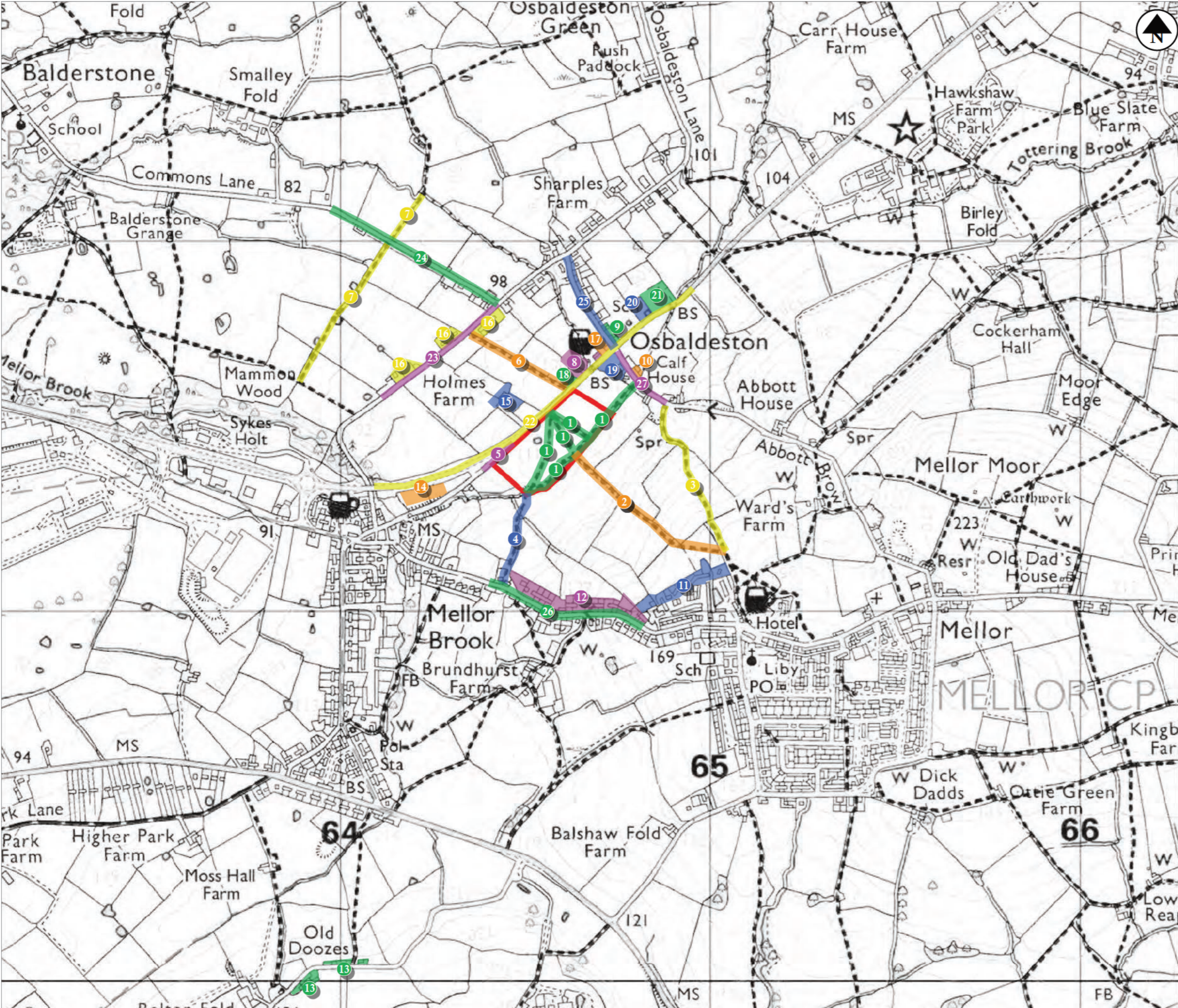


# Plan 8: Receptor Locations



- Key**
- Site Boundary
  - 1 Recreational users of Public Footpaths FP60, FP61, FP62, FP63, FP64 and FP65
  - 2 Recreational users of Public Footpath FP56
  - 3 Recreational users of Public Footpath FP55
  - 4 Recreational users of Public Footpath FP77
  - 5 Recreational users of Public Bridleway BW70 and cycleway
  - 6 Recreational users of Public Footpath FP59
  - 7 Recreational users of Public Footpaths FP55 and FP56
  - 8 Private residents associated with A59 Longsight Road to the north of the site (Higher Common, Brook Lea and Rose Cottage)
  - 9 Private residents associated with Osbaldeston Lane
  - 10 Private residents associated with Abbott Brow
  - 11 Private residents associated with Elswick Gardens
  - 12 Private residents associated with Mellor Brow
  - 13 Private residents associated with Further Lane
  - 14 Private residents associated with 17 to 25 Whalley Road
  - 15 Private residents associated with Grade II Listed Causeway Farm
  - 16 Private residents associated with Higher Commons Lane
  - 17 Business users and patrons of the Bay Horse Inn Public House
  - 18 Business users and customers associated with the ESSO Pennine Service Station
  - 19 Business users and customers associated with Bowker Ribble Valley car dealership
