited and valued by the local community. Evidence of natural and cultural heritage interests which contribute positively to the landscape are discreet. Landscape condition in respect of the physical state of individual elements or overall structure is poor. Landscape associations which might be understood are highly localised or esoteric. The distinctiveness of the landscape reflect a generic sense of identity. Recreational opportunities where the experience of landscape is important and/or promoted are limited. Perceptual scenic/visual qualities are objectively considered as poor. Perceptual qualities of wildness, tranquillity and/or dark skies are degraded. Elements of the landscape make a limited contribution to a clearly identifiable landscape function. Functions themselves are generic.

2.14. Not all considerations for landscape value carry equally weighting in all scenarios. Consequently, professional judgement is applied to establish a balance, and interim categories of 'low to medium' and/or 'medium to high' are employed, as necessary.

Landscape Susceptibility

2.15. The second component of landscape sensitivity relates to susceptibility. Landscape susceptibility to change is the ability of a landscape to accommodate change without undue consequences for the maintenance of the baseline situation. In this context, the term landscape receptors can be expanded to cover character areas, particular landscape character types or an individual landscape element or feature. Landscape susceptibility will vary in response to the specific landscape receptor.

Table 2: Typical criteria for Landscape susceptibility

Susceptibility	Typical Criteria

High	Scale of enclosure – landscapes with a low capacity to accommodate the type of development proposed due to the nature of, and interactions between, landscape components (e.g. topography, vegetation cover and built form). Nature of land use – landscapes with no or very little existing reference or context to the type of proposed development. Nature of existing elements – landscapes with components that are not easily retained, replaced or substituted or that reflect strategies for landscape conservation. Nature of existing features – landscapes where detracting features or major infrastructure is not present or where these are present but their influence on the landscape is limited.
Medium	Scale of enclosure – landscapes with a medium capacity to accommodate the type of development proposed due to the nature of, and interactions between, landscape components (e.g. topography, vegetation cover and built form). Nature of land use – landscapes with some existing reference or context to the type of proposed development. Nature of existing elements – landscapes with components that are easily retained, replaced or substituted or that reflect strategies for landscape maintenance or enhancement. Nature of existing features – landscapes where detracting features or major infrastructure is present and the influence of these on the landscape is noticeable.
Low	Scale of enclosure – landscapes with a high capacity to accommodate the type of development proposed due to the nature of, and interactions between, landscape components (e.g. topography, vegetation cover and built form). Nature of land use – landscapes with extensive existing reference or context to the type of proposed development. Nature of existing elements – landscapes with components that are easily retained, replaced or substituted, or where there are few/no existing elements present or that reflect landscape strategies for landscape creation or restoration. Nature of existing features – landscapes where detracting features or major infrastructure is present and the influence of these on the landscape is dominant.

2.16. Not all considerations for landscape susceptibility carry equally weighting in all scenarios. Consequently, professional judgement is applied to establish a balance, and interim categories of 'low to medium' and/or 'medium to high' are employed, as necessary.

Landscape Sensitivity

2.17. Landscape sensitivity is a term applied to specific receptors, combining judgements of the susceptibility of the landscape receptor and the value related to that landscape receptor. Receptors can include specific elements or features or may be judged at a wider scale and include landscape character parcels, types or areas.

2.18. Having considered in detail the contributing factors to landscape value and the susceptibility of the site and surrounding area to the type of the development being proposed, conclusions on landscape sensitivity can be drawn by balancing the judgements on value and susceptibility.

2.19. As advocated in the GLVIA3, professional judgement is used to balance judgements on value and susceptibility in order to determine sensitivity. Each of these aspects of the analysis will vary subject to the scale and detail of the assessment.

2.20. Overall judgements on landscape sensitivity are subsequently described as 'high,' 'medium' or 'low' (or combinations of these).

2.21. In drawing together judgements on landscape value and susceptibility in respect of landscape sensitivity, higher levels of landscape sensitivity will occur where landscape value and landscape susceptibility are toward the upper end of the scale.

2.22. Lower levels of sensitivity will occur where value and susceptibility are toward the lower end of the scale.

2.23. More central levels of sensitivity will occur where one component is toward the higher end of the scale whilst one is toward the lower.

2.24. It is important to note that there are graduations within the process which are not clear cut, and professional judgment is used to balance these and determine an overall judgement on sensitivity.

Magnitude of Landscape Impacts

2.25. The effect on landscape receptors is assessed in relation to the size or scale of impact, the geographical extent of the change and the duration and the reversibility of the impact. The magnitude of landscape effects has been assessed in accordance with the criteria set out in the following table.

Table 3: Criteria for Determining Magnitude of Landscape Impacts

Magnitude	Typical Criteria
High	The size and scale of change is considered large due to the extent and proportion of loss of existing landscape elements or the degree of alteration to aesthetic or perceptual aspects.

	The nature and scale of change to key characteristics which are critical to character is considered large. Where the geographical extent would have a substantial influence on the landscape at a regional scale, i.e. across several landscape character areas/types. Duration of impacts would be considered long term and where the potential reversal of the impact is not likely and in practical terms would be very difficult to achieve.
Medium	The size and scale of change is considered moderate due to the extent and proportion of loss of existing landscape elements or the degree of alteration to aesthetic or perceptual aspects. The nature and scale of change to key characteristics which are critical to character is considered moderate. Where the geographical extent would influence the landscape at a local scale, i.e. a single landscape character area/type (or potentially multiple areas/types where a site is located on the boundary between areas). Duration of impacts would be considered midterm and where the potential reversal of the impact is likely and in practical terms would be difficult to achieve.
Low	The size and scale of change is considered small due to the extent and proportion of loss of existing landscape elements or the degree of alteration to aesthetic or perceptual aspects. The nature and scale of change to key characteristics which are critical to character is considered small. Where the geographical extent would influence the landscape in the immediate setting of the site, i.e. limited to the influence of part of a single landscape character area/type. Duration of impacts would be considered short term and where the potential reversal of the impact is more likely and in practical terms would easily be achieved.
Negligible	The size and scale of change is considered very small due to the extent and proportion of loss of existing landscape elements or the degree of alteration to aesthetic or perceptual aspects. The nature and scale of change to key characteristics which are critical to character is considered very small. Where the geographical extent would substantially influence the landscape of the site only. Duration of impacts would be considered very short term and where the potential reversal of the impact is very likely or committed and in practical terms would very easily be achieved.

No Change	There is no perceived change to the landscape.

2.26. As with landscape value and landscape susceptibility, interim categories are employed where necessary.

2.27. These judgements are then taken forward to an assessment of the significance of landscape effects.

Visual Methodology

2.28. Visual receptors include a particular person or groups of people likely to be affected at a specific viewpoint or series of viewpoints.

2.29. The assessment of visual effects considers the receptor at a location, selected as a point that is either particularly representative of a visual experience or where it is the worst-case scenario of a view (for example, a more elevated location at an open point of a PROW, rather than somewhere enclosed by vegetation, even if the route is predominantly enclosed by vegetation).

Visual Sensitivity

2.30. Sensitivity of visual receptors is determined through balancing judgements on the value attached to a particular view against the receptors susceptibility to change in a view or visual amenity. Given the need to address the specific issues of the proposed development these factors in the context of visual sensitivity are considered as part of the assessment of visual effects.

2.31. The value attached to a view includes recognition of value through formal designations (for example planning designations or heritage assets), indicators of value attached to views by visitors (for example inclusion on maps/guidebooks, provision of facilities, presence of interpretation).

2.32. For example, views of higher value are likely to be from designated landscapes where the condition or scenic quality of the view is higher and where distinctive elements or features form a prominent part of a view; views of lower value are likely to be from area of landscapes where the condition and scenic quality of the view is poorer, where there is no reference to distinctive elements or features and where detracting features are prominent in the view.

2.33. The susceptibility of different visual receptors to changes in views and visual amenity is judged based on the activity of people experiencing the view at any given time or location and the extent to which their attention would be focused on the view and visual amenity rather than on the activity being undertaken.

2.34. For example, views more susceptible to change are likely to be permanent views, in unenclosed or elevated positions in the landscape and where the landscape forms a primary focus for the activity of the receptor; views less susceptible to change are likely to be transient or temporary views, located in enclosed areas of the landscape where the landscape is a secondary focus or consideration to the activity of the receptor.

2.35. The following table sets out the definitions of sensitivity for different visual receptors. The considerations set out in the table draw together matters of value and matters of susceptibility.

Table 4: Criteria for Visual Sensitivity

Sensitivity	Typical Criteria
High	Occupiers of residential properties People who are engaged in outdoor recreation whose attention is likely to be focussed on the landscape People travelling through the landscape on roads, rail or other transport routes where this involves recognised scenic routes and an awareness of views and visual amenity
Medium	People travelling more generally through the landscape on roads, rail or other transport routes People staying in hotels and healthcare institutions People at work and in educational institutions where visual amenity is an important contributor to the setting and quality of working life
Low	People at work and in educational institutions where the visual setting is not important to the quality of working life People engaged in formal sports where the visual setting may play a role, but attention is focused on the activity Views from publicly accessible locations in degraded landscapes

2.36. As with landscape value and landscape susceptibility, interim categories are employed where necessary.

2.37. It should be noted that as professional judgement is applied to the balance of value and susceptibility of visual receptors, in order to determine sensitivity as set out in the table above; there may be some instances where a typical receptor is defined a different degree of sensitivity to the guidance included in the table, above.

Magnitude of Visual Impacts

2.38. The effect on visual receptors is also assessed in relation to the size or scale of change, the geographical extent of the change, the duration of the change and the reversibility of the impact. The magnitude of visual impacts has been assessed in accordance with the criteria set out in the following table.

Table 5: Criteria for determining Magnitude of Visual Impacts

Magnitude	Typical Criteria
High	The size and scale of change is considered substantial due to the extent of loss, addition or alteration of features, the changes to the composition of the view including the proportion of the view occupied by the proposal, the degree of contrast and the nature of the experience The geographical extent in relation to the angle, distance and proportion of visibility is considered as extensive Duration of impacts would be considered long term and where the potential reversal of the impact is not likely and in practical terms would be very difficult to achieve Alteration in close proximity
Medium	The size and scale of change is considered fair due to the extent of loss, addition or alteration of features, the changes to the composition of the view including the proportion of the view occupied by the proposal, the degree of contrast and the nature of the experience The geographical extent in relation to the angle, distance and proportion of visibility is considered as small or intermediate Duration of impacts would be considered medium term and where the potential reversal of the impact is likely and in practical terms would be difficult to achieve
Low	The size and scale of change is considered small due to the extent of loss, addition or alteration of features, the changes to the composition of the view including the proportion of the view occupied by the proposal, the degree of contrast and the nature of the experience The geographical extent in relation to the angle, distance and proportion of visibility is considered as limited Duration of impacts would be considered short term and where the potential reversal of the impact is very likely and in practical terms would easily be achieved
Negligible	The size and scale of change is considered very small due to the extent of loss, addition or alteration of features, the changes to the composition of the view including the proportion of the view occupied by the proposal, the degree of contrast and the nature of the experience The geographical extent in relation to the angle, distance and proportion of visibility is considered as very limited Duration of impacts would be considered very short term and where the potential reversal of the impact is very likely or committed and in practical terms would very easily be achieved

Nil	There is no view of the proposed development in the view

2.39. Interim categories are employed where necessary.

2.40. These judgements are then taken forward to an assessment of the significance of visual effects.

Determining Significance of Effects

2.41. For both landscape and visual effects, the final conclusion on the significance of an effect is based on the combination of sensitivity of receptor and magnitude of change (or impact). The rationale for the overall judgement on significance is based on the combination of each of the criteria individually leading to the balance and justification of these.

2.42. Detailed assessment is a means of drawing together, in a systematic way, an assessment of the likely significant environmental effects of a proposed development; however not all landscape and visual effects arising will be significant.

2.43. Determination of the significance of an effect requires the application of professional judgement to balance the findings in relation to the sensitivity of the receptor and the magnitude of the predicted impacts.

2.44. The GLVIA3 advocate a move away from formulaic matrices and tables and encourages an approach using professional judgement. Analysis and consideration of value and susceptibility gives rise to a spectrum of judgements on sensitivity, which along with magnitude inform judgements on the effects and help inform the overall judgement of a decision maker.

2.45. The criteria for determining the significance of effects for landscape and visual impacts are set out in the following tables, below. These criteria are based on guidance provided by the Landscape Institute.

Table 6: Criteria for Determining Significance of Landscape Effects

Significance of Effect	Description
Major Adverse	The proposed development project would cause major deterioration to a view from a highly sensitive receptor, and would constitute a major discordant element in the view.
Moderate Adverse	The proposed development would cause obvious deterioration to a view from a moderately sensitive receptor, perceptible damage to a view from a receptor of lower sensitivity or limited damage to views to receptors of higher sensitivity.

Minor Adverse	The proposed development would cause limited deterioration to a view from a moderately sensitive receptor, or cause greater deterioration to a view from a receptor of lower sensitivity.
Negligible Adverse	The proposed development and associated changes would be barely perceptible in a view. Changes will be negative (adverse) however this degree of change is not likely to be material and therefore no distinction is made.
Neutral	The change in the view would be barely perceptible but would not be apparent as either a positive or negative change.
Nil	There would be no view of the proposed development.
Negligible Beneficial	The proposed development and associated changes would be barely perceptible in a view. Changes will be positive (beneficial) however this degree of change is not likely to be material and therefore no distinction is made.
Minor Beneficial	The proposed development would cause limited improvement to a view from a moderately sensitive receptor, or would cause greater improvement to a view from a receptor of lower sensitivity.
Moderate Beneficial	The proposed development would cause obvious improvement to a view from a moderately sensitive receptor, perceptible improvement to a view from a receptor of lower sensitivity or limited improvements to views to receptors of higher sensitivity.
Major Beneficial	The proposed development would lead to a major improvement in a view from a highly sensitive receptor.

