

Landscape and Visual Appraisal for Proposed chalet development at Dilworth Brows Longridge

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Rev A 18.5.26 Updated landscape layout

1.0 Introduction

Penny Bennett Landscape Architects have been commissioned to produce a Landscape and Visual Appraisal (LVA) for the installation of two chalets

This is a small-scale proposal, and this appraisal is proportionate to the scale and type of development. Both the landscape and visual effects are limited and the report will reflect that.

This Landscape and Visual Appraisal considers the effect of the proposed chalets on the landscape, that is the elements which make up the landscape and its character, and the visual effects it will have on the people in the vicinity whether they are residents, visitors or other users. The report has been prepared in accordance with the Guidelines for Landscape and Visual Impact Assessment 3rd Edition 2013.

The site assessment was carried out during January 2026.

2.0 Scope of the Appraisal

This appraisal considers the effects of the proposed chalets and associated works on the landscape and the visual amenity of the Site and surrounding area.

For the purposes of assessing the landscape and visual effects of this proposal, the study areas have been defined as:

- The Site, shown on aerial photograph Figure 1.
- The landscape context, which extends to cover a zone approximately 1000 metres in diameter.
- The visual study area which extends to cover an area of 1500 metres from the Site at its furthest point.

The objectives of this assessment are to:

- Describe and evaluate the landscape of the Site, the National Landscape context and the visual amenity of the surrounding area which might be affected by the proposals;
- Consider the proposals and any effects on the landscape and visual amenity arising as a result of the scheme.
- Describe any enhancements to the landscape or visual amenity that may occur as a result of the proposals;
- Describe mitigation measures which could be used to reduce, offset or avoid potential adverse effects.

The landscape is considered as a shared resource in its own right, while the assessment of visual effects considers the effects on specific views and general amenity experienced by the public. Aspects of this proposal which are relevant to the landscape and visual effects have been determined, and baseline conditions established and recorded. This allows any effects to be predicted. Landscape and visual effects are each measured separately.



Figure 1 aerial photograph showing site location

3.0 Methodology

The European Landscape Convention 2000 defines the landscape as:

‘an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors’

In the context of this definition the assessment process seeks to consider the effects in an objective and systematic manner whilst recognising the perceptual and therefore subjective response to the landscape.

The approach adopted in this study follows recognised national guidance produced by the Landscape Institute and Institute of Environmental Management and Assessment, in particular ‘Guidelines for Landscape and Visual Impact Assessment’ (GLVIA) Third Edition 2013.

LVIA is a tool to identify the effects of change resulting from development and to assess the significance of those effects. It can be applied formally as part of an Environmental Impact Assessment (EIA) or informally as in this study, as a contribution to the ‘appraisal’ of development proposals and planning applications. The following summarises the philosophy underpinning the assessment and the FIVE key STEPS in the process.

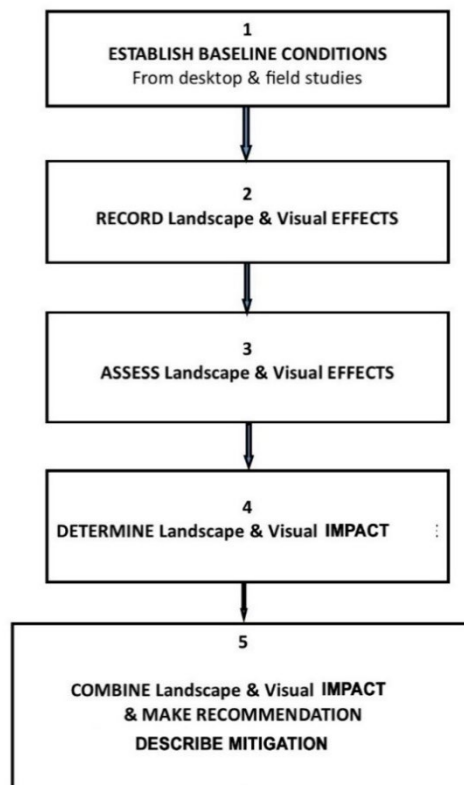
The assessment process combines desk study, field work and follow up analysis, and involves:

- Review of any landscape designations, planning policies relevant to landscape, and landscape character assessments relevant to the area;
- Survey of the Site and its landscape context, from publicly accessible viewpoints including public rights of way and bridleways, local parks and public open space, and local viewpoints, with photographs taken at key points;

- Evaluation of the features and elements of the landscape and their influence on the landscape character, context and setting;
- Objective consideration of the potential landscape and visual effects of the proposed development and assessment of the sensitivity of the landscape and visual amenity to the changes likely to arise from the development;
- Identification of the visual envelope within which the development might be visible and sensitive viewpoints and receptors (people, individuals or groups, who have the potential to be affected by a proposal);
- Consideration of proposals for mitigation measures to reduce, offset or avoid significant adverse effects, and where possible introduce measures which would be beneficial to the landscape.

The FIVE Steps to Assessment

The methodology can be summarised as:



STEP 1: Identify the Baseline Conditions

The **FIRST** step in the assessment process is to establish the existing or 'baseline' conditions that will form the basis for identifying and describing the changes that will result from a development proposal.

For the *landscape baseline* the aim is to understand the landscape in the area that might be affected and identify the *landscape receptors* including: its character area and type; the individual features; its condition; the way the landscape is experienced and the **Value** attached to it (both nationally or as perceived by the local community); the local green infrastructure and cultural heritage.

