

Landscape + Visual Appraisal

Land North of Whalley Road, Read, Lancashire

Prepared by PGLA Landscape Architects
on behalf of Applethwaite

Final Report | April 2026

p g l a | landscape
architects

QUALITY CHECKED
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1.INTRODUCTION

PURPOSE OF THE DOCUMENT

- 1.1.
- PGLA Landscape Architects have been commissioned by Applethwaite to provide a Landscape and Visual Appraisal to analyse the potential effects that a residential development at Land North of Whalley Road, Read, Lancashire may have on the surrounding landscape and visual amenity.
- 1.2.
- This study will consider the potential effects in regard of a full planning application for the construction of 77 residential units and associated access and landscape set amongst existing and enhanced landscape framework.
- 1.3.
- The application follows a refused scheme that was submitted in 2016 by another applicant and this report considers how the layout overcomes the reasons for refusal that was put forward by the Inspector in his Decision Letter dated 2018.
- 1.4.
- The appraisal investigates landscape and visual matters relating to the site and its setting through a combination of desktop research and field survey work.
- 1.5.
- The appraisal aims to:

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Establish a clear understanding of the site and its setting in respect of landscape character and visual amenity;

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Appraise the existing landscape in terms of value, condition and considers the relationship of the site with any nearby settlements;

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Establish an understanding of the proposed development in terms of its relation to landscape character and visual amenity;

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Identify any potential direct and indirect effects of the proposed development upon the landscape;

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Identify potential effects on visual receptors and the openness of the Green Belt where appropriate;

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Determine mitigation measures necessary to reduce/eliminate any potential adverse effect on the landscape or visual amenity arising as a result of the proposed development;

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Identify opportunities for landscape based opportunities and enhancement measures; and

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Establish the likely potential residual effects of the proposed development.

APPRAISAL METHODOLOGY

- 1.6.
- The methodology and approach adopted for this study is as used in best practice when preparing Landscape and Visual Impact Assessments and Environmental Impact Assessments. Therefore the baseline study and identification of key visual receptors has been progressed in accordance with best practice as put forward in the Guidelines for Landscape and Visual Impact Assessments, Third Edition, 2013 published by the Landscape Institute.
- 1.7.
- This appraisal has three objectives:

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To determine the potential effects that the impact of the development will have on the landscape character and also the visual amenity around the site and in the wider setting;

- To provide recommendations that will minimise any adverse visual effects of the proposed development; and
- To provide recommendations that will ensure optimum integration of the proposed development within the wider landscape setting.
- 1.8.
- The process follows a standard approach and a thorough site and context analysis was undertaken during March 2023, April 2024, September 2025 and March 2026.
- 1.9.
- PGLA carried out a desk based research exercise prior to visiting the site and conducted a visual appraisal in the field to identify the potential effects that the proposed development may have on the character of the existing landscape and visual amenity.
- 1.10.
- The findings of this exercise are laid out in the following text aided by diagrams, plans and photographic panoramas that have been produced in accordance with Landscape Institute guidelines for Type 1 visualisations.
- 1.11.
- Section 2 considers the baseline conditions i.e. the landscape character that the site is located within and an overview of landscape related policies. This information is used as a baseline and as a benchmark to measure the potential effects.
- 1.12.
- Section 3 describes the condition of the existing site and analyses the constraints and opportunities for future development. It also considers the proposals for the site and identifies any potential effects on the landscape and the visual amenity.
- 1.13.
- Section 4 considers the landscape strategy and mitigation that can be implemented to reduce any foreseeable adverse effects and also enhance the setting of the site.
- 1.14.
- Section 5 analyses the potential landscape and visual effects that may be caused by the impact of the development.
- 1.15.
- Section 6 provides the conclusions of the report.

SITE VISIT AND EQUIPMENT

- 1.16.
- A visual analysis of the site from the surrounding area, including public footpaths and residential areas, was conducted in March 2023 and April 2024 to understand the interfaces of the site within its landscape setting, context and the existing settlement around it. The appraisal identifies key characteristics of the existing landscape and outlines its capacity to accommodate the development.
- 1.17.
- The initial site appraisal was carried out during spring when the majority of deciduous trees and vegetation, on and surrounding the site, were not displaying full leaf cover. The deciduous trees, hedgerows and under-storey shrubs will therefore increase their screening effect during the spring, summer and autumnal months.
- 1.18.
- Photographs were recorded using a Canon RF 50mm fixed focal length lens on a full frame Canon EOS R5 45mp digital camera for the viewpoints and using a RF 16mm wide angle lens for the site photographs.
- 1.19.
- Panoramic views were created by taking a series of overlapping photographs (overlapping by 30-50% as recommended for Type One Visualisations in the Landscape Institute guidelines).

STUDY AREA

- 1.20.
- The study area for the appraisal of landscape and visual effects of the proposed development as shown in the figures, generally cover an area extending up to approximately 1.5-3km from the centre of the area proposed for development on the site.

SITE LOCATION AND DESCRIPTION

- 1.21.
- The approximate centre of the site location is National Grid Reference SD 76227 34666. The site is located in Read, a village in Lancashire which is 5 miles north west of Burnley and 2 miles east of Whalley.
- 1.22.
- The site is approximately 3.93a in size and is bound by the existing settlement edge of Read to the north and east, Whalley Road to the south and a woodland to the west. The site is mainly grassland with trees scattered throughout and slopes from north to south.
- 1.23.
- The site is located within Ribble Valley Borough Council and this appraisal has taken into account the landscape related policies and documentation relating to landscape character and the visual amenity.

DEVELOPMENT DESCRIPTION

- 1.24.
- The proposals seek to provide a development that will include:

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77 residential units including 23 affordable homes;

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Wildflower meadows and open amenity space;

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Additional tree planting;

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Retention and enhancement of the boundary vegetation and key landscape features within the Site..
- 1.25.
- For more detailed information refer to the Design and Access Statement that is submitted as part of the planning application.

2. LANDSCAPE CHARACTER & LANDSCAPE RELATED DESIGNATIONS

- 2.1. The following documents have been reviewed as part of our desktop study, which assists in setting the context for the appraisal.
- The Character of England Landscape, National Character Area 35: Lancashire Valleys, prepared by Natural England.
 - Magic website (Multi-Agency Geographic Information for the Countryside) prepared by DEFRA and Natural England.
 - A Landscape Strategy for Lancashire - Landscape Character Assessment December 2000 by Lancashire County Council
 - Forest of Bowland Landscape Character Assessment July 2025
 - Ribble Valley Borough Council Core Strategy 2008-2028. A Local Plan for Ribble Valley.
 - Landscape Institutes Technical Guidance Note 02/21 'Assessing Landscape Value outside National Designations'.
 - Landscape Institutes Technical Guidance Note 06/19 'Visual Representation of Development Proposals'

NATIONAL LANDSCAPE CHARACTER

- 2.2. The Landscape Character of England is divided into a series of Character Areas representing broad tracts of landscape which share common characteristics. The site is located within the National Character Area (NCA) 35: Lancashire Valleys.
- 2.3. This is demonstrated in Figure 1 - National Landscape Character Area.
- 2.4. The key characteristics of NCA:35 are:
- *Broad valleys of the rivers Calder and Ribble and their tributaries run north-east to south-west between the uplands of Pendle Hill and the Southern Pennines.*
 - *A Millstone Grit ridge extends between the Ribble and Calder catchments (including the Mellor Ridge and part of Pendle Hill).*
 - *A broad trough underlain by Carboniferous Coal Measures provided the basis for early industrialisation.*
 - *Field boundaries are regular to the west and more irregular to the east. They are formed by hedges with few hedgerow trees and by stone walls and post and-wire fences at higher elevations.*
 - *Agricultural land is fragmented by towns, villages and hamlets, industry and scattered development, with pockets of farmed land limited to along the Ribble Valley, the fringes of Pendle Hill, the area to the west of Blackburn, and in the north around Skipton.*
 - *Farmed land is predominantly pasture for grazing livestock, with areas of acid and neutral grassland, flushes and mires. There is some upland heath and rough pasture on Pendle Hill and the higher land to the south.*
 - *Small, often ancient, broadleaved woodlands of oak, alder and sycamore extend along narrow, steep-sided cloughs on the valley sides – for example, at Priestley Clough, Spurn Clough and south of Blackburn.*

- *There are numerous large country houses with associated parklands, particularly on the northern valley sides away from major urban areas.*
- *There are many examples of proto-industrial heritage, including lime hushings, important turnpike and pack-horse routes involved in the early textile trade, and rural settlements with handloom weavers' cottages.*
- *There is evidence of a strong industrial heritage associated with the cotton weaving and textile industries, with many common artefacts such as mill buildings, mill lodges and ponds, and links to the Leeds and Liverpool Canal.*
- *The many towns, including Blackburn, Accrington and Burnley, which developed as a result of the Industrial Revolution give the area a strong urban character.*
- *Robust Victorian architecture of municipal buildings contrasts with the vernacular sandstone grit buildings of the quiet rural settlements on the valley sides.*
- *Numerous communication routes run along the valley bottoms, including the Leeds and Liverpool Canal, the Preston-Colne railway and the M65 motorway*

LOCAL LANDSCAPE CHARACTER ASSESSMENTS

- 2.5. The character descriptions within the National Landscape Character documents tend to be very broad as they address the characteristics over a regional level.
- 2.6. Although the Site is not within the Forest of Bowland National Landscape, it did fall within the Forest of Bowland Landscape Character Assessment (2008) and was located in LCT 6: Undulating Lowland Farmland with Parkland and landscape character area 6G: Sabden.
- 2.7. However, the Forest of Bowland National Landscape Landscape Character Assessments were refreshed in July 2025 to reflect changes in the landscape and to review and amend the boundaries where necessary.
- 2.8. The Site no longer falls within the Forest of Bowland Landscape Character area boundaries.
- 2.9. We have therefore focused on the Lancashire County Council Landscape Strategy for Lancashire (2000) for the benchmark to measure the potential effects in this appraisal.

Landscape Strategy for Lancashire

- 2.10. The Site is located within Local Landscape Character Type (LCT) 6: Industrial Foothills and Valleys and within Landscape Character Area 6a: Calder Valley. This is demonstrated in Figure 2 - Local Landscape Character Area. The guidance offered within the Landscape Character Assessments has been considered as part of the design process. Below are relevant extracts of the Landscape Character Assessments.
- Key Characteristics of Landscape Type 6: Industrial Foothills and Valleys
- 2.11. *The Industrial Foothills and Valleys are a complex transitional landscape of relatively small scale with intensive settlement. The area has a more gentle landform and*

varied vegetation cover than that of the nearby higher ground. Trees thrive around farmsteads, along stone wall boundaries and in small- medium sized woodlands. Fields are enclosed by gritstone walls or hedgerows. There is a dense network of narrow winding lanes in the rural areas and major roads link settlements along the valley floor. Settlement is heavily influenced by a history of industrial development in the villages themselves and the neighbouring urban areas. Thus the landscape character shows a mixture of rural agricultural and industrial land uses. Gritstone is the characteristic material of farm houses, laithe houses, mills, and cottages. The frequent mill terraces, industrial buildings and more modern housing developments (often built of brick), reflect the proximity to large industrial and commercial centres and lowland clay lands.

Landscape Type 6a: Calder Valley

- 2.12. *This landscape character area encompasses the landscape of the broad valley of the River Calder outside the urban settlements. It extends from the moorland fringes of the South and West Pennines (to the south) and Pendle Hill and Mellor Ridge (to the north) to the urban fringes of Blackburn, Darwen, Accrington, Burnley, Nelson and Colne. Agricultural activity is productive with lush, improved pastures utilised for dairy farming as well as sheep grazing. Stone walls remain the predominant boundary type on higher ground, although there are frequently hedgerows and post and wire fencing on the lower slopes and valley bottom. The landscape is well populated; there are many houses, footpaths and large farms. Stone walls and farm buildings are important remnants of earlier landuses, particularly where modern developments threaten to obscure the visual and cultural appeal of the area. Modern houses are conspicuous for their rendering or use of alien materials and their gardens and ornamental plants. Designed landscapes, such as Huntroyde and Read Park, are important locally to the visual and cultural qualities of this character area; they also contribute an important wooded element to the landscape. Mills, mill terraces and handloom weavers houses are reminders of a very different lifestyle and are usually located closer to the centres of urban areas. The urban fringes of Colne, Nelson and Burnley exert an influence over the landscape; close to the urban edge there are pockets of neglected land and urban fringe land uses such as horse paddocks, garden centres and retail or industrial buildings*
- 2.13. Below are relevant extracts of the Landscape Strategy document.
- 2.14. Key Environmental features are described as:
- *Hedgerow trees and parkland trees contribute to the well-treed character of the landscape; parkland provides opportunities for survival of specimen and veteran trees.*
 - *Semi-natural woodlands alongside water courses are now rare and important historic landscape features as well as rich ecological habitats.*
 - *Species-rich grasslands survive locally, adding colour and biodiversity and reflecting past land use history of small, sometimes part time farms.*
 - *Large country houses and designed parklands indicate the importance of the urban fringes as ideal locations for wealthy industrialists and provide pockets of increased species diversity.*

- Site Boundary
- Development
- Study Area (from site centre)
- National Landscape Character Name**
 - 33 - Bowland Fringe and Pendle Hill
 - 35 - Lancashire Valleys

Data source
<https://nationalcharacterareas.co.uk/>

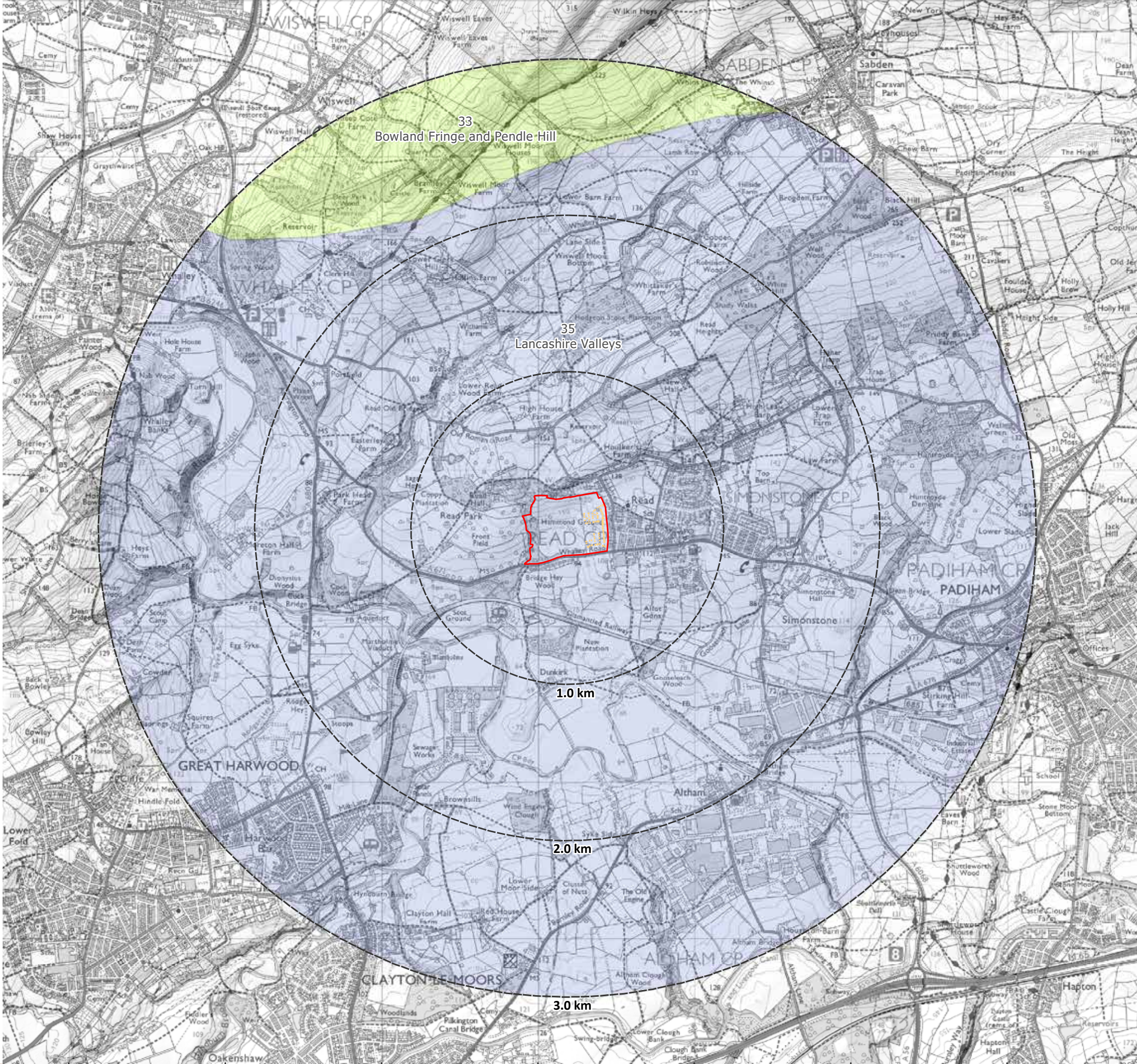
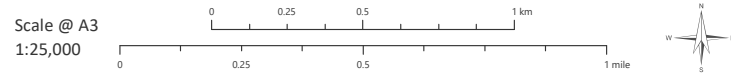


Figure 1 - National Character Area

- Site Boundary
- Development
- Study Area (from site centre)

- Local Landscape Character Type
- Farmed Ridges
 - Historic Core
 - Industrial Foothills and Valleys
 - Moorland Fringe
 - Moorland Hills
 - Suburban
 - Undulating Lowland Farmland

Data sources

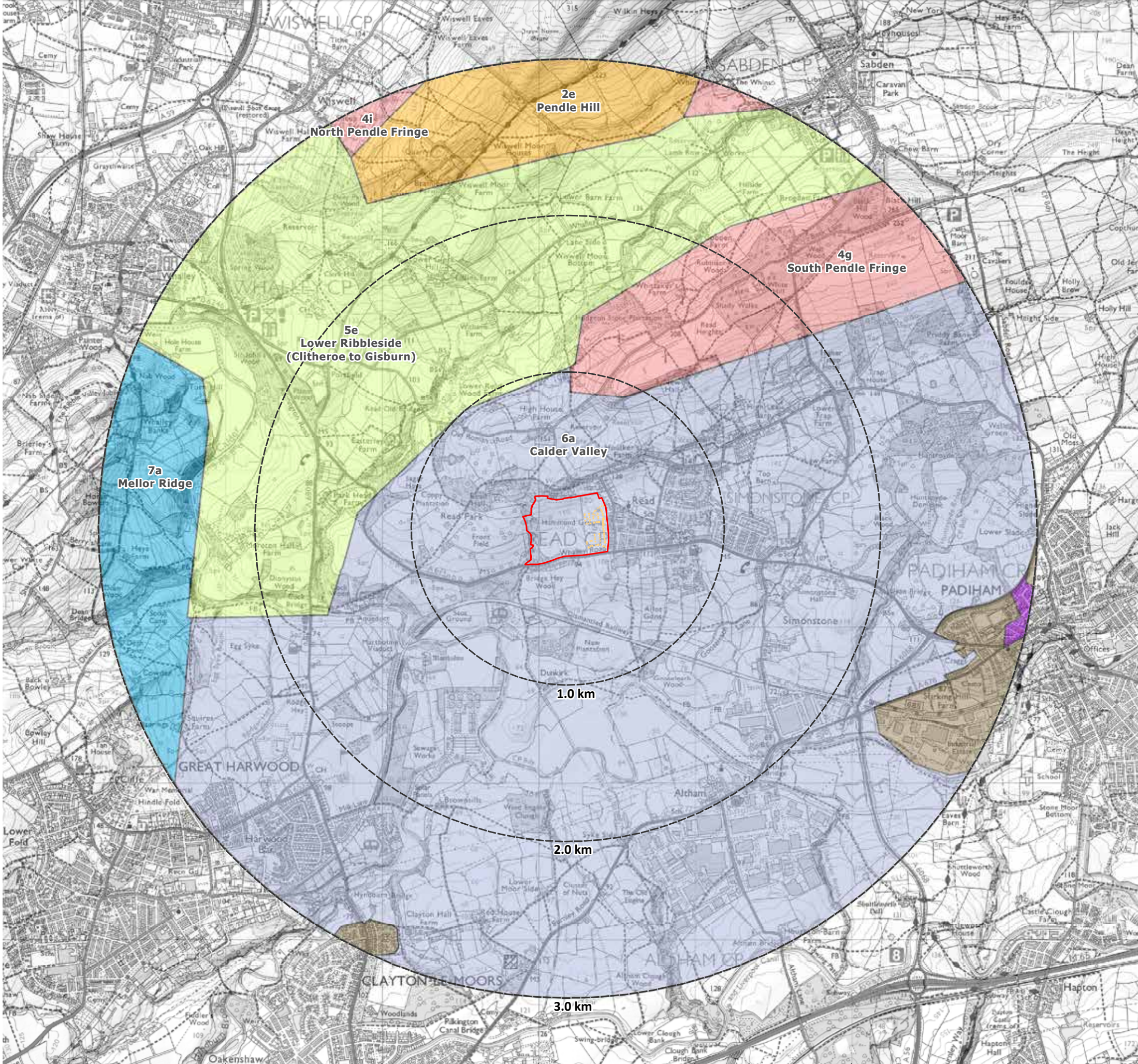
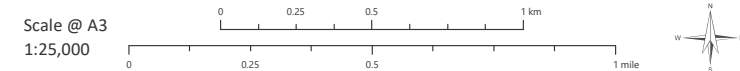
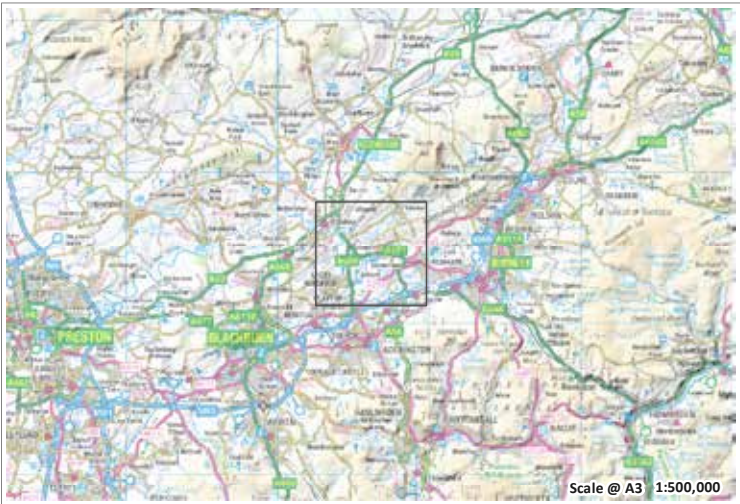
A Landscape Strategy for Lancashire (2000)

Maps & Related Information Online (MARIO)

Lancashire

<https://www.lancashire.gov.uk/media/152746/characterassessment.pdf>

<https://mario-lancashirecounty.hub.arcgis.com/openData>



- Stone walls are an important link to past farming activities and maintain the rural essence of the area.
- Older stone public buildings such as churches, halls, and pubs reflect past building styles and quality.
- Historic field patterns indicate past land use before the age of extensive industrialisation, urbanisation and intensive agriculture.
- Mills, other industrial buildings and terraces of brick or stone reflect a strong industrial heritage associated with textile industries.
- Spoil heaps, quarries, and areas of reclaimed land remain as clues to the past exploitation of the land; some now support unique and other valuable habitat

2.15. Relevant points from the Landscape Strategy for Industrial Foothills and Valleys include:

- 2.16. Conserve valuable habitats
- wherever possible discourage intensive agricultural practices, such as drainage and fertilisation, in areas with species-rich grasslands, hay and wet meadows
 - conserve ancient semi-natural woodlands

- 2.17. Conserve the pattern and distinctive pattern to settlements
- respect the small scale, dispersed pattern of farmsteads and densely settled villages and maintain a clear distinction between urban fringes and rural areas
 - ensure new development does not extend onto prominent hillsides
 - maintain consistency of building materials, details and design and avoid nondescript suburban styles
 - consider alternative designs for highway improvements which respect landscape character, aiming for a strategic approach which overcomes the cumulative impact of small-scale changes (such as highway traffic calming and lighting schemes) and incremental improvement.

- 2.18. Enhance the characteristic field pattern
- encourage the restoration/repair of degraded sections of principal stone walls, giving priority to walls alongside footpaths and lanes, around settled areas and in view from the road and lane network
 - restore hedgerows in the lower, more sheltered areas, giving priority to those which are of visual, historic or ecological importance.