Table 7: Criteria for Determining Significance of Visual Effects

Significance of Effect	Description

Major Adverse	The proposed development project would cause major deterioration to a view from a highly sensitive receptor, and would constitute a major discordant element in the view.
Moderate Adverse	The proposed development would cause obvious deterioration to a view from a moderately sensitive receptor, perceptible damage to a view from a receptor of lower sensitivity or limited damage to views to receptors of higher sensitivity.
Minor Adverse	The proposed development would cause limited deterioration to a view from a moderately sensitive receptor, or cause greater deterioration to a view from a receptor of lower sensitivity.
Negligible Adverse	The proposed development and associated changes would be barely perceptible in a view. Changes will be negative (adverse) however this degree of change is not likely to be material and therefore no distinction is made.
Neutral	The change in the view would be barely perceptible but would not be apparent as either a positive or negative change.
Nil	There would be no view of the proposed development.
Negligible Beneficial	The proposed development and associated changes would be barely perceptible in a view. Changes will be positive (beneficial) however this degree of change is not likely to be material and therefore no distinction is made.
Minor Beneficial	The proposed development would cause limited improvement to a view from a moderately sensitive receptor, or would cause greater improvement to a view from a receptor of lower sensitivity.
Moderate Beneficial	The proposed development would cause obvious improvement to a view from a moderately sensitive receptor, perceptible improvement to a view from a receptor of lower sensitivity or limited improvements to views to receptors of higher sensitivity.
Major Beneficial	The proposed development would lead to a major improvement in a view from a highly sensitive receptor.

2.46. GLVIA3 suggests that scales of three or four (but a maximum of five) categories are preferred (GLVIA3, para 3.27).

2.47. However, for both landscape and visual effects, interim categories of 'negligible to minor,' 'minor to moderate' and 'moderate to major' are used where the judgements for an effect are determined to fit across the descriptive criteria for the relevant significance banding.

Assessment of Significance

2.48. Significance can only be defined in relation to each development and its specific location, and in landscape and visual terms there are no definitive rules as to what constitutes a significant effect.

2.49. The GLVIA3 state that, in relation to the EIA Regulations:

2.50. "Emphasis is on the identification of likely significant environmental effects. This should embrace all types of effect and includes for example those that are positive/beneficial and negative/adverse… Identifying significant effects stresses the need for an approach that is in proportion to the scale of the project and the nature of its likely effects."

2.51. For the purposes of this LVIA, in relation to the site and proposed development, effects are considered to be 'significant' where these are judged to be 'moderate to major' or 'major' (either adverse or beneficial).

2.52. However, it is important to note that there remains an element of professional judgement when drawing together an 'overall judgment' on effects and that one single 'significant effect' might not lead to landscape and visual effects being significant on balance (for example, one viewpoint determined to be subject of a 'significant effect, may not equate to visual effects being significant overall, given the significance judgements of those receptors in the round).

3. Baseline Conditions

Landscape Planning Framework

3.1. In the context of the relevant planning framework, the following section sets out a summary of those policies specific to the landscape and visual issues pertaining to the proposed development and which will have implications for the landscape mitigation strategy presented in this Chapter.

European Landscape Framework

3.2. The European Landscape Convention (ELC) promotes the protection, management and planning of European landscapes. The ELC was adopted on 20 October 2000 and came into force on 1 March 2004. It defines landscape as:

3.3. "…an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors)."

3.4. This definition is important in that it focuses on landscape as a resource in its own right and moves beyond the idea that landscapes are only a matter of aesthetics and visual amenity.

National Planning Policy Framework

3.5. The revised National Planning Policy Framework (NPPF) was published by the Ministry of Housing, Communities and Local Government (MHCLG) in December 2024, setting out the Government's planning policies for England and providing a framework within which the appropriate local council can produce local and neighbourhood plans; the NPPF is a material consideration in planning decisions.

3.6. The NPPF sets out three dimensions to achieving sustainable development that include economic, social and environmental considerations. It places an onus on the planning system to perform a role in relation to the environment that 'contributes to the protection and enhancement of our natural, built and historic environment…' going on to note that sustainable solutions should take account of local circumstances and reflect the character of each area. This underpins the strategic guidance set out in the NPPF in relation to landscape and visual matters.

3.7. In relation to landscape and visual matters, achieving well-designed places (Section 12) aims to ensure that developments are 'visually attractive', are sympathetic to local character (including the surrounding built environment and landscape setting) and to establish and maintain a strong sense of place.

3.8. Section 15 of the NPPF addresses on 'conserving and enhancing the natural environment' stating that policies and decisions should contribute to this by 'protecting and enhancing valued landscapes (noting that this should be commensurate with a statutory status or identified quality identified in a development plan) and also recognising the 'intrinsic character and beauty of the countryside'.

3.9. NPPF notes the importance that designs 'evolve' in response to local issues and to the views of the community.

Planning Practice Guidance

3.10. The Planning Practice Guidance (PPG) is a web-based resource prepared by the Department for Communities and Local Government (DCLG). The PPG sets out guidance across various topics and effectively supersedes previous guidance on many aspects of planning; topics are updated as required.

3.11. The PPG for the 'Natural Environment' was updated in February 2025 and addresses agricultural land, green infrastructure, biodiversity and landscape.

3.12. In relation to green infrastructure (GI) the PPG acknowledges how a 'range of spaces and assets' can provide 'environmental and wider benefits'. The PPG states that GI can include:

3.13. "...parks, playing fields, other areas of open space, woodland, allotments, private gardens, sustainable drainage features, green roofs and walls, street trees and 'blue infrastructure' such as streams, ponds, canals and other water bodies."

3.14. The PPG goes on to recognise how GI can help achieve well designed spaces, and conservation and enhancement of the natural environment. The PPG also recognises the benefit of considering GI 'at the earliest stage of development proposals, as an integral part of development and infrastructure provision, and taking into account existing natural assets'.

3.15. In relation to landscape, the PPG reiterates the requirements of the NPPF in terms of 'recognising the intrinsic character and beauty of the countryside'. The PPG states that:

3.16. "Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such appropriate design principles and visual screening, where necessary."

3.17. The PPG also notes the relevance of landscape character assessment, landscape sensitivity/capacity assessment and landscape and visual impact assessment. However, whilst recognising these different aspects of landscape analysis, the PPG does not reflect the subtle variations in these and potential overlap between their different uses and requirements.

3.18. This LVIA includes reference to published landscape character assessments which have been prepared at a range of scales and detail. Reference has also been made to the local landscape character by reference to the key characteristics of the site and its immediate context, including existing, enhanced and potentially new green infrastructure. Therefore, this LVIA responds fully to the requirement of the PPG.

Local Planning Guidance

3.19. The following section sets out local planning policy background relevant to both the site and landscape and visual matters.

3.20. The site is located within the administrative area of Ribble Valley Borough Council. The current adopted Local Development Framework, Core Strategy 2008-2028: A Local Plan for Ribble Valley.

3.21. Relevant polices are summarised in the following table.

Policy Ref	Summary of Policy
DMG1: General Considerations	The Council seeks that development be of a high standard, be sympathetic to existing and proposed land uses. Consider the density, layout and relationship between buildings, with emphasis on the visual appearance.

	Developments should consider green corridors and to mitigate potential effects upon the natural environmental and regard given to the landscape of an area.
DMG2: Strategic Considerations	Where development is within the open countryside it should be in keeping with the character of the landscape and acknowledge special qualities.
DME1: Protecting Trees and Woodlands	The council seeks to retain broad-leaved woodland and retention and protection of trees during construction. Hedgerows should be sought to be retained, protected and enhanced.
DME2: Landscape and Townscape Protection	Development proposals should avoid significant harm to important landscape or landscape features which include: • Traditional Stone walls; • Ponds; • Characteristic herb rich meadows and pastures; • Woodlands; • Copses; and • Hedgerows and individual trees.
DMB5: Footpaths and Bridleways	The council seeks to retain and improve by-ways, unsurfaced/ unclassified roads as part of the Public Rights of Way (PRoW). Particularly where PRoW form a link between towns/ villages and attractive open land.

Neighbourhood Planning

3.22. At the time of writing this LVIA, there was no adopted Neighbourhood Plan that covers the Site.

Landscape Related Designations

3.23. The site and its immediate environs are not subject to any local planning designations specific to landscape (refer to **Figure 3: Environmental Designation Plan**).

3.24. However there is a Veteran Tree located within the middle of the Site that is an important landscape feature and Ancient Woodland (Ancient Replanted Woodland) identified in the south east of the Site.

3.25. 1km south east to the Site boundary is the Forest of Bowland National Landscape (Pendle Hill) and beyond 3km to the north is the Forest of Bowland National

Landscape. There would be no direct impact upon this designation, but potential indirect impacts are considered within the assessment.

4. Landscape and Visual Baseline

4.1. The following section describes the individual components of the physical landscape that are present on the site and in the study area. These have been described in order establish an understanding of the specific landscape baseline, including individual elements and features that contribute to landscape character.

Site Description

4.2. The site comprises three agricultural fields under pasture as illustrated on **Figure 6: Local Context Plan**. The site is broadly level, generally falling from approximately 120m AOD on the eastern boundary to 103m AOD to the north west. Shaw Brook runs through the centre of the two northern fields broadly in an easterly direction which is a notable feature in the field. The fields are divided by mature hedgerows and mature trees. The fields are broadly rectilinear in shape with the boundaries orientated in a north east orientation. The largest field to the east is approximately half of the Site area, with the two smaller fields to the north, both similar in size to the west of the Site.

4.3. The boundaries to the site are all aligned to the existing field boundaries. The boundaries are formed:

- To the north, the north west boundary is comprised by a belt of mature trees along High Moor Road with a residential property beyond;
- To the north, the north east boundary in the north is formed by a mature hedgerow and occasional trees with agricultural field beyond, and further east is formed by Shaw Brook with mature trees.
- The south and south eastern boundary is formed by mature hedgerow and belts of mature trees along an unnamed road/ National Cycle Network (NCN) Route 91, with agricultural fields and the A59 further to the east;
- The south western boundary is formed by mature hedgerow along Pendle Road; and
- The internal field boundaries are formed by mature hedgerow and hedgerow trees.

4.4. The surrounding landscape is a broad valley with the Pendle Hills 3km to the east being a notable feature in the landscape offering panoramic views over the lower valley to the west. The A59 runs to the east of the Site at the foot of Pendle Hills in a north east direction. To the north are agricultural fields with the fringes of Clitheroe 2km to the north with Quarries beyond and the River Ribble.

4.5. To the west is Clitheroe with residential properties and the town centre 1.5km to the west of the Site. To the south, immediately beyond are residential areas, and the currently under construction Half Penny Meadows adjacent with further agricultural fields beyond.

4.6. The Site lies outside of any landscape designation, either national/statutory or local/non-statutory and none are immediately adjacent or in close proximity to the Site. It is noted that the Forest of Bowland National Landscape is located to the west of the Site beyond 3km and Forest of Bowland (Pendle Hill) National Landscape to the and west of the Site at a distance of 1.5km at its closest, given the well-established existing built context of Clitheroe, adjacent residential development to the south west of the Site and the A59 road corridor there are no predicted significant direct impacts and no likely significant indirect impacts upon the designation but an appraisal has been included in this assessment.

Landscape Context / Physical Landscape Resource

4.7. A detailed description on the physical components, landscape character and visual amenity of the site and study area are set out in the following sections.

Topography and Landform

4.8. The landform of the site slopes from east to west, from ca 100-104m Above Ordnance Datum (AOD) on the boundary along High Moor Road, rising to approximately 115m AOD on the eastern boundary along unnamed road/ NCN Route 91. Shaw Brook, which runs through the Site, is a notable change to the topography being an obvious feature through the fields to the north west.

4.9. Within the surrounding landscape, the land falls away to the north west, with localised small hills within and around Clitheroe. To the north and south the landform is fairly flat running along the Ribble valley. To the east the landform rises up to form the Pendle hills which are a notable feature within this landscape, circa 460m AOD.

Hydrology and Water Features

4.10. There is Shaw brook which runs through the central part of the two northern fields and along the eastern boundary of the southern field, it eventually feeds into the River Ribble to the north west.

4.11. Within the wider surrounding landscape, the major water course is the River Ribble to the north west. To the north and east are a number of small brooks which run from Pendle Hill towards the River Ribble in the west. They are often defined by belts of trees running along the banks which their meandering form in contrast to the more rectilinear field boundaries.

Land Use

4.12. The site is currently in agricultural use, predominantly rough pasture grazing. There is Ancient Woodland within the north east extent of the Site.

4.13. The surrounding landscape within the Ribble valley is a mix of farmland, small copses and tree belts, existing town of Clitheroe, small farmsteads, and transport infrastructure.

4.14. The farmland is a mix of arable and pastoral, and of varying scale, predominantly rectangular and regular in shape. There are little copses dotted throughout the landscape, with belts of trees along watercourses and field boundaries.