For the *visual baseline* the aim is to establish the area in which the development may be visible and identify the *visual receptors* i.e. the different groups of people who may experience views of the development, the places where they will be affected and the nature and value of the views and visual amenity at those points.

STEP 2: Record the Effects

The **SECOND** step in the assessment distinguishes between:

- Effects on the landscape as a resource in its own right
- Effects on specific views and general visual amenity experienced by people

Landscape – a professional judgement is made as to how the proposed development would interact with the landscape receptors, the **Value** of the receptor is taken account of and how **Susceptible** it is to change, including:

- positive/beneficial & negative/adverse effects
- Indirect, short term and cumulative effects
- Is there potential for mitigation to reduce the effects, for example through discrete siting of the development in the landscape or through existing or new planting

Susceptibility is the ability of the landscape receptor to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and / or the achievement of landscape planning policies and strategies.¹

Visual – the effect on the receptors is recorded including:

- Places where the receptors will be affected
- Nature of the views
- Importance of the visual amenity
- Value attached to the views by users
- The susceptibility of different receptors to changes in the view

The **Value** and the **Susceptibility** is recorded and combined in a matrix to give the **Sensitivity**.

STEP 3: Assess the Effects

Recording the landscape and visual effects identifies *what* will be affected by development. Step THREE determines the *extent* of those effects. This depends mainly upon the **sensitivity** of the landscape and how susceptible it is to changes brought about by development. A consideration of the size or scale of the development is undertaken and recorded as the **magnitude** of the effects noted as large, medium, small or negligible. This is done in a systematic way for both landscape and visual effects for each site.

STEP 4: Determine the Degree of Impact

The FOURTH step in the assessment is to combine the results for sensitivity and magnitude of the effects of development on both the landscape and the visual amenity. This, combined with professional judgement, determines how notable the impact of the effects would be, and whether this is adverse, beneficial or neutral.

¹ GLVIA Third Edition para 5.40

STEP 5: Recommendations and Mitigation

Recommendations are then made on the best way to mitigate against any adverse impacts and more detailed mitigation proposals are proposed.

These may include:

- Identifying any areas of the site where the landscape and visual impacts are considered to be large and adverse, and development would be very detrimental on landscape and visual grounds.
- Identifying where new screening planting might be best located to reduce any visual impact.
- Identifying potential enhancements to existing green infrastructure by introducing new natural features such as hedges, native trees and sustainable drainage features.
- Identifying important views and landmarks and considering how these can be retained to protect the sense of place.

4.0 Planning

The specific policies applicable to the Site in relation to landscape and visual matters are detailed below. This section includes a review of planning policies relevant to landscape and visual issues at a national, regional and local level.

4.1 National Planning Policy Framework

National policy is set out in the National Planning Policy Framework (NPPF) published in 2012 and updated in December 2024; this supersedes previous policy documents and a range of policy guidance. The NPPF sets out the Government's planning policies for England, with particular emphasis on a 'presumption in favour of sustainable development'.

4.1.1 Paragraph 7 states *"The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs."*

Paragraph 8 states that *"the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways"*

- **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

- **a social objective** – to support strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health social and cultural well-being; and

- **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy."

4.1.2 The importance of supporting the rural economy is outlined in paragraph 88 where it states the planning policies should enable:

- “a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
- b) the development and diversification of agricultural and other land-based rural businesses;*
- c) sustainable rural tourism and leisure developments that respect the character of the countryside.*

4.1.3 Section 15. Conserving and enhancing the natural environment, includes the following paragraphs that are relevant to this study:

Paragraph 187: The planning system 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) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and supporting features which support priority species such as swifts, bats and hedgehogs;*
- e) Preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; ‘*

4.1.4 Paragraph 189 states *“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.*

4.1.5 Paragraph 192 states *“To protect and enhance biodiversity and geodiversity, plans should:*
b) promote the conservation, restoration, and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.”

4.2 National Planning Practice Guidance

Paragraph 042 of the NPPG states with reference to National parks and Areas of Outstanding Natural Beauty, now National Landscapes:

“Land within the setting of these areas often makes an important contribution to maintaining their natural beauty, and where poorly located or designed development can do significant harm. This is especially the case where long views from or to the designated landscape are identified as important, or where the landscape character of land within and adjoining the designated area is complementary. Development within the settings of these areas will therefore need sensitive handling that takes these potential impacts into account.”

4.3 Local Planning Policy

The Site falls within Ribble Valley Council for local planning issues. Planning policies relevant to the development of the Site at Dilworth Brows are set out in the Local Development Framework including the Core Strategy 2008 – 2028 A Local Plan for Ribble Valley and the Longridge 2028 Neighbourhood

Development Plan are the current planning documents relevant to this proposal, the new local plan will be published in draft form in Spring 2026. Relevant policies are summarised below.

4.3.1 POLICY DMG1: GENERAL CONSIDERATIONS promotes good and sympathetic design:

- *Be of a high standard of building design which considers the 8 building in context principles (from the CABE/English Heritage building on context toolkit).*
- *Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
- *With regards to possible effects upon the natural environment, the Council propose that the principles of the mitigation hierarchy be followed. this gives sequential preference to the following: 1) enhance the environment 2) avoid the impact 3) minimise the impact 4) restore the damage 5) compensate for the damage 6) offset the damage.*

4.3.2 The following policy permits development that supports small scale tourism and development and emphasises the need for development to be in keeping with the local landscape character.