  - 20 Employees, visitors and users of St Mary's RC Primary School
  - 21 Users of St Mary's Catholic Church
  - 22 Transient users of A59 Longsight Road
  - 23 Transient users of Higher Commons Lane
  - 24 Transient users of Commons Lane
  - 25 Transient users of Osbaldeston Lane
  - 26 Transient users of Mellor Brow
  - 27 Transient users of Abbott Brow

PROJECT Land at Causeway Farm, Balderstone

DRAWING TITLE Plan 8: Receptor Locations

SCALE 1:10,000 @ A3

DRAWING NO. 10032-P09

DATE December 2025



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# Photoviewpoints a & b



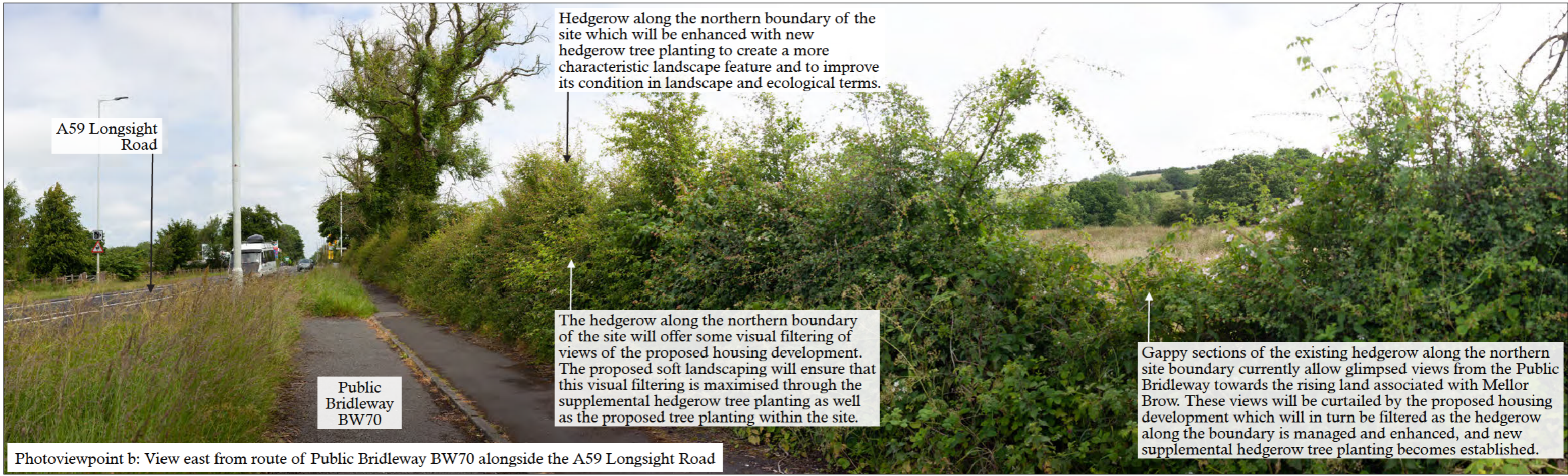
Hedgerow along the northern boundary of the site which will be enhanced with new hedgerow tree planting to create a more characteristic landscape feature and to improve its condition in landscape and ecological terms.

This hedgerow forms the western boundary of the site. The hedgerow will be retained, managed to improve species age and diversity, and supplemented with new hedgerow trees. The proposed housing development will be partially glimpsed over the top of this hedgerow, albeit filtered by the proposed soft landscaping as it matures over time.

Housing associated with Mellor Brow is glimpsed over the top of the roadside hedgerow. Visibility of these houses will not be affected by the presence of development within the site.