4.15. In the north of the study area are limestone quarry workings in use and disused.

Vegetation Patterns

4.16. Boundaries are predominately formed by mature hedgerows and hedgerow trees, with predominant tree cover to the north west boundary and to the south east where ancient woodland forms the land cover within the Site.

4.17. Internal field boundaries within the site are formed by native hedgerows with mature hedgerow trees. There is a veteran tree located in the middle of the Site close to Shaw Brook.

4.18. Within the wider surrounding landscape, field boundaries within the farmland are generally formed by hedgerows with variable frequency of hedgerow trees. However some of these have been lost and replaced with post and wire fences.

Public Access

4.19. There is no formal public access to the site itself. Access close to the site is available along the paved walkways of Pendle Road adjacent to the south west, and along unnamed road/ NCN 91 adjacent to the eastern boundary.

4.20. There are a few public rights of way within the wider landscape, the nearest is to the east off Pendle Road and two to the north.

4.21. 3km to the east is The Ribble Valley Jubilee Trail set within a wider area of Open Access land across Pendle Hill and 3km to the west is The Ribble Way which are the major walking trails in the wider landscape, generally the PRoW network is comprehensive throughout the study area.

Development and Transport Patterns

4.22. Existing development is predominantly residential to the south west, with the town of Clitheroe to the north west being the predominant settlement within the study area, there is a mix of commercial and industrial buildings to the north. Oher small settlements include Worston to the north and Pendleton to the south beyond the A59, and generally to the east the land use is of isolated farmsteads.

4.23. Beyond the immediate environs to the site, transport infrastructure is also a prominent part of the landscape in some views, with the north-south aligned A59 dual carriageway approximately 50m to the east of the site. The proposed development would not be discernible in views from this route due to vegetation along the Site boundary and along the A59.

Nighttime Lighting

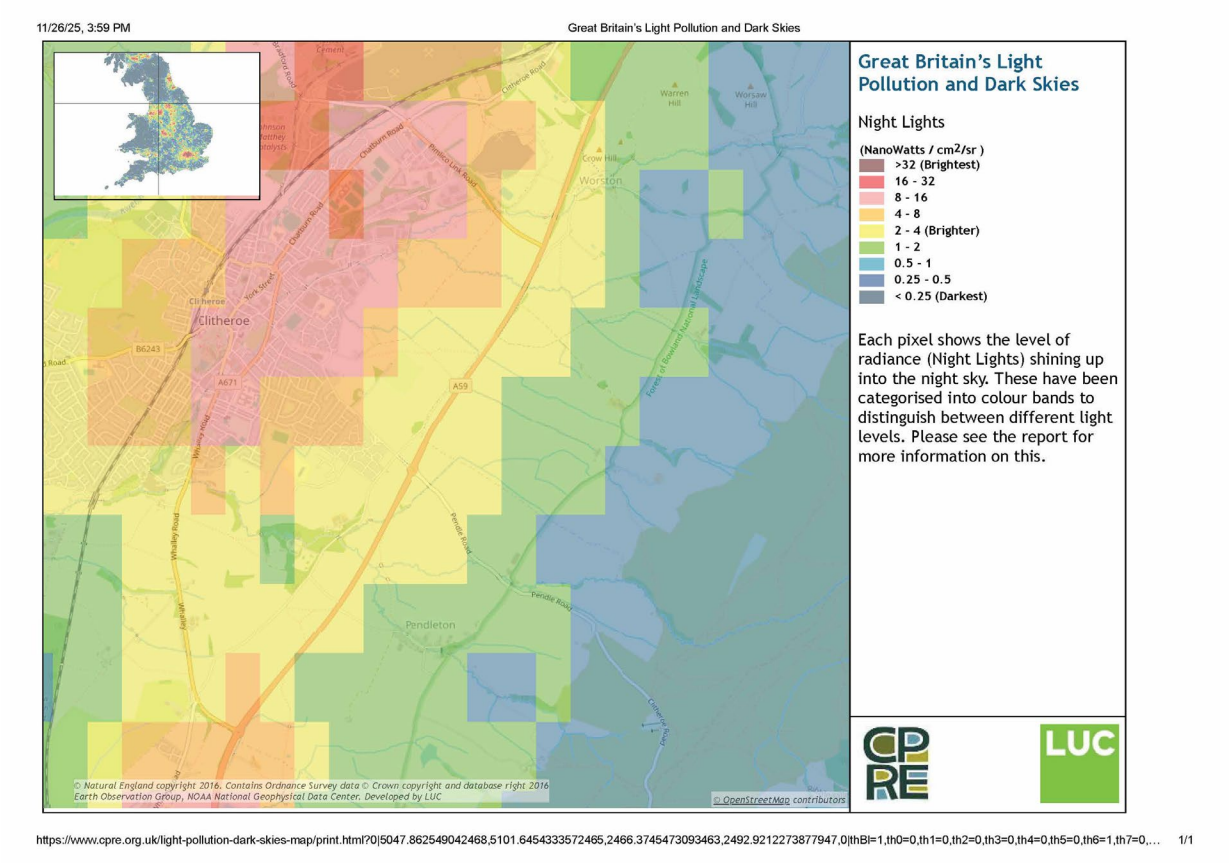
4.24. The A59 is unlit except around the junction with Pendle Road to the south east of the Site. Pendle Road immediately to the south of the Site is lit by street lighting.

The adjacent residential development to the south comprises residential streets which are lit and the town of Clitheroe to the west is the major source of lighting in the study area.

4.25. To the east the landscape is generally unlit with lighting restricted to individual properties.

4.26. The site and its environs are therefore not an area that would be considered to have 'dark skies.' Notwithstanding the lack of light sources on the site, this is further demonstrated by reference to the Council for Protection of Rural England 'England's Light Pollution and Dark Skies' mapping shows the site and the wider area on Plate 1 below.

Plate 1: CPRE Dark Skies Extract



4.27. Plate 1 shows the site and its local landscape context as being in the 'mid to upper range' of the CPRE classification (i.e. 2-4 NanoWatts/cm2/sr for the site).

Landscape Character

4.28. The Site is located in the following landscape character types/areas (refer to **Figure 5: Landscape Character Plan**):

- National Character Area (NCA) 33: Bowland Fringe and Pendle Hill;

- Lancashire Landscape Character Assessment 2000: 5e Lower Ribblesdale (Clitheroe to Gisburn Landscape Character Area (LCA) within Landscape Character Type (LCT) Undulating Lowland Farmland

4.29. The following sections set out a summary of the characteristics relevant to the site and its local context.

National Landscape Character

4.30. The site lies within NCA33: Bowland Fringe and Pendle Hill. The NCA covers a large geographical area, and the site therefore occupies a very small area of this NCA, adjacent to an existing urban context and therefore considered to be of limited relevance to this assessment. The key characteristics of relevance of the NCA include:

- This is 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;
- The Bowland Fells provide a dramatic backdrop to the north, with extensive views across the river valleys and Lancashire plain below;
- Semi-natural woodland, much of which is ancient, occurs in the main valley bottoms, side valleys and ridges, and is dominated 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. Metal railings around estate boundaries and highway corners and junctions are characteristic of the southern and western edges of the NCA;
- Land use is mainly permanent, improved pasture for livestock and dairy farming;
- Rough grazing, rushy pasture and traditionally managed meadows at higher elevations are of national importance for breeding waders such as redshank, lapwing, curlew and snipe. These are also important habitats for breeding skylark;
- There are numerous rivers of importance for many protected species, including bullheads, salmon, trout, eels, otters, kingfishers and dippers. There are also many brooks and small reservoirs;
- A network of winding, hedge-lined lanes connect small, often linear, villages, hamlets and scattered farmsteads, mostly in local stone. Traditional stone barns are commonplace on higher ground, and are of stone with slate or stone flag roofs;
- Isolated country houses set in formal parkland are typical of the area, and may be enclosed by belts of woodland and estate fencing; and
- The relatively urban areas of Clitheroe, Bentham and Longridge provide a contrast to the rural feel of the area.

4.31. The NCA incorporates a large and diverse area of landscape, of which the site forms only a small proportion of the NCA area. Given the scale, and the general abundance of key characteristics across the NCA which are only partly reflected

across the site, impacts at this level are not likely to give rise to significant effects. Consequently, the NCA is excluded from the detailed assessment of landscape effects.

4.32. To complete a more detailed appraisal of potential landscape and visual issues, reference has been made to the published landscape character assessment prepared at a finer grain and more local scale, as set out in the following section.

County Landscape Character – The Site

4.33. The Lancashire Landscape Character Assessment (2000) places the site within Undulating Lowland Farmland Landscape Character Type (LCT) and within Landscape Character Area (LCA) 5e: Lower Ribblesdale (Clitheroe to Gisburn).

4.34. The Undulating Lowland Farmland LCT is described as:

4.35. Generally below 150m, the Undulating Lowland Farmland lies between the major valleys and the moorland fringes. The underlying geology is largely masked by heavy boulder clays and hedgerows predominate over stone walls. This lowland landscape is traversed by deeply incised, wooded cloughs and gorges. There are also many mixed farm woodlands, copses and hedgerow trees, creating an impression of a well wooded landscape from ground level and a patchwork of wood and pasture from raised viewpoints on the fells. Some of the most picturesque stone villages of the county occur within this well settled landscape type. The towns of Longridge and Clitheroe also occur within this type, but are not typical of the settlement pattern. The area also has many country houses whose boundary walls and designed landscapes add to the species diversity and visual appeal. There is a high density of farms and scattered cottages outside the clustered settlements, linked by a network of minor roads.

4.36. The LCA 5e: Lower Ribblesdale (Clitheroe to Gisburn) is described as:

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

County Landscape Character – Surrounding Area

4.38. The SZTV (refer to **Figure 1: STV**) indicates that there may be visibility of the proposed development from within a large proportion, and therefore indirect experiential/perceptual effects on the landscape character of, the following LCTs/LCAs (Refer to **Figure 5: Landscape Character Plan**) within the surrounding wider landscape:

- LCA 4i – North Pendle Fringe, has some likely visibility at a distance beyond 1.5km;

- LCA 2e – Pendle Hill has likely visibility but is a distance beyond 2.5km;
- LCA 11a – very minimal potential visibility at a distance of beyond 2km;
- LCA 5b - minimal visibility and at a distance beyond 3km.

4.39. The likely very limited visibility of the proposed development from the majority of these LCAs means that indirect effects on landscape character are likely to be similarly limited or where greater visibility is shown is at a distance where the influence would not be significant due to the existing established town of Clitheroe. Therefore only effects on LCA 5e: Lower Ribblesdale (Clitheroe to Gisburn) are considered further in this LVIA.

Local Landscape Character Summary

4.40. From the detailed evaluation undertaken for this LVIA, the immediate context to the site shares many of the characteristics identified in the baseline landscape character assessment of LCA 5e described above. Those considered to be of particular relevance include:

- Hedgerows along field boundaries;
- Mixed farmland;
- Copses and hedgerow trees; and
- The A59 is the dominate route through the area.

Forest of Bowland National Landscape

4.41. The Forest of Bowland National Landscape (NL), at its closest is 1km to the south east of the Site and covers the south east extents of the study area. As illustrated on Figure 4: SZTV with Viewpoints there is potential visibility within the Forest of Bowland NL.

4.42. The high qualities and attributed that contribute to the Forest of Bowland NL outstanding natural beauty are:

- the grandeur and isolation of the upland core;
- the steep escarpments of the Moorland Hills;
- the undulating lowlands;
- the visual contrasts between each element of the overall landscape;
- the serenity and tranquillity of the area;
- the distinctive pattern of settlements; and
- the wildlife and the landscape's historic and cultural associations.

4.43. The following themes link with the National Landscape's Sense of Place project and highlight the special qualities of the Forest Bowland:

- Wild Open Spaces - a third of the National Landscape is moorland, making up the wild open spaces that are so characteristic and a unique quality of the area;
- A Special Place for Wildlife - the moors in particular are an important breeding ground for upland birds. There are also notable wildflower meadows, woodlands and geological features;
- A Landscape Rich in Heritage - much of the natural beauty is related to the wild and 'untouched' nature of the landscape - itself a result of hundreds, if not thousands of years of human activity;
- Living Landscape - the landscape has been formed out of a close relationship between people and nature, from the dry stone walls, hedgerows and barns to the open moors and grazed fields;
- Delicious Local Food and Drink - local produce is important as it supports farmers who seek to manage this beautiful landscape and also supports the local economy as well as highlighting local distinctiveness;
- A Place to Enjoy and Keep Special - highlights the importance of the area for people's livelihoods and enjoyment, with its value as a unique and protected landscape.

Visual Baseline

4.44. This section provides a description of the nature and extent of the existing views from, towards and between the site and the surrounding area. It also includes reference to representative viewpoint locations (**Figure 4: SZTV with Viewpoint Locations**) that will potentially be subject to impacts as a result of the proposed development of the site.

4.45. Establishing the specific quality of these views identifies the context and setting of representative viewpoints and also the nature of views in terms of distance, angle of view, and seasonal constraints associated with specific visual receptors (refer to **Figure 4: SZTV with Viewpoint Locations** and **Figure 8: Viewpoint Photosheets**).

Overview

4.46. The visual envelope is the area of landscape from which a site or proposed development will potentially be visible. It accounts for general judgements on the theoretical visibility of a site or proposed development and sets a broad context for the study area within which to address landscape and visual impacts. Overall, the visual envelope for the site is limited by the layers of trees and hedgerows along roads and field boundaries.