- 2.19. Enhance opportunities for informal recreation
- provide quality interpretation and signage which responds to local distinctiveness
 - give careful consideration to the siting and design of car parks and visitor facilities - they should be well-screened by trees and woodlands

- 2.20. Restore and enhance the existing woodland resource
- manage and regenerate existing broadleaved woodlands
 - -augment and link existing woodlands, especially those of semi-natural origin

- promote shelter, screening and visual containment around settlement centres and new developments
- design new woodland schemes to reflect the species composition and character of existing local woodlands
- appropriate natural regeneration may often be more desirable than new planting
- reflect the historic character and design of parkland landscapes

- 2.21. Restore semi-natural habitats
- wherever possible, restore remnant species-rich grassland, hay meadows and wet meadows

- 2.22. Create new distinctive landscapes in association with new development
- seek opportunities for creative landscape design
 - through new semi-natural and mixed woodland planting and habitat creation, including new greens, ponds, cycleways, avenues etc and on land associated with existing transport corridors
 - maximise opportunities for tree planting in association with new development and infrastructure
 - seek opportunities for informal recreation in association with new woodland planting and habitat creation schemes and infrastructure.

SITE LANDSCAPE CHARACTER

- 2.23. The landscape character of the Site's location generally accords with the physical descriptions within the national and local landscape character assessments, in particularly with the descriptions of the parkland settings on the urban fringes, stone walls and hedgerow boundaries, undulating landscape and field patterns.

NATIONAL PLANNING POLICY

- 2.24. The National Planning Policy Framework (NPPF) provides guidance relating to planning and new development in England. Since March 2012 the NPPF has replaced the Planning Policy Guidance (PPG's) and Planning Policy Statements (PPS's). The NPPF distils the content of these documents into a single comprehensive and concise document and now represents relevant planning policy at a national level.

- 2.25. The original version of the 2012 NPPF has been revised since and the latest iteration was published in December 2024 and amended February 2025. The revised Framework contains 17 sub-sections and the following sections are considered to be of particular relevance to this appraisal; Section 12: Achieving Well-Designed Places; Section 13: Protecting Green Belt Land and Section 15: Conserving and Enhancing the Natural Environment.

Section 12: Achieving Well Designed Places

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

to communities.'

- 2.27. Paragraph 135c states that policies and decisions should ensure that developments 'are sympathetic to local character and history, including the surrounding built environment and landscape setting.'

Section 13: Protecting Green Belt Land

- 2.28. Paragraph 142 states 'The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Section 15: Conserving and Enhancing the Natural Environment.

- 2.29. Paragraph 180 states 'Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

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

- 2.30. The NPPF is supplemented by Planning Practice Guidance, which incorporates elements of relevance to this LVA. In addition to design related recommendations, the Planning Policy Guidance also incorporates issues related to the Natural Environment that reinforces the NPPF's commitment to recognising the intrinsic character and beauty of the countryside and supports the use of landscape character assessment as a tool for understanding local distinctiveness and the use of Natural England's guidance on landscape character assessment.

- 2.31. These planning principles relevant to landscape and visual amenity have been considered throughout the appraisal.

LOCAL POLICY - RIBBLE VALLEY BOROUGH COUNCIL

- 2.32. Ribble Valley Borough Council is the planning authority for the Site's location, therefore as part of the study the Core Strategy 2008 - 2028 A Local Plan for Ribble Valley (2014) has been reviewed and any policy guidance in relation to landscape and visual amenity has been taken into consideration. The accompanying Planning Statement provides further details on planning policy that is relevant to the development.

- 2.33. The following are key planning policies that are of relevance to the application in relation to landscape and visual matters. Policies of relevance include:

- EN2 Landscape

- **EN3** Sustainable development and climate change
- **DMG1** General considerations
- **DMG2** Strategic considerations
- **DME1** Protecting trees and woodlands
- **DME2** Landscape and townscape protection
- **DME4** Protecting heritage assets

2.34. The above policies have been taken into account when assessing the likely effects of the development on matters relating to landscape and visual impact.

LANDSCAPE RELATED DESIGNATIONS

2.35. Figures 3 and 4 demonstrate the national and local landscape and environmental designations within the vicinity of the application site.

2.36. The Site is not within any environmental or landscape designations such as nature reserves, SSSI's or ancient woodland. However it is located in close proximity to the Forest of Bowland National Landscape which lies approximately 800m to the north of the Site.

2.37. Although the Site is not within the spatial designation Green Belt it is adjacent to it along the southern boundary.

2.38. There are no Listed Buildings within the site or directly adjacent to its boundaries and the Site is not within a Conservation Area. However Read Hall, a Grade II Listed building is located, to the west of the Site and its gardens, Read Park, are adjacent to the boundary.

2.39. There are also a number of listed buildings and scheduled monuments within the wider vicinity of the site and these are shown on Figure 4.

LANDSCAPE SENSITIVITY

2.40. The GLVIA 3, 2013 define Landscape Sensitivity as *“the relative extent to which the character and quality of an area [including its visual attributes] is likely to change.”*

2.41. The two components to be assessed to determine Landscape Sensitivity are the value of the landscape and susceptibility. Landscape Value is the 'inherent' component, which is independent of the development proposal while susceptibility is development specific. These two components are summarised below in order to consider the landscape sensitivity.

Landscape Value

2.42. In order to assess the Landscape Value of the Site guidance was taken from Landscape Institutes Technical Guidance Note 02/21 'Assessing Landscape Value outside National Designations' (TGN 02/21) and the discussion below is based on the suggested criteria used for assessment.

2.43. Refer to Appendix 1: Landscape Value to see the criteria considered when identifying landscape value to the Site as in Table 1 TGN 02/21. Table 1 draws on the criteria for determining value in Table 5.1 from GLVIA3 and allows a more in depth analysis of the factors contributing to value and sensitivity.

2.44. Below is a summary of the findings:

2.45. Physical Character: The Site is located on the settlement edge of Read with the rear of properties on George Lane and Hammond Drive abutting to the eastern and northern boundaries retrospectively. The rear boundaries of the properties that form the eastern perimeter of the Site are a combination of materials and styles, ranging from timber fences to hedgerows in various conditions. The southern boundary runs adjacent to the A671 Whalley Road which is partially lined with properties. The southern boundary is delineated with a stone wall and a mature hedgerow.

2.46. Read Hall is located to the north west of the Site and is screened by dense woodland along the western perimeter creating both a physical and visual barrier between the Site and parkland.

2.47. The Site is known as Hammond Ground and is open pasture and used for grazing. It is no longer part of the Read Hall Estate but still displays minor parkland characteristics such as single and scattered groups of mature trees.

2.48. The Site lies on the northern upper slopes of the Calder Valley and the landform is typical of the local character falling from the north east at approximately 129m AOD to the south west at approximately 88m AOD.

2.49. The Site is not located within the Green Belt spatial designation, although the edge of the Green Belt runs along Whalley Road, adjacent to the southern boundary.

2.50. Natural Character: The site does not fall within any national or locally landscape or ecological designated areas such as SSSI's or National Landscapes or Local Wildlife Sites. Although the Site lies approximately 800m south of the Forest of Bowland National Landscape (former name for AONB) due to landform and intervening vegetation and built form there is little to no visual connection with the Site.

2.51. There is a large block of woodland along the western perimeter of the site but this is not classified as an ancient woodland and is not a Local Wildlife Site or Nature Reserve.

2.52. There are some mature trees scattered through the Site and smaller groups of trees as well as some veteran trees.

2.53. The majority of the Site is covered in open grassland that is utilised for grazing and has limited natural function and ecological value. The site contains local characteristic features such as a hedge boundary and stone wall lined field boundaries, areas of woodland and some parkland characteristics but are not considered particularly important examples and not considered to be rare and generally are typical of the local landscape character. The Site is not designated or its relative quality considered in the Local Plan or any Village Design Statements.

2.54. Heritage: There is no noticeable evidence that the landscape is connected with notable people, events or the arts. The Site is not within a conservation area and it does not contain any heritage assets. However to the west of the Site is Read Hall and Park, while the building is Grade II listed the grounds are not designated as a Registered Park and Garden.

2.55. The block of woodland creates a significant physical and visual barrier between the Site and the Listed building. Generally, the landscape elements within the Site are not distinctive or notable features of cultural interest.

2.56. Views and Visual Character: Views into the site from the surrounding area are restricted by the woodland and the existing settlement edge to the north, east and west. Views across the site are localised from the immediate road network to the south of the Site but generally the site is visually contained from further afield due to the generally undulating landscape and blocks of woodland and other trees and hedges within the wider landscape.

2.57. Access and recreation: There is no public right of way (PRoW) access across the site. The fields are private land and therefore a very limited level of recreational value is provided by the site. There are also no PRoWs along the Site's boundaries.

2.58. Perceptual and Experiential Qualities: There is little sense of remoteness or isolation due to the site being adjacent to the settlement edge of Read / Simonstone to the north and east and Whalley Road to the south which is partially lined by properties and although it does possess rural qualities the site can not be described as tranquil.

2.59. Therefore, it is deemed that the Landscape Value of the Site and Setting is **medium**, as it contributes to a small degree to the overall local character but generally contains no distinctive or noteworthy landscape qualities.

Landscape Susceptibility

2.60. In terms of susceptibility to change the Site is deemed to be **medium** as undue consequences are not likely to arise from a proposed development especially if appropriate mitigation and landscape enhancements including the retention of the woodland and mature trees are considered as part of the overall landscape strategy.

2.61. The Site is within the open countryside, a term used to describe land outside the settlement edge irrespective of setting, features or condition. Hammond Ground is adjacent to the Read / Simonstone settlement edge and is surrounded by development on three sides. Therefore its setting is heavily influenced by residential development and road infrastructure.

Site and Setting Landscape Sensitivity

2.62. The overall sensitivity of the landscape is considered to be **medium** when combining the judgements on landscape value and susceptibility to change for a residential development as discussed above.

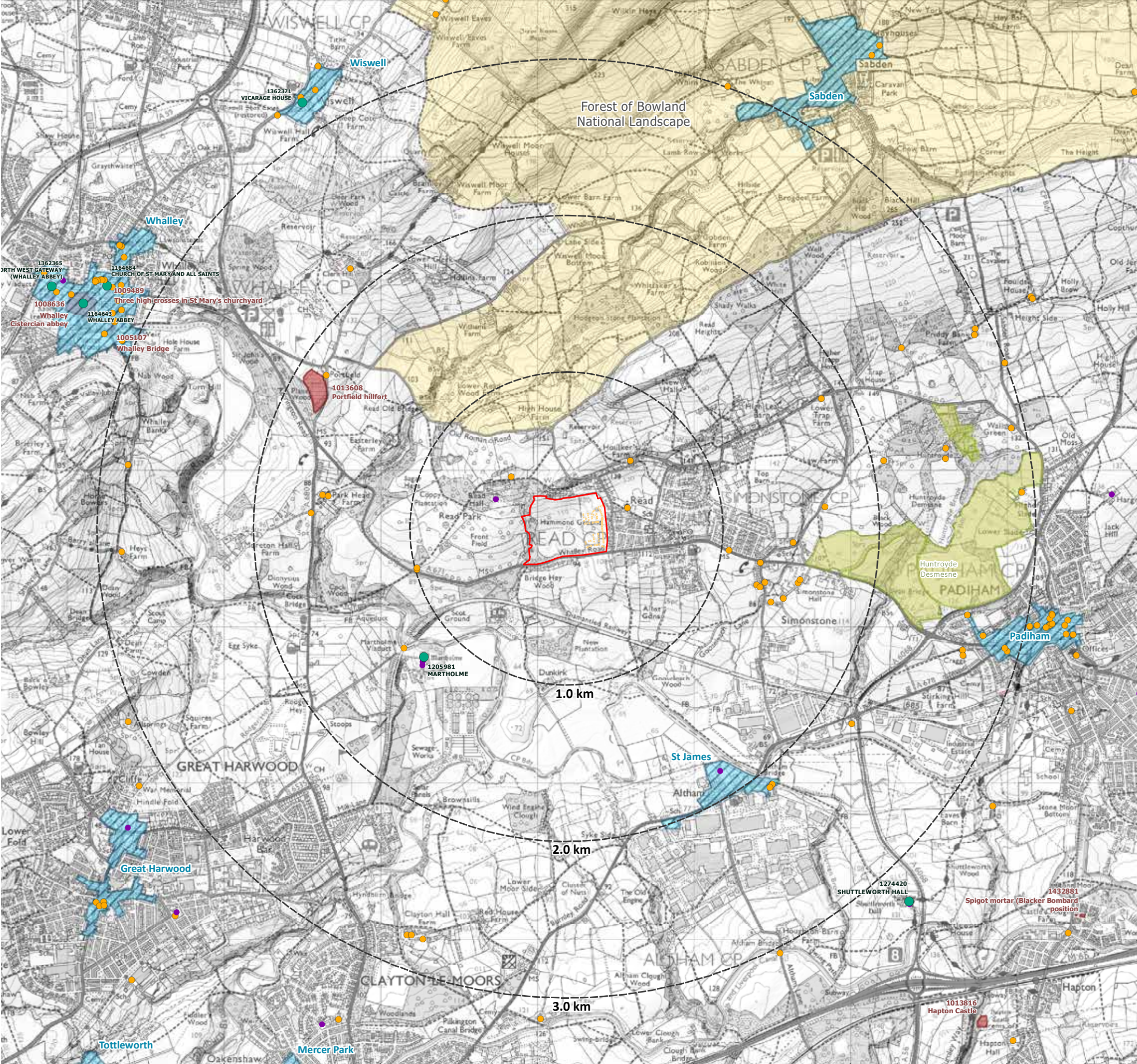
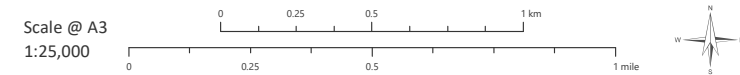
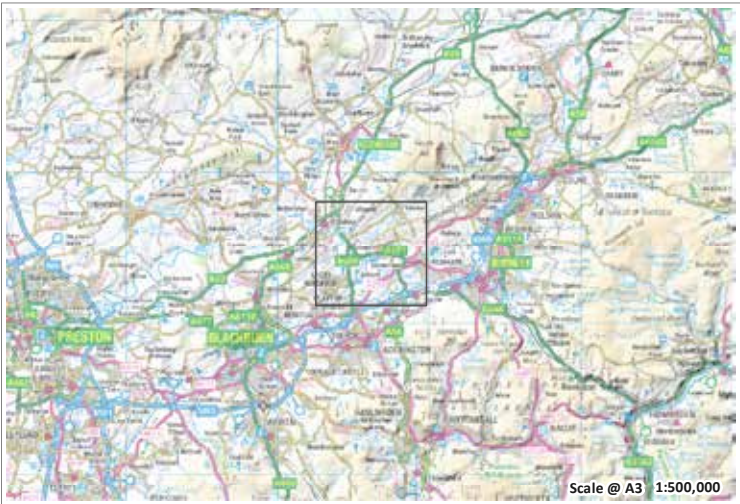
- Site Boundary
- Development
- Study Area (from site centre)

- Listed Buildings
- Grade I
 - Grade II
 - Grade II*
- Conservation Area
 - Forest Of Bowland National Landscape (formerly AONB)
 - Scheduled Monument
 - Traditional Orchard
 - Wood Pasture and Parkland

The following datasets have been included for consideration on this map. If a dataset does not appear on the map or in the legend, it is not located within the study area.

DATASET	SOURCE
Conservation Areas	Historic England / Lancashire County Council
Country Parks	Natural England
Listed Buildings	Historic England
National Landscapes (formerly AONB)	Natural England
Registered Battlefield	Historic England
Registered Parks and Gardens	Historic England
National Parks	Natural England
Scheduled Ancient Monuments	Historic England
Traditional Orchards	Natural England
World Heritage Sites	Historic England
Woodpasture & Parkland	Natural England

Local heritage assets
MARIO - Maps & Related Information Online <https://mario-lancashirecounty.hub.arcgis.com/>

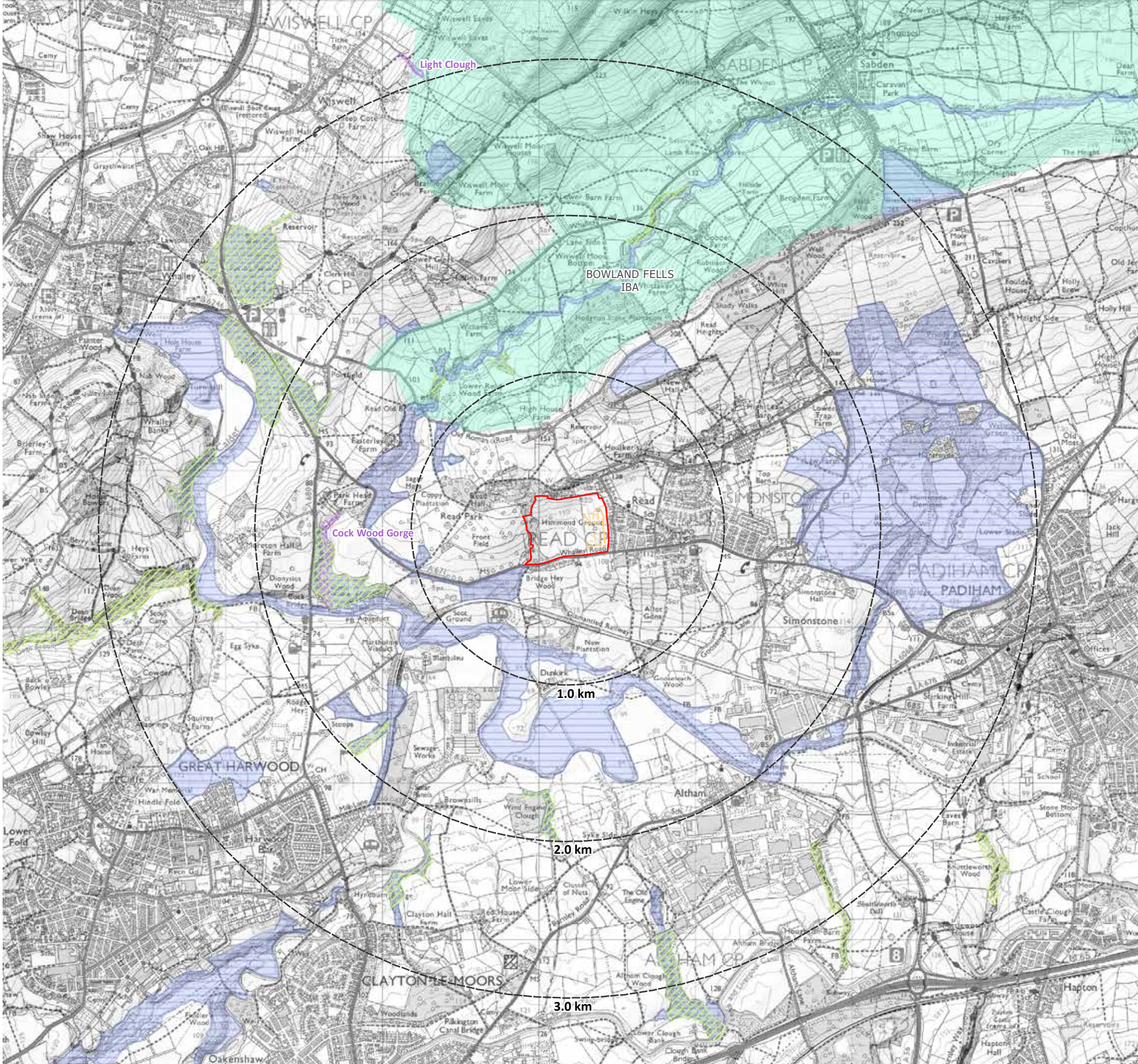
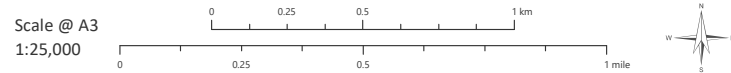
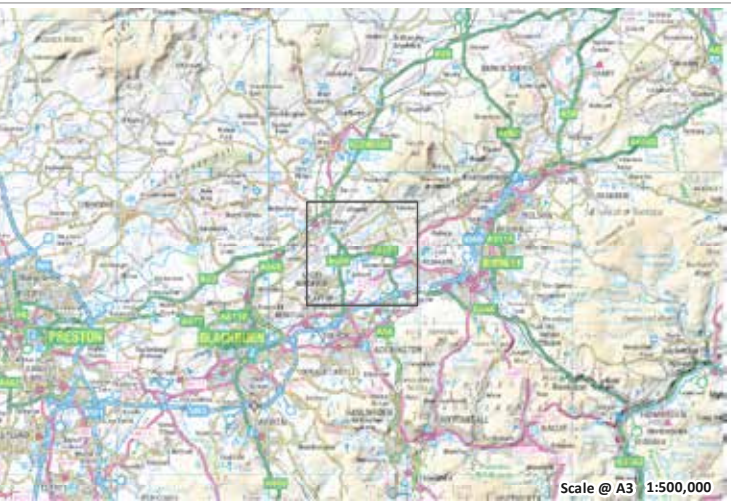


- Site Boundary
- Development
- Study Area (from site centre)
- Ancient Woodland Inventory
- Local Wildlife Site
- Important Bird Area
- Site of Special Scientific Interest

The following datasets have been included for consideration on this map. If a dataset does not appear on the map or in the legend, it is not located within the study area.

DATASET	SOURCE
Ancient Woodland Inventory	Natural England
Biosphere Reserves	Natural England
Green Belt	Data.gov.uk
Heritage Coast	Natural England
Important Bird Area	RSPB
Limestone Pavement Orders	Natural England
Local Nature Reserve	Natural England
National Nature Reserve	Natural England
Ramsar Site	RSPB
RSPB Reserve	Natural England
Site of Special Scientific Interest	Natural England
Special Areas of Conservation	Natural England

Local Wildlife Sites
MARIO - Maps & Related Information Online <https://mario-lancashirecounty.hub.arcgis.com/>



3. EXISTING SITE & PROPOSED DEVELOPMENT

EXISTING SITE

- 3.1. The approximate centre of the Site is National Grid Reference SD 76227 34666 and the centre is at approximately 104m AOD. The site is located on the western settlement edge of Read a village in Lancashire which is 5 miles north-west of Burnley and 2 miles east of Whalley.
- 3.2. The Site is a large field, known as Hammond Ground and is approximately 19ha in size. It is primarily open pasture used for grazing with a post and rail fence running north to south in the lower part of the field, as shown in onsite viewpoint H.
- 3.3. There are individual mature trees throughout the Site with a large area of woodland along the western boundary of the Site separating it from Read Hall and its Parkland estate. The trees on Site are mostly common oak with single specimens of ash and alder, further details of the trees can be found in the accompanying tree survey. There are no TPOs within the Site boundary.
- 3.4. The Site slopes from the north east at approximately 129 AOD to the south west at approximately 88 AOD and there is a shallow ditch that runs diagonally across the Site. The topography in the wider landscape is demonstrated in Figure 6.
- 3.5. Whalley Road runs adjacent to the south boundary with the Site boundary primarily being a native hedgerow with the exception of a stone wall which delineates the south eastern boundary. The Green Belt designation runs along Whalley Road, south of the Site.
- 3.6. The Site is adjacent to the rear of properties on Hammond Drive along its northern boundary with the rear of properties on George Lane defining the eastern boundary. The rear of the properties are delineated by a combination of treatments from timber fencing of various styles and materials to hedgerows.
- 3.7. There are no public rights of way across and adjacent to the Site. Figure 7 shows the access and circulation in the surrounding study area.
- 3.8. The site is located within Ribble Valley Borough Council and this appraisal has taken into account the landscape related policies and documentation relating to landscape character and the visual amenity.
- 3.9. Further information on species and the condition of habitats can be found in the accompanying Ecology and Tree Reports.
- 3.10. The following site photographs and site appraisal drawing, Figure 5, demonstrate the current condition of the landscape within the site boundaries.