Public Bridleway BW70

Photoviewpoint a: View north-east from the route of Public Bridleway BW70 at the end of Whalley Road



A59 Longsight Road

Hedgerow along the northern boundary of the site which will be enhanced with new hedgerow tree planting to create a more characteristic landscape feature and to improve its condition in landscape and ecological terms.

The hedgerow along the northern boundary of the site will offer some visual filtering of views of the proposed housing development. The proposed soft landscaping will ensure that this visual filtering is maximised through the supplemental hedgerow tree planting as well as the proposed tree planting within the site.

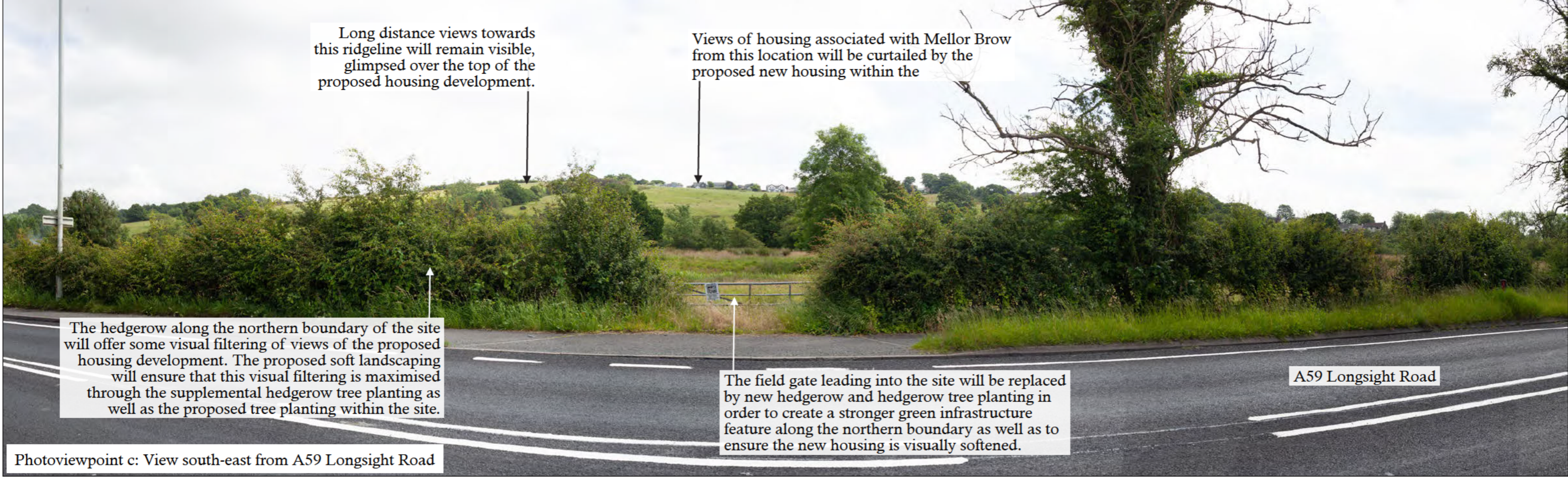
Gappy sections of the existing hedgerow along the northern site boundary currently allow glimpsed views from the Public Bridleway towards the rising land associated with Mellor Brow. These views will be curtailed by the proposed housing development which will in turn be filtered as the hedgerow along the boundary is managed and enhanced, and new supplemental hedgerow tree planting becomes established.

Public Bridleway BW70

Photoviewpoint b: View east from route of Public Bridleway BW70 alongside the A59 Longsight Road



Photoviewpoints c & d



Long distance views towards this ridgeline will remain visible, glimpsed over the top of the proposed housing development.