4.47. A computer generated SZTV has been produced for the site and the proposed development (refer to **Figure 1: SZTV**); this is based on assumptions regarding the

potential for development (including building heights) and accounts for some degree of screening by existing built form and vegetation.

4.48. The SZTV was prepared at the early stages of the process, based on an indicative development envelope (albeit landscape led) and gives an overview of potential visibility to inform the site visit and field work.

4.49. Although the SZTV represents a 'screened' scenario, the OS data sources only tend to include substantial blocks of trees and woodland. Given that much of the existing green infrastructure around the site forms a 'layering effect' due to the lower-level hedgerows, hedgerow trees and also smaller scale woodlands/tree belts, these are not included in the SZTV. Consequently, overall screening value is underestimated and the SZTV represents a 'worst-case scenario'.

4.50. Based on the SZTV and informed by subsequent site survey and observations from the field work, the visual envelope is broadly defined as follows:

- To the north, and north west, the visual envelope extends north to the PRoW south of High Moor, becoming screened beyond by mature hedgerow and trees along the field boundaries (as illustrated by Viewpoints 1 and 4). There may be occasional restricted views of the built form within the proposed development from within fields beyond but not from the publicly accessible locations or from occasional properties on the settlement edge of Clitheroe;

- To the north-east, the mature belts of trees along the A59 road corridor limit views beyond the road, there may be occasional glimpsed views through gaps in vegetation but at distance;

- To the east, the visual envelope extends as far as the A59 corridor with views screened beyond by the mature belts of trees along the A59 road corridor and field boundary of the Site. However, further to the east from the elevated areas on slopes of the Pendle Hills there would be visibility towards the Site, partially screened by the mature trees along the Site Boundary. This visibility is generally restricted to the hills tops (as illustrated by Viewpoint 7) due to intervening field boundary vegetation and undulating landform and incised gorges on the slopes, the ridgeline preventing views beyond;

- To the south-east, there would be limited visibility beyond the site boundary becoming screened by mature trees along the A59 road corridor, however there is potential visibility from the elevated land at a distance of 2.5km;

- To the south and south-west, the visual envelope extends as far as the road network and properties in the adjacent residential edge where built form screens views beyond (illustrated by Viewpoint 6); and

- To the west, visibility is restricted by the mature belt of trees along High Moor Road and the site boundary which limit views to Pendle Road for a short section.

4.51. The Site is well sited with existing vegetation and screening to the boundaries, which screen and filter views meaning that the Site is unlikely to be experienced as a whole from any particular view. Where the Site would have potential to be seen in more in totality would be from elevated land to the east and south-east but at

distance of beyond 2.5km and would still be filtered by trees along the boundaries of the Site and from these locations the views are expansive and panoramic and have existing views of Clitheroe.

4.52. Public access to the landscape around the site is relatively limited, so near distance views to the site and proposed development are also limited to just a few shorter sections of PRoW and residential edges. Potential views from the wider PRoW network are more distant and would be filtered by existing mature vegetation along the eastern boundary.

4.53. Within this overall visual envelope there are variations in the degree of inter-visibility between areas and in the nature and extent of views due to the presence or absence of screening, and the inherent character of the baseline in any views (e.g. existing dwellings/built form). Overall, views and visibility are tested further through the detailed field work and the consideration of visual effects.

Representative Viewpoints and Visual Receptors

4.54. A series of representative viewpoints have been selected to be included in the assessment which represent views available from people within the landscape towards the Site, the basis of the visual assessment will use the representative viewpoints to guide the assessment. The baseline photographs are presented in **Figure 8: Viewpoint Photosheets** and the locations of the viewpoints are presented on **Figure 4: SZTV with Viewpoint locations**.

4.55. In relation to the visualisation categories set out in TGN 06/19, the images presented are Type 1 baseline annotated photo sheets, representing the baseline view.

4.56. Viewpoints can fall into three categories, as set out in the GLVIA:

- Representative viewpoints (which represent the experience of different types of receptors in the vicinity);
- Specific viewpoints (a particular view, for example a well-known beauty spot); or
- Illustrative viewpoints (which illustrate a particular effect/ issue, which may include limited / lack of visibility).

4.57. For the purposes of this LVIA, a series of representative viewpoints have been assessed. It should be noted that the viewpoint itself is not the receptor; rather it is the people that would be experiencing the view from the viewpoint. Receptors in the vicinity of the Site that are likely to experience views of the Proposed Development include:

4.58. PRoW users:

- on Footpath FP0301010, south of High Moor – Viewpoints 1 and 5;
- on Footpath FP0301014, east of Little Moor – Viewpoint 6;
- on Footpath FP0301011, west of Pendle Road – Viewpoint 3;

- Users of Recreational Area off Pendle Road – Viewpoint 3;
- on The Ribble Valley Jubilee Trail and PRoW's to the east of the A59 and within The Forest of Bowland National Landscape – Viewpoint 7; and
- Users of NCN Route 91 – Viewpoint 2.

4.59. Road users:

- on Pendle Road – Viewpoints 2, 3 and 4; the B3349 Basingstoke Road – VP1.

4.60. Residential occupiers in properties:

- on Pendle Road – Viewpoints 3 and 4.

4.61. There may also be very limited visibility from restricted sections of some other PRoWs and roads, and from some other residential properties, within the wider surrounding landscape.

4.62. The representative viewpoints are set out in the table below.

Viewpoint	Receptors	Location and description of the view
1	Users of Footpath FP0301010, south of High Moor	This viewpoint is located on PRoW FP0301010, off the unnamed road looking south west towards the Site. The view comprises an agricultural field in the foreground, bound by mature hedgerows along the unnamed road. To the south is post and wire fence with occasional mature trees which filter views to the south and south west. In the distance there are long distance views to the south west to Longridge Fell. In the foreground numerous overhead lines cross the view. In the distance to the south west existing rooflines of properties on the residential estate to the south of Pendle Road and also to west residential properties on the edge of Clitheroe can be seen but filtered by vegetation. In winter, screening by vegetation would be reduced making properties and rooflines in views to the south west more prominent. There are no obvious sources of artificial lighting in the foreground but there would be light spill from properties visible to the south west.
2	Cyclists along NCN 91 and road users of Pendle Road	This viewpoint is located at the junction of Pendle Road and NCN 91/ Unnamed Lane, to the north of the A59 looking north towards the Site. The view comprises the road junction of Pendle Road and an unnamed lane in the foreground, with long views to the north

		west along Pendle Road bound by mature hedgerow and trees. The hedgerow obscures views beyond into the agricultural fields beyond with belts of trees along field boundaries screening views of Clitheroe but occasional roof lines of properties can be seen. In the distance the elevated fells and hills within the Forest of Bowland can be seen above the tree line. In winter screening by vegetation would be reduced, allowing less filtered views into the agricultural field to the north. There are lighting columns present along Pendle Road which are obvious sources of artificial lighting in night time views.
3	Residential views from properties along N Gate	This viewpoint is located on Pendle Road looking south east towards the Site. The view comprises Pendle Road and roundabout junction in the foreground of the view, with mature hedgerow along the eastern edge of the road, and residential properties along the western edge. The mature hedgerow obscures views beyond along with mature trees, however Pendle Hill can be seen above the hedgerow and through gaps in mature trees in the distance. In winter screening by vegetation would be reducing, allowing less filtered views into the agricultural field and towards Pendle Hill to the east. There are lighting columns present along Pendle Road which are obvious sources of artificial lighting in night time views
4	Users of footpath FP0301011 and recreational area off Pendle Way Residential views from properties along Brett Close and Centurian Way	This viewpoint is located on Pendle Road/ junction of FP0301011 looking south east towards the Site. The view comprises Pendle Road in the foreground bound by mature hedgerow on either side which obscure views beyond the road. Mature trees are visible beyond the hedgerow. Views from the PRoW towards the Site would be more apparent over the hedgerow as the land rises up. In winter screening by vegetation would be reducing, allowing less filtered views into the agricultural field to the east. There are lighting columns present along Pendle Road which are obvious sources of artificial lighting in night time views

5	Users of Footpath FP0301010, south of High Moor and sports pitch	This viewpoint is located on Footpath FP0301010 looking south towards the Site. The view comprises a sports pitch in the foreground with a post and rail fence with the sports pitches and club house beyond. In the distance mature trees and vegetation screen views beyond. There are long distance views to the east of Pendle Hill visible above the tree line. In winter screening by vegetation would be reducing, allowing less filtered views to the west and south. There are no obvious sources of artificial light in the foreground but there would be occasional lighting associated with the club house in the view.
6	Users of Footpath FP0201014, east of Little Moor	This viewpoint is located Footpath FP0201014 looking north east towards the Site. The view comprises a former agricultural field now rough grassland, a belt of mature trees obscures views to the north west. To the north east are residential properties and built form with a new development still under construction which screen views beyond, however Pendle Hill is visible above properties to the east being a notable feature. In winter screening by vegetation would be reducing, allowing less filtered views to the north. There are no obvious sources of artificial light in the foreground but there would be lighting associated with street lighting and from properties being constructed in the middle distance.
7	Users of Ribble Valley Jubilee Trail and PRoW's to the east of the A59 within The Forest of Bowland National Landscape	This viewpoint is located on the Ribble Valley Jubilee Trail Long Distance Path (LDP) looking north west toward the Site. This expansive view from Pendle Hill looks over the Ribble Valley and Clitheroe with long distance views to the Forest of Bowland in the distance. In the foreground is moorland, changing to agricultural fields at the base of the hill in the valley is a notable contrast. Beyond Clitheroe is a notable urban centre in contrast to the surrounding agricultural landscape. The A59 is a strong linear feature through the landscape. The valley floor is well vegetation obscuring views. In the valley there is notable vegetation cover of mature trees and hedgerow, along with the undulating topography partially screens views from PRoW's on the lower slopes to the north west of this Viewpoint and within the lower valley, therefore visibility towards the Site would be reduced than illustrated.

		In winter screening by vegetation would be reduced, allowing more visibility from PRoW on the lower slopes through the valley. There are no obvious sources of artificial light in the foreground but there would be lighting associated with street lighting at junctions on the A59 and within Clitheroe and from properties within Clitheroe.

5. Mitigation Measures

5.1. This section describes the measures which have been included to reduce and mitigate any potential environmental effects.

Mitigation by Design

Overview

5.2. It is considered that the approach to mitigation, and the inclusion of a robust landscape and green infrastructure strategy, will lead to a physically and visually well contained proposed development which shows clear defensible boundaries to the emerging settlement and consequently, a well-considered masterplan will be acceptable in landscape and visual terms, can be assimilated into the landscape and can both recognise and respect element s of the local landscape context.

5.3. The early design of the proposed development has been influenced by the landscape and visual constraints and opportunities, which are apparent on the site and in the surrounding area. During the design stages the masterplan has evolved in response to environmental work and an iterative process of LVIA.

5.4. This process ensures that the location, scale and character of the proposed development has evolved in response to the local landscape character (and relevant constraints and opportunities) as shown in Opportunity and Constraints Plan. The Illustrative Development Framework Plan and **Figure 7: Illustrative Landscape Masterplan** show the areas of the development envelope subject to a strategy for building heights, and those areas of retained and new green infrastructure, both of which combine to address the local landscape and visual constraints as far as possible.

5.5. The development framework has undergone some iterations as part of this process, and ensures that a 'landscape led' approach has been considered as part of the design.

5.6. Adopting this approach has ensured that the preliminary development and landscape strategy incorporates mitigation as an inherent component of the proposed development, intending to avoid or reduce the adverse effects of a development proposal.

5.7. The principles for mitigation measures aim to:

- Conserve and enhance the surrounding landscape character;
- Retain and make best use of existing landscape elements and features where possible;
- Avoid loss or damage to those retained landscape elements and features; and
- Optimise protection and screening for visual amenity receptors.

5.8. Together these place a particular emphasis on green infrastructure across the site (including strategic landscape planting). These aims and principles can be taken forward through an iterative approach to inform an evolving design process at an increasing level of detail through the planning process.

Analysis of Constraints and Opportunities

5.9. To form judgements on the capacity of any given landscape to accommodate specific types of development (without an undue degree of landscape and visual impact) it is necessary to understand the nature and characteristics of the type of development proposed.

5.10. This section of the LVIA considers the type of development proposed and the nature of the impacts that are likely to occur; thereafter it draws the landscape and visual baseline information together and summarises the key constraints and opportunities in the existing landscape.

5.11. In summary, the proposed development comprises:

- Residential development with associated infrastructure, accessed from the existing roundabout along Pendle Road, with the three development envelopes, with the two development parcels separated by Shaw brook in the northern fields located in the northern field, and along the western edge of the middle field and within the central part of the southern field;
- Local Areas for Play;
- Public Open Space, including formal and informal areas and active travel routes;
- Community Orchard;
- Retention and enhancement of existing boundary hedgerows, trees and other vegetation;
- Structural landscape planting and buffers to the boundaries;
- Creation of SuDS ponds and internal drainage network; and
- The retention of existing long-range views to towards Pendle Hill along the proposed street network and also made available from locations within the site which are currently not publicly accessible.

Likely Causes of Impact

5.12. Although a landscape has some intrinsic sensitivity, different landscapes contain a range of components which will respond differently to change, subject to the type of the development that is proposed. Consequently, in order to inform the analysis of impacts, judgements should be made with reference to the specific changes which arise from the type of development being considered.

5.13. The following section sets out the likely causes of impacts which would occur in relation to the specific type of development proposed (i.e. residential-led development).