Figure 5 - Site Appraisal



Onsite Viewpoint A



Onsite Viewpoint B



Onsite Viewpoint C



Onsite Viewpoint D



Onsite Viewpoint E



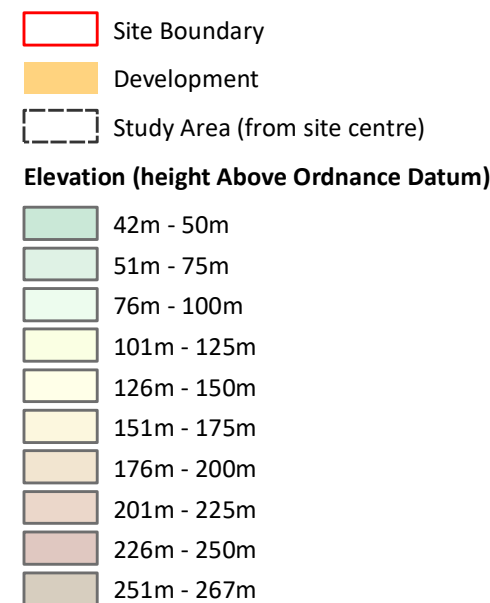
Onsite Viewpoint F



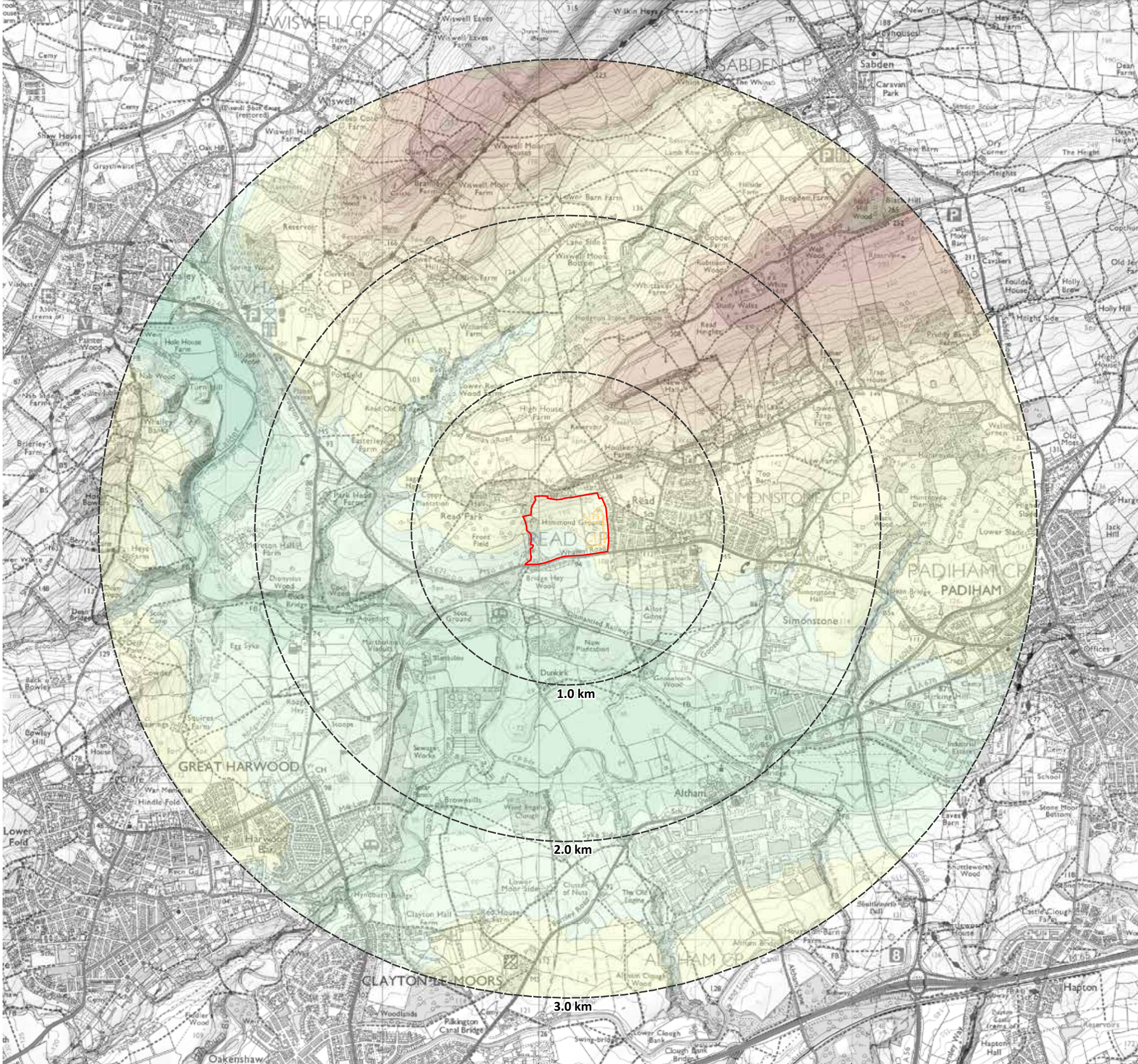
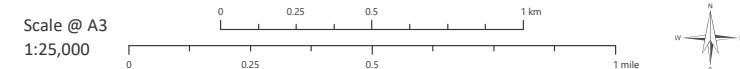
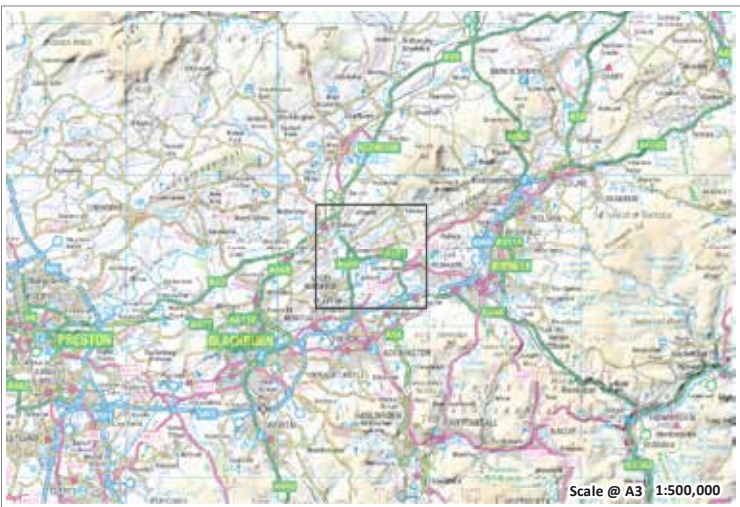
Onsite Viewpoint G



Onsite Viewpoint H



Data source
 Topography is calculated using an Environment Agency LiDAR survey (2022)
 Digital Terrain Model: <https://environment.data.gov.uk/survey>
 The Development is located at approximately 105m-126m AOD (Above Ordnance Datum).

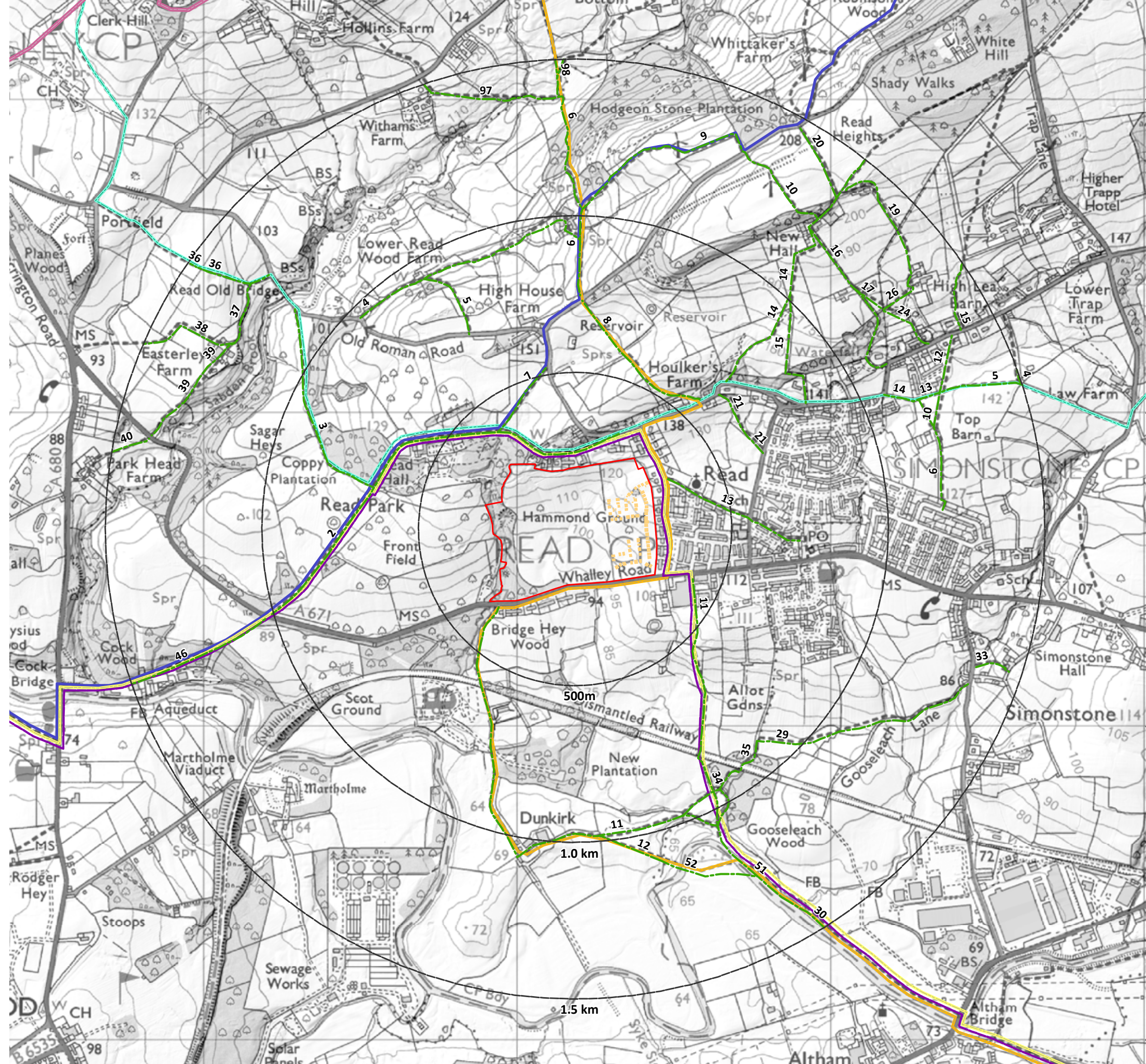


- Site Boundary
- Development
- Study Area (from site centre)
- Public Right of Way**
 - Footpath
- Promoted Walking & Cycling Route**
 - Canal Clog
 - Hyndburn Clog
 - Lancashire Witches Walk 400
 - Palatine Plod
 - Ribble Valley Jubilee Trail
 - Witches' Way

Data sources
<https://www.lancashire.gov.uk/roads-parking-and-travel/public-rights-of-way/public-rights-of-way-map/>
<https://www.gps-routes.co.uk/routes/home.nsf/walkingandcyclingmap>
<https://cycling.waymarkedtrails.org/>
<https://www.walkwheelcycletrust.org.uk/national-cycle-network/>



Scale @ A3
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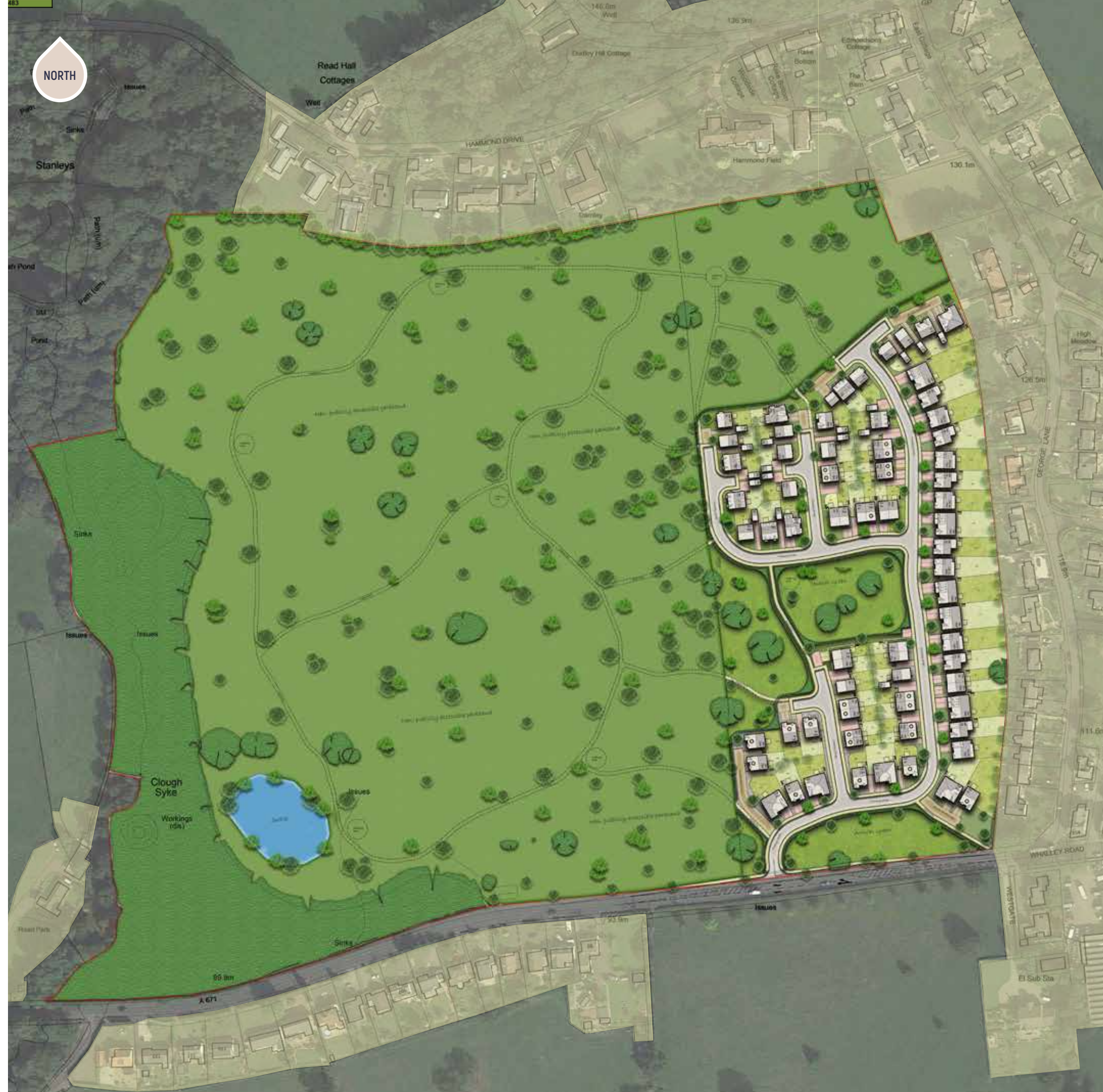


PROPOSED DEVELOPMENT DESCRIPTION

- 3.11. The proposals seek to introduce a residential development set within a robust landscape framework.
- 3.12. The development will include:
- 77 residential units comprising of 2-5 bedroom homes including 23 affordable homes, refer to the DAS for further descriptions;
 - Access to the Site will be taken from Whalley Road;
 - The existing vegetation will be retained where possible in particular the veteran tree and the mature trees that provide maturity within the landscape;
 - Detention basin as part of the SuDS network and drainage strategy;
 - Wildflower meadows and open amenity space;
 - Retention and reinforced boundary treatments including hedgerows and stone wall.
- 3.13. Further information, including elevations and materiality can be found in the accompanying DAS. There is also a suite of planting plans prepared as part of the application.

COMPARATIVE REVIEW

- 3.14. The previous planning application for residential development on this Site was dismissed at Appeal in 2018. The Inspector made a number of comments relating to landscape character and design in his Decision Letter and this has been taken into account when developing and finalising the current layout and design proposals. In summary the Inspectors comments have been addressed in the following ways:
- The development will be contained to the east of Hammond Ground and properties are now closer to the existing settlement edge so the proposals will be in seen as part of the village. The proposed back gardens will back on to the rear of properties on George Lane, whilst the previous scheme had open space allowing the public in proximity to the rears of the dwellings on George Lane.
 - The dismissed scheme was proposing houses extending further west along Whalley Road, whereby the current layout relates as a natural extension to the settlement of Read and maintains a substantial distance from Read Hall and dwellings to the south of Whalley Road.
 - The proposed development is less likely to be visible from the PRoW network to the north of the Site as only the central and western parts are visible from those receptors.
 - Outward facing development with a softer transitional edge.
 - Improved gateway and setting to the Read, sensitively designed to contribute to the settlement character.
 - Hammond Ground is currently private land and the proposals will provide large areas of POS with permissive access and seating areas giving it a functional and recreational value for the local community to use.



4. LANDSCAPE STRATEGY AND MITIGATION

- 4.1. The proposal is for a residential development circa 77 high quality units, set within a mature landscape structure.
- 4.2. The development will be set in the south east of the Site adjacent to the existing settlement edge to reduce the amount of impact on the surrounding landscape character.
- 4.3. There are opportunities to introduce landscape enhancements including new native hedge and tree planting within the site, and provide improvements both to the landscape and visual amenity.
- 4.4. The objectives of the landscape strategy for the site can be summarised as follows:
- Retention as much as possible of the existing elements that make up the site's green infrastructure, such as trees and vegetation along the boundaries, giving the scheme an immediate sense of maturity;
 - Existing boundary treatments will be maintained where possible to increase the screening capabilities and improve ecological value and connects with the wider green infrastructure network;
 - The stone wall boundary will be retained to reflect the local landscape character;
 - The layout will be orientated so that the harsh settlement edge of the rear of properties along George Lane will be improved by a softer transitional edge;
 - Introduce ponds / SuDS features to the Site which will be planted with marginal wildflower grass to introduce new habitats to the Site;
 - Wildflower grasslands will be introduced throughout the Site;
 - Tree lined streets with hedgerow and native and ornamental shrub planting along the property along boundaries and within the Site;
 - Large areas of amenity space to increase the recreational value;
 - Proposals seek to aesthetically enhance the site through the introduction of new landscape features as well as increasing biodiversity levels and the ecological value of the site.
- 4.5. The landscape strategy has been taken into account when considering the mitigation for the identified potential adverse landscape and visual effects arising at the operational stage of the proposed development.





Clough Syke, is an area of woodland that separates Hammond Ground from Read Hall and its grounds, Read Park. Read Hall is a listed building but the grounds have no designation and they are not open to the public. The woodland creates a physical and visual barrier with the heritage asset and it is considered that the Site does not contribute to the setting of Read Hall. Keeping the built form to the east of the Site will ensure that there are no effects on the heritage setting.

The development will be contained to the east of Hammond Ground with properties backing onto the rear gardens of existing properties on George Lane. The proposals are on the settlement edge of Read and will therefore be seen in the context of the village.

The POS is to have pathways and seating areas and additional tree planting with species that reflect the local character and also consider climate change impacts.

Street Trees will be planted to create an attractive welcoming space. A range of species, sizes and planting arrangements will be used and this is demonstrated in the planting plans and schedules. Species and sizes to be influenced by the location, visibility splays and be appropriate for the residential context. The properties will have a front garden which will contain robust and attractive ornamental shrub planting and a hedge along the boundary as well as an appropriate sized tree.

- The development will be set back into the Site from Whalley Road, creating an attractive entrance into the Site and a buffer from the road. The stone wall will be retained and additional tree planting will soften the built form.

Detention basin part of the SuDS network and drainage strategy. The basin will be planted with marginal and wildflower planting that will introduce new habitats to the Site and increase biodiversity levels.

5. POTENTIAL LANDSCAPE AND VISUAL EFFECTS

- 5.1. This section assesses the potential effects that the proposed development may have on the landscape character as described in the baseline in Section 2 above. The nature of the receptor, (sensitivity), and the nature of the effect, (magnitude of change) have been considered, in accordance with the Guidelines for Landscape and Visual Impact Assessments, Third Edition 2013 (GLVIA3) (Para 3.3 and Table 3.1).
- 5.2. GLVIA3, suggests that potential landscape effects should be measured at three levels;
- i) effects on the site;
 - ii) effects on the setting of the site; and
 - iii) effects on the broader landscape context.
- 5.3. It also offers guidance on measuring effects during the operational stage i.e. at point of completion; and also residual effects such as long term effects after a certain time period. In this case we have measured the effects of the development after ten years.
- 5.4. Mitigation measures have also been considered and recorded as part of the appraisal to explain how the introduction of certain landscape treatments can help reduce the overall effect of any potential adverse effects.
- 5.5. The nature and magnitude of landscape and visual effects will change during the construction and development process. Some impacts may be severe, but short term, whereas others are minor impacts with residual effects, which may be of a permanent nature. In addition, some impacts could be mitigated by landscape and other measures, which will have benefits in the longer term. Potential impacts that may occur during the stages of the proposed development are summarised below.
- 5.6. Short term impacts are those that occur during the construction period. These are considered as follows:
- Site access, delivery and traffic movements;
 - Earthworks and materials stockpiles;
 - Construction equipment and plant;
 - Utilities, including water and lighting;
 - Temporary parking;
 - Site compound and accommodation;
 - Additional noise; and
 - Additional mud to roads.
- 5.7. Construction impacts can be mitigated through use of good practice in construction management and through immediate restoration of areas such as site compounds used during the construction phase of the project. The residual impacts of construction will be very limited and overall are considered to be negligible.
- 5.8. Medium term impacts are those that occur on completion of the works:
- Presence of built structures

- New or modified access road, and
- New landscape planting.

5.9. Long term effects are considered following the completion of the works, and can be considered as residual effects. These are similar to the effects on completion but may be partially or wholly mitigated by maturing proposed landscape infrastructure, site management and other development proposals.

LANDSCAPE EFFECTS

Potential Effects on the Physical Fabric of the Site
Construction Stage

5.10. This section assesses the potential landscape effects of the impact caused by the proposed development. The appraisal has been based on the operational phase only as it is difficult to fully anticipate what the construction phasing of this project will be at this stage. However, in the initial instance it is usual that there will be short term temporary adverse effects during the construction stage. This will be closely regulated by a Construction Management Plan with controlled times and vehicular movements. The Site is likely to be temporarily secured along the boundaries of the site with timber hoarding to reduce noise and adverse visual effects.

Operational Stage

- 5.11. In general terms, changes to the landscape fabric will only occur within the Application Site boundary. The impact of the proposed development will cause long term effects on the landscape fabric primarily in the south eastern part of the Site through the removal of the field which will be replaced with residential development of 77 units set within an existing and enhanced landscape framework.
- 5.12. The Site generally accords with the key characteristics described in the Landscape Character Assessments highlighted in Section 2 above, in particularly the parkland settings, field and settlement patterns, boundary treatments and proximity to a dense network of rural lanes and major road links. However the distinctive features within the Site and any key landscape elements will be retained as part of the proposals.
- 5.13. As discussed in section 2, this appraisal assigns the grade of medium sensitivity to the Site.
- 5.14. The magnitude of change is considered to be major due to the obvious change to the fabric and cover of the south eastern part of the Site by the removal of the field and replacement with the residential dwellings. The existing trees and woodlands can be retained and the development located adjacent to the settlement edge to minimise the landscape impact.
- 5.15. The design of the layout has ensured the retention of key landscape features such as any existing boundary vegetation including the woodland on the western boundary and the veteran and mature trees within the Site and has integrated them into the layout.
- 5.16. The development will also work with the topography of the Site and be located adjacent to the existing settlement edge.

- 5.17. Access to the development will be taken from Whalley Road on the southern boundary. A small amount of hedgerow will have to be removed to facilitate the entrance however there will be opportunities to introduce additional hedgerows with in the development to compensate for the loss.
- 5.18. The landscape strategy will introduce appropriate native and ornamental species which will increase the biodiversity levels and ultimately improve the landscape condition of the agricultural field which currently has limited ecological value.
- 5.19. There will be increased amount of native trees planted around the development which will help to improve the landscape condition and increase biodiversity and create and extend wildlife corridors connecting it the wider Green infrastructure network.
- 5.20. The opportunity to introduce new trees, shrub and wildflower planting throughout the site will help to extend wildlife corridors as well as create an attractive setting for the development. A retention basin will be included as part of the SuDS network and drainage strategy, which will be planted with a marginal wildflower mix and will introduce new habitats to the Site.
- 5.21. The proposals demonstrate that the additional native tree and scrub planting along with general ecological enhancements will also provide the potential for softening the effects of the built development within the site.
- 5.22. The proposals will offer enhanced and positive benefits to offset some of the initial adverse effects of the development such as the wildflower grasslands, native and ornamental trees, hedgerows, shrub and buffer planting. The Site is located on the settlement edge of Read and the materials and design of the buildings and the introduced landscape scheme will be of an appropriate high quality and therefore offer the potential to provide an integration of the scheme into the wider landscape.
- 5.23. Therefore the immediate effects would be moderate major adverse. The likely long term effects would reduce to moderate adverse as the planting matures.

Potential Effects on the Landscape Setting of the Site
Operational Stage

- 5.24. At time of completion the noticeable effects on the landscape setting of the development site will be mostly apparent in the south eastern part of the Site where the development is to be located.
- 5.25. Access is to be taken from Whalley Road and will require the removal of a small section of hedgerow to facilitate the entrance. There will be opportunities to compensate for the loss with the proposed development
- 5.26. The primary landscape characteristics and features will remain as existing such as the mature tree and area of woodland as well as a large proportion of the Site which will become amenity space. As previously discussed this will be planted with additional trees and wildflower meadows.
- 5.27. These boundary along Whalley Road will be where the most change will occur to the setting however the proposals will see the development set back into the Site to allow for the retention of the existing trees and majority of the hedgerow boundary.