POLICY DMG2: STRATEGIC CONSIDERATIONS

Development should be in accordance with the Core Strategy Development Strategy and should support the spatial vision.

- *development proposals in defined settlements should consolidate, expand or round-off development so that it is closely related to the main built-up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement.*

Outside the settlement areas development must meet at least one of the following considerations:

- *the development should be essential to the local economy or social well-being of the area.*
- *the development is needed for the purposes of forestry or agriculture.*
- *the development is for local needs housing which meets an identified need.*
- *the development is for small scale tourism or recreational developments appropriate to a rural area.*
- *the development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.*
- *the development is compatible with the enterprise zone designation.*

Within the open countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build.

4.3.3 This policy highlights important local features that contribute to the landscape character:

POLICY DME2: LANDSCAPE AND TOWNSCAPE PROTECTION

Development proposals will be refused which significantly harm important landscape or landscape features including:

- *traditional stone walls*
- *ponds*
- *characteristic herb rich meadows and pastures*
- *woodlands*
- *copses*
- *hedgerows and individual trees (other than in exceptional circumstances where satisfactory works of mitigation or enhancement would be achieved, including rebuilding, replanting and landscape management)*
- *townscape elements such as the scale, form, and materials that contribute to the characteristic townscapes of the area*
- *upland landscapes and associated habitats such as blanket bog*
- *botanically rich roadside verges (that are worthy of protection).*

The Council will seek, wherever possible, to enhance the local landscape in line with its key statements and development strategy. In applying this policy reference will be made to a variety of guidance including the Lancashire County Council Landscape Character Assessment, the AONB Landscape Character Assessment 2010 and the AONB Management Plan. Also the Council will take into account the potential cumulative impacts of development in areas where development has already taken place.

4.3.4 This policy recognises the importance of developing new tourism facilities while ensuring the design is sensitive to the surroundings.

POLICY DMB3: RECREATION AND TOURISM DEVELOPMENT

Planning permission will be granted for development proposals that extend the range of tourism and visitor facilities in the borough.

This is subject to the following criteria being met:

- *the proposal must not conflict with other policies of this plan;*
- *the proposal must be physically well related to an existing main settlement or village or to an existing group of buildings, except where the proposed facilities are required in conjunction with a particular countryside attraction and there are no suitable existing buildings or developed sites available;*
- *the development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;*
- *the proposals should be well related to the existing highway network. it should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. where possible the proposals should be well related to the public transport network;*
- *the site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas; and*
- *the proposal must take into account any nature conservation impacts using suitable survey information and where possible seek to incorporate any important existing associations within the development. Failing this, then adequate mitigation will be sought. In the Forest of Bowland Area of Outstanding Natural Beauty the following criteria will also apply:*
- *the proposal should display a high standard of design appropriate to the area.*

5.0 Landscape Baseline

This section considers the landscape character of the area and the landscape context of the area within which the Site exists.

5.1 Statutory Landscape Designations

- The Site lies within the Forest of Bowland National Landscape, formerly AONB

5.2 Local Wildlife Sites

- Spade Mill Reservoirs south of the site are classified as a Biological Heritage Site

5.3 Listed Buildings

The following listed buildings lie within 1km of the Site:

- Dilworth Brows Farmhouse Grade II lies 90 m to the southeast
- The Hills Farmhouse Grade II lies 380 m to the northeast
- Higher Birks Farmhouse and listed mounting block, both Grade II lie 750 m to the north
- Oaks Barn Grade II lies 880 m to the north
- White Fold Farmhouse and Barn Grade II lies 910m to the north
- Written Stone Farmhouse and The Written Stone both Grade II lie 770 m to the southeast
- Jenkinson's Farmhouse Grade II lies 880 m to the east

5.4. Tree Preservation Orders

There are no TPO's on or within the immediate vicinity of the Site.

5.5 Conservation Areas

The Longridge Conservation Area lies around 1500 m southwest of the Site, the proposed works would have no impact on the Conservation Area.

5.6 Landscape Character Types and Areas

5.6.1 National Landscape Character

Natural England has divided England into 159 distinct landscape character areas, and each has a profile which describes the natural and cultural elements which have shaped the landscape. The Site lies just inside National Character Area (NCA) 33 Bowland Fringes and Pendle Hill with NCA 35 Lancashire Valleys lying immediately to the south.

National Character Areas give a broad-brush approach to characterising the local area, and I consider that the immediate surroundings of the site share many of the characteristics of this NCA, although views to the south east to south west into the neighbouring Lancashire Valleys NCA 35 clearly influence the character of this NCA in this location.

An important characteristic of NCA 35 is its strong urban character, and even though the Site lies on the edge of Longridge, a small town, it is very rural in nature, though there are views southwards over the Lancashire Valleys from the Site.

Key characteristics of NCA 35 which have some relevance to the landscape character around the Site are:

- *Features such as stone walls as field boundaries are prominent.*
- *Farmed land is predominantly pasture for grazing livestock, with areas of acid and neutral grassland, flushes and mires.*
- *There is evidence of a strong industrial heritage associated with the cotton weaving and textile industries, with many common artefacts such as..... mill lodges and ponds..*

NCA 33 is described as a transitional landscape which encompasses the lower land between the highest ground of the Bowland Fells and the Yorkshire Dales to the east.