Causes of Temporary Impact during Construction

5.14. The temporary construction works which may give rise to impacts on landscape and visual receptors are listed as follows:

- Installation of tree and hedgerow protection fencing;
- Presence and movement of construction vehicles and plant;
- Presence of construction compounds, site offices and welfare facilities;
- Temporary construction lighting;
- Site clearance works (including any necessary removal of existing vegetation and trees);
- Earthworks, groundworks and infrastructure/service installation;
- Construction of the proposed accesses off the B3349 Basingstoke Road;
- Construction of new residential dwellings; and
- Landscaping operations associated with the green infrastructure, landscape buffers, public open space and private garden spaces.

Causes of Impact at Completion

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

- The built form of residential and mixed-use development (incorporating highways infrastructure and including lighting); and
- Mitigation integrated into the proposed development (i.e. green infrastructure and strategic landscaping), including retained trees, hedgerows, open space provision, SUDs and attenuation areas and new planting.

5.16. Together the cause of impacts at construction and operation inform the analysis of constraints and opportunities.

5.17. The following key constraints and opportunities have been identified during the landscape and visual analysis (including reference to field work and desk study of landscape character guidance).

5.18. Constraints associated with the site are summarised as follows:

- Existing green infrastructure across the site, including a veteran and ancient woodland in the south east corner of the Site;
- Shaw Brook that runs through the two northern fields;
- Existing hedgerows along field boundaries with hedgerow trees;
- Long range views towards Pendle Hill to be retained along Pendle Road;
- Localised views into and across the site, particularly to the north east;

5.19. Opportunities for the site are considered to be:

- The existing settlement pattern is located directly adjacent to the site along Pendle Road to the south and west of the Site;
- The Site is very well contained by mature boundary vegetation which can be enhanced;
- Existing Veteran Tree and ancient woodland to the north east extent of the Site can be enhanced with additional tree planting and creation of buffer to reduce potential damage to the root zone;
- The Site will allow access and views towards Pendle Hill from areas previously not publicly accessible;
- Existing Shaw brook can be utilised to extend the SuDS network and blue and green infrastructure throughout the Site; and
- The scale of the site as a whole is sufficient to accommodate a balanced approach to potential development that incorporates a robust strategy for extensive green infrastructure and open space as mitigation.

5.20. The analysis of these can be used to inform the design process and to avoid or minimise potential impacts.

Mitigation Strategy for Landscape and Visual Matters

5.21. Having considered the landscape and visual analysis, the constraints and opportunities have been used to influence the design of the illustrative landscape masterplan and layout. This ensures that matters of landscape character and visual amenity are embedded in the proposals and mitigation measures included to avoid or minimise impacts are an integrated part of the proposed development.

5.22. As noted earlier in this LVIA, a 'landscape led' approach has been adopted from the outset of the planning and design process for the site, effectively setting the

main parameters for development and the strategic design for green infrastructure.

5.23. Further considerations of mitigation and design have subsequently been developed, these later stages adopting the strategic proposals but evolving them in response to other environmental considerations, such as drainage and biodiversity.

5.24. The fundamental mitigation in respect of landscape and visual matters, is that defined at a strategic level. This has set the acceptable parameters for the proposed development in a manner whereby it can be assimilated as far as possible into the landscape context, rather than being imposed upon it.

5.25. The following sections elaborate on these details (refer to **Figure 7: Illustrative Landscape Masterplan**).

Development Envelope

5.26. The development envelope is effectively the spatial parameter within which the residential development should fit. Accounting for landscape character, various restrictions have been placed on the development envelope so as to avoid or reduce landscape and visual effects.

5.27. The development envelope is located along Pendle Road and to the north to take advantage of existing mature vegetation to assist in its integration into the landscape and minimise views. The orientation allows for a central spine with views towards Pendle Hill.

5.28. The central area round the Veteran Tree forms a key green space connecting through the site.

5.29. The Shaw brook has been retained and remains a key feature through the site with the SUDS connecting and integrating to expand the existing blue and green infrastructure throughout the Site.

5.30. The site utilises the existing roundabout as the access point to the site to reduce further modification to the local road network.

Existing Green Infrastructure

5.31. Existing green infrastructure, in the form of field boundary hedgerows and hedgerow trees on all of the field boundaries within the site, would be retained and enhanced, other than localised removal for access points and visibility splays.

Internal Layout and Proposed Open Space

5.32. In summary, the proposed development comprises:

- Retention and enhancement/reinforcement of existing boundary hedgerows, a veteran tree, ancient woodland, mature trees and other vegetation;

- Residential development throughout the Site, with areas of POS to the north west, centrally and to the south east of the Site;
- Tree-lined primary access roads from Pendle Road and through the central spine of the residential development; incorporating cycle and pedestrian routes;
- Extensive areas of public open space within and between the different areas of built form and within a substantial green corridor through the central part of the Site and along Shaw Brook. Including formal and naturalised areas for recreation, play, community orchards and SuDS;
- New planting and enhancement to existing planting throughout the development; and
- Creating views towards Pendle Hill.

Detailed Landscape Design

5.33. All proposed landscape mitigation will be subject to a high-quality detailed landscape scheme that will ensure that the functions of the landscape components are delivered. This will also reflect positively on the design quality of the proposed development as a whole in line with: Policies DMG1, DMG2, DMe1, DME 2 and of the Ribble Valley Adopted Core Strategy.

5.34. At the detailed design stage, the selection of species for trees, woodland and hedgerows will refer to native species as well as those present in the context of the local landscape character, wherever appropriate and in the context of the need for the long-term resilience of planting. Planting stock of local provenance will be used where feasible.

5.35. These mitigation measures are considered integral to the proposed development and have been developed as part of an iterative assessment process. Therefore, mitigation measures are considered in the balance of judgements when determining the magnitude of impacts and scale of effects.

Summary

5.36. Early-stage landscape and visual analysis of the site and its environs has led to the development of a landscape-led illustrative masterplan for the site, in line with local planning policy and the guidance in the published Ribble Valley Core Strategy:

- The development envelope minimises the impact upon the wider landscape and character; it has an appropriate offset to the Veteran Tree, Shaw brook and ancient woodland;
- A strong landscape framework incorporating public open space, SUDS, green and blue infrastructure and connectivity through the development;
- Existing boundary vegetation would be retained and enhanced, and new planting added between the development envelope and the adjoining existing development. This would divide the site into development clusters; and

- Existing planting between the site and surrounding countryside to the east and south would also be enhanced and reinforced to provide strong visual separation between the proposed development and the adjoining countryside.

5.37. This approach has allowed the creation of a high-quality residential development that fits comfortably within the site and its environs, respecting the existing landscape that surrounds the site, and limiting visibility of the proposed development from the surrounding area.

Additional Mitigation

Demolition and Construction

5.38. A Code of Construction Practice (CoCP) included within a Construction Environmental Management Plan (CEMP) will be developed prior to the commencement of construction. The content of this document will aim to promote good Site management and ensure that environmental commitments are adhered to.

5.39. Measures that could be incorporated into the CoCP to avoid or reduce landscape and visual effects during construction include:

- Site clearance and, where removal of vegetation is required, this be undertaken on a phased basis to limit the duration of impacts associated with losses of vegetation;
- Protection of all retained existing vegetation for the duration of the construction period (including accommodation works and site demobilisation) to ensure no vegetation is lost due to poor site management or construction operations;
- Replacement of any trees intended to be retained which may be lost unintentionally as a consequence of construction works;
- A phased programme of planting and early implementation of planting and other landscape measures where there is no conflict with construction activities or other requirements of the proposed development;
- Appropriate maintenance of planting and seeding works and implementation of management measures, to continue through the construction period as landscape works are completed;
- Strict adherence to the site boundaries of construction and storage compounds and construction access roads, including the use of well-maintained hoardings and fencing; and
- Designing construction lighting to avoid unnecessary intrusion onto adjacent buildings and other land uses.

Operation

5.40. Mitigation measures for landscape and visual matters have been incorporated into the proposed development as an integrated part of the design process. It is anticipated that all proposed landscape mitigation measures will be in place at

completion, however, it should be noted that at the early stages many of the proposed landscape mitigation measures will perform their intended landscape function in the longer term and will require a comprehensive programme of establishment maintenance and longer-term landscape management to achieve this.

Enhancements

5.41. Enhancements can be achieved through the adoption of a landscape management plan for the proposed development which sets out a series of appropriate aims and objectives.

5.42. As enhancement measures these would need to address those retained elements and features of the landscape and ensure these are improved in terms of extent and condition, and with reference to guidelines set out in landscape character documents.

5.43. Together these will improve the quality of the retained landscape elements in terms of its development (both visually and physically), its content (wildlife and habitat creation) and its diversity (opportunities for creation of additional landscape elements, such as ditches, water bodies, or new tree groups).

5.44. The duration of the management plan may vary covering 5, 10 or 15 years, and the management approaches would vary dependent upon the aims and objectives.

6. Assessment of Landscape and Visual Effects

Overview of Landscape Effects

6.1. Landscape sensitivity is a term applied to specific receptors, combining judgements on the value related to a landscape (i.e. the receptor) with the susceptibility of the landscape receptor. Receptors can include specific landscape elements or features or may be judged at a wider scale and include landscape character parcels, types or areas.

6.2. As advocated in GLVIA3, professional judgement is used to balance analysis of value and susceptibility in order to determine sensitivity. Each of these aspects of the analysis will vary subject to the scale and detail of the assessment.

6.3. The landscape character of the study area is documented at national and district levels. The findings of these studies represent a thorough and generally consistent analysis of landscape character, and this has been supported by an analysis of the local landscape character of the site in the context of the settlement.

6.4. This assessment of landscape effects focuses on the areas of landscape character which are defined by the 2000 Lancashire Landscape Character Assessment as 5e: Lower Ribblesdale (Clitheroe to Gisburn) (direct and indirect effects).

6.5. As previously noted in the baseline, this presents guidance at an appropriate scale and detail and also represents the most recent baseline position on landscape character for the area.

6.6. The assessment is then also applied at a more refined level to consider additional judgements based on the landscape character of 'the site and its immediate context'.

Landscape Sensitivity

6.7. In order to inform judgements on value and susceptibility the following section refers to the baseline information (Section 4) and additional consideration of the local character in relation to the site and its local landscape context. These judgements are then carried through to the analysis of landscape sensitivity.

Landscape value

6.8. In LVIA, landscape value is the value attached to a potentially affected landscape. It is relative in relation to the different stakeholders and different parts of society that use or experience a landscape.

6.9. Landscape value is not solely indicated by the presence of formal designations and a range of factors influence landscape value.

6.10. The GLVIA3 sets out a range of factors that can help in the identification of landscape value and these concepts have been expanded in the later LI TGN 02/21.

6.11. Whilst these have become commonly accepted, it is important to place them in the relevant context that the GLVIA3 is guidance and that its principles have to be adopted into a formal methodology by practitioners. The criteria for determining landscape value as set out in the methodology accord with those presented in the GLVIA3 and LI TGN 02/21.

6.12. Landscape value will vary in response to the specific landscape that is being considered, even where a landscape is included in the boundaries of a formal designation.

6.13. This section determines the value of the defined LCAs (and local landscape context) relevant to the site and study area. The considerations and professional judgements used in determining value are summarised in the following table (with reference to GLVIA3, page 84, Box 5.1 and to LI TGN 02/21).

Table 8: Appraisal of Landscape Value

Considerations	5e: Lower Ribblesdale (Clitheroe to Gisburn) (direct and indirect effects)
Formal landscape or landscape related designations	No formal landscape designations identified within the Site or its immediate environs.
Natural and cultural heritage interests (i.e. ecological,	Ancient Woodland and a Veteran Tree are present within the Site and immediate Site environs.

geological or heritage matters)	
Landscape condition of individual elements or overall structure	The published assessment does not provide a summary of landscape condition. The landscape within the Site is considered to be of good condition, with remaining Veteran and ancient woodland.
Landscape associations	No well-known specific associations with notable people, events or the arts.
Distinctiveness and sense of place	The local landscape is not noted for being distinctive, and the site is not considered to be atypical of the local area.
Recreational opportunities in the landscape context	No formal access to the site, with no indications of informal access.
Perceptual aspects (in respect of scenic/visual quality)	The Site and its environs are of moderate scenic quality, there are valued views towards Pendle Hill to the south east.
Perceptual aspects (in respect of wildness and tranquillity)	The majority of the local landscape is clearly managed for agriculture, and there is little sense of remoteness and tranquillity. Tranquillity mapping undertaken by CPRE[1] indicates that the site is of moderate tranquillity.
Landscape function	The local landscape does not provide a particular function in relation to nearby settlements, and does not provide the setting for any statutory/national or non-statutory/local landscape designations.

6.14. Overall, LCA 5e: Lower Ribblesdale (Clitheroe to Gisburn) is considered to be of medium value.

6.15. On balance, the site in the local landscape context, landscape value is considered to be medium due to the presence of valued local landscape features.

Landscape susceptibility

[1] Available at Tranquillity Map: England - CPRE

6.16. In LVIA, landscape susceptibility is the ability of a landscape to accommodate change without undue consequences for the maintenance of the baseline situation.

6.17. Different types of development can affect landscapes in different ways and consequently landscape susceptibility is the ability of the landscape to accommodate change.

6.18. This section determines the susceptibility with the considerations and professional judgements used summarised in the following table.