- The properties will be positioned beyond a landscape buffer and be outward facing.
- 5.28.** Planting will be mainly native species and reflect the local character.
- 5.29.** Retaining and integrating existing vegetation along the boundaries and within the Site will assist in setting the development into the Site giving it an instant sense of maturity.
- 5.30.** The built development will be located adjacent to the settlement edge and will therefore not appear incongruous to the setting. Even though the Site is an open pasture it is surrounded by settlement on two sides and a major road and the character of the area is heavily influenced by urban elements.
- 5.31.** Part of the Site is to remain as amenity space allowing for the retention of the woodland and trees and opportunities to enhance the landscape condition through ecological enhancements to the grassland and additional tree and shrub planting. This will create a softer transitional edge with surrounding countryside and soften the current hard settlement edge of Read.
- 5.32.** The magnitude of change is deemed to be moderate as the mature vegetation on Site and boundary treatments will be retained with the exception of a small section of hedge at the access point. The built development is located along the existing settlement edge and there will be many ecological enhancements through tree, shrub and wildflower planting.
- 5.33.** The proposed landscape strategy will enhance the overall landscape condition and improve connectivity with existing ecological corridors. The introduction of a high quality landscape setting for the proposed development will reinforce the overall local character.
- 5.34.** This report recognises that there will be a degree of change to the setting through the introduction of the residential development which will be complemented with an enhanced landscape. The proposed tree, hedgerow, wildflower and shrub planting and ecological enhancements within the Site will provide a beneficial degree of mitigation for any potential adverse effects arising at the operational phase reducing the degree of change to minor over time. The planting will mature after a period of time to help the development become fully integrated into the landscape
- 5.35.** To summarise the immediate effects would be moderate adverse. The likely long term effects would reduce to minor adverse as the planting matures.
- 5.36.** Read Hall, which is a listed building is set with Read Park estate (which is not a designated landscape) is adjacent to the Site on its western boundary. The woodland provides a physical and visual barrier to the Hall and parkland. The development proposals would result in no change to the character and setting on the Read Hall or Read Park and the effects would be Negligible.

**Potential Effects on Broad Landscape Context
Operational Stage**

- 5.37.** This section describes the effects on the Local Landscape Character Type (LCT) 6: Industrial Foothills and Valleys and Landscape Character Area 6a: Calder Valley. The key characteristics are described in Section 2.

- 5.38.** The nature of receptor (sensitivity) of the wider character area has been assessed as medium .
- 5.39.** The key landscape characteristics within the Site and along its boundaries are to be retained such as the mature trees, and vegetation where practical. The scale of the Site that lies within the LCA is relatively small and due to its location within adjacent to the existing settlement edge, it is considered that it reflects only some characteristics of the wider LCA.
- 5.40.** The proposed development will have little adverse effects on the broader character area.
- 5.41.** The overall landscape character area will benefit from the introduced planting and the maturity of the trees and other vegetation will help to integrate the site into the landscape and potentially enhance the ecological and biodiversity of the green infrastructure in and around the development site.
- 5.42.** Therefore the immediate effects would be minor adverse. The likely long term effects would reduce to negligible as the planting matures.

VISUAL EFFECTS

- 5.43.** This section considers the potential visual effects that may arise as a result of the proposed development. The appraisal has been made based on the operational phase only as it is difficult to fully anticipate what the phasing and construction operations of this project will be until the post planning stage.

Effects on Visual Receptors

- 5.44.** Figure 11: Viewpoints Location Plan, illustrates the locations of the considered and identified visual receptors. These have been selected with the criteria that all views are taken from positions that have general public access and a clear view of the Site. Consideration has also been given to the visual effects on the surrounding residential amenity.

Zone of Theoretical Visibility

- 5.45.** Figures 9 and 10: Zone of Theoretical Visibility (ZTV), illustrate the areas which any of the activities of the proposed development, be they temporary or permanent, are likely to be potentially visible in terms of topography. GIS techniques were adopted for establishing a ZTV based on topographical information but these tend to be theoretical and although take into account settlements and the obstructive effects of vegetation such as blocks of woodland these latter items are not always up to date in the available GIS data sets and therefore the visual influence and visual envelopes are verified by fieldwork.
- 5.46.** The ZTV is a very useful tool for demonstrating where the development cannot be seen from due to topography, settlement and large tracts of vegetation. For this proposal the ZTV was established by 3D computer software linked to Ordnance Survey data and then tested through fieldwork during the site visits. The programme was run at a maximum height of 9m and to cover a distance of 3km from the proposed development site.
- 5.47.** The following qualifications apply to the ZTV:
 - There may be a number of areas from which there is the potential to view

part of or the entire proposed development but these are from areas which are not publicly accessible and to which it is unlikely that they gain regular access, e.g. farm land and private property.

- The ZTV does not account for the likely orientation of a viewer, for instance, whether they are static or travelling in a moving vehicle such as a car.

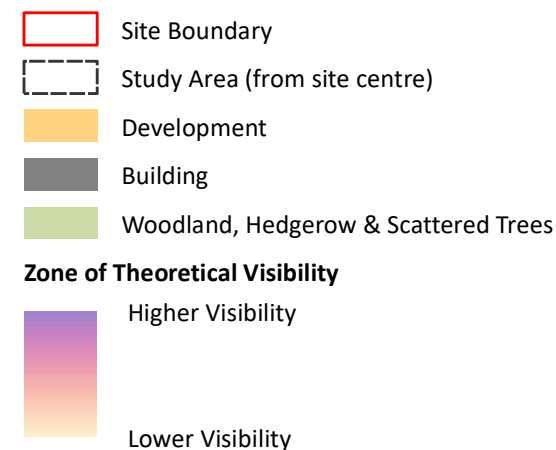
- 5.48.** Viewpoints were selected on the basis of which locations provide the clearest views of the site and are also the most accessible to the public. Some viewpoints also represent areas which may be perceived to be sensitive to the visual effect of the proposed development due to their nature or proximity, but which in reality have restricted views of the site.
- 5.49.** Visual receptors have been analysed for the likely visual effects on the landscape and visual amenity from medium and long range to relatively close range and from within the immediate setting. The ZTV suggests that some views may be achieved from an extensive area around the site but field study and survey identified that visibility is limited or not achievable due to the screening effects of extensive vegetation and built form and surrounding farm buildings. In these instances the potential receptors were discounted from the appraisal.

Visual Receptors

- 5.50.** The visual receptors are represented by viewpoints that consider the likely effects on the nearby settlements and residential amenity; recreational areas such as public footpaths, bridleways and national trails. Consideration has also been given to transport routes such as roads.

Settlements and Residential Amenity Receptors:

- 5.51.** The site is located on the settlement edge of Read / Simonstone and is adjacent to the rear of properties on George Lane to the east and Hammond Drive to the north. These properties screen views into the Site from the settlement of Read from the north and east.
- 5.52.** It is the rear back gardens that back onto the Site and therefore unlikely that the proposed development will be visible from the principal rooms. There is only a small portion of the proposed development that backs directly onto the properties on George Lane and there is a substantial landscape buffer separating the rest of the existing properties from the proposed.
- 5.53.** As shown in Viewpoints 3 and 4 the properties on Whalley Road will view the proposed development in the context of the existing settlement edge and where the proposed development will be visible beyond the boundary vegetation and woodland it won't appear incongruous to its surroundings.
- 5.54.** It has been considered that due to the intervening built form and vegetation within the surrounding landscape the majority of potential residential receptors have no visual connection with the Site and have been discounted from further appraisal.
- 5.55.** In general there will be a moderate change in view for the adjacent residential amenity however these will be from rear upper storey rooms and unlikely to be from principal rooms which would be considered to be low in sensitivity.



The Zone of Theoretical Visibility is calculated using an Environment Agency LiDAR survey 2022 1m resolution digital surface model (DSM).
<https://environment.data.gov.uk/survey>

The development height is a maximum of 10m from ground level, and observer height assumed to be 1.8 m. Visibility is calculated from the development footprint.

The LiDAR composite First Return DSM does account for the screening effect of surrounding structures and vegetation. Buildings, woodland and hedgerow from OS OpenMap Loca™, and the base DSM have been added to the map to show those visual barriers.



Scale @ A3
1:12,500

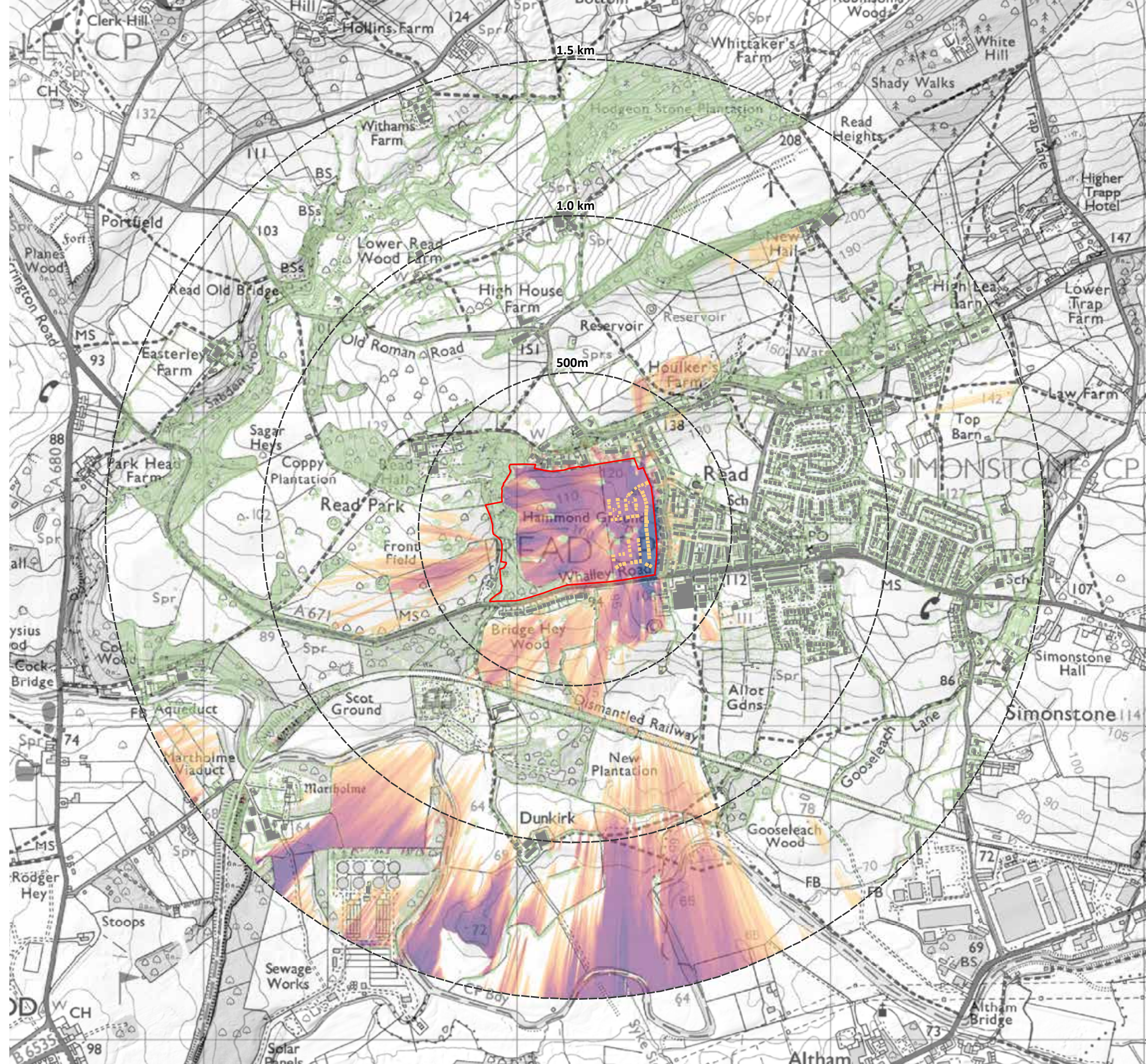
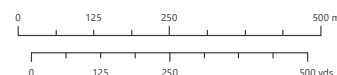
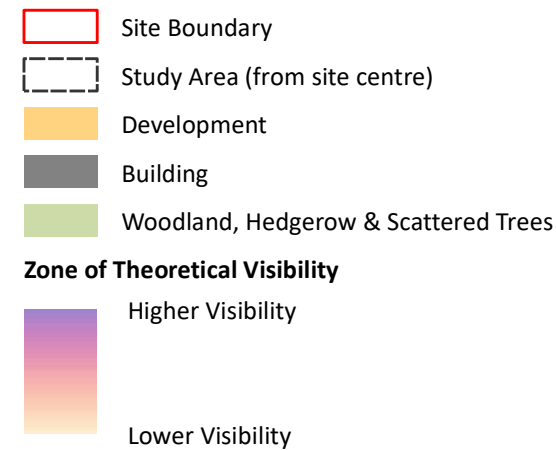


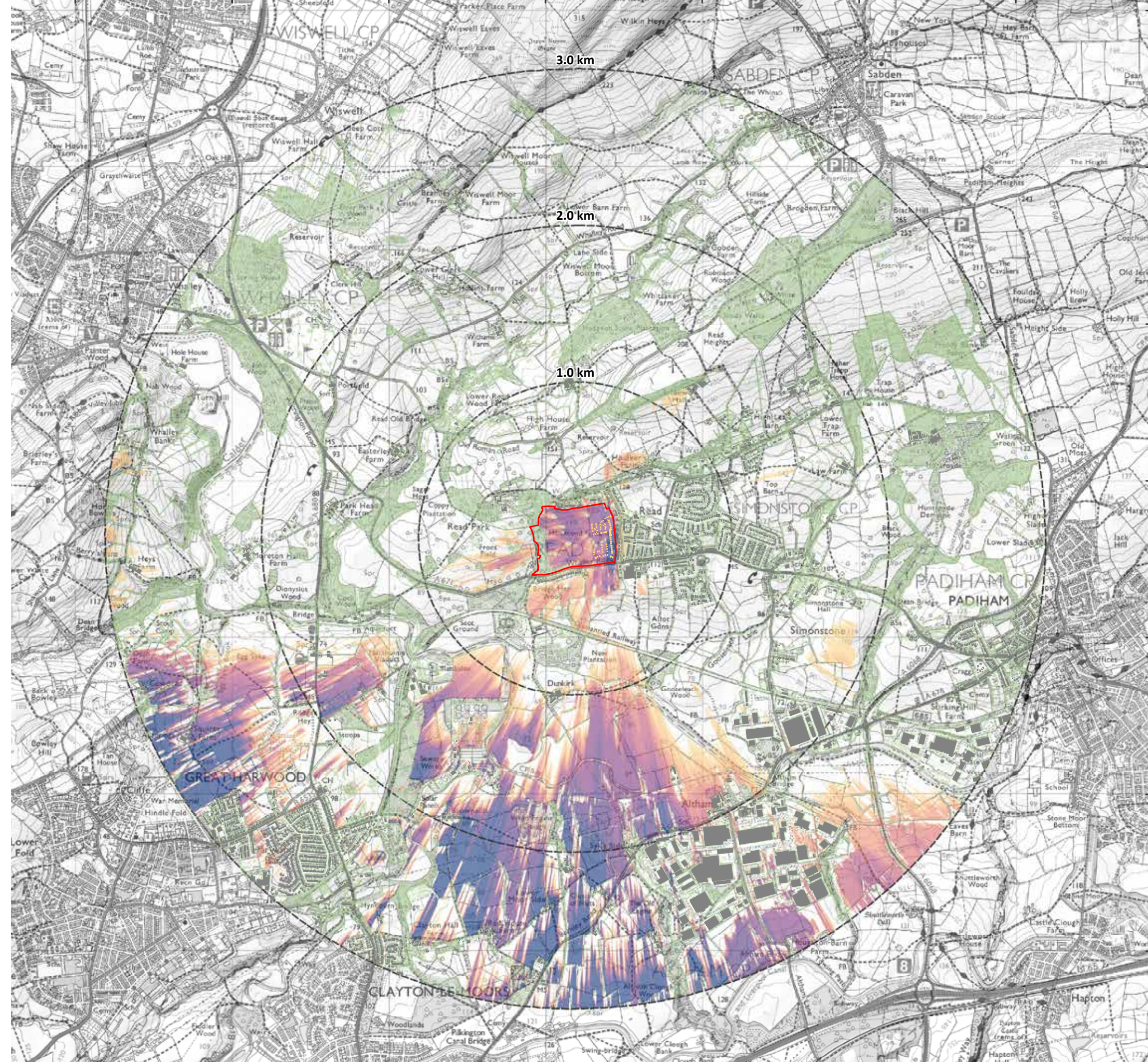
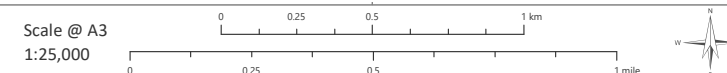
Figure 9- Zone of Theoretical Visibility (ZTV) 1.5km



The Zone of Theoretical Visibility is calculated using an Environment Agency LiDAR survey 2022 1m resolution digital surface model (DSM).
<https://environment.data.gov.uk/survey>

The development height is a maximum of 10m from ground level, and observer height assumed to be 1.8 m. Visibility is calculated from the development footprint.

The LiDAR composite First Return DSM does account for the screening effect of surrounding structures and vegetation. Buildings, woodland and hedgerow from OS OpenMap Loca™, and the base DSM have been added to the map to show those visual barriers.



5.56. The proposed planting and orientation of the development will also help to soften any views of the built form and the enhanced landscape should mitigate any adverse effects.

5.57. Therefore the immediate effects would be moderate adverse. The likely long term effects would reduce to minor as the planting matures.

Recreational Receptors

5.58. There are no PRoW within or in close proximity to the Site. There is a wider network of public rights of way within the landscape with little to no levels of visibility.

5.59. To the west of the Site there is a PRoW through Read Park which is shown in Viewpoint 6. As the photographs demonstrate the intervening woodland screen the majority of views into the Site. Any views of the development will be filtered through the vegetation and seen in the context of the existing settlement edge.

5.60. Similarly the PRoW network to the north of the Site as shown in Viewpoints 9, 10 and 12 show that there is little to no visual connection with the Site and any glimpses of the development will be seen in the context of the existing settlement edge.

5.61. Intervening vegetation and built form screen views of the Site from the south as shown in viewpoints 7 and 8. Viewpoint 13 shows the view from Martholme Viaduct, which is in an elevated position and allows views from the river corridor towards in the foreground and up towards the settlement of Read. Due to the distance and intervening vegetation the proposed development is unlikely to be prominent feature in the landscape and will be seen in the context of the existing settlement and not incongruous to its surroundings.

5.62. It is therefore unlikely that the users of the surrounding PRoW network will not experience much of a change in view through the introduction of the development and the degree of change would be minor to imperceptible.

5.63. Therefore the immediate effects would be minor adverse. The likely long term effects would reduce to negligible as the planting matures.

Cultural Receptors

5.64. Read Hall is a Grade II listed building located to the west of the Site set within Read Park Estate which is not a designated Site. The dense woodland to the west of the Site and within the grounds of Read Park create a dense physical and visual barrier between the Site and Hall. It is therefore unlikely that there will be any visual connection with the development.

Transport and Road Receptors

5.65. Travelling receptors include those using major and minor roads in close proximity to the Site. In this case the roads are A671 Whalley Road along the southern perimeter of the Site and Hammond Drive and George Lane that wrap around the north and east of the Site. Other roads considered were Old Romans Road (Viewpoint 11) however due to landform and intervening vegetation and built form there is no visual connection with the Site and it is unlikely that the proposed development will be seen.

5.66. Travelling receptors are considered to be low in terms of sensitivity to development due to the nature of travel within a vehicle, but pedestrians, cyclists and equestrians

using the roads for recreational purposes are considered to be medium or high sensitivity depending on factors such as the quality and character of the route.

5.67. The A671 runs along the southern perimeter of the Site and when in close proximity of the Site the development will be seen. Due to the elevated nature of the Site and the relatively low boundary treatments there will be views across the Site and the proposed development will be visible.

5.68. It is likely that the transient users of the road will experience a moderate change of view when directly adjacent to the Site. The built form will be visible in the south eastern part of the Site, however the view will be fleeting and the development would be set back into the Site beyond the enhanced boundary treatments, landscape buffer and proposed tree and shrub planting.

5.69. The development will also be seen in the context of the existing settlement edge and therefore won't appear incongruous to its surroundings,

5.70. The sensitivity of the transport receptors are considered to be low due to the fleeting nature of the receptor and oblique views into the Site from the road. The degree of change is considered to be moderate when adjacent to the Site and minor to imperceptible from the surrounding road network .

Summary of Visual Effects

5.71. In general, and as the viewpoints demonstrate it would only be when in direct proximity of the Site that there would be any visual connection with the development. The undulating landform, intervening built form and vegetation screen most of the Site from view and should the residential development be visible the materiality and introduced planting will set the development into the Site and it will not appear as a prominent feature in the landscape.

5.72. The proposed development is located adjacent to the settlement edge and would not appear incongruous to the setting. Visually the Site would be enhanced through additional tree and shrub planting, the provision of large amenity space and the retention of key landscape features. The high quality development will be aesthetically pleasing and compliment the existing settlement edge and the street scene in general, creating a softer transitional gateway to Read.

5.73. It is unlikely due to the landform that the proposed development would effect any views into the wider landscape.

5.74. There is no visual connection with the Forest of Bowland National Landscape due to intervening vegetation and the undulating landform. The proposed development being located on the settlement edge is unlikely to effect the setting of the National Landscape.

5.75. Generally, the planting within and around the development will mature and reduce any potential adverse effects of the proposed Development over time. The design of the new buildings will be of high quality and integrated into the landscape features and the landscape proposals will be consistent with the overall character of the area.

6. SUMMARY & CONCLUSIONS

- 6.1.** The site is located at Hammond Ground, which is on the western settlement edge of Read / Simonstone, a village in Lancashire 5 miles north west of Burnley.
- 6.2.** The proposals seek to introduce a residential development in the south east corner of the Site, which will comprise of 77, 2 to 5 bedroom units including 23 affordable houses. It will be set within a robust existing and enhanced landscape framework.
- 6.3.** The Site is located within the Lancashire Local Landscape Character Type (LCT) 6: Industrial Foothills and Valleys and within Landscape Character Area (LCA) 6a: Calder Valley. The guidance offered within the Lancashire Landscape Strategy (2000) has been considered as part of the this study.
- 6.4.** In July 2025 there was review of the Forest of Bowland National Landscape boundaries and the Landscape Character Assessment area due to changes within the landscape. The Site has been now been removed from the Forest of Bowland LCA.
- 6.5.** The Site does not fall within any national or locally designated environmental, or landscape areas, and although not within it, the Green Belt boundary runs along Whalley Road, along the southern perimeter of the Site.
- 6.6.** There are no other statutory designations that cover the Site and it does not fall within a Conservation Area.
- 6.7.** The Site is currently a large open field used for grazing. There are individual mature tress throughout the Site with a large area of woodland along the western boundary of the Site separating it from Read Hall and its Parkland estate. The trees on Site are mostly common oak with single specimens of ash and alder, further details of the trees can be found in the accompanying tree survey. There are no TPOs within the Site boundary.
- 6.8.** The Site is located on the western settlement edge of Read / Simonstone and rear properties along George Lane and Hammond Drive abut the western and northern boundaries. The A671 Whalley Road runs along the southern boundary, which also has a row of house opposite the south west of the Site.
- 6.9.** The Site slopes from the north east at approximately 129m AOD to the south west at approximately 88m AOD and there is a shallow ditch that runs diagonally across the Site.
- 6.10.** There are no public rights of way through, adjacent or in close proximity to the Site, therefore the Site offers little recreational value.
- 6.11.** In general the Site is physically and visually contained, however it is visible when in close proximity from Whalley Road to the south.
- 6.12.** The proposals include:
- a 77 unit high quality residential development set within an enhanced landscape;
 - Access to the Site will be taken from Whalley Road;
 - The existing vegetation will be retained where possible;
 - Retention basin as part of the SuDS network and drainage strategy;

- Wildflower meadows and open amenity space;
 - Retention and reinforced boundary treatments.
 - Wildflower meadows and open amenity space with native and ornamental tree planting.
- 6.13.** The appraisal of the landscape sensitivity of the site is determined as being medium due to its location along the settlement edge of Read, adjacent to road infrastructure and the proximity to urban landscape characteristics. It's location south of the Forest of Bowland National Landscape has also been considered, however there is no physical or visual connection between them.
- 6.14.** The proposals will ensure that key landscape elements such as the boundary treatments, mature trees and areas of woodland will be retained. This will create an attractive setting which has the opportunity to increase biodiversity and extend ecological corridors.
- 6.15.** The potential effects on the landscape concludes that there will be an obvious and immediate change in the character in south eastern portion of the Site as the proposed developments and associated infrastructure are introduced. The development area will be located adjacent to the existing settlement edge and the rest of the Site will remain as existing but with ecological enhancements. The layout will work with the topography of the Site.
- 6.16.** This report recognises that there will be a degree of change to the setting, however the development will be set back into the site beyond enhanced boundary treatment and landscape buffers.
- 6.17.** There will be tree, hedge and shrub planting within the Site and this will provide a beneficial degree of mitigation for any potential adverse effects arising at the operational phase and in particular, the trees will mature after a period of time to help the development become fully integrated into the landscape. The key landscape elements such as mature trees and areas of woodland will be integrated into the design proposals and areas of grassland improved with wildflower planting.
- 6.18.** The overall landscape character area will benefit from the maturity of the introduced landscape which will help to integrate the Site into the landscape and potentially enhance the ecological and biodiversity of the green infrastructure in and around the development Site.
- 6.19.** The Site represents a relatively small scale area with the LCA and therefore is likely to have little to no effect on the broader landscape character and no effect on the setting on the National Landscape.
- 6.20.** In general, due to landform, intervening built form and vegetation with the surrounding landscape, the Site is only visible when in close proximity along Whalley Road. The development will be located in the south western part of the Site adjacent to the settlement edge of Read and would not appear incongruous to the setting and it is unlikely that they will have any visual connection with the surrounding residential / recreational amenity or cultural receptors.