Key characteristics of NCA 33 Bowland Fringes and Pendle Hill are:

- *This is an undulating, rolling landscape, with local variation created by numerous river valleys and by the moorland outliers of Beacon Fell, Longridge Fell and Pendle Hill.*
- *The Bowland Fells provide a dramatic backdrop to the north, with extensive views across the river valleys and Lancashire plain below.*
- *On the northern edge of the area, drumlins are characteristic, while on the south, strong mounded outcrops or 'reef knolls' of limestone form distinct landscape features in the Ribble and Hodder valleys.*
- *Semi-natural woodland, much of which is ancient, occurs in the main valley bottoms, side valleys and ridges, and is dominated by oak, ash and alder.*
- *Small- to medium-sized fields are defined by hedgerows with mature hedgerow trees. Drystone walls are also common in some areas. Metal railings around estate boundaries and highway corners and junctions are characteristic of the southern and western edges of the NCA.*

- *Land use is mainly permanent, improved pasture for livestock and dairy farming.*
- *To the west, this NCA includes part of the Bowland Fells Special Protection Area (SPA), designated for its important populations of hen harrier, merlin and lesser black-backed gull.*
- *There are species-rich hay meadows, including several that are nationally and internationally designated.*
- *Rough grazing, rushy pasture and traditionally managed meadows at higher elevations are of national importance for breeding waders such as redshank, lapwing, curlew and snipe. These are also important habitats for breeding skylark.*
- *There are numerous rivers of importance for many protected species, including bullheads, salmon, trout, eels, otters, kingfishers and dippers. There are also many brooks and small reservoirs.*
- *There are many archaeological sites, particularly on the moorland fringes and in valleys where agriculture has been less intensive.*
- *A network of winding, hedge-lined lanes connect small, often linear, villages, hamlets and scattered farmsteads, mostly in local stone. Traditional stone barns are commonplace on higher ground and are of stone with slate or stone flag roofs.*
- *Isolated country houses set in formal parkland are typical of the area and may be enclosed by belts of woodland and estate fencing.*
- *The relatively urban areas of Clitheroe, Bentham and Longridge provide a contrast to the rural feel of the area.*

Statements of Environmental Opportunity for this NCA include:

SEO1 Managing development (especially around the fringes of the NCA), in order to maintain the rural character of the landscape, tranquillity and sense of remoteness. Protecting the area from development on ridgelines and hilltops, to maintain the predominantly open character of the landscape.

5.6.2 Regional Landscape Character Assessment

Regional landscape character is described in two separate studies:

- A Landscape Strategy for Lancashire
- Forest of Bowland AONB Landscape Character Assessment

5.6.2.1 The Site lies within the Landscape Strategy for Lancashire's Undulating Lowland Farmland Landscape Character Type (LCT) which follows the Ribble Valley, south of the Forest of Bowland.

The Landscape Character for Undulating Lowland Farmland is described as:

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

The description of 'Forces for Change' for this LCT recognises that:

- The use of inappropriate building materials such as red brick can be intrusive in a rural setting.
- Barn conversions and new development centred around farms may alter the scale and character of rural settlement, and affect the intrinsic historical interest of farms. While standards of architectural detailing can be prescribed, it is more difficult to control the design of gardens, drives, fences etc leading to a sense of suburbanisation.

5.6.2.2 The Forest of Bowland AONB Landscape Character Assessment classifies the area around the Site as Landscape Character Type D: Moorland Fringe.

Key characteristics of this LCT are:

- *Sheep grazing is the predominant land use with a patchwork of traditionally managed meadows, wet rushy pasture and acid grassland.*
- *Traditional field barns are recognisable landscape features.*
- *Dry stone walls of roughhewn stone create strong patterns within the landscape which reflect the underlying geology.*

The Landscape Character for Moorland Fringe is described as:

"Physical Character:a transitional enclosed landscape between the higher fells and the more intensively farmed land of the lowlands. The Moorland Fringes are underlain predominantly by Millstone Grit with smaller areas of limestone overlain by soils of varying thickness with thicker soils on the gentler, more sheltered slopes and valleys than the summits. This LCT occupies the high ground fringing the main moorland, typically at an altitude of between 215 and 300m above sea level.

The rolling landscape provides 'in-bye' pasture for sheep and some cattle, associated with the seasonal movement of stock. The moorland fringe comprises a rich mosaic of habitats including unimproved agricultural grassland, damp rushy pasture and acid grassland, drier calcareous meadows, patches of heather moorland, windswept trees and small woodlands. These habitats support a diverse flora and are important for wading birds.

The lower slopes of the moorland fringes show a gradual transition to the more managed lush grasslands of the Undulating Lowland Farmlands LCT where brighter green 'improved' pastoral fields are a feature of the landscape. Within this more managed landscape flushes, streams and roadside verges provide ecological diversity.

Perceptual and Scenic Qualities: Built features such as sheepfolds, tramways and tracks, quarries, mines, field barns and stiles provide local distinctiveness and evidence of a more industrial past in the landscape.

There are dramatic open views from these flanks of the fells towards the villages and valleys of the lowlands where reservoirs and parkland often feature in views.