Table 9: Appraisal of Landscape Susceptibility

Considerations	LCA 5e: Lower Ribblesdale (Clitheroe to Gisburn)
Scale of enclosure	The site is located on fairly flat land within the Ribble Valley which gently slopes up to the east to Pendle Hill. The Shaw Brook is a notable feature through the site. The Site is enclosed by mature hedgerows and trees along field boundaries and in the wider landscape limiting it's visibility and giving a strong sense of enclosure. Views towards the Site within the valley are limited to close range due to the strong hedgerow network, copses and mature trees, to the south and west existing settlement restricts views towards the Site from Pendle Road. The Site is visible in views from Pendle Hill in the east are possible, but the site is seen in the context of existing settlement edge and is well screened by mature trees along the eastern boundary and the A59.
Nature of land use	The site is currently used for grazing, and agriculture is the main land use within the surrounding area. Tree cover is generally strong, with copses, belts of trees linked by a strong hedgerow network. There is existing residential development to the south and west of the site, with commercial and quarry use to the north. To the east is generally undeveloped with small hamlets and leisure uses such as the Ski Centre.
Nature of existing elements and features	The site contains existing hedgerows, mature trees including a veteran tree and ancient woodland to the north east. The Shaw brook is a notable feature through the site.

6.19. Overall, LCA 5e: Lower Ribblesdale (Clitheroe to Gisburn) is considered to be of medium susceptibility to development.

6.20. With the physical and visual containment and the presence of the existing settlement edge (with reference to both residential and commercial built form), the site in its local landscape context is considered to be also of medium susceptibility.

Overall Landscape sensitivity

6.21. The following conclusions on sensitivity are based on the detailed description and justification presented in the previous sections, balancing the professional judgements on value and susceptibility.

6.22. In drawing together judgements on landscape value and susceptibility in respect of landscape sensitivity, higher levels of landscape sensitivity will occur where landscape value and landscape susceptibility are toward the upper end of the scale.

6.23. Lower levels of sensitivity will occur where value and susceptibility are toward the lower end of the scale.

6.24. More central levels of sensitivity will occur where one component is toward the higher end of the scale whilst one is toward the lower.

6.25. Higher levels of sensitivity are more likely to occur where both value and susceptibility are judged to be higher.

6.26. It is important to note that there are graduations within the process which are not clear cut, and professional judgment is used to balance these and determine an overall judgement on sensitivity.

Table 10: Determining Landscape Sensitivity

Landscape Receptor	Value	Susceptibility	Judgement on sensitivity
LCA 5e: Lower Ribblesdale (Clitheroe to Gisburn)	Medium	Medium	Medium
Site and its local landscape context	Medium	Medium	Medium

6.27. Following a review of the nature of impacts on physical landscape resources, the conclusions on landscape sensitivity are then taken forward to address the impact and effect on landscape character.

Overview of Visual Effects

6.28. Visual sensitivity is a term applied to specific receptors, combining judgements on the value attached to a particular view (i.e. the receptor) with the susceptibility of the landscape receptor. Receptors include people with views within the landscape and their occupation.

6.29. As advocated in GLVIA3, professional judgement is used to balance analysis of value attached to a view and susceptibility in order to determine sensitivity. Each of these aspects of the analysis will vary subject to the scale and detail of the assessment.

6.30. As previously noted in the baseline, this presents guidance at an appropriate scale and detail and also represents the baseline position at the time of the field survey, with regards to seasonal changes and changes in visibility these are noted where appropriate in the assessment.

Visual Sensitivity

6.31. In order to inform judgements on value attached to a view and susceptibility of the receptor the following section refers to the baseline information (Section 4). These judgements are then carried through to the analysis of visual sensitivity.

Visual value

6.32. In LVIA, visual value is the value attached to a particular view or the value perceived by people of that view. It is relative in relation to the different stakeholders and different parts of society that use or experience a view of a landscape. As set out in Section 2, the typical criteria and considerations are set out.

6.33. Visual value is not solely indicated by the presence of formal designations and a range of factors influence visual value.

6.34. This section determines the value attached to a particular view, relevant to the site and study area. The considerations and professional judgements used in determining value are summarised in the following table.

Table 11: Appraisal of Visual Value

Viewpoint	Consideration of value	Value
1	The view is of agricultural fields, and is generally scenic with views towards nationally designated landscape: Forest of Bowland. There are some detracting features in the foreground, namely overhead lines and presence of properties and a telecoms mast.	Medium
2	The view is of an urban road, there are long distance views towards nationally designated landscape: Forest of Bowland but the view is not considered particularly valued due to the urban road context.	Low
3	The view is of an urban road, there are long distance views towards nationally designated landscape: Forest of Bowland (Pendle Hill) but the view is not considered particularly valued due to the urban road context.	Low to medium
4	The view is of an urban road, there are long distance views towards nationally designated landscape: Forest of Bowland (Pendle Hill) but the view is not considered particularly valued due to the urban road context.	Low to medium

5	The view is of agricultural field and a sports pitch, there are long distance views towards nationally designated landscape: Forest of Bowland (Pendle Hill) and is a locally valued view, there are detracting features of built form in the view.	Medium
6	The view is of rough grassland, with urban form present in the view. There are locally valued views towards nationally designated landscape: Forest of Bowland (Pendle Hill) and is a locally valued view but there are detracting features in the foreground.	Low to medium
7	This view located within the nationally designated landscape: Forest of Bowland (Pendle Hill) and has views towards the nationally designated landscape: Forest of Bowland in the distance and within the designated landscape. It is along an LDP and is a scenic and popular view from the summit of Pendle Hill it is recognised nationally.	High

Visual susceptibility

6.35. In LVIA, visual susceptibility is mainly a function of the occupation or activity of people experiencing the view at particular locations, and the extent to which their attention or interest may therefore be focused on views and the visual amenity they experience at particular location. As set out in Section 2 the typical criteria is set out.

6.36. This section determines the susceptibility with the considerations and professional judgements used summarised in the following table.

Table 12: Visual Susceptibility

Viewpoint	Consideration of susceptibility	Susceptibility
1	Those walking along the footpath would appreciate their surroundings and changes in their view.	High
2	Those travelling along Pendle Road and NCN 91 would appreciate their view but their primary occupation is on travelling at speed along the route so would have reduced susceptibility to changes in their view.	Medium to high
3	Residents would appreciate their view but due to the context of built form and traffic along Pendle Road their susceptibility to change would be reduced.	Medium to high
4	Those walking along the footpath would appreciate their surroundings and changes in their view but due to the built form and traffic along Pendle Road their susceptibility to change would	Medium to high

	be reduced. Those occupied in recreation would similarly have reduced susceptibility. Residents would appreciate their view but due to the context of built form and traffic along Pendle Road their susceptibility to change would be reduced	
5	Those walking along the footpath would appreciate their surroundings and changes in their view.	High
6	Those walking along the footpath would appreciate their surroundings and changes in their view.	High
7	Those walking along the Ribble Valley Jubilee Trail LDP would appreciate their view and stop to take in the view at key points and thus would be highly susceptible to changes in their view.	High

Overall Visual sensitivity

6.37. The following conclusions on visual sensitivity are based on the detailed description and justification presented in the previous sections, balancing the professional judgements on value and susceptibility.

6.38. In drawing together judgements on visual value and susceptibility in respect of visual sensitivity, higher levels of visual sensitivity will occur where visual value and visual susceptibility are toward the upper end of the scale.

6.39. Lower levels of sensitivity will occur where value and susceptibility are toward the lower end of the scale.

6.40. More central levels of sensitivity will occur where one component is toward the higher end of the scale whilst one is toward the lower.

6.41. Higher levels of sensitivity are more likely to occur where both value and susceptibility are judged to be higher.

6.42. It is important to note that there are graduations within the process which are not clear cut, and professional judgment is used to balance these and determine an overall judgement on sensitivity.

Table 13: Determining Visual Sensitivity

Viewpoint	Value	Susceptibility	Judgement on sensitivity
1	Medium	High	Medium to high
2	Low	Medium to high	Medium

3	Low to medium	Medium to high	Medium
4	Low to medium	Medium to high	Medium
5	Medium	High	Medium to high
6	Low to medium	High	Medium
7	High	High	High

6.43. Following a review of the nature of impacts on visual amenity, the conclusions on visual sensitivity are then taken forward to address the impact and effect on visual amenity.

Impacts at Construction

6.44. The initial construction activities on the site are likely to comprise the introduction of infrastructure and enabling works, including:

- Demolition works (where required), to include any properties and agricultural buildings which require clearance, and also any vegetation clearance along field boundaries where necessary;
- Highway works, for access into the site;
- Temporary access and haul routes, Site compounds and car parking;
- Utilities works including diversions, upgrades and new provision;
- Soil stripping and storage, Site re-grading and the creation of practical development platforms;
- The creation of Site roads with associated service provision;
- The early implementation of the structural landscape scheme (where appropriate); and
- Ongoing and emerging built form throughout the site.

6.45. During the enabling works, arisings will include topsoil and subsoil which is likely to be stored and recycled within the site.

6.46. Construction is likely to generate a variety of vehicle movements including on site machinery such a general plant, forklifts, cranes and lifting equipment. Off-site movements are likely to include light and heavy haulage, commercial vehicles, and site staff vehicles. Site hoarding, temporary signage and porta-cabins are likely to be erected. Construction hazard lighting will also be visible and there also likely to be the aural intrusion of vehicle reversing alarms.

6.47. Construction work will progress in several sub-phases with the focus of building work shifting throughout the site. The result of this will be that the baseline conditions will evolve during the construction stages to include the completed built elements of the proposed development and implemented landscape scheme.

6.48. During construction there will be several changes across the site. The landscape of the site will change from the current agricultural areas to that of a construction site whilst the proposed development is being implemented. The nature of these impacts will be temporary (although the consequences permanent) and in the longer term will be replaced by the implemented masterplan for the proposed development. Some parts of the site are proposed for green infrastructure and ecological mitigation and these areas would be subject to less disturbance from construction activity, although a change in character will occur from agricultural to various areas of public open space, ecological habitats and green infrastructure.

Landscape Effects during Construction

6.49. With regards to the 'LCA 5e: Lower Ribblesdale (Clitheroe to Gisburn), construction will impact on only a discreet part of the wider LCA and several impacts such as the perception of movement and disturbance will not be perceptible from the wider landscape.

6.50. Consequently, the effect during construction in respect of landscape character is the transition and change over time to the emerging settlement edge, extending further to the south and east from Pendle Road. At a local level, this pattern would be consistent with the settlement edge and not be a notable intrusion into the countryside to the east of the Site.

6.51. Effects on the Site and it's local context during the construction phase is likely to be the gradual transformation of the site from a predominantly open agricultural grazing landscape to the active development site.

6.52. This currently largely enclosed, agricultural landscape will emerge as an active construction site, but will include substantial areas of green infrastructure and retained vegetation through the centre of the Site and along Shaw brook which maintain the pattern of enclosure.

6.53. Vegetation resources on Site consist of a Veteran tree, ancient woodland, hedgerow and mature trees. The proposed development will seek to retain these important resources wherever possible and enhance it where it is retained.

6.54. Throughout the construction phase, good practice shall ensure that on-site works do not give rise to direct or indirect effects upon on and off-site water features.

6.55. The overall assessment of effects on landscape character during construction is set out in the following table.

Table 14: Assessment of Landscape Effects During Construction

Landscape Receptor	Sensitivity	Magnitude of Impact	Significance of effect

LCA 5e: Lower Ribblesdale (Clitheroe to Gisburn)	Medium	Construction	Low	Negligible to minor adverse
Sites and its local landscape context	Medium	Construction	High	Moderate to major adverse

Effects upon the Forest of Bowland National Landscape during construction

6.56. During construction works, there would be no direct impacts upon the designation or its special qualities. Construction activity would have potential for indirect impacts upon "the serenity and tranquillity" high quality, however the appreciation of construction activity within the NL boundary would be minimal due to screening by existing vegetation. Figure 1: SZTV illustrates potential visibility throughout the western extent of the designation on the lower slopes, but screened beyond the ridgeline to the east. The visibility is the worst case scenario and does not take account of field boundaries, trees and small blocks of vegetation, which as demonstrated by Figure 8 - Viewpoint 7 are abundant in the valley and limit visibility, where Viewpoint 7 along the Ribble Valley Jubilee Way illustrated the worst case views being above any screening in the valley, the Site is fairly well screened by the vegetation along the boundary and internal field boundaries. Construction activity would be visible, but the influence of clear views of Clitheroe and movement of traffic along A59 and Pendle Road are well established in views and already reduce the apparent serenity and tranquillity along the western extent of the Forest of Bowland (Pendle Hill) NL. It is therefore concluded that there would be no significant harm to the qualities of The Forest of Bowland (Pendle Hill) NL during construction.

Effects on Visual Amenity during Construction

6.57. During construction works, there are likely to be effects on the visual amenity of the local area. The extent to which the construction phase would affect visual amenity is likely to change regularly, depending on the nature and location of the works.

6.58. Construction activities would be visible from the majority of areas identified within the visual envelope.

6.59. All visual effects during construction would be temporary and local in scale. There are likely to be some specific changes in views in close proximity to the site. From longer distances views of construction activities are likely to be more limited and partially screened by mature trees.

6.60. A detailed analysis has been completed for the construction phase for each of the representative viewpoints and is set out in the following table.