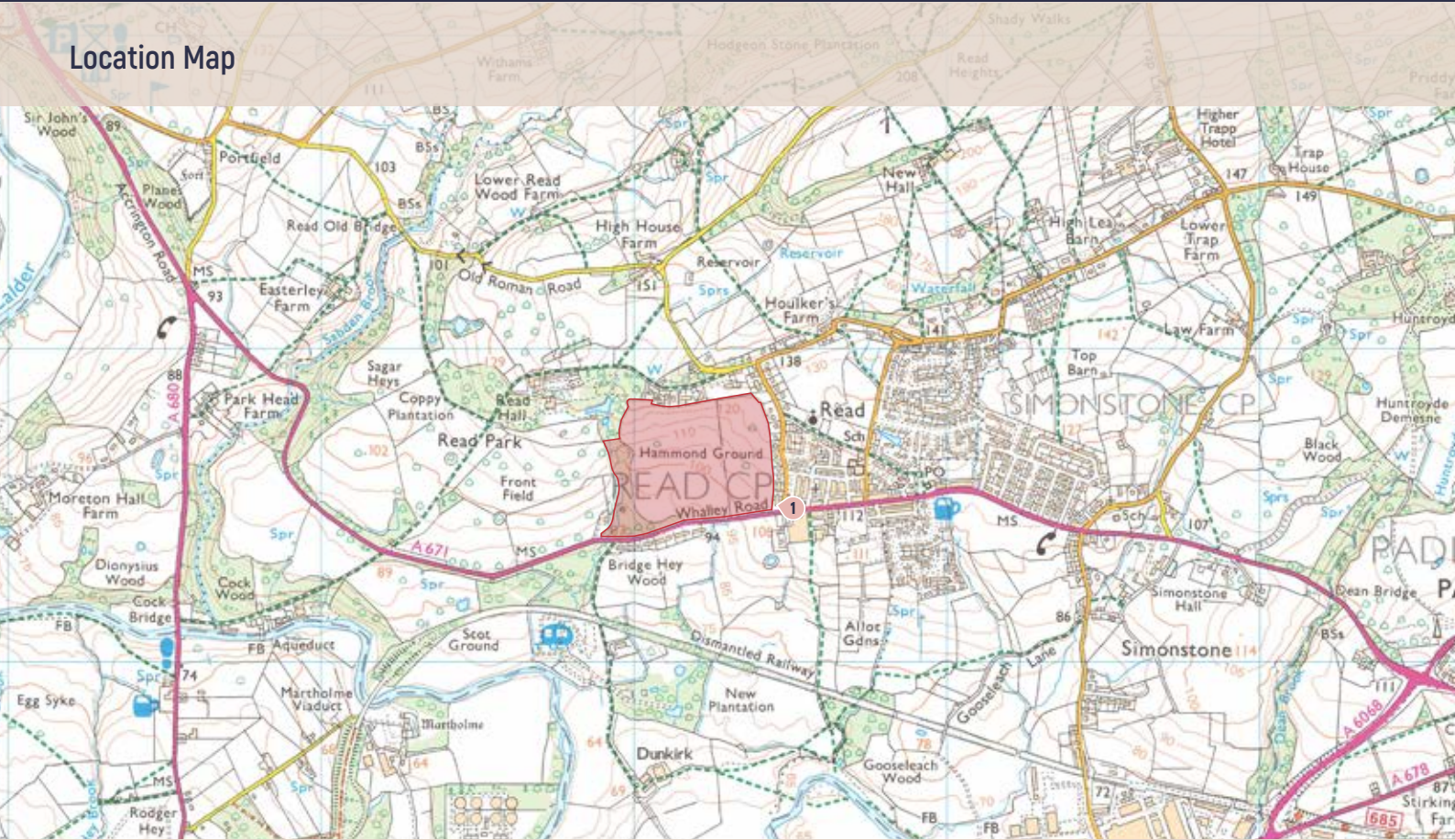
- 6.21.** The proposals will create a softer transitional edge and attractive gateway to Read, improving on the existing hard rear boundary treatments, with a high quality outward facing development set with an enhanced mature landscape.
- 6.22.** The viewpoints demonstrate that there is only a visual connection with the Site when in close proximity to it. The undulating landform, intervening built form and vegetation screen most of the Site from view and should the residential development be visible the materiality and introduced planting will set the development into the Site and it will not appear as a prominent feature in the landscape or incongruous to the setting and viewed in the context of the existing settlement edge.
- 6.23.** Generally, the planting will mature and offset the adverse effects of the development over time. The design of the buildings are of a high quality and therefore provide an attractive development. The planting introduced as part of the development and the existing vegetation will mature, including boundary hedges and trees and the effects arising due to the built form within the development will be softened and the likely long term landscape and visual effects would not be significant.
- 6.24.** Therefore, the findings of this report demonstrate that the Site is able to accommodate the proposed development without causing undue harm to the landscape character and visual amenity and surrounding countryside, the setting of Read Hall or the National Landscape.

Viewpoints 1-13 + Location Plan





Visual Baseline



VIEWPOINT 1

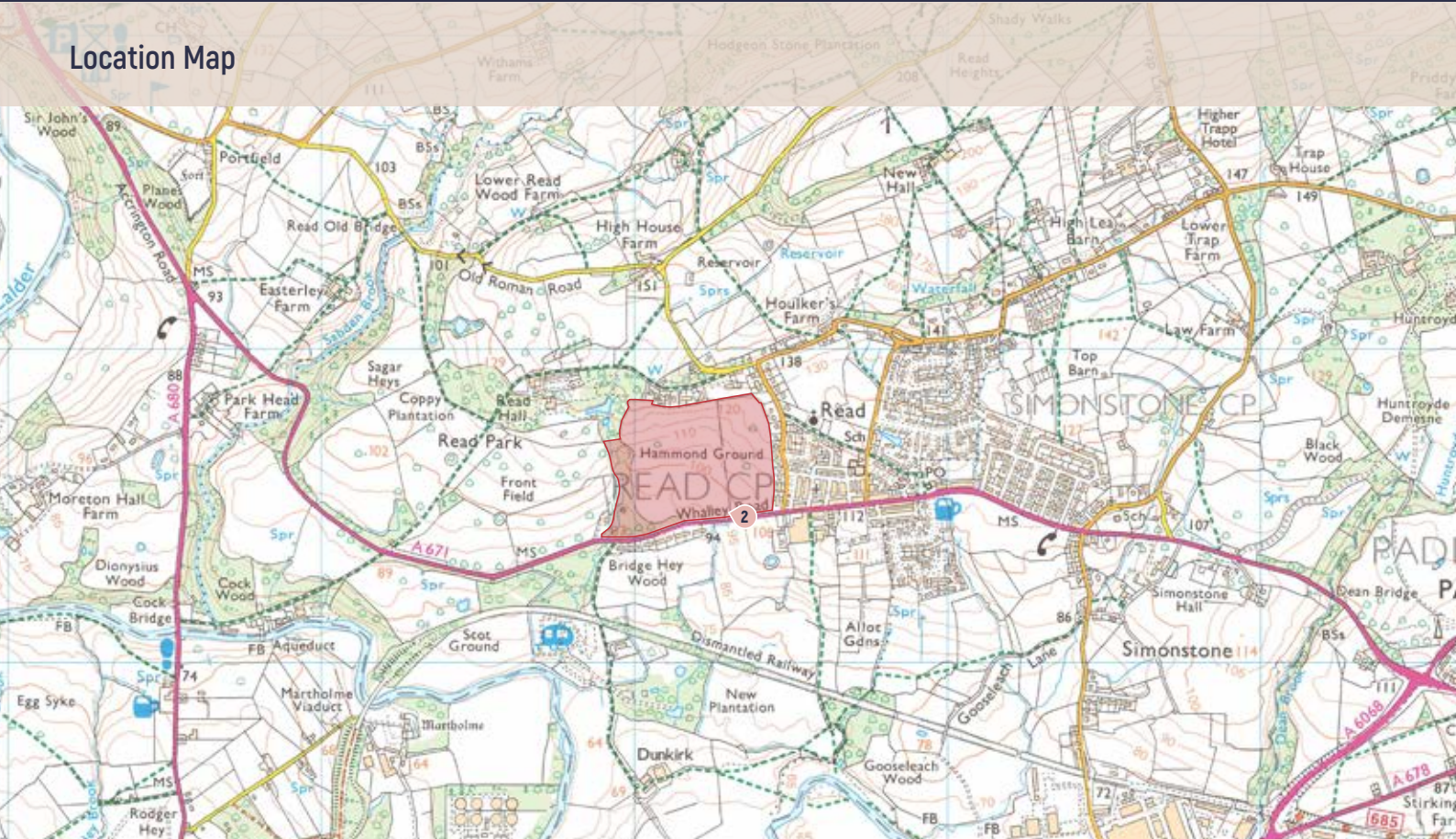
DESCRIPTION OF RECEPTOR	Located on Whalley Road
RECEPTOR TYPE	Transport / Residential
LOCATION OS GRID	SD 76509 34481
ELEVATION IN METRES	110 AOD
APPROXIMATE DISTANCE FROM SITE	47m

VISUAL BASELINE DESCRIPTION

Viewpoint 1 is located on Whalley Road and is looking in westerly direction towards the south eastern corner of the Site. In the foreground of the view is Whalley Road which runs adjacent to the southern boundary which is delineated with a stone wall along the south eastern part of the boundary. The wall is medium height and allows views into the south and across to the south western part of the Site. There are some mature trees in the south eastern corner which are shown in the centre of the view which partially screen the Site and offer filtered views towards the western boundary which is a dense woodland separating it from the grounds of Read Hall.



Visual Baseline



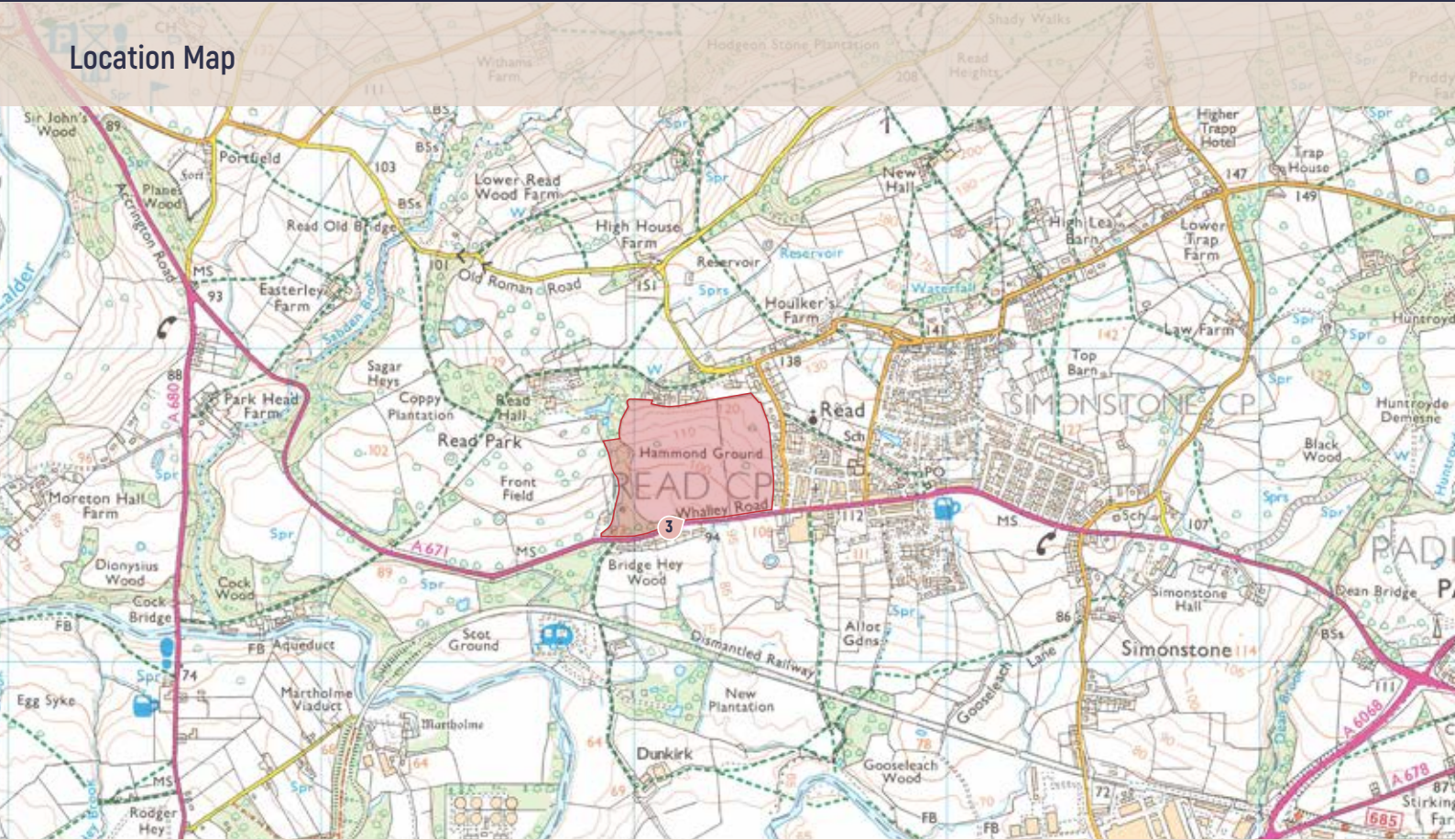
VIEWPOINT 2

DESCRIPTION OF RECEPTOR	Located on Whalley Road
RECEPTOR TYPE	Transport
LOCATION OS GRID	SD 76297 34459
ELEVATION IN METRES	98 AOD
APPROXIMATE DISTANCE FROM SITE	13m

VISUAL BASELINE DESCRIPTION
Viewpoint 2 is located on Whalley Road and is looking in a north westerly direction towards the site, which shows the mature hedgerow which defines the majority of the southern Site boundary. As the photograph demonstrates the site is predominately grassland with some mature trees interspersed throughout the site and dense vegetation along the western boundary which physically and visually separates it from Read Hall. The rear of properties on Hammond Drive clearly define the northern site boundary which as visible on the horizon to the right of the view.



Visual Baseline



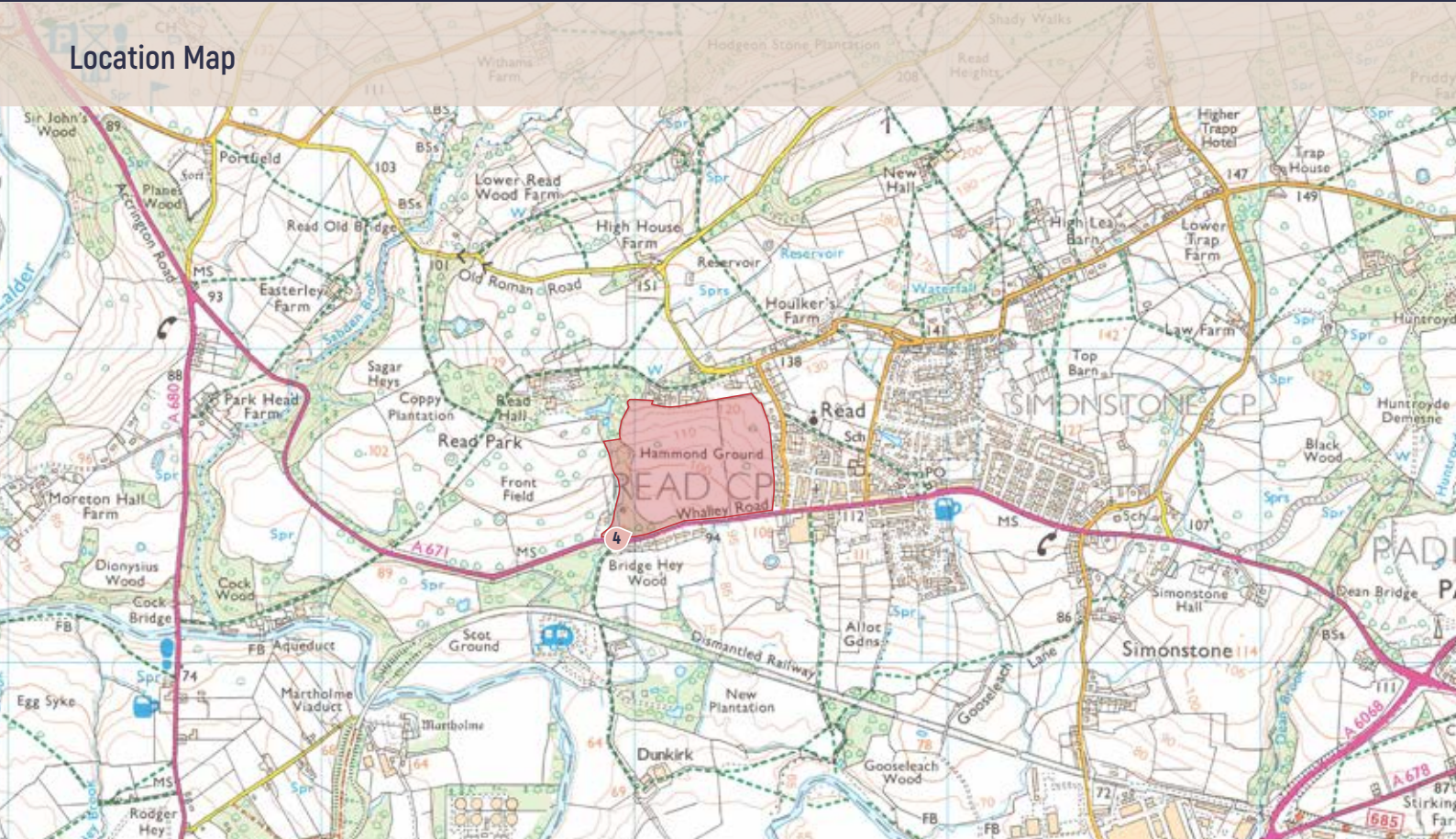
VIEWPOINT 3

DESCRIPTION OF RECEPTOR	Located on Whalley Road
RECEPTOR TYPE	Transport / Residential
LOCATION OS GRID	SD 76145 34429
ELEVATION IN METRES	93 AOD
APPROXIMATE DISTANCE FROM SITE	13m

VISUAL BASELINE DESCRIPTION
Viewpoint 3 is located on Whalley Road close to the south west corner of the site and is looking in a north easterly direction. To the right of the view are the properties that line Whalley Road, with the road in the centre of the photograph. There is a dense area of mature vegetation in the south west of the site which screens views into the majority of the site. A small portion of grassland can be seen beyond the hedge boundary in the south east corner of the Site. The rear of properties along George Lane can be seen on the horizon which back onto the eastern boundary of the Site. The photograph demonstrates the worse case scenario in terms of screening due to the vegetation not being in full leaf. Therefore during late spring / summer the screening effects will increase.



Visual Baseline



VIEWPOINT 4

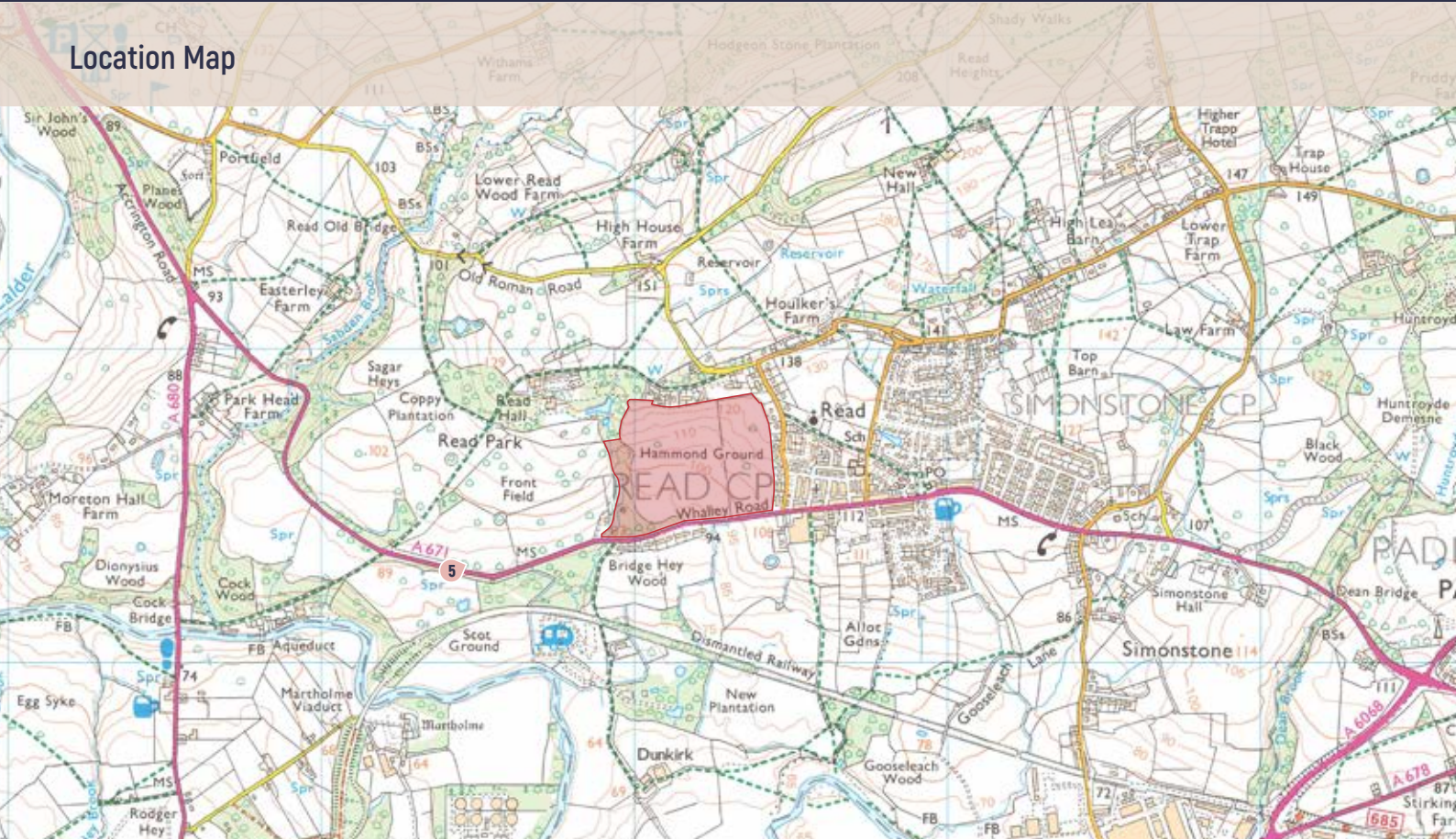
DESCRIPTION OF RECEPTOR	Located on Whalley Road
RECEPTOR TYPE	Transport / Residential
LOCATION OS GRID	SD 76071 34403
ELEVATION IN METRES	93 AOD
APPROXIMATE DISTANCE FROM SITE	13m

VISUAL BASELINE DESCRIPTION

Viewpoint 4 is located on Whalley Road adjacent to the south west corner of the site and is looking in a north easterly direction.. To the right of the view are the properties that line Whalley Road with the road in the centre of the photograph. There is dense area of mature vegetation in the south west of the site which screen views into the majority of the site. A small section of grassland can be seen beyond the hedge boundary in the south east corner of the Site. The rear of properties along George Lane can be seen on the horizon which back onto the eastern boundary of the Site. The photograph demonstrates the worse case scenario in terms of screening due to the vegetation not being in full leaf. Therefore during late spring / summer the screening effects will increase.