There are moderate levels of tranquillity and dark skies experienced as there is largely a lack of settlement across the LCT however there is some light pollution closer to larger

settlements including Longridge and Sabden. Distinctive bird calls contribute to recognisable sense of place.

Settlement Form and Built Character: This LCT is characterised by isolated stone farmsteads which are usually constructed from local gritstone with a general absence of hamlets or villages. Farmsteads are often situated on tracks following a contours and dry stone walls form the majority of field boundaries, with distinctive through and coping stones creating strong patterns in the landscape and reflects the underlying geology.

5.6.3 Local / District Landscape Character Assessment

5.6.3.1 A Landscape Strategy for Lancashire subdivides each LCT into Landscape Character Areas (LCA's) Undulating Lowland Farmland is subdivided into eleven LCA's and the Site lies within 5c Lower Ribble.

Lower Ribble LCA:

"The Lower Ribble is an area of lowland gritstone farmland between Longridge Fell to the north and Mellor Ridge to the south. It has a distinctive broad valley landform; the north and south valley sides are separated by a flood plain which contains the meandering course of the River Ribble. There is a particularly distinctive pattern of wooded cloughs which descend the valley sides, their streams emptying into the Ribble. A complex pattern of hedges and woodland form links to these wooded cloughs, giving an overall impression of a well wooded landscape.

Although a rural valley, the area is well settled; a dense network of winding country lanes and tracks link the large number of stone farm buildings. Other features of this area are the country houses and designed landscapes, for example Stonyhurst College, Huntingdon Hall and Showley Hall. The Roman settlement of Ribchester is sited at an historic crossing point of the Ribble, a tranquil village in the centre of the valley."

5.6.3.2 The Forest of Bowland National Landscape, Landscape Character Assessment is divided into fifteen LCA's. The Site is located in LCA D11 Longridge Slopes.

Location: This LCA is to the south of the Forest of Bowland and covers the moorland fringe surrounding Longridge Fell.

Key Characteristics:

- This area provides the setting for Longridge Fell and is the foreground of views towards Longridge Fell.*
- Open views from the higher ground across the surrounding landscape although woodlands provide a sense of enclosure in places.*
- Predominantly sloping pastoral grazing with areas of woodland, forestry, a reservoir and a golf course.*
- Rushy marginal pasture compared to the surrounding lower lying lush farmland. Predominantly dry-stone wall boundaries of variable condition.*
- Marked OS Viewpoint on Jeffrey Hill and Old Clitheroe Road (views currently obscured by vegetation) provide views over the surrounding landscape.*

Landscape Sensitivities Specific to LCA D11: Longridge Slopes

- In addition to the landscape and visual sensitivities outlined for LCT D specific sensitivities of this character area are: Sloping rushy pasture interspersed with woodland with views over the surrounding landscape.*
- Numerous PRoW including Ribble Valley Jubilee Trail long distance footpath and areas of Open Access Land closer to the summit of Longridge Fell.*
- Cultural associations including Listed Buildings such as Grade II* Listed Huntingdon Hall.*

Forces for Change Specific to LCA D11: Longridge Slopes

In addition to the forces for change set out in Chapter 5 and outlined for LCT D specific considerations for this LCA are:

- *Recent residential development at Green Bank Park on Higher Road within the National Landscape boundary.*
- *Holiday park development on north-east edge of Longridge adjacent the boundary of the National Landscape.*

Management Guidelines Specific to LCA D11: Longridge Slopes

In addition to the management guidelines set out for LCT D, specific considerations for this LCA are:

- *Retain dry stone walls, repairing those that are in disrepair.*
- *Ensure any new development is sensitive to local vernacular and siting and design considers effects on the National Landscape.*

5.7 Review of landscape character assessments

5.7.1 Review of National Landscape Character Area 33 Bowland Fringe and Pendle Hill and National Character Area 35 Lancashire Valleys

The Site lies just within NCA 33, but NCA 35 has been considered too as since its close proximity may have some influence on the landscape character.

NCA 33 gives an accurate description of many of the elements of this area on the edge of the Forest of Bowland. It is accurately described as a transitional landscape, with the landscape character rapidly changing with elevation, from the gentler lush lowlands of the Ribble Valley to the open and exposed uplands of the Bowland Fells. It is a diverse landscape of undulating pasture, woodland, parkland and waterbodies. The NCA describes hedgerows as important elements in the landscape, and this is not true of the landscape immediately around the Site, where dry-stone walls predominate, although the irregular field patterns are a feature. NCA 33 acknowledges the suburban influences on the mix of building materials and styles around the edges of settlements such as Longridge.

NCA 35 Lancashire Valleys is described as intensely urban in character, where agriculture is heavily fragmented by towns and major transport corridors, while this landscape can be clearly seen from the Site, it is not representative of the landscape character in the immediate vicinity which is overwhelmingly rural with strong upland influences.

5.7.2 Review of Regional Landscape Character Types

The two LCT's outlined in section 5.5.2 above are different in character, Undulating Lowland Farmland, considers areas generally below 150 m AOD, where hedgerows predominate while Moorland Fringe encompasses land over 215 m AOD where stone walls reflect the underlying geology and in-bye pastures and acid sheep grazed pastures predominate. The site lies at an elevation 190 m AOD and is contained by stone walls and the landscape character has more in common with Moorland Fringe than Undulating Lowland Farmland. The description of Moorland Fringe depicts a landscape with a mosaic of habitats including traditional meadows, patches of heather moorland and small woodlands, and former land uses including quarrying. The importance of views towards reservoirs in the surrounding lowlands is noted.