Table 15: Assessment of Visual Effects During Construction

Viewpoint	Consideration of impacts	Sensitivity	Magnitude of effect	Significance
1	Construction activity would be visible in views to the south west but filtered by mature vegetation along field boundaries. Tall plant and as residential properties near completion, scaffolding would be present in views above the hedgerow. Construction would be more readily apparent particularly in winter and occupy a small to moderate proportion of the view.	Medium to high	Low to medium	Minor to moderate adverse
2	Construction activity would be visible above the hedgerow particularly tall plant and once construction is completed on upper stories of properties including scaffolding. In the foreground the removal of a section of hedgerow to facilitate the emergency access and pedestrian and cycle route.. Construction would be more readily apparent particularly in winter and occupy a small to moderate proportion of the view along a short section of NCN 91.	Medium	Medium	Moderate adverse
3	Construction activity would be visible above the hedgerow particularly tall plant and once construction is completed on upper stories of properties including scaffolding. Construction would be more readily apparent particularly in winter and occupy a moderate proportion of the view and would be prominent.	Medium	Medium to high	Moderate to major adverse
4	Construction activity would be visible above the hedgerow line with tall plant present and as development progresses the upper stories would be present and scaffolding. In winter construction activity would be more apparent through the hedgerow. However, views from the PRoW to the east and properties, construction activity would be more readily apparent particularly in winter and occupy a moderate proportion of the view and would be prominent.	Medium	Medium to high	Moderate to major adverse

5	Construction activity would be perceptible through gaps in vegetation in the distance but would be present a small proportion of this view. In winter construction activity would be more apparent due to reduced screening by vegetation.	Medium to high	Low	Minor adverse
6	Construction activity would be unlikely to perceptible due to screening by properties in the view and vegetation.	Medium	Nil	Negligible/No change
7	Construction activity would be perceptible in the distance but filtered by existing mature trees along the eastern boundary and retained vegetation along field boundaries within the Site. The change which is visible would occupy a very small proportion of this expansive view and would be viewed in the existing backdrop of built form and activity associated with Clitheroe which would reduce its prominence. Construction activity would be more noticeable in winter when screening by vegetation would be reduced.	High	Negligible	Negligible Adverse

Landscape Impacts at Operation

Impacts on physical landscape resources

6.61. The following section describes the predicted changes to the physical landscape elements and features on the site that will give rise to the subsequent perceived changes in landscape character.

6.62. Impacts at completion (Year 1) are concerned with the completed proposed development. The built form of the proposed development will be complete and will be a permanent component in the landscape.

6.63. In the long term after completion (Year 15), impacts will be associated with the influence of mitigation measures on landscape character. This establishes the changes to landscape character as a result of built development but with proposed mitigation measures fully established and performing their intended function. The impacts are considered to be long term and not reversible.

6.64. It is during the construction phases of the proposed development that most of the physical landscape resources will be altered, including the change in land use, changes to landform, removal of some existing vegetation and implementation of mitigation and movement of construction activity. When completed, the proposed development will give rise to changes in the local landscape character in the longer

term as a consequence of built development following the short-term impacts of the construction phase.

6.65. Overall, the physical landscape impacts are considered to be direct and will be limited to the extent of the site. There will be no additional direct impacts on the wider landscape context.

6.66. In the context of the impacts considered above, the following sections set out an assessment of the likely landscape effects on the relevant landscape type and local landscape character.

Impacts on landscape character

6.67. Impacts on the local landscape character are defined as those occurring on the site and in the immediate landscape context of the site. In the context of the site and local landscape character, the proposed development will result in the direct loss of part of several agricultural field enclosures to the proposed development, but which includes a strategy for green infrastructure.

6.68. The site occupies a very small area of NCA33: Bowland Fringe and Pendle Hill which covers a broad and large geographical area, given the very limited visibility and existing built context of Clitheroe it is therefore considered to be less than negligible and hasn't been considered further.

6.69. LCA 5e: Lower Ribblesdale (Clitheroe to Gisburn) the Site has limited visibility in the wider LCA, with effects predominantly being direct and contained within the Site itself, given the existing residential built form adjacent and Clitheroe within this LCA, the indirect impacts on the wider LCA would be minimal and limited to a small area to the north of the Site which has potential visibility but the influence of existing built form is well established.

6.70. At Year 1, the magnitude of impact is assessed as Low within LCA 5e: Lower Ribblesdale (Clitheroe to Gisburn).

6.71. By Year 15, the proposed structural planting throughout the development and along the boundaries of the site would be established and developing in height and density, reducing the visibility of the built form within the site and softening its appearance. The magnitude of change would reduce to negligible.

6.72. The proposed development would clearly result in a substantial change to the character of the site itself, changing the site from settlement-edge pastoral farmland to high quality residential and mixed-use development with associated infrastructure and landscaping, including the retention and enhancement of the existing boundary vegetation and the creation of substantial areas of landscaped public open space and enhancement to the existing ancient woodland.

6.73. The magnitude of impact to the character of the site and its local landscape context is assessed as high at Year 1, reducing over time as mitigation becomes established. By Year 15, the establishment and enhancement of vegetation throughout the site would seek to soften the appearance and retain pattern of enclosure along with reducing intervisibility of built form through the Site would reduce the magnitude of change to medium.

Significance of Landscape Effects

6.74. Year 1, effects on LCA 5e: Lower Ribblesdale (Clitheroe to Gisburn) would be Minor to moderate adverse. By Year 15, the effects would reduce to Negligible adverse.

6.75. On balance, at Year 1 completion, changes to the character of the site in its local landscape context would result in a moderate to major adverse effect, given that the site does not exist in isolation and that it is influenced in respect of its character by the countryside interface to the south and east, but equally by the presence of, and influence by, the existing settlement edge of Clitheroe and along Pendle Road to the west. Consequently, it is important to note that the settlement-edge location, the context provided by the existing residential development on two sides of the site, and the limited visibility of the site from within the local landscape together mean that these effects would be notably reduced beyond the immediate environs to the site. The significance of effect would reduce to moderate adverse at Year 15 following establishment of the proposed landscaping.

Table 16: Summary of Landscape Effects

Landscape Receptor	Sensitivity	Magnitude of Impact		Significance of effect
LCA 5e: Lower Ribblesdale (Clitheroe to Gisburn)	Medium	Year 1	Low	Minor to moderate adverse
LCA 5e: Lower Ribblesdale (Clitheroe to Gisburn)	Medium	Year 15	Negligible	Negligible adverse
Site and its local landscape context	Medium	Year 1	High	Moderate to major adverse
Site and its local landscape context	Medium	Year 15	Medium to high	Moderate adverse

Effects upon the Forest of Bowland National Landscape during construction

6.76. At operation, there would be no direct impacts upon the designation or its special qualities. The Proposed Development would be visible in views from within The Forest of Bowland (Pendle Hill) NL. However, as previously set out, views of the Proposed Development within the NL boundary would be minimal due to screening by existing vegetation. Figure 1: SZTV illustrates potential visibility throughout the western extent of the designation on the lower slopes, but screened beyond the

ridgeline to the east. The visibility shown is the worst case scenario and does not take account of field boundaries, trees and small blocks of vegetation, which as demonstrated by Figure 8 - Viewpoint 7 are abundant in the valley and limit visibility, where Viewpoint 7 along the Ribble Valley Jubilee Way illustrated the worst case views being above any screening in the valley, the Site is fairly well screened by the vegetation along the boundary and internal field boundaries.

6.77. Where the Proposed Development would be visible, there is well established presence of built form in these views within Clitheroe, and the introduction of the Proposed Development would be a marginal increase in these views as demonstrated by Viewpoint 7 at a slightly larger scale due to being closer in the view than existing built form beyond. Therefore any impacts upon the apparent serenity and tranquillity along the western extent of the Forest of Bowland (Pendle Hill) NL would be minimal. It is therefore concluded that there would be no significant harm to the qualities of The Forest of Bowland (Pendle Hill) NL at Operation. At Year 15, the establishment of the landscaping scheme would further reduce any potential impacts on this quality.

Visual Impacts at Operation

Visual impacts

6.78. Visual impacts are considered separately to landscape impacts. For landscape impacts it is necessary to understand the combination of direct and indirect impacts on the landscape resources potentially affected by a proposed development and therefore it is possible to provide a description and overview of the key impacts that are likely to affect the study area.

6.79. However, for visual receptors it is necessary to understand the specific, direct impacts on each view. Consequently, the causes of impact are considered on the basis of individual receptors and are set out in the following sections as an integral part of the assessment of visual effects.

Visual sensitivity

6.80. The sensitivity of a visual receptor is a function of the value attached to a view balanced with the susceptibility of the visual receptor to changes in a view and/or visual amenity.

Impacts on Visual Amenity

6.81. The following section considers the main visual impacts which are likely to be generated by the proposed development. This includes reference to the likely significance of effects on specific visual receptors. A number of representative viewpoints were captured during the fieldwork, and these are presented as a series of panoramic photos and included as **Figure 8: Viewpoint Photosheets**.

6.82. A detailed analysis has been completed for each of the representative viewpoints. This includes reference to the sensitivity of the visual receptors and the nature and degree of the likely changes to the view.

6.83. As with landscape effects, the assessment of visual effects at completion includes reference to construction impacts for completeness.

Table 17: Assessment of Visual Effects at operation

Viewpoint	Consideration of impacts	Magnitude of effect Year 1	Magnitude of effect Year 15
1	On completion residential development would be visible in the distance, appearing slightly larger and closer in the view than existing residential development visible in view to the south west. Properties would be filtered by trees and boundary vegetation, in winter filtering of views towards properties would be reduced. The change would occupy a small proportion of the view for the length of the footpath becoming screened to west. Where visible would be of a similar scale to existing residential properties visible in the view. At year 15, vegetation along the western boundary would have established which would further screen and filter views and soften the appearance of properties in the view and further screen views of existing rooflines visible in the view.	Low to medium	Low
2	New development would be readily apparent above the hedgerow at completion, obscuring long distance views to the Forest of Bowland beyond. It would be a notable addition to the view and prominent in the view. The emergency access, pedestrian and cycle access would be readily apparent in the foreground of the view. The proposed development would occupy a small to medium proportion of the view and be of a similar scale to existing built form in the view to the north west. The development would be visible for a short section along Pendle Road becoming screened to the east and along the unnamed road/ NCN 91 to the north by mature vegetation. At Year 15 the proposed landscaping would have established, softening views of the proposed development in the view, reducing the prominence.	Medium	Low to medium
3	The proposed development would be noticeable above the hedgerow and the new access road would be a noticeable change along Pendle Road. The proposed development would occupy a medium	Medium to high	Medium

	proportion of views along Pendle Road and from properties along N Gate, however at a similar scale to existing views of properties. Some views towards Pendle Hill would be obscured by properties, particularly to the north along Pendle Road. At year 15, the proposed landscaping would have established further softening and filtering views.		
4	The proposed development would be visible above the hedgerow along Pendle Road, becoming more notable along the PRoW to the east and from properties. The addition of properties would occupy a small to medium proportion of the view and would be of a similar scale to existing properties visible from the PRoW. At Year 15, the proposed planting would have established helping to soften and filter views of residential development, reducing the prominence.	Medium to high	Medium
5	Rooflines of properties would be perceptible above the tree line and through gaps in vegetation. The addition would not be a notable addition to the view, in winter the properties would be more prominent due to reduced screening. It would a change in a small proportion of the view. At Year 15 the proposing landscaping would have established further screening and filtering views of the proposed development and of existing properties in the view reducing the prominence.	Low	Negligible
6	The proposed development is unlikely to be perceptible from the footpath due to screening by existing properties in the view.	Nil	Nil
7	On completion properties would be visible in the distance, screened and filtered by mature vegetation. The properties would extend the built form closer in the view than the baseline condition. The proposed development would occupy a very small proportion of the view, being screened by landform along the Ribble Valley Jubilee Trail for short sections. In winter, the proposed development would be more readily perceptible but not a notable addition to the view and to a very small proportion of the view.	Negligible	Negligible

	At Year 15 the proposed landscaping would have established further screening and filtering views, reducing the prominence of the development in the view.		

Recreational Users

6.84. The local PRoW network is of variable density, but limited to one in the immediate vicinity of the site to the north west, with a cluster of PRoW to the north east at distance, where there are existing views of residential properties. Views from the Ribble Valley Jubilee Way in the south have well established influence of existing residential development edge associated with Clitheroe. There will be provision for new pedestrian routes through the development.

6.85. The proposed masterplan for the site, combined with strong levels of existing vegetation in the local area, would mean that effects beyond the immediate vicinity of the site would be limited.

6.86. Effects on users of Footpath FP0301010 to the north east would be at worst Minor to moderate adverse during at Year 1, reducing to Minor adverse by Year 15 due to screening by vegetation.

6.87. Effects on FP0301011, to the west of the Site off Pendle Road would experience Moderate adverse at Year 1, reducing to Minor to moderate adverse by Year 15.

6.88. Effects on users of FP301014 to the south west of the Site, east of Little Moor would not experience any visual change at Year 1 or Year 15.

6.89. Effects on users of The Ribble Valley Jubilee Trail would experience Negligible adverse at Year 1 and Year 15.

6.90. Effects on those using the sports pitch to the north would be no greater than Minor adverse at year 1, reducing to Negligible at Year 15.

6.91. Visibility from other PRoWs within the local area are likely to be very limited due to intervening vegetation, built form, or separation distance from the site. Where the proposed development is visible from restricted sections of such routes, effects would be no greater than minor adverse to negligible adverse.

6.92. Effects on those travelling along NCN91 would be Moderate adverse at completion reducing to Minor to moderate adverse at Year 15 following establishment of landscape planting.