Visual Baseline



VIEWPOINT 5

DESCRIPTION OF RECEPTOR	Located on Whalley Road
RECEPTOR TYPE	Transport
LOCATION OS GRID	SD 75397 34304
ELEVATION IN METRES	86 AOD
APPROXIMATE DISTANCE FROM SITE	587m

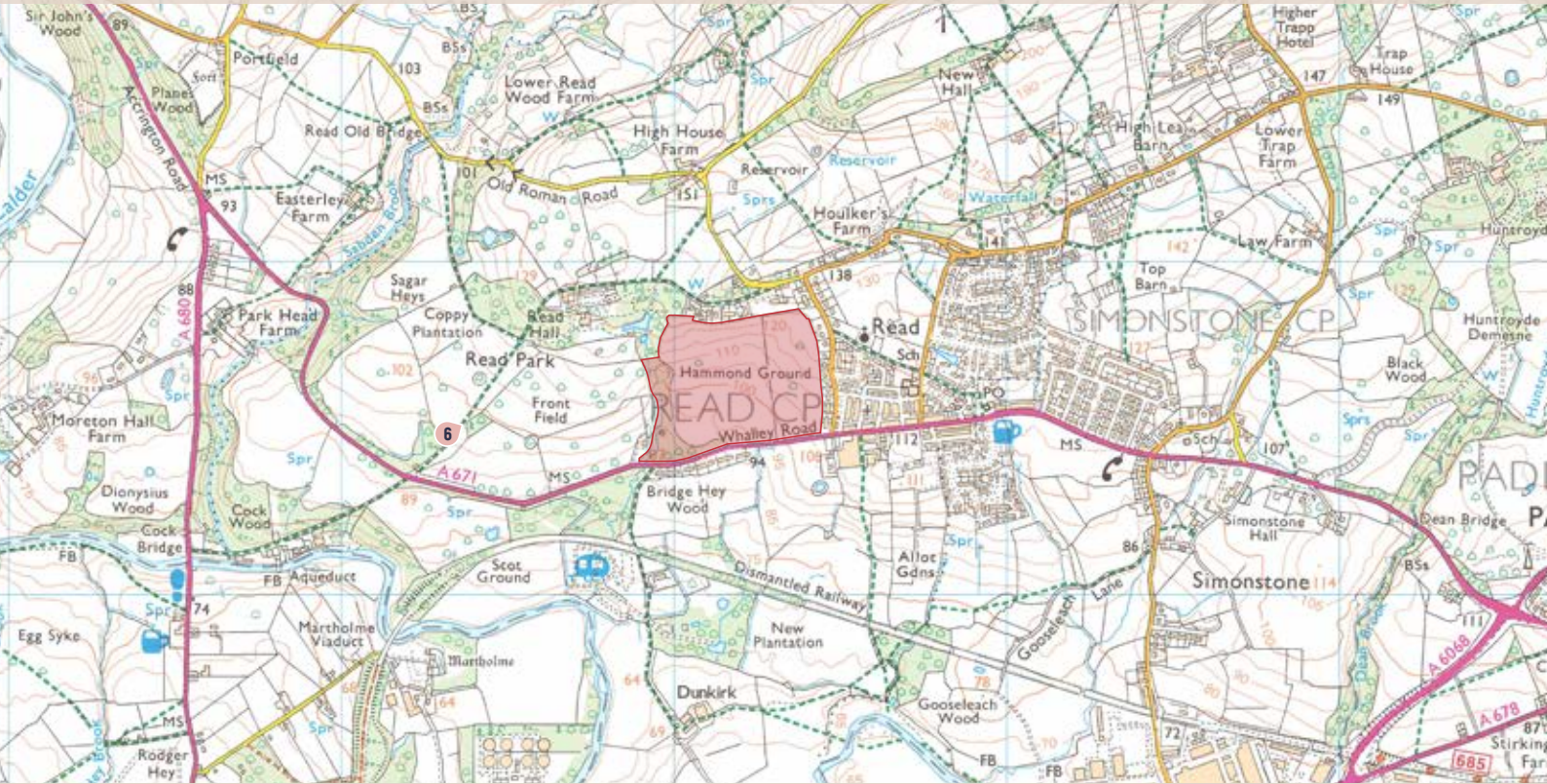
VISUAL BASELINE DESCRIPTION

Viewpoint 5 is located on Whalley Road and is looking in north easterly direction towards the Site. In the foreground of the view is Whalley Road which is bound by a gappy hedgerow and mature trees. This location is adjacent to Reed Hall and parkland gardens with 'Front Field' which can be seen through the roadside vegetation. The Site is located beyond the woodland which is in the centre and right of the view. This area of woodland runs along the Site's western boundary and screens any views into the Site and out into the wider landscape. Due to the elevated nature of the landform and a gap in the woodland vegetation it is possible to see some very filtered glimpses of properties on Hammond Drive and a very portion of the Site in advance of the properties. However, views are filtered and there is little visual connection with the Site from this location.



Visual Baseline

Location Map



VIEWPOINT 6

DESCRIPTION OF RECEPTOR	Located on PRoW FP0334002 / Hammond Drive
RECEPTOR TYPE	Recreational
LOCATION OS GRID	SD 75309 34443
ELEVATION IN METRES	94 AOD
APPROXIMATE DISTANCE FROM SITE	587m

VISUAL BASELINE DESCRIPTION

Viewpoint 6 is located on PRoW FP033402 / Hammond Drive and is looking in a slightly north easterly direction towards the Site. This view is located on the PROW that runs from Whalley Road to Read Hall and links to Hammond Drive which runs the northern perimeter of the Site. The PROW runs through Read Park, which are the gardens associated with Read Hall and they are visible in the foreground of the view and represent a parkland setting. Whalley Road is to the mid right of the view, however the road is screened by a row of mature trees and gappy hedgerow. In the midground is the woodland that runs the western Site boundary and separates the Site from Read Hall. This woodland screens the Site from view and also screens views into the wider landscape.

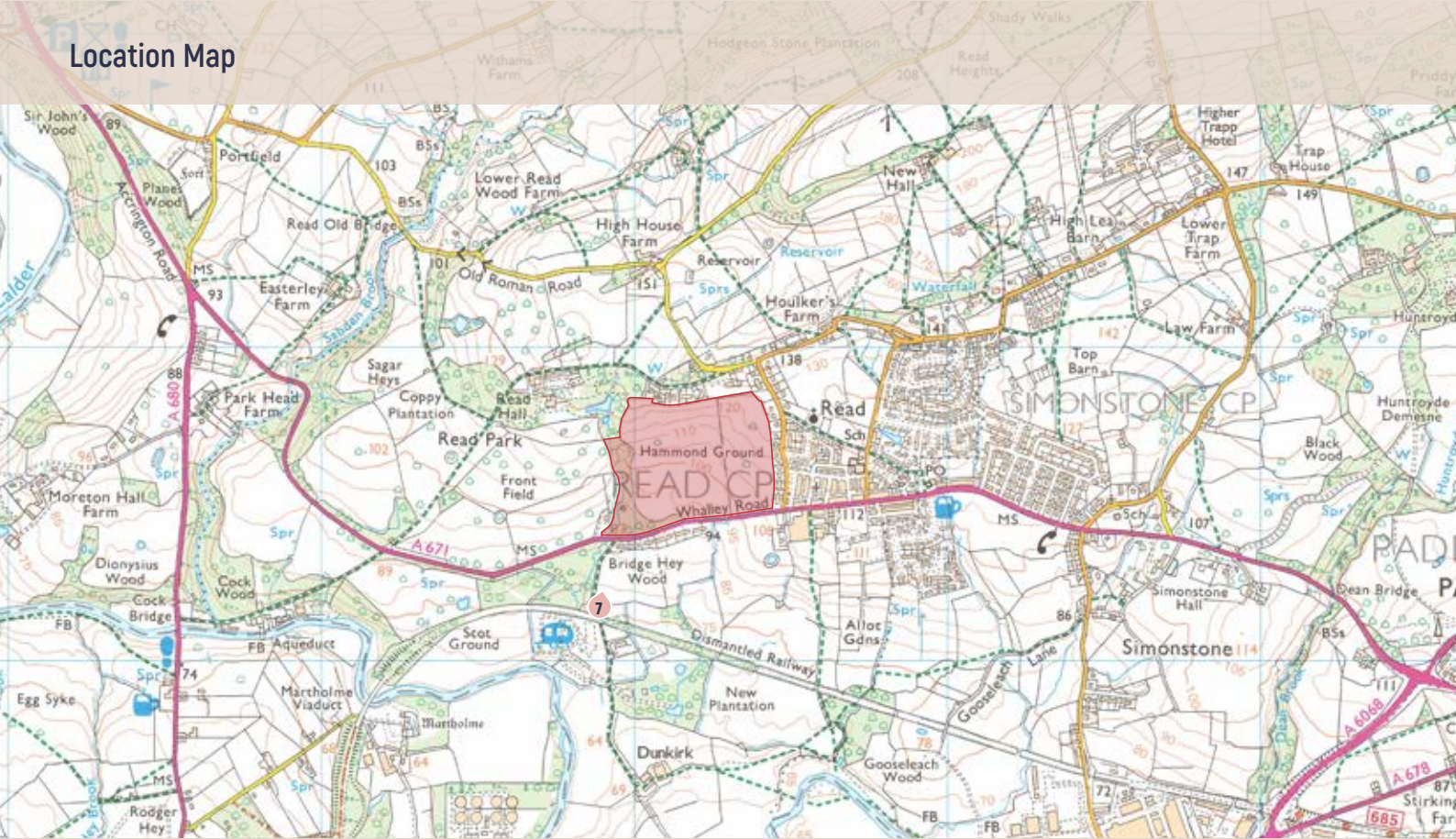
PRoW FP0334011

Site beyond vegetation
and properties on Whalley Road



Visual Baseline

Location Map



VIEWPOINT 7

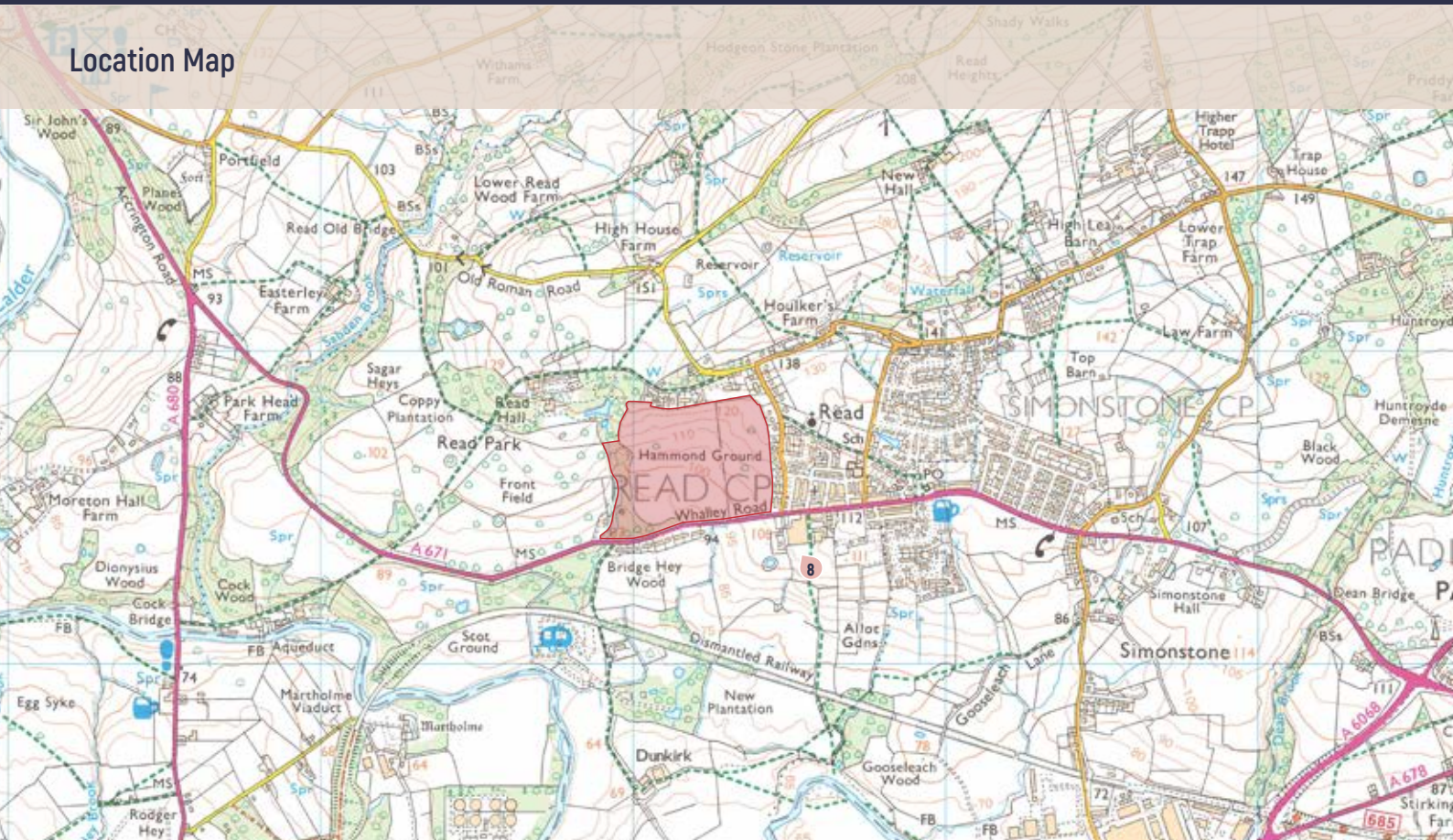
DESCRIPTION OF RECEPTOR	Located on PRoW FP0334011
RECEPTOR TYPE	Recreational
LOCATION OS GRID	SD 75876 34165
ELEVATION IN METRES	76 AOD
APPROXIMATE DISTANCE FROM SITE	257m

VISUAL BASELINE DESCRIPTION

Viewpoint 7 located on FP FP0334011 to the south west of the of site and is looking in a northerly direction towards the site. The rear of the properties along Whalley Road are visible in the centre of the photograph. The vegetation in the south west of the site, roadside vegetation and built form on Whalley Road screen views into the site.



Visual Baseline



VIEWPOINT 8

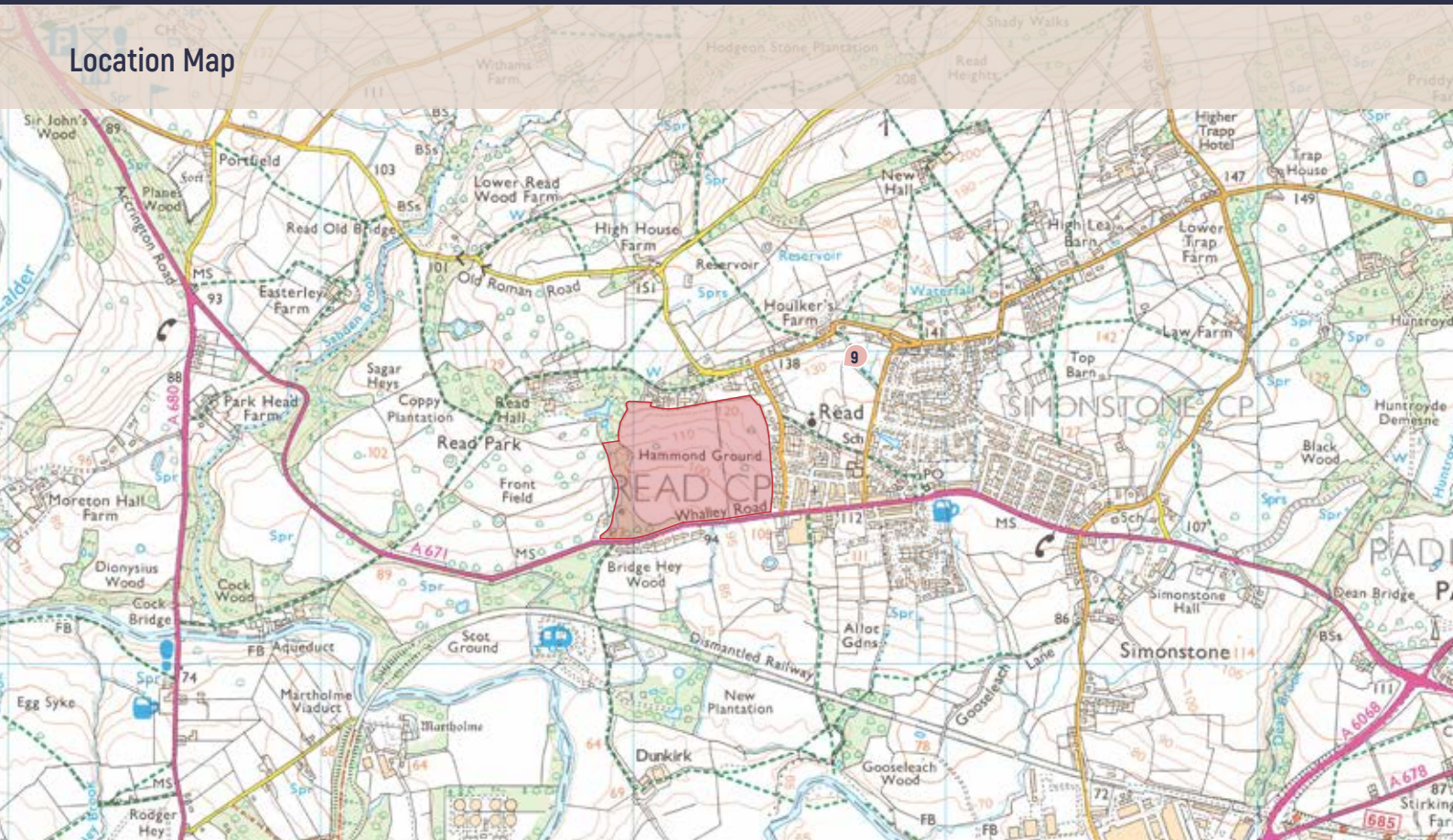
DESCRIPTION OF RECEPTOR	Located on PRoW FP0334011
RECEPTOR TYPE	Recreational
LOCATION OS GRID	SD 76565 34304
ELEVATION IN METRES	104m AOD
APPROXIMATE DISTANCE FROM SITE	176m

VISUAL BASELINE DESCRIPTION

Viewpoint 8 is located on PRoW FP0334011 and is looking in a north westerly direction towards the Site. In the foreground of the view is a field which is bound by mature trees, of various species and age and post and wire an timber fence which are slightly dilapidated in places. To the right of the view is Friendship Mill which forms part of a small industrial unit of Whalley Road. To the right of it is Highsett a residential property also off Whalley Road in the south east corner. Intervening vegetation and the surrounding topography screen the majority of Site from view. There maybe the occasional glimpse of the Site through the vegetation.



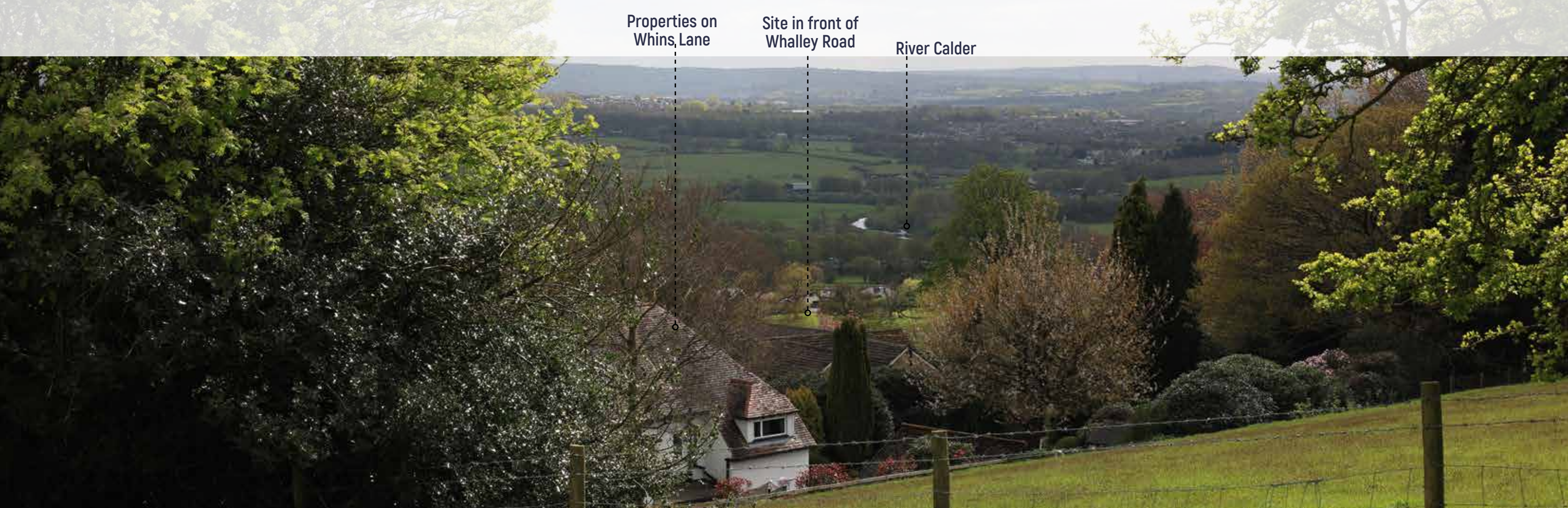
Visual Baseline



VIEWPOINT 9

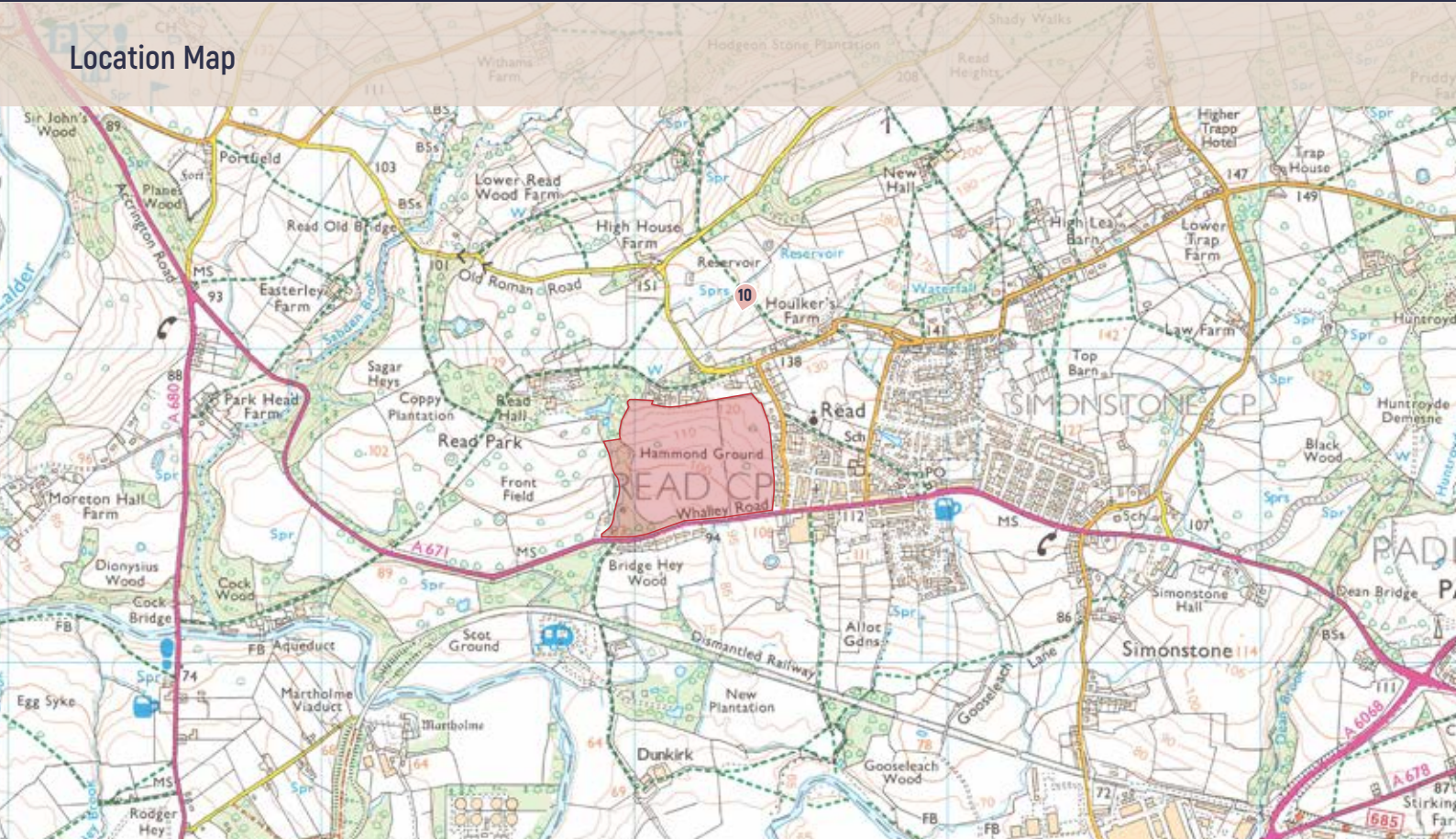
DESCRIPTION OF RECEPTOR	Located on PRoW FP0334021
RECEPTOR TYPE	Recreational
LOCATION OS GRID	SD 76711 34968
ELEVATION IN METRES	131 AOD
APPROXIMATE DISTANCE FROM SITE	528km

VISUAL BASELINE DESCRIPTION
Viewpoint 9 is located on PRoW FP0334021 and is looking in a south westerly direction towards the Site. In the foreground is an agricultural field that lies in the north west of Read. Due to intervening vegetation and built form there is little to no visual connection with the Site.