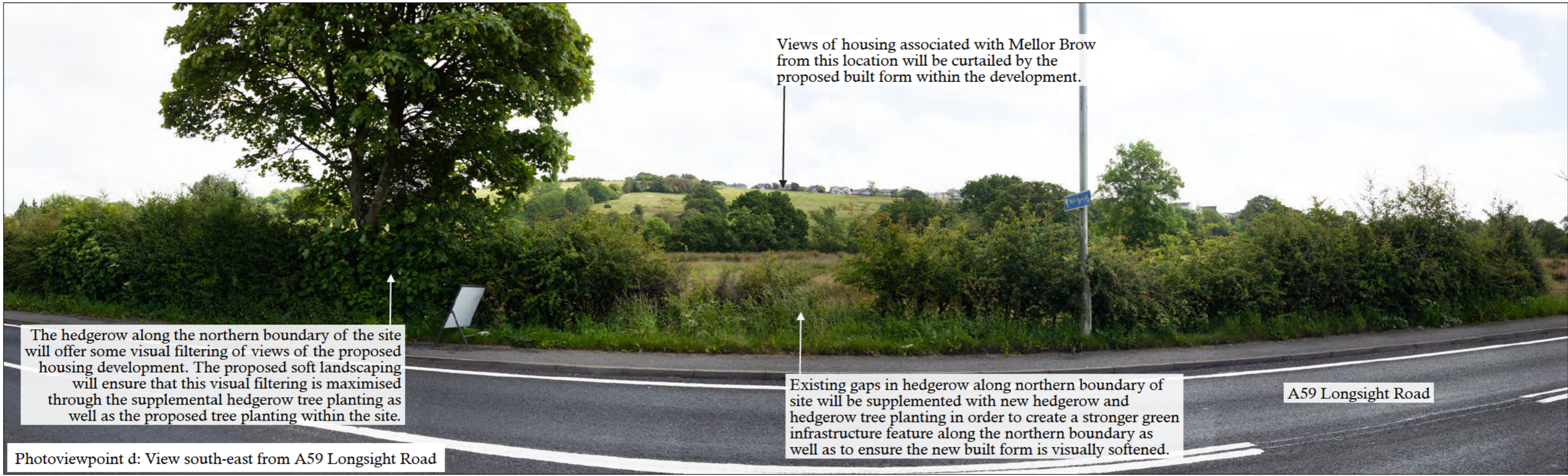
Views of housing associated with Mellor Brow from this location will be curtailed by the proposed new housing within the

The hedgerow along the northern boundary of the site will offer some visual filtering of views of the proposed housing development. The proposed soft landscaping will ensure that this visual filtering is maximised through the supplemental hedgerow tree planting as well as the proposed tree planting within the site.

The field gate leading into the site will be replaced by new hedgerow and hedgerow tree planting in order to create a stronger green infrastructure feature along the northern boundary as well as to ensure the new housing is visually softened.

A59 Longsight Road

Photoviewpoint c: View south-east from A59 Longsight Road



Views of housing associated with Mellor Brow from this location will be curtailed by the proposed built form within the development.

The hedgerow along the northern boundary of the site will offer some visual filtering of views of the proposed housing development. The proposed soft landscaping will ensure that this visual filtering is maximised through the supplemental hedgerow tree planting as well as the proposed tree planting within the site.

Existing gaps in hedgerow along northern boundary of site will be supplemented with new hedgerow and hedgerow tree planting in order to create a stronger green infrastructure feature along the northern boundary as well as to ensure the new built form is visually softened.