5.7.3 Review of Local Landscape Character Areas

The two LCA's which describe the area where the Site is located reinforce different characteristics of the landscape character. Although 5c Lower Ribble emphasises the wooded cloughs which are a feature of the side of Longridge Fell, the general description is one of a lowland, well settled landscape. LCA D11 Longridge Slopes is a more accurate description of the Site's setting, considering its location within the Forest of Bowland National Landscape, and characteristics such as sloping pastures with views over the surrounding landscape. Neither description mention the quarrying which has made a considerable impact on the local landscape, and the scrubby vegetation associated with that land use and geology.

6.0 Visual Baseline

6.1 Zone of visual influence and description of views from the Site

The visual baseline identifies those areas from where the proposed chalets could be visible, the visual receptors, i.e. those groups of people which would be affected by the proposals and the nature of the effects and how visual amenity may be changed.

The zone of visual influence is the area within which the proposals can be seen. It is considered that the zone of visual influence for this proposal is 1500 m, beyond that distance it is considered that the development would be such a small element in the landscape that it would be hard to distinguish.

6.2 Viewpoints and public access

There is a good network of footpaths and bridleways in the vicinity, used both by local people walking dogs etc, and for longer walks to and around Longridge Fell. A popular cycle route passes immediately north of the Site following Higher Road and footpath number 0302024 follows the northeast side of the site past Dilworth Brows, and there would be glimpses of the proposed chalets from both these routes. Bridleway 0302020 runs northwest to southeast due south of the site, along Written Stone Lane, and there are clear views to the site from a lot of this path. There is a small sitting area immediately adjacent to the lodge within the Green Bank Park development that is publicly accessible and there would be clear views to the chalets from here. There are some issues in the immediate vicinity with paths being blocked and unmarked which will reduce accessibility, however for the purposes of this LVA it is assumed that these paths are accessible as they have not been formally closed.

The Site lies on the southeast facing slopes of Longridge Fell, and the topography means that there would be no views from north beyond Higher Road, nor the northeast. There would be some views from Higher Road towards the Site from the west, and to a limited extent from Dilworth Upper Reservoir also west of the Site, however views of the Site would disappear quickly along Higher Road to the east. There are views towards the Site from the south and southwest from Green Bank Park, immediately below the Site, Beacon Hill View Holiday and Touring Park, and beyond, and from the southeast as far away as Knowle Green, though at this distance the development would only just be discernible.

The chalets would be located in a prominent site on a south easterly facing slope, the low stone boundary wall and the low scrub vegetation on the hillside below provide little screening to the proposed site, while existing mature trees within the curtilage of Dilworth Brows would reduce the overall impact from some angles.

7.0 Proposal Description and Context

7.1 Description of proposals

The Site is located in a field of just under an acre on the western side of Longridge Fell, about a mile east of Longridge town centre. The field slopes steadily to the south and southwest from a high point of just over 200 metres. The red line site is located on the lower, western side of the site with the chalets positioned on the lower part of the site.

The proposals are to build two holiday cabins located on a sloping field immediately south of Higher Road near Dilworth Brows. The chalets would be set into the ground about halfway down the south

facing slope, close to the southwestern boundary, to minimise their visibility within the wider area. Access to the chalets would be from Higher Road through an existing gate, with a short drive following the southwestern boundary of the Site leading to the chalet plots. The single storey chalets would be clad in dark timber with detailing in sandstone, with pitched rooves. Each would feature a glazed elevation to the southeast to take advantage of the long views. Each chalet would measure 16.66 x 6.85 x 4.35 m high. The chalets have been tucked down into the lower western side of the Site so the roof line would not appear above the rising ground of the field from the northwest to northeast. The chalets would sit at 198.650 and 195.556 respectively. Stone faced retaining walls would wrap around the north and northeast sides of the chalets where the ground has been cut away to create the new building platform.

The field is contained on all four sides by well-built drystone walls, it is currently grazed by a small flock of sheep, apart from the semi-improved grass there is no other vegetation save for the occasional gorse seedling. The field is bounded to the northwest by Higher Road, a minor road leading along the edge of Longridge Fell, and to the northeast by the tarmac track leading to Dilworth Brows farmhouse, which is also a public right of way. The Grade II listed farmhouse and its fields lie to the southeast, and there are a number of mature trees along this boundary which are a mix of species including sycamore and scot's pine. Immediately to the southwest is an area of dense willow and gorse scrub interspersed by occasional young spruce trees. Below this but invisible from the Site is a redundant sandstone quarry. See figure 2 below.