Visual Baseline

Location Map



VIEWPOINT 10

DESCRIPTION OF RECEPTOR	Located on PRoW FP334008
RECEPTOR TYPE	Recreational
LOCATION OS GRID	SD 76373 35161
ELEVATION IN METRES	156 AOD
APPROXIMATE DISTANCE FROM SITE	397m

VISUAL BASELINE DESCRIPTION

Viewpoint 10 is located on Public Right of Way FP334008 and is looking in a south westerly direction towards the Site. As the photograph demonstrates the PRoW is in an elevated position and is looking through a gap in the field boundary vegetation towards the Site. There is a very glimpsed view of the Site as the intervening built form and vegetation screen the majority from view. The backdrop of the Site is properties along Whalley Road with properties along the northern settlement edge of Read seen in the mid-ground of the view. Views extend out across the Calder Valley to the moors in the distance.

Woodland surrounding Cobar Nook

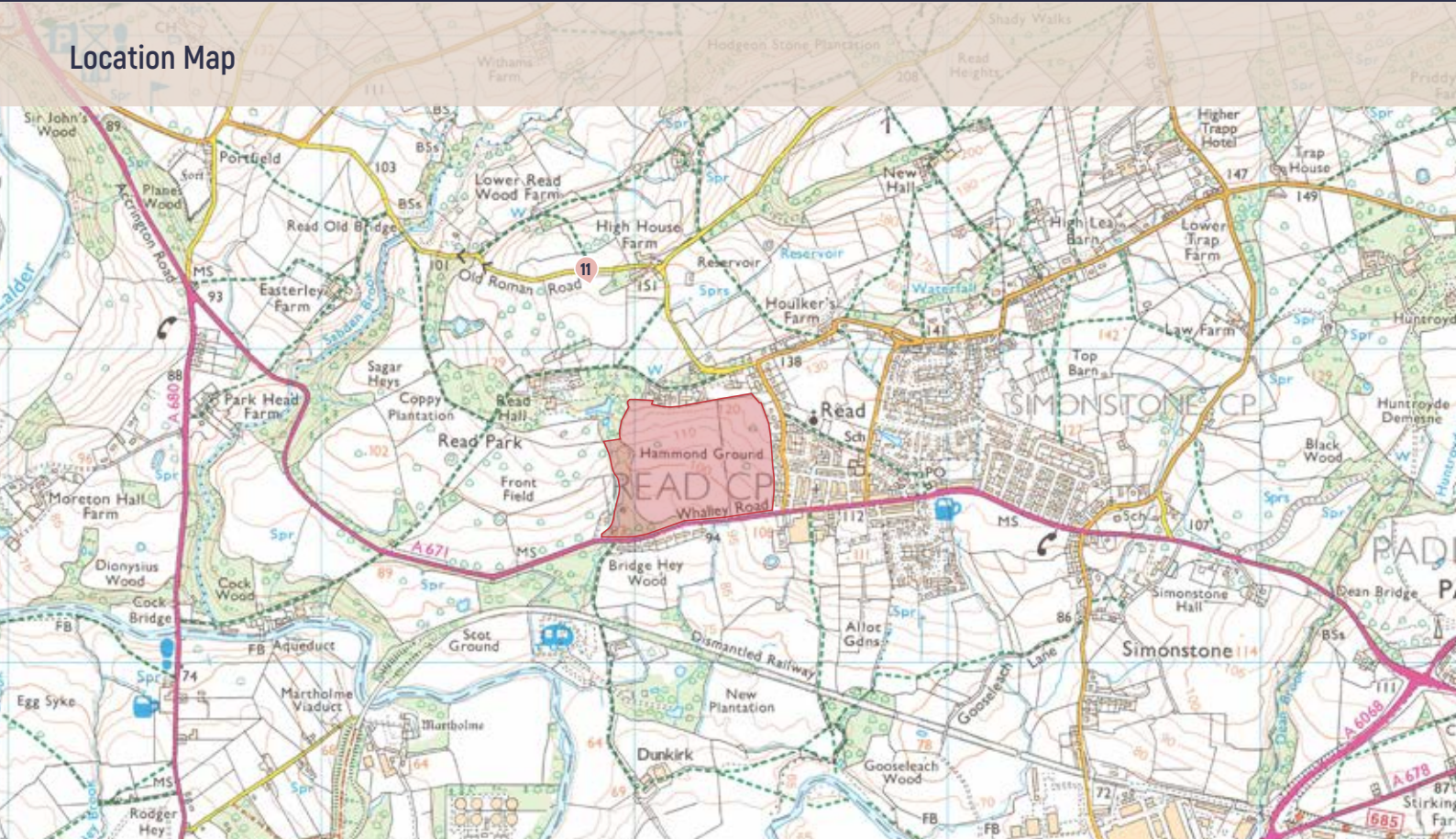
Site screened by vegetation

Barn in field



Visual Baseline

Location Map



VIEWPOINT 11

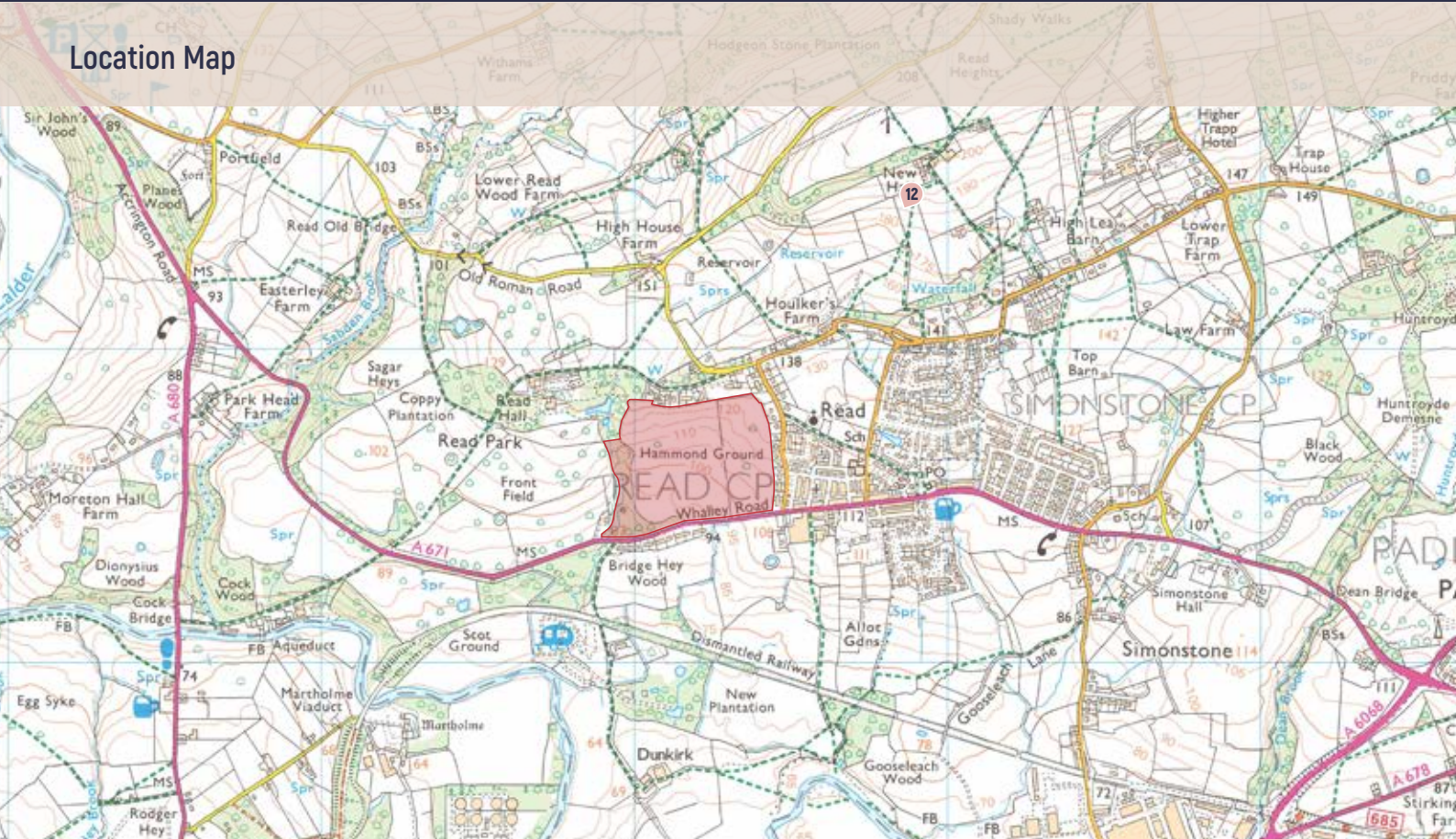
DESCRIPTION OF RECEPTOR	Located on Old Romans Road where it meets PRoW FP0334005
RECEPTOR TYPE	Recreational / Transport
LOCATION OS GRID	SD 75856 35250
ELEVATION IN METRES	143 AOD
APPROXIMATE DISTANCE FROM SITE	489m

VISUAL BASELINE DESCRIPTION

Viewpoint 11 is located on Old Romans Road, which is on the southern most boundary of the Forest of Bowland National Landscape, and is looking in a southerly direction towards the northern part of the Site. Beyond the field in foreground there are areas of woodland that surround the farms and Read Hall. The undulating nature of the landscape and intervening vegetation screen the Site from view at this location.



Visual Baseline



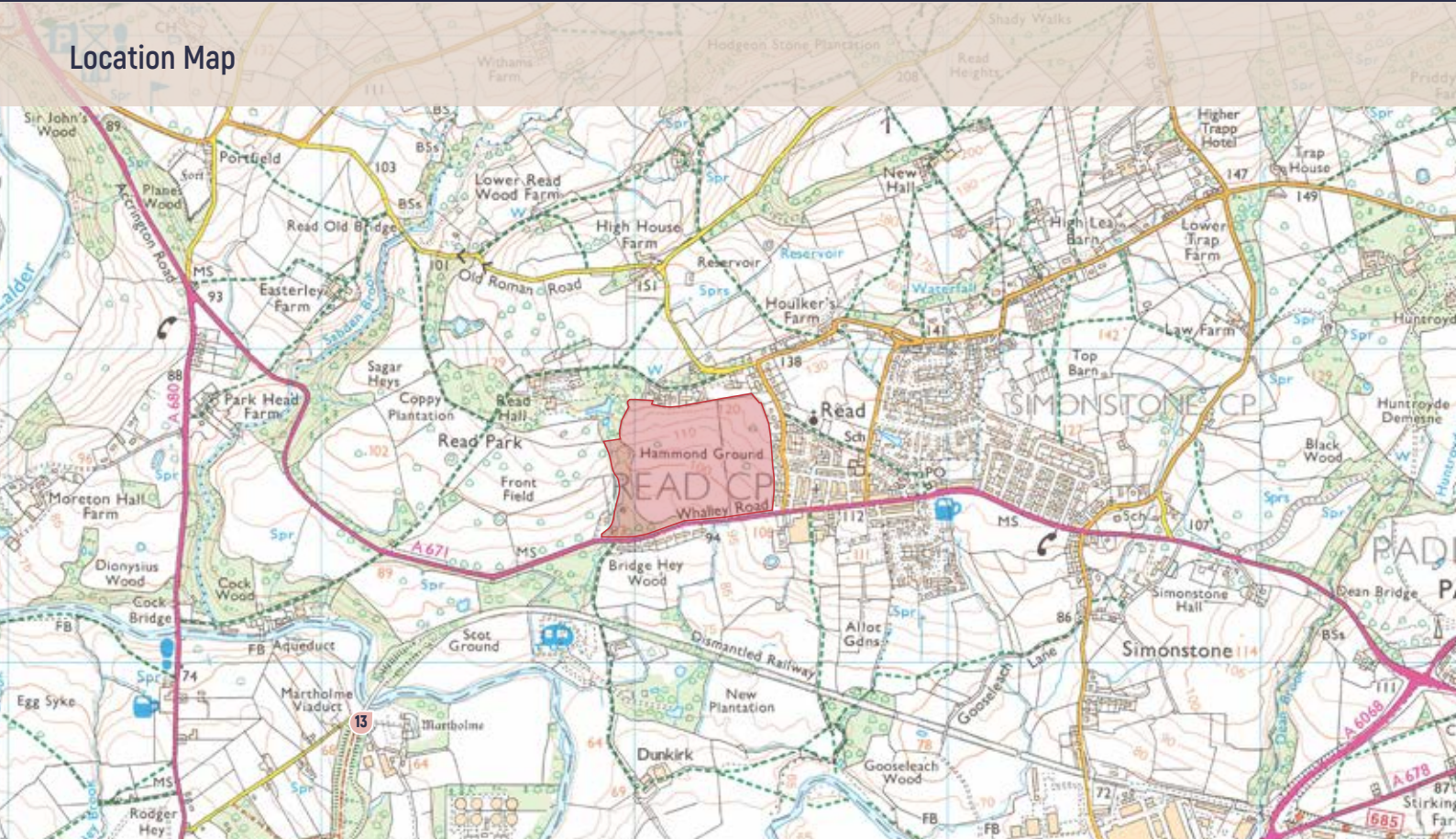
VIEWPOINT 12

DESCRIPTION OF RECEPTOR	Located on PRoW FP0334014
RECEPTOR TYPE	Recreational
LOCATION OS GRID	SD 76890 35473
ELEVATION IN METRES	191 AOD
APPROXIMATE DISTANCE FROM SITE	

VISUAL BASELINE DESCRIPTION
Viewpoint 12 is located in on PRoW FP0334014 and is looking in a south westerly direction towards the Site. There are numerous fields in the foreground that separate the Site from the viewpoint location, which are bound by stone walls and post and wire fences. The undulating landscape allows views to extend out to the Lancashire moorlands with Scout Moor wind farm visible on the horizon, and the outskirts of Blackburn and Accrington. In the midground of the view there are areas of woodland which surround the settlements of Read and Simonstone to the north and Read Hall Parkland. The intervening vegetation and topography of the surrounding landscape screen the Site from view.



Visual Baseline



VIEWPOINT 13

DESCRIPTION OF RECEPTOR	Located on Martholme Viaduct
RECEPTOR TYPE	Recreational
LOCATION OS GRID	SD 75132 33828
ELEVATION IN METRES	63 AOD
APPROXIMATE DISTANCE FROM SITE	900m

VISUAL BASELINE DESCRIPTION
Viewpoint 13 is located on Martholme Viaduct, a dismantled railway part of the Martholme Greenway and is looking in a north westerly direction towards the Site. In the foreground of the view on the right are the tree tops of woodland that surrounds Martholme Manor House, which runs alongside the River Calder. There is a meadow in the centre of the view with Bridge Heywood Caravan Park beyond, the landform then starts to rise to the left which allows views to the settlement edge of Read / Simonstone. In advance of the settlement edge there are glimpsed views of the Site through the dense intervening vegetation. Read Park can be seen to the left of the view through the vegetation. The screening effect will increase as the trees come into full leaf.

Appendix 1: Landscape Value

Landscape Value

Factor	Definition and Indicators of Landscape Value	Considerations of the Landscape Value of the Site	Judgement
Natural Heritage	Landscapes with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape. Indicators include the presence of wildlife and habitats of ecological interest that contribute to sense of place. The extent and survival of semi-natural habitat that is characteristic of the landscape type. Presence of distinctive geological, geomorphological or pedological features. Landscape which contains valued natural capital assets that contribute to ecosystem services, for example distinctive ecological communities and habitats that form the basis of ecological networks. Landscape which makes an identified contributions to a nature recovery / green infrastructure network.	The site is not protected by any national or local landscape or ecological designations such as SSSI's , Local Nature Reserves, SACs etc. The nearest statutory protected site is Cock Wood Gorge SSSI, located 1250m west of the site. It does not fall within a National Landscape (previously AONB) although the Site lies approximately 800m south of the Forest of Bowland National Landscape. Due to landform and intervening vegetation there is no physical or visual connection with the site. The site has also been removed from the Forest of Bowland National Landscape Character Assessment area when the boundaries were reviewed in 2025. The site is not recorded as Wood Pasture and Parkland by Natural England, even though it may display some of parkland characteristics. The site is not subject to any specialist ecological studies. The accompanying PEA found that the site holds no records for the site containing protected or notable species. The nearest habitat of principle importance is Stanleys Clough Syke, a belt of ancient woodland, located west of the site. The site consists of a large area of open land which contains a number of prominent deciduous trees (the majority Oak and Ash) scattered through a sheep grazed field indicative of parkland habitats. There is a veteran tree on site. There are some small shrubby trees and Horse Chestnuts to the north east of the site next to residential gardens. The trees can be accommodated as part of any design proposals. The hedgerow along the boundary with Whalley Road is native and is highly managed / flailed. It is of little ecological value. There is a shallow ditch running diagonally across Hammond Ground to an area of wet grassland in the south east of the site.	Low to Medium
Cultural Heritage	Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape. Indicators could be the presence of designed landscape treatments e.g. follies, monuments, tree roundels, monuments etc). Presence of historic parks and gardens and designed landscapes. Landscape which contributes to the significance of heritage assets, for example forming the setting of heritage assets (especially if identified in specialist studies) Landscape which offers a dimension of time depth. This includes natural time depth, e.g. presence of features such as glaciers and peat bogs and cultural time depth e.g. presence of relic farmsteads, ruins, historic field patterns, historic rights of way (e.g. drove roads, salt ways, tracks associated with past industrial activity)	It is likely that the Site was formerly 'parkland' associated with Read Hall, to the west of the site. However even though the field possess some landscape features that are characteristics of a parkland, the site is not designated as a Wood Pasture and Parkland by Natural England and it is not a Registered Park and Garden. It is not a designated heritage asset in its own right nor does not contain any. The historical woodland along the northern and eastern boundaries have been removed to facilitate the residential settlement edge of Read. The Landscape Character Assessment states that <i>"Designed landscapes, such as Huntroyde and Read Park, are important locally to the visual and cultural qualities of this character area; they also contribute an important wooded element to the landscape."</i> Read Hall is a listed building and is located to the west of the Site, although set in landscaped grounds they are not registered as a heritage asset. The hall and park are not open to the public. There is a large woodland to the west of the site which separates the site from Read Hall, providing both a physical and visual barrier. It is considered that the Site does not contribute to the setting of Read Hall or any other heritage asset in the study area. The site is referred to locally as Hammond Ground. The site is not within a conservation area, or acknowledged within the Local Plan, village design statements or subject to any specialist heritage studies. Whilst there are claims by the local 'Save Hammond Ground' facebook page that war dead from the Battle of Read bridge in 1642 may be buried in Hammond Ground, there is no evidence to support this and the site has been since mined, farmed and quarried. The field pattern can be retained and any development contained within it. The parkland characteristics could be restored or introduced as part of any proposals.	Low to Medium

Factor	Definition and Indicators of Landscape Value	Considerations of the Landscape Value of the Site	Judgement
Landscape Condition	Landscape which is in a good physical state both with regard to individual elements and overall landscape structure. Indicators include Good physical condition/ intactness of individual landscape elements (e.g. walls, parkland, trees) Good health of elements such as good water quality, good soil health. Strong landscape structure (e.g. intact historic field patterns) Absence of detracting/ incongruous features (or features are present but have little influence)	There is evidence of coal workings within the site and quarrying on the western part of the site, both of which are evident from historic maps as well as being reasonably evident on site. There is a mine shaft located in the north west of the site. The majority of the site is modified grassland with scattered rural trees. The site is used for sheep grazing. There are shallow swales used a natural drainage features throughout the grassland. There are mature trees and a veteran tree which could be retained as part of any development proposals. To the west of the site is deciduous woodland consisting of Oak, Ash, Beech, Sycamore, Alder, Elderberry, Wych Elm and an understorey consisting of smaller specimens of the same species. In addition there are thickets of Holly, hawthorn and Blackthorn scrub, with dense tussocks of grasses in the southern area of the woodland. Rhododendron becomes increasingly prevalent from north to south with the woodland replacing much of the understorey. There is a shallow ditch running diagonally across Hammond Ground to an area of wet grassland in the south east of the site. There is a stone wall along part of the boundary with Whalley Road/A671. The remainder of the boundary is a native species rich hedgerow along the majority of the southern boundary with the exception of the wall in the south east. The hedge currently is about 1.5m tall. The northern and eastern boundaries are the rear garden boundary treatments of properties along George Lane and Hammond drive, urbanising and creating distracting features along the perimeter of the field. This creates a harsh, abrupt gateway into Read/Simonstone.	Medium
Associations	Landscape which is connected with notable people, events and the arts. Associations with well-known literature, poetry, art, TV/film and music that contribute to perceptions of the landscape. Associations with science or other technical achievements Links to a notable historical event Associations with a famous person or people,	There are no noticeable people, events or arts associated with the site. Whilst Read Hall may have some level of notable people residing at the hall, there is no notable associations with the site.	Low
Distinctiveness	Landscape that has a strong sense of identity. Landscape character that has a strong sense of place (showing strength of expression of landscape characteristics). Presence of distinctive features which are identified as being characteristic of a particular place Presence of rare or unusual features, especially those that help to confer a strong sense of place or identity. Landscape which makes an important contribution to the character or identity of a settlement. Settlement gateways/approaches which provides a clear sense of arrival and contribute to the character of the settlement (may be ancient/historic)	The site displays characteristics that are typical with the NCA and LCA such as hedgerow trees and parkland trees that contribute to the well treed character of the landscape; parkland provides opportunities for the survival of specimen / veteran trees; stone walls which are an important link to past farming activities and maintain a rural essence to the area; semi-natural woodland along watercourses; sheep grazing. Whilst the site contains trees that are mature and some veteran trees and is bound by woodland on the western perimeter and a stone wall to the south and is used for sheep grazing, there are no-distinctive features that make it a rare or unusual landscape and it is not covered by any national or local designation. Locally, the Site contributes to the character of the area and acts as a gateway into Read / Simonstone, however the rear of properties and the various types of back garden boundary treatment are distracting elements. The landscape features are considered to be typical of the area.	Medium

Factor	Definition and Indicators of Landscape Value	Considerations of the Landscape Value of the Site	Judgement
Recreational	Landscape offering recreational opportunities where experience of landscape is important. Indicators of recreational value could be the presence of open access land, common land and public rights of way, National Trails where appreciation of landscape is a features. Areas with good accessibility theta provide opportunities for outdoor recreation and spiritual experience / inspiration. Physical evidence of recreational use where experience of landscape is important. Landscape tat forms part of a view that is important to the enjoyment of a recreational activity.	There are no definitive public rights of way that cross the Site or that run along the site's immediate boundaries. The fields are private land and therefore a very limited level of recreational value is provided by the site. There is a footpath along the A671, south of the site, which is a trafficked route and narrow in places. There are a number of public rights of way within the study area, however there is little physical or visual connection with the site.	Low
Perceptual (Scenic)	Landscape that appeals to the senses, primarily the visual sense. Distinctive features, or distinctive combinations of features, such as dramatic or striking landform or harmonious combinations of land cover. Strong aesthetic qualities such as scale, form, colour and texture. Presence of natural lines in the landscape (e.g. natural ridgelines, woodland edges, river corridors, coastal edges). Visual diversity or contrasts which contributes to the appreciation of the landscape. Memorable/ distinctive views and landmarks, or landscape which contributes to distinctive views and landmarks,	There are no exceptional features or dramatic landforms that cover the site or distinctive landmarks within the site. There are a number of veteran and large trees reflecting parkland characteristics. These are typical characteristics within the LCA. Views out of the site to the north and east are restricted by built development and woodland to the west. Due to the elevated landform there are views out across the wider landscape towards the Caldervalley and Scout Moor. These are from within the site which does not have public access. The site is visible from Whalley Road when in close proximity to it only. It does not contribute to any distinctive views or landmarks as it is visually screened by dense woodland from Read Hall and its grounds to the west and it is not distinguishable when viewed from a distance due to intervening vegetation and built form and lack of distinguishable elements. The site is heavily influenced by residential development, which are on 3 sides of the Site. The land contributes to the setting of Read and has aesthetically pleasing elements that slightly soften the built settlement edge.	Medium
Perceptual (Wildness & Tranquillity)	Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies. Indicators include high levels of tranquillity or perceptions of tranquillity, including perceived links to nature, dark skies, presence of wildlife/ birdsong and relative peace and quiet. Presence of wild land and perceptions of relative wildness (resulting from a high degree of perceived naturalness, rugged or otherwise challenging terrain, remoteness from public mechanised access and lack of modern artefacts). Sense of particular remoteness, seclusion or openness Dark night skies. A general absence of intrusive or inharmonious development, land uses, transport and lighting	There is little sense of remoteness or isolation due to its location adjacent to the settlement edge of Read / Simonstone directly to the north and east of the site's boundary. Whalley Road, A671, a main road is located along the southern boundary of the site which is partially lined with residential development. Whilst the site does possess rural qualities it can not be described a tranquil or wild. The Forest of Bowland Landscape Character Assessment found that the site is in an area that rates as having 2-4 nanowatt / cm3 / sr night light. This is a medium rating in the dark sky assessment. Refer to Appendix 2. The Forest of Bowland Landscape Character Assessment finds that the site falls within a area that is closer to less tranquil than more tranquil in its rating scale. Refer to Appendix 2.	Low
Functional	Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape. Indicators include Landscapes and landscape elements that contribute to the healthy functioning of the landscape, e.g. natural hydrological systems/ floodplains, areas of undisturbed and healthy soils, areas that form carbon sinks such as peat bogs, woodlands and oceans, areas of diverse landcover (benefits pest regulation), pollinator-rich habitats such as wildflower meadows. Areas that form an important part of a multifunctional Green Infrastructure network Landscapes and landscape elements that have strong physical or functional links with an adjacent national landscape designation, or are important to the appreciation of the designated landscape and its special qualities.	There are no national or local landscape or environmental designations that cover the site and it is not subject to any development or management plans for the Forest of Bowland National Landscape or the Local Plan / SPD's. The site consists of open parkland is currently used for sheep grazing and contains modified grassland and rural trees, which are mostly mature. There are shallow swales used a natural drainage features throughout the grassland. There is hedgerow which is highly managed / flailed and has a low ecological value. Although it does contribute to the wider green infrastructure network It has limited natural function and ecological value.	Low
Overall Judgement of Landscape Value			Medium