Residential Occupiers

6.93. The occupiers of residential properties along N Gate would have views of the proposed development (Viewpoints 2, 3 and 4), with close range and partially screened views by existing mature vegetation. The effect on these views would be at worst Moderate to major adverse at Year 1 reducing to Moderate adverse at Year 15.

6.94. There would be some visibility of the proposed development from the property off High moor Road but would be in a very small proportion of the view where visible but heavily screened by mature trees along the boundary with High Moor Road, the effects would be no greater than Minor adverse.

Road Users

6.95. The proposed development would be visible in short-distance views from a short section of Pendle Road, N Gate and unnamed lane to the south of the Site. As illustrated by Viewpoints 2, 3 and 4 there would be screening by hedgerow of the proposed development and existing mature trees. Effects on road users (including pedestrians and cyclists) would be no greater than Minor to moderate adverse, but such effects would predominantly be experienced from a section of the road where there is already existing development on the west. Effects would reduce to Minor adverse over time as the proposed planting along the site boundary grows and develops.

6.96. Aside from these main views, views and visual receptors would tend to see only limited parts of the proposed development at any one time. Also, many views are from more distant locations, which would reduce the magnitude of impact.

6.97. In respect of mitigation, this is inherent within the masterplan for the proposed development and landscape proposals as part of the mitigation strategy would serve to reduce impacts over time, helping to assimilate built form into the landscape and helping to screen or soften views. Once established at Year 15, the impact upon visual amenity should reduce.

Significance of Visual Effects

6.98. The table considers the significance of effect on visual amenity drawing from the magnitude of impact from the previous section to determine the overall significance of visual effects upon visual amenity.

Table 18: Assessment of Visual Effects at Year 15

Viewpoint	Sensitivity	Magnitude of effect Year 1	Magnitude of effect Year 15	Significance (Year 11)	Significance (Year 15)
1	Medium to high	Low to medium	Low	Minor to moderate adverse	Minor adverse
2	Medium	Medium	Low to medium	Moderate adverse	Minor to moderate adverse
3	Medium	Medium to high	Medium	Moderate to major adverse	Moderate adverse

4	Medium	Medium to high	Medium	Moderate to major adverse	Moderate adverse
5	Medium to high	Low	Negligible	Minor adverse	Negligible adverse
6	Medium	Nil	Nil	Neutral	Neutral
7	High	Negligible	Negligible	Negligible adverse	Negligible adverse

7. Summary

Overview

7.1. Pegasus Group has been instructed by Richborough Limited, to undertake a Landscape and Visual Impact Assessment in relation to proposed residential development on land north of Pendle Road, Clitheroe (the site).

7.2. The LVIA has been prepared to address the potential landscape and visual impacts of an outline application, with all matters reserved except for access, for the construction of a residential development, together with extensive landscaped POS. Access is proposed to be taken from the existing roundabout on Pendle Road. Full access plans have been prepared by Hub.

Background

7.3. Pre-application advice on landscape and visual matters has already been provided by Ribble Borough Council (14th November 2025). A review of landscape and visual constraints and opportunities has also been undertaken (September 2025), and this has fed into the illustrative masterplan.

Response to Ribble Valley Council comments

7.4. In response to the Pre-application advice the following response is provided.

7.5. The LVIA has concluded that the Proposed Development has been sensitivity designed to retain important landscape features and enhancement to those features, such as retention of existing field pattern, enhancements to Shaw Brook and field boundaries in line with Policy DMG2. The illustrative masterplan also seeks to be respond to the local context and ensure visual impact to the surroundings such as landscape character is minimised and to ensure protection of the ancient woodland in accordance with Policy DMG1.

7.6. The illustrative masterplan shows a landscape led approach to the development with generous landscape buffers and corridors through the Site, along with buffers along boundaries where required is broadly sympathetic and responds to the adjacent Half Penny Meadows.

Site Context

7.7. The site comprises three agricultural fields under pasture. It is broadly flat generally falling to the north west. Shaw Brook runs through the centre of the two northern fields broadly in an easterly direction which is a notable feature in the field. The fields are divided by mature hedgerow and mature trees. The fields are broadly rectilinear in shape with the boundaries orientated in a north east orientation. The largest field to the east is roughly half the Site area, with the two smaller fields to the north, both similar in size to the west of the Site.

7.8. The boundaries to the site are all aligned to the existing field boundaries. The boundaries are formed:

- To the north, the north west boundary is comprised by a belt of mature trees along High Moor Road with a residential property beyond;
- To the north, the north east boundary in the north is formed by mature hedgerow and occasional trees with agricultural field beyond, to the east is formed by Shaw Brook with mature trees.
- To the south, the south eastern boundary is formed by mature hedgerow and belts of mature trees along an unnamed road/ National Cycle Network (NCN) Route 91, with agricultural fields and the A59 further to the east; and
- The western boundary is formed by mature hedgerow along Pendle Road.

7.9. The surrounding landscape is a broad valley with the Pendle Hills 3km to the east being a notable feature in the landscape offering panoramic views over the lower valley to the west. The A59 runs to the east of the Site at the foot of Pendle Hills in a north east direction. To the north are agricultural fields with the fringes of Clitheroe 2km to the north with Quarries beyond and the River Ribble.

7.10. To the west is Clitheroe with residential properties and the town centre 1.5km to the west of the Site. To the south, immediately beyond is residential estates with agricultural fields beyond. To the east is the A59 with agricultural fields beyond and the foot of Pendle Hill a notable feature in this broad valley landscape.

7.11. The Site lies outside of any landscape designation, either national/statutory or local/non-statutory and none are immediately adjacent or in close proximity to the Site. However, the Shaw Brook runs through the northern fields, a Veteran Tree located within the centre of the Site and ancient woodland to the south east of the Site which are valued landscape features and have been retained and enhanced within the illustrative masterplan.

Landscape Character

Baseline

7.12. The site lies within:

- NCA33: Bowland Fringe and Pendle Hill

- Lancashire County Landscape Character Assessment, Undulating Lowland Farmland LCT and within LCA 5e: Lower Ribblesdale (Clitheroe to Gisburn).

7.13. From the detailed evaluation undertaken for this LVIA, the immediate context to the site shares many of the characteristics identified in the baseline landscape character assessment of LCA 5e. Those considered to be of particular relevance include:

- Hedgerows along field boundaries;
- Mixed farmland;
- Copses and hedgerow trees; and
- The A59 is the dominate route through the area.

7.14. Overall, the site and the wider surrounding landscape within LCA 5e: Lower Ribblesdale (Clitheroe to Gisburn), is considered to be of medium sensitivity. The Site and it's immediate context is considered to be of low to medium sensitivity.

Effects on Landscape Character

7.15. The proposed development would result in:

- a negligible effect on Bowland Fringe and Pendle Hill;
- a minor to moderate adverse effect during construction and at Year 1 on LCA 5e: Lower Ribblesdale (Clitheroe to Gisburn). By Year 15, the effects would reduce to negligible adverse; and
- a moderate to major adverse effect on the character of the site in its local landscape context at Year 1, reducing to moderate adverse at Year 15.

Visual Amenity

Baseline

7.16. Based on the ZTV and informed by subsequent site survey and observations from the field work, the visual envelope for the site and the proposed development is broadly defined as follows:

- To the north, and north west, the visual envelope extends north to the PRoW south of High Moor, becoming screened beyond by mature hedgerow and trees along the field boundaries (as illustrated by Viewpoints 1 and 4). There may be occasional restricted views of the built form within the proposed development from within fields beyond but not from the publicly accessible locations or from occasional properties on the settlement edge of Clitheroe;
- To the north-east, the mature belts of trees along the A59 road corridor limit views beyond the road, there may be occasional glimpsed views through gaps in vegetation but at distance;

- To the east, the visual envelope extends as far as the A59 corridor with views screened beyond by the mature belts of trees along the A59 road corridor and field boundary of the Site. However, further to the east from the elevated areas on slopes of the Pendle Hills there would be visibility towards the Site, partially screened by the mature trees along the Site Boundary. This visibility is generally restricted to the hills tops (as illustrated by Viewpoint 7) due to intervening field boundary vegetation and undulating landform and incised gorges on the slopes, the ridgeline preventing views beyond;

- To the south-east, there would be limited visibility beyond the site boundary becoming screened by mature trees along the A59 Road corridor, however there is potential visibility from the elevated land at a distance of 2.5km;

- To the south and south-west, the visual envelope extends as far as the road network and properties in the adjacent residential edge where built form screens views beyond (illustrated by Viewpoint 6); and

- To the west, visibility is restricted by the mature belt of trees along High Moor Road and the site boundary which limit views to Pendle Road for a short section.

Effects on Visual Amenity

7.17. The development envelope has incorporated landscaping buffers along the south east edge to reduce the prominence of the development in views from NCN 91 and from Forest of Bowland National Landscape (Pendle Hill) and The Ribble Valley Jubilee Way, reducing the prominence of the development in the view. Development has been focused around the existing roundabout to mirror the existing development off the roundabout and create a gateway feature when approaching Clitheroe from the A59 along Pendle Road. The retention of the existing field boundary through the centre of the site and along Shaw brook further reduces the massing of development in these views.

PRoW Users

7.18. Effects on users of Footpath FP0301010 to the north east would be at worst Minor to moderate adverse during at Year 1, reducing to Minor adverse by Year 15.

7.19. Effects on FP0301011, to the west of the Site off Pendle Road would experience Moderate adverse at Year 1, reducing to Minor to moderate adverse by Year 15.

7.20. Effects on users of FP301014 to the south west of the Site, eat of Little Moor would not experience any visual change at Year 1 or Year 15.

7.21. Effects on users of The Ribble Valley Jubilee Trail and PRoW to the south east beyond the A59 would experience Negligible adverse effects at Year 1 and Year 15.

7.22. Effects on those using the sports pitch to the north would be no greater than Minor adverse at year 1, reducing to Negligible at Year 15.

7.23. Visibility from other PRoWs within the local area are likely to be very limited due to intervening vegetation, built form, or separation distance from the site. Where the

proposed development is visible from restricted sections of such routes, effects would be no greater than negligible.

Residential Occupiers

7.24. The occupiers of residential properties along N Gate would have views of the proposed development (Viewpoints 2, 3 and 4), with close range and partially screened views by existing mature vegetation. The effect on these views would be at worst Moderate to Moderate adverse at Year 1 reducing to Moderate adverse at Year 15.

7.25. There would be some visibility of the proposed development from the property off High moor Road but would be in a very small proportion of the view where visible but heavily screened by mature trees along the boundary with High Moor Road, the effects would be no greater than Minor adverse.

Road Users

7.26. The proposed development would be visible in short-distance views from a short section of Pendle Road, N Gate and unnamed lane to the south of the Site. As illustrated by Viewpoints 2, 3 and 4 there would be screening by hedgerow of the proposed development and existing mature trees. Effects on road users (including pedestrians and cyclists) would be no greater than Minor to moderate adverse, but such effects would predominantly be experienced from a section of the road where there is already existing development on the west. Effects would reduce to Minor adverse over time as the proposed planting along the site boundary grows and develops.

8. Conclusion

8.1. Overall, the proposed development would result in limited effects on landscape character and visual amenity, restricted to the site and its immediate environs. The proposed development would be seen in the context of the existing settlement edge of Clitheroe, and adjacent Half Penny Meadows residential development along Pendle Road, and existing residential and commercial development to the north along the edge of Clitheroe. The proposed development would result in the expansion of Clitheroe into the Ribble Valley and would not have undue impacts upon the Forest of Bowland National Landscape (Pendle Hill) to the east, or result in the convergence of settlements.

8.2. A range of landscape and visual receptors have been assessed and impacts have been identified for both landscape character and for visual receptors. This is part of an iterative process whereby potential impacts have informed the design of the proposed development and the associated landscape strategy. Mitigation has therefore been made integral to the proposed development, including limiting the development envelope to east to keep the settlement edge in line with the existing built form line of the adjacent Half Penny Meadows and development to the north of the site.

8.3. The development envelope has incorporated landscaping buffers along the south east edge to reduce the prominence of the development in views from NCN 91 and

from Forest of Bowland National Landscape (Pendle Hill) and The Ribble Valley Jubilee Way. Development has been focused around the existing roundabout to mirror the existing development off the roundabout and create a gateway feature when approaching Clitheroe from the A59 along Pendle Road. The retention of the existing field boundaries through the centre of the site and along Shaw brook further reduces the massing of development in these views.

8.4. A landscape buffer in the north west reducing the mass of development in views from the PRoW and recreational area.

8.5. Built form within the proposed development would predominantly been seen in the context of the existing settlement edge in views from the north east and south east, at a partially larger scale due to being closer in those views than development beyond.

8.6. The residual impacts identified through this process highlight that the greatest effects would relate to the site and to a very localised area immediately adjacent to the site. The effect on potential receptor groups in the wider landscape context, including users of the wider PRoW network, would be generally very limited. Existing development, and the existing tree cover and hedgerows within the site and the surrounding landscape would limit visibility of the proposed development. Boundary vegetation and the proposed extensive new planting would also help to soften the appearance of new built form where it is visible.

8.7. Overall, the design of the proposed development, the context provided by the existing adjacent Half Penny Meadows and Clitheroe to the north, and the combined screening effects of existing vegetation and built form mean that effects on landscape character and local visual amenity would be very limited in scale. Therefore, on balance, the proposed development is considered acceptable in landscape and visual terms.

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