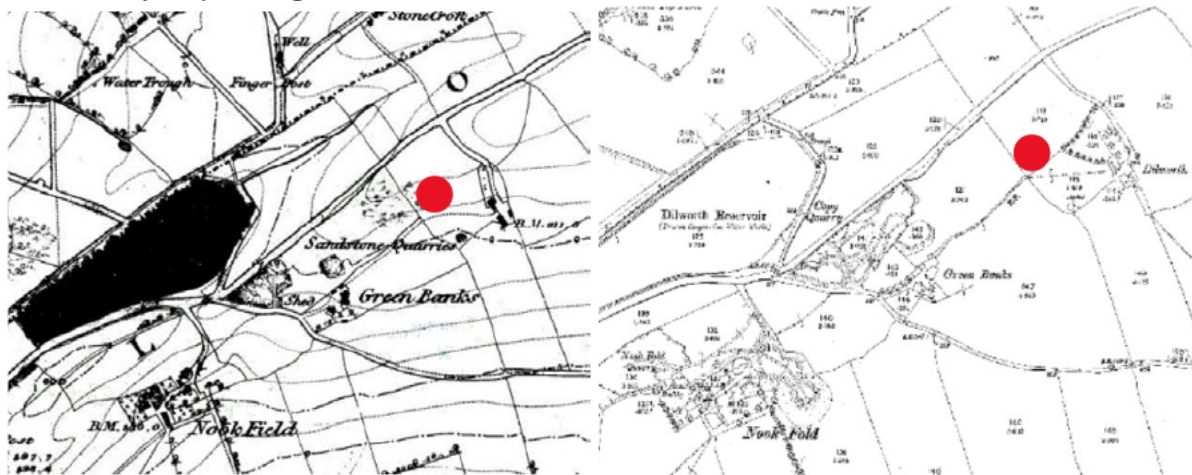


Figure 2 1840s Ordnance Survey (left) 1890s Ordnance survey (right) ©Maps and related information online LCC the red dot shows the proposed chalet location

The landscape proposals aim to integrate the new chalets into the existing landscape and would use a palette of locally native species to recreate a semi natural setting. A substantial belt of native scrub including gorse, goat willow, holly and blackthorn would provide a buffer along the western side of the site, to reduce the visual impact of the proposals from the west. New standard trees would be located along the drive and at the point where the drive swings eastwards, to help screen the proposals from the north, these would include Sessile oak, Silver birch and Rowan. Smaller feathered trees, such as silver birch and rowan, would be located in informal groups around the chalets and along the drive to create an attractive setting for the chalets.

Native groundcovers including bell heather, ling and greater woodrush would be used to stabilise the steeper slopes behind and alongside the chalets. Areas of the existing meadow affected by the proposals and not being planted with native scrub or groundcover would be re-seeded with a meadow wildflower mix suitable for acid soils. The landscape proposals are shown on figure 3 below.

Quarrying appears to have been well established here in the early part of the 19th C, as the Tootle Heights Quarry and the Nook Fold Quarry now the location of the Beacon Hill View Holiday and Touring Park and the Green Bank Park development respectively. The Green Bank Park development, originally built as temporary holiday accommodation but now unofficially permanently occupied is built at the foot of the quarry face, and there is strong intervisibility between this site and the proposed chalet development. The British Mountaineering Club use the quarry faces for rock climbing.



Photo 1 View due east from Green Bank Park, the stone wall bounding the Site can be seen above the quarry face



Photo 2 View south from Higher Road towards the Site, dense gorse and willow scrub above the quarry face is evident on the foreground.

There are a number of reservoirs in the immediate vicinity of the site, the largest originally established to provide drinking water to Longridge and the large industrial towns in the Lancashire Valleys, these are now used by angling clubs and while they are not publicly accessible, they provide an important setting to views to the south (Spade Mill Reservoir) and west of the Site (Dilworth Upper Reservoir).

7.3 Local Context

There are a number of other sites for holiday accommodation nearby, immediately west of the site is the extensive Beacon Fell View Holiday Park, while around 180 m to the east are the three Valley View lodges just east of Dilworth Brows. Immediately below the site, is Green Bank Park, originally built as holiday accommodation but now used as permanent housing.