Appendix 2: Extracts from Forest of Bowland Landscape Character Assessment

Figure 8: Dark Skies

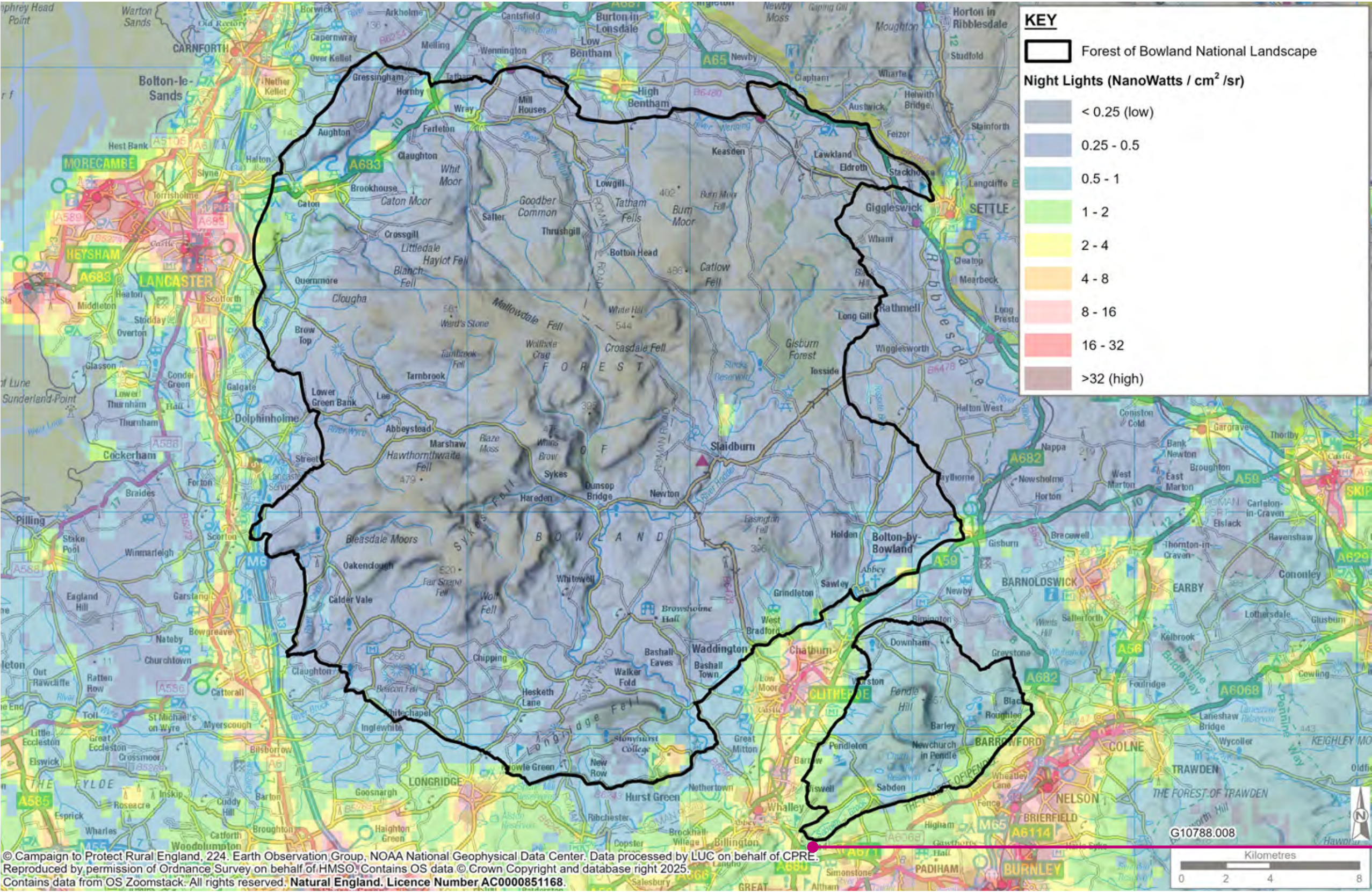
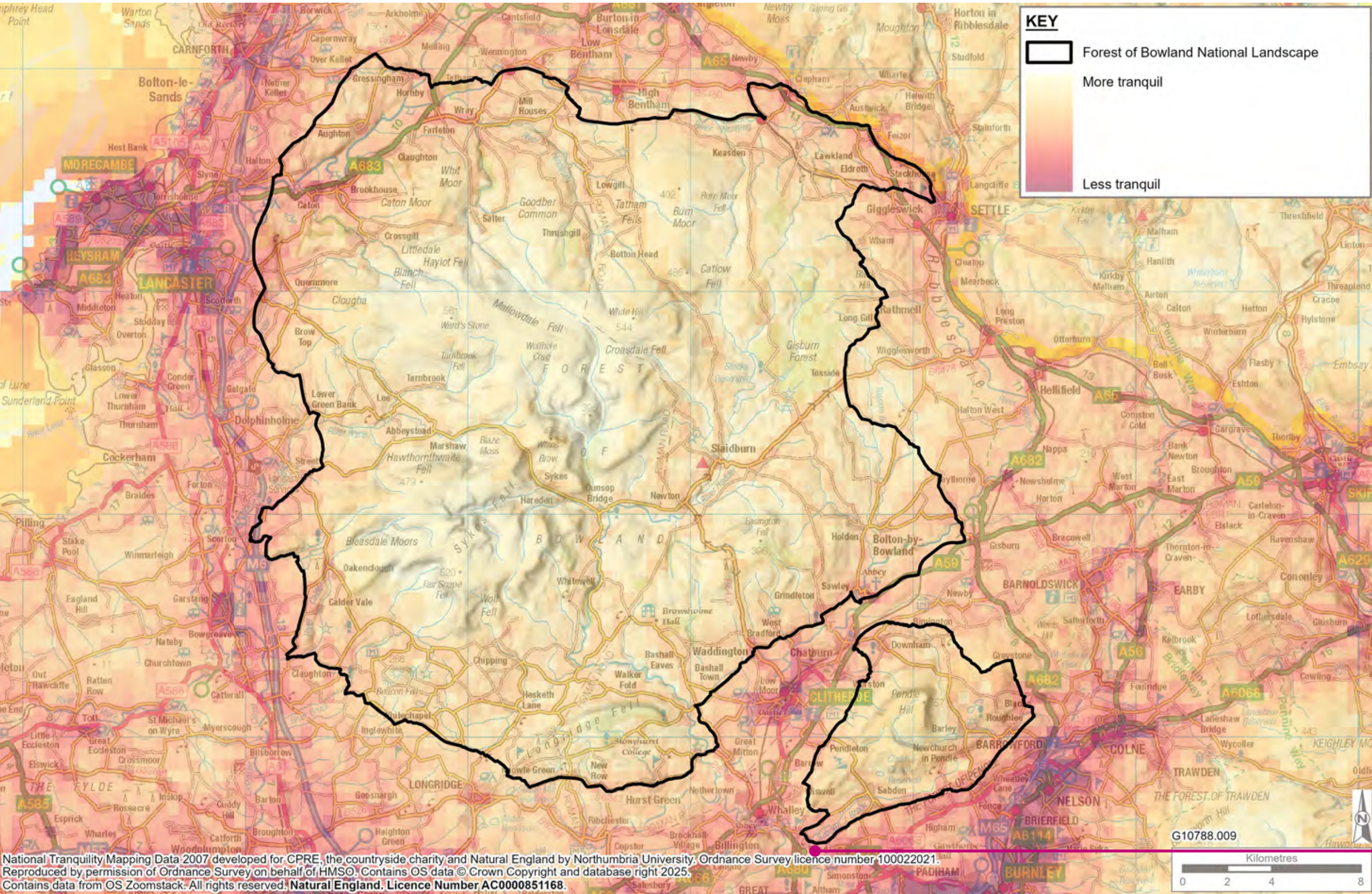


Figure 9: Tranquillity



Appendix 3: Methodology

Methodology

1. The following is an overview of the methodology used in identifying the likely significance of effects arising from the impact of the Development. Generally, the methodology adopted is in line with best practice for the production of LVIA's based on the Guidance for Landscape and Visual Assessment - Third Edition produced by the Landscape Institute and Institute of Environmental Management and Assessment [GLVIA3] published 2013. The guidance offers clarification on use of terms within LVIA's and within this assessment we have adopted the suggested definitions on the terms impact and effects:

"The third edition attempts to be clearer on the use of terminology. The emphasis should be on the identification of likely significant environmental effects, including those that are beneficial and adverse, direct and indirect, long, medium and short term and reversible and irreversible, as well as cumulative effects. This edition encourages professionals to recognise this and assess accordingly." (Preface to GLVIA3).

2. In this section, the following distinction is made between landscape and visual effects:

- Landscape effects are defined as physical changes in the fabric, character and quality of the landscape as a result of the Development;
- Visual effects are defined as changes in quality of the views of the landscape and changes to visual amenity as a result of the Development and the effects of those changes on the perceptions of visual receptors when experienced from available viewpoints.

3. GLVIA3 also states under the heading impacts, effects and significance that:

"Terminology can be complex and potentially confusing in this area, particularly in the use of the words 'impact' and 'effect' in LVIA within EIA and SEA. The process is generally known as impact assessment, but the European Union Directive refers to assessment of the effects, which are changes arising from the development that is being assessed. This guidance generally distinguishes between the 'impact', defined as the action taken, and the 'effect', defined as the change resulting from that action, and recommends that the terms should be used consistently in this way." (GLVIA3, para 1.5).

4. The LVIA or LVA therefore considers the Development as the impact and the changes that occur to the baseline condition of the landscape and visual amenity as a result of the Development as being the effects.

Assessment of Significance Criteria

5. Significance is a function of the combination of the sensitivity of a receptor (or the receiving environment) and the magnitude of change to produce the potential effect. The significance is judged based on the degree of change that will occur on the receptor. Further details on the factors that should be considered in the assessment of significance are presented below.

Significance Criteria for Landscape Effects

6. To successfully assess the significance of landscape effects requires the consideration of the nature of the landscape receptors, also known as sensitivity, and the nature of the effect, also known as magnitude of change, that the Proposed Development will have on the receptor.
7. The nature of the receptor should be assessed in terms of the value of the receptor and its susceptibility to the particular change caused by the type of proposed development. The change, or nature of effect is measured in terms of scale, size, geographical coverage, duration and reversibility.
8. The typical landscape receptors that have been assessed at the construction and operational phases are some or all as follows:

Site

- Topography, soils and geology
- Land Use
- Woodland and Trees
- Field Pattern
- Landform
- Footpaths and Bridleways
- Roads and Tracks
- Buildings
- Water Bodies, rivers, brooks and streams

Site Setting

- This will include boundary treatments to the site and any important features within the immediate setting of the Site that may contribute to the character and value of the landscape.

Broad Landscape Context

- The Character of England Landscape, National Character Area.
- Magic website (Multi-Agency Geographic Information for the Countryside) prepared by DEFRA and Natural England.
- Lancashire Character Assessment - Landscape Strategy for Lancashire (December 2000).
- Forest of Bowland Landscape Character Assessment July 2025

Nature of Receptor (Sensitivity)

9. GLVIA3 recommends that the landscape receptors need to be assessed firstly in terms of their sensitivity, which is a combination of the value of the landscape and

the susceptibility to change. Susceptibility is: *"The ability of the landscape receptor (whether it be the overall character or quality / condition of a particular landscape type or area, or an individual element and / or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue circumstance for the maintenance of the baseline situation and / or the achievement of landscape planning policies and strategies."* (GVLA3 Page 88; Para 5.40).

10. Furthermore, the GLVIA3 indicates in the Glossary that susceptibility is *"the ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences."* (GLVIA Page 158). Judgements on the susceptibility of the receptor to change are recorded as high, medium or low (Page 89; Para 5.43). A description of how susceptibility is evaluated for each receptor type is included in GLVIA3 (para 5.40) and outlined below:

- High – undue consequences are very likely to arise from the Development;
- Medium – there could be some undue consequences arising from the Development; and
- Low - undue consequences are unlikely to arise from the Development.

11. The value of a landscape is established through the baseline study based on review of:

- The condition and quality of the Landscape Character Types or Areas that may be affected;
- Individual contributors to landscape character, especially the key characteristics, which may include individual elements of the landscape, particular landscape features, notable aesthetic, perceptual or experiential qualities, and combinations of these contributors.

12. Within the analysis of the baseline we have considered the value at national and regional/local level.

13. Landscape Value is *"the relative value that is attached to different landscapes by society"* (GLVIA3, Glossary page 157). The following is an example of how the value would be rated on a range of landscapes:

- High - National/International – Designated landscapes which are nationally or internationally designated for their landscape value, including National Parks, Areas of Outstanding Natural Beauty, World Heritage sites, Heritage Coast and National Scenic Areas;
- Medium High - Local – Locally or regionally designated landscapes (e.g. Area of High Landscape Value, Regional Scenic Areas); also areas which local evidence indicates as being more valued than the surrounding area;
- Medium - Community – ‘everyday’ landscape which is appreciated by the local community but has little or no wider recognition of its value;
- Low – despoiled or degraded landscape with little or no evidence of being valued by the community.

14. Furthermore, Table 5.1 of GLVIA3 sets out detailed criteria on how the value of the landscape can be assessed and this is bolstered by Table 1 in the Landscape Institute publication 'Assessing Landscape Value outside of National Designations - TGN 02/21' and the guidelines and criteria set out in these documents have been utilised to form professional judgements for this assessment or appraisal.
15. However, it should be noted that the value of landscapes is complex, and the actual scale of relative value will be made clear in the main body of the assessment.
16. GLVIA3 states "*Judgements about susceptibility of landscape receptors to change should be recorded on a verbal scale (for example high, medium or low), but the basis for this must be clear, and linked back to evidence from the baseline study.*" [Page 89; Para 5.43].
17. Judgements on the sensitivity of the receptor are recorded as high, medium or low and combine the value of the landscape with the susceptibility to change and the final opinion is made by professional judgement of the assessor making reference to the criteria tables.

Nature of Effect (Magnitude of Change)

18. Each effect on landscape receptors will need to be assessed in terms of its size or scale; the geographical extent of the area influenced; and its duration and reversibility. In terms of size or scale, judgements are made to determine the extent of the changes in the landscape that is likely to be experienced by each effect.
19. For landscape types and areas, the scale or size depends on the degree to which the character of the landscape is changed through the removal of the existing landscape components, or the addition of new components. For landscape features and elements, it depends on the extent of these that will be lost or changed, the proportion of the total extent that this represents and the contribution of that element to the character of the landscape.
20. Within this chapter the size / scale will be described as Major, Moderate, Minor or Imperceptible as advised in GLVIA3 (Para 5.49). These are defined further below with examples applied based on professional judgement:

• Major – Total or distinctive alteration to key elements, features, qualities or characteristics, such that post development, the baseline situation will be fundamentally changed;

• Moderate – Partial alteration to key elements, features, qualities or characteristics, such that post development the baseline situation will be noticeably changed;

• Minor – Small alteration to key elements, features, qualities or characteristics, such that post development the baseline situation will be largely unchanged despite discernible differences;

• Imperceptible – A change that is barely noticeable or cannot be perceived.
21. The GLVIA3 (Para 5.50) recommends that the geographical extent of the likely

effects on the landscape be measured as follows:

- At site level, within the development;

• At the immediate setting of the site;

• At the broader landscape context of the site i.e. at the local landscape character type / area and also on a larger scale where several landscape types or character areas are potentially affected.
22. Duration of effect is assessed for all landscape and visual receptors and identifies the period over which the change to the receptor as a result of the development would arise. It is rated on the following scale:

• Permanent – the change is expected to be permanent and there is no intention for it to be reversed;

• Long-term – the change is expected to be in place for 10-25 years and will be reversed, fully mitigated or no longer occurring beyond that timeframe;

• Medium-term – the change is expected to be in place for 5-10 years and will be reversed, fully mitigated or no longer occurring beyond that timeframe;

• Temporary– the change is expected to be in place for 0-5 years and can be reversed or no longer occurring beyond that timeframe.

Judging the Significance of Landscape and Visual Effects

23. GLVIA3 acknowledges that there are no hard and fast rules for making judgements as to whether an effect is significant but does suggest some approaches that could be adopted. For this chapter we have sequentially combined the identified effects that potentially change or influence each receptor to assess the overall significance.
24. Susceptibility to change and value are combined to ascertain the sensitivity of each receptor, and size/scale, geographical extent, duration and reversibility has been combined into an assessment of magnitude of change for each effect.
25. The sensitivity and magnitude of change are combined to provide an overview of the distribution of judgements for each aspect to make an informed professional assessment of the overall significance of effect, drawing on guidance within GLVIA3. Therefore, a mechanistic matrix approach or a numerical scoring system will not be solely relied on for the assessment. In addition, professional judgement will be used in reaching a conclusion on the overall significance of effect by considering the relative importance of each aspect.
26. Significance of effect are identified as minor, moderate or major or in some instances intermediate levels have been assigned such as moderate-major.
27. In some instances it is appropriate to report the findings as negligible or no change.
28. The resulting significance matrix is set out in Table 1:
29. Although an overall judgement has been made for the significance of the effect

Table 1: Significance of Landscape and Visual Effects Matrix

Magnitude of Change	Sensitivity		
	Low	Medium	High
Imperceptible	Negligible	Negilible / Minor	Minor
Minor	Minor	Moderate Minor	Moderate
Moderate	Moderate Minor	Moderate	Moderate Major
Major	Moderate	Moderate Major	Major

on a receptor the accompanying text has included commentary regarding the individual effects of the various components such as infrastructure, temporary and permanent structures and buildings and planting. These components or combination may be considered as having a beneficial or adverse effect; permanent or temporary; direct or indirect and this has been recorded where appropriate.

30. Effects that are deemed not to be significant are not ignored, and commentary is provided to explain the reasoning behind the judgement.
31. Furthermore, professional judgement has been used to determine whether the duration of the effects is either permanent or temporary and a conclusion is provided as to whether the direction of the effects is beneficial or adverse. The judgement of beneficial and adverse is determined in relation to the degree to which the proposal fits with the landscape character and the contribution that the development makes to enhance the landscape, even if it is in contrast to the existing character. In some instances it may be considered that the beneficial effects balance with the adverse effects and therefore are reported as being neutral.
32. This assessment will offer judgements to balance the overall conclusions by considering the adverse and beneficial effects that may arise from the Development. These may be provided in the design as primary mitigation measures to offset any potential adverse effects. This may be further qualified if any of the proposed elements can be viewed as being potentially beneficial through policy and design guidance.
33. To successfully assess the significance of visual effects requires the consideration of the nature of the visual receptors, also known as sensitivity, and the nature of the effect, also known as the magnitude of change.
34. The nature of the receptor should be assessed in terms of the value of the receptor and its susceptibility to the particular change of views and the visual amenity caused by the type of proposed development. The change, or nature of effect, is measured in terms of scale, size, geographical coverage, duration and reversibility.

35. The receptors are generally grouped into residential, recreational and transport receptors for the visual assessment and these categories are represented by several viewpoints and specific reference is made to these in the assessment. The visual receptors that have been assessed are as follows:

Recreational Receptors:

- Public footpaths;
- National Cycle Routes
- Promoted routes / National Trails

Transport Receptors:

- Whalley Road
- Old Roman Road

Residential Receptors on

- Whalley Road

Nature of Visual Receptor (Sensitivity)

36. GVLA3 recommends that the visual receptors need to be assessed firstly in terms of their sensitivity, which is a combination of the value of the view and the susceptibility to change:

"The susceptibility of different visual receptors to changes in views and visual amenity 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 the views and the visual amenity they experience at particular locations."* (GVLA3 page 113 para 6.32)

37. *The visual receptors most susceptible to change are generally likely to include:*

- residents at home (but see para 6.36);
- people, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views;
- visitors to heritage assets or other attractions, where views of the surroundings are an important contributor to the experience;
- communities where views contribute to the landscape setting enjoyed by residents in the area.
- Travellers on road, rail or other transport routes tend to fall into an intermediate category of moderate susceptibility to change. Where travel involves recognised scenic routes awareness of views is likely to be high.

38. Visual receptors likely to be less susceptible¹ to change include:

1 Updated from 'sensitive' to 'susceptible' as advised by clarification note LITGN-2024-01

- *people engaged in outdoor sport or recreation that does not involve appreciation of views of the landscape;*
- *people at their place of work whose attention may be focused on their work or activity, not on the surroundings, and where the setting is not important to the quality of working life (although there may on occasion be cases where views are an important contributor to the setting and quality of working life)." (GLVIA3 Page 113 paras 6.32-6.34).*

39. The value attached to views is established through the baseline study based on review of: *"Recognition of the value attached to particular views, for example in relation to heritage assets, or through other planning designations; Indicators of the value attached to views by visitors, for example through appearances in guidebooks or on tourist maps, provision of facilities for their enjoyment (such as parking places, sign boards and interpretive material) and references to them in literature or art (for example 'Ruskins View' over Lunedale, or the view from the Cob in Porthmadog over Traeth Mawr to Snowdonia which features in well-known Welsh paintings and the 'Queens View' in Scotland)." (GLVIA3 Page 114 paras 6.37).*

40. For this assessment we have considered the value at regional and local level and judgements on the susceptibility of the receptor is recorded as High, Medium or Low.

Nature of Effect (Magnitude of Change)

41. Each effect on visual receptors needs to be assessed in terms of its size or scale; the geographical extent of the area influenced; and its duration and reversibility. In terms of size or scale, judgements are made to determine the extent of the changes in the view and visual amenity that is likely to be experienced by each effect.

42. For views within the landscape and areas, the scale or size depends on the degree to which the view is changed through the removal of the existing landscape components, or the addition of new components. For landscape features and elements, it depends on the extent of these that will be lost or changed, the proportion of the total extent that this represents and the contribution of that element to the visual character of the landscape.

43. Within this chapter the size/scale is described as Major, Moderate, Minor or Negligible. These are defined further below:

- Major – Large change in view, especially when the development is in close proximity in the main focus of views, or affecting a substantial part of the view, or providing contrast within the existing view;
- Moderate – Clearly perceptible change in view, where the development is relatively close but not necessarily in the main focus of the view, creating a distinct new element in the view;
- Minor – A small change in view, where the development is at a distance, mostly screened from view or where the scale of the landscape absorbs the development well;

- Negligible– A change in view that is barely noticeable or cannot be perceived.

44. The GLVIA3 (para 6.39 - 41) suggests that the geographical extent of a visual effect varies with different viewpoints and is likely to reflect:

- The angle of view in relation to the main activity of the receptor;
- The distance of the viewpoint from the Proposed Development;
- The extent of the area over which the changes would be visible.

45. Duration and reversibility of effects have also been measured as part of this assessment. The approach for the definition of duration of effects is as follows:

- A temporary effect: An effect that will be experienced for 0-5 years;
- A medium term effect: An effect that will be experienced for 5-10 years;
- A long term effect: An effect that will be experienced for 10 years onwards; and
- Permanent effect: The change is expected to be permanent and there is no intention for it to be reversed.

46. The LVIA also tests the likely significance of effects for the construction and operational phases of the Proposed Development. The majority of the Proposed Development is residential and commercial and therefore considered to be permanent.

Judging the Significance of Visual Effects

47. See Para 23 above under section heading of Judging the Significance of Landscape and Visual Effects.

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