A59 Longsight Road

Photoviewpoint d: View south-east from A59 Longsight Road



Photoviewpoints e & f



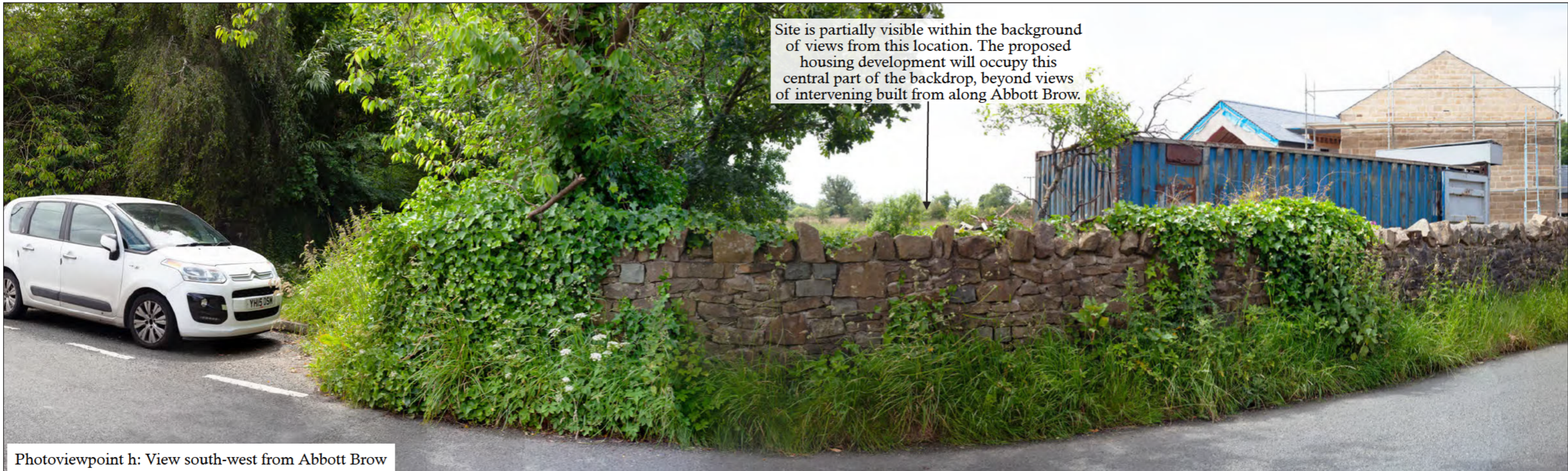
# Photoviewpoints g & h



Housing associated with Mellor Brow - views of which would remain uninterrupted following development within the site

A59 Longsight Road

Photoviewpoint g: View south-west from A59 Longsight Road



Site is partially visible within the background of views from this location. The proposed housing development will occupy this central part of the backdrop, beyond views of intervening built form along Abbott Brow.

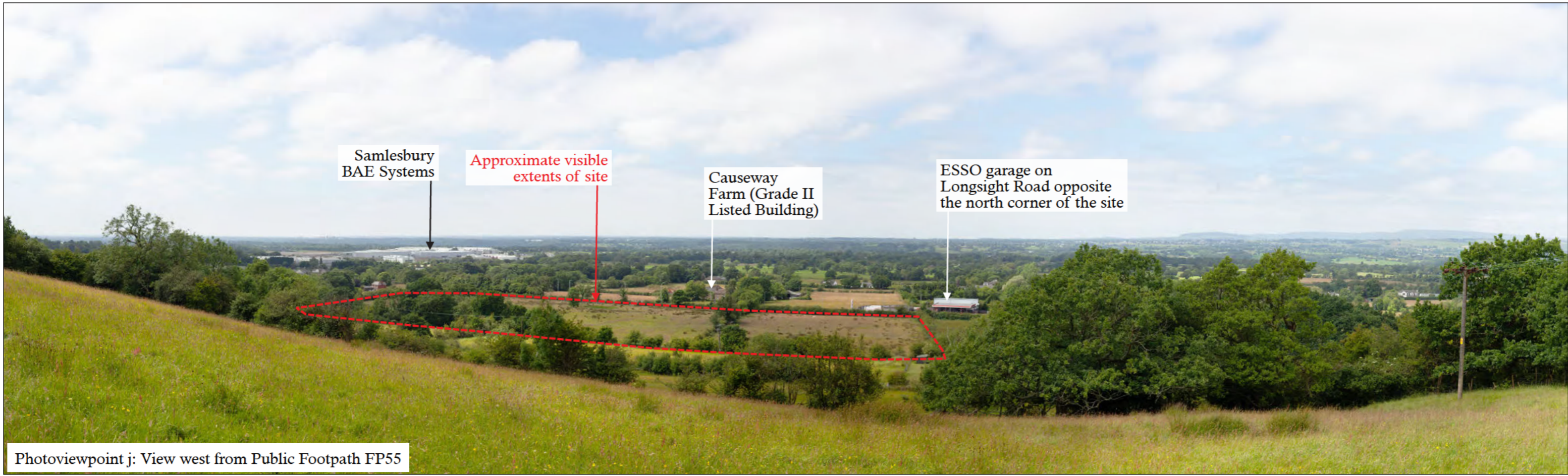
Photoviewpoint h: View south-west from Abbott Brow



Photoviewpoints i & j



Photoviewpoint i: View south-west from Public Footpath FP55



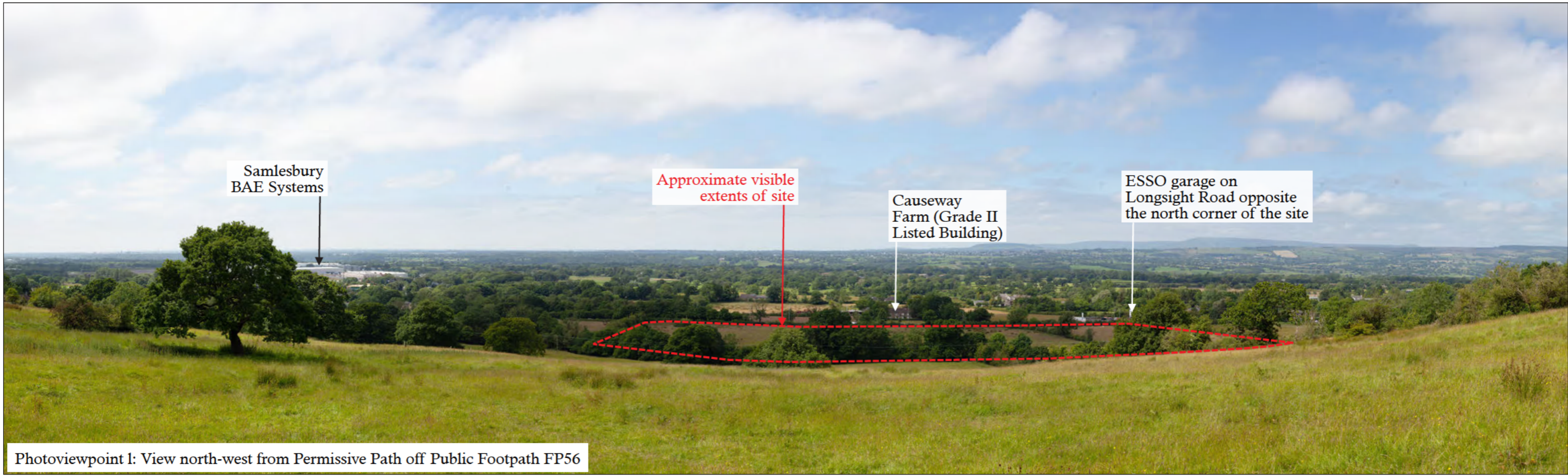
Photoviewpoint j: View west from Public Footpath FP55



# Photoviewpoints k & l



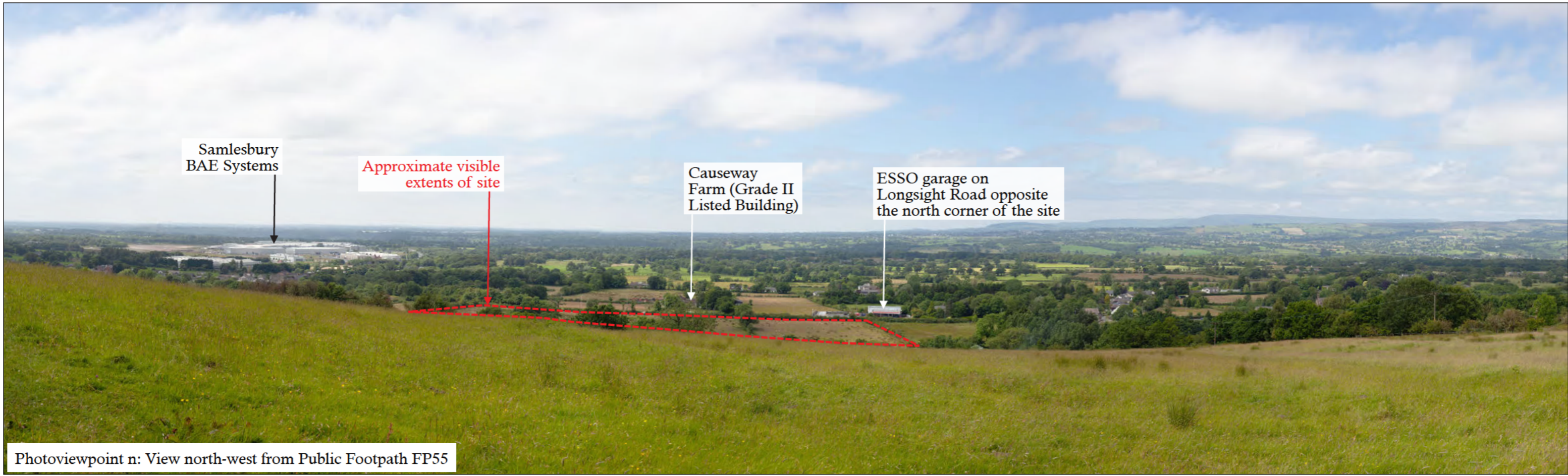
Photoviewpoint k: View north-west from Public Footpath FP55



Photoviewpoint l: View north-west from Permissive Path off Public Footpath FP56



Photoviewpoints m & n



# Photoviewpoints o & p