Landscape and Visual Appraisal for Proposed Chalets at Dilworth Brows

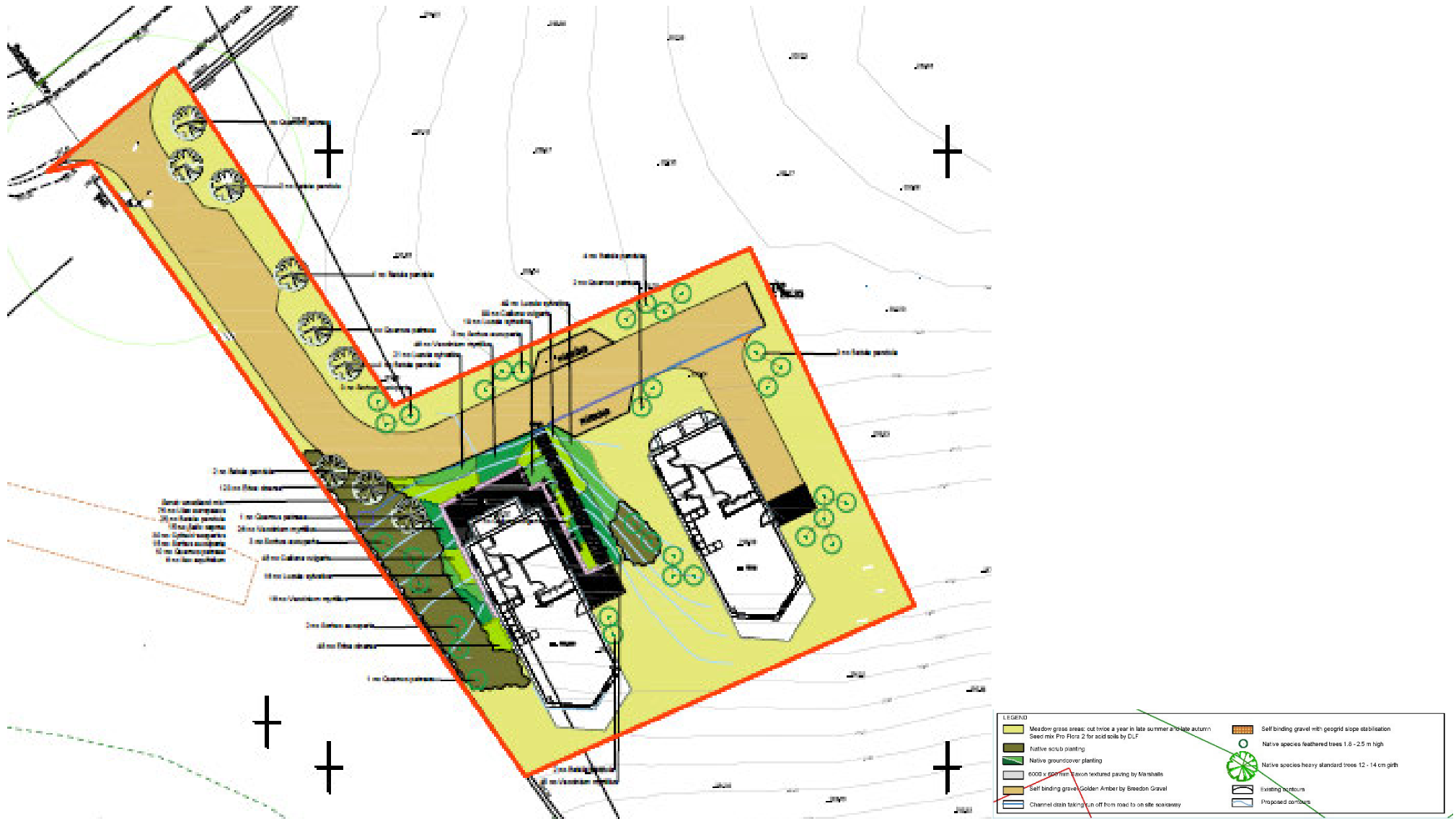


Figure 2 Proposed landscape layout and site plan

8.0 Landscape effects

8.1 Landscape effects

These are the effects on the landscape as a resource. Having obtained the baseline information, and an understanding of the landscape receptors, the landscape effects are described and predicted by identifying how the proposed development will interact with the landscape receptors, how susceptible these are to change, what value is attributed to them and where appropriate whether this might be beneficial, neutral or adverse. This is a small-scale development, and the landscape effects will be localised. The following landscape receptors will be considered:

- Forest of Bowland National Landscape
- Local and Regional Landscape Character Types and Areas
- Listed buildings
- Semi improved grassland

The aspects of the landscape that might be affected by the proposed development are identified from the existing character assessments at all levels. The characteristics, sensitivities, and guidelines in the character assessments are taken account of as indicators of the aspects of the landscape important to character and evaluated. Where landscape effects can be mitigated against, these are described.

8.2 Construction Phase

It is considered that the construction phase for this project would be short so this stage has not been assessed.

8.3 Landscape susceptibility

This is a landscape receptors' susceptibility to change, and its ability to accommodate the proposed changes without undue consequences for the maintenance of the landscape baseline.

8.4 Landscape Value

This is the relative value given to different landscapes by society, this study is primarily concerned with landscapes of national, regional and community importance.

- **National** – Nationally designated landscapes including National Parks and Areas of Outstanding Natural Beauty, now known as National Landscapes.
- **Local** – Locally or regionally designated landscapes (e.g. Area of High Landscape Value, Regional Scenic Areas, National Trust properties, Sites of Biological Interest, Conservation Areas); and areas which local evidence indicates as being more valued than the surrounding area.
- **Community** – 'everyday' landscape which is appreciated by the local community but has little or no wider recognition of its value.
- **Limited** – despoiled or degraded landscape with little or no evidence of being valued by the community, or areas with very limited public access and no features of significance.

For local and community landscapes, there will need to be a greater emphasis on the consideration of Landscape Character Types and to what extent the area conforms to that type.

SENSITIVITY		SUSCEPTIBILITY		
		High	Medium	Low
VALUE	National/International	High	High-Moderate	Moderate
	Local/District	High-Moderate	Moderate	Moderate-Low
	Community	Moderate	Moderate-Low	Low
	Limited	Low	Low-Negligible	Negligible

The table above illustrates how value is assessed and then combined with the receptors' level of susceptibility to give an indication of sensitivity.

8.5 Magnitude of Landscape Effects

The magnitude of the landscape effects is judged as Negligible, Small, Medium or Large.

These will relate to:

- The size and scale of the changes in the landscape that are likely to be experienced, including the degree to which aesthetic or perceptual aspects of the landscape are altered.
- The geographical extent of landscape changes: would be small scale at a very local level
- Durability: it is assumed that the development will be long term and permanent.

LANDSCAPE EFFECT		MAGNITUDE			
		Negligible	Small	Medium	Large
SENSITIVITY OF RECEPTOR	Negligible	Negligible impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low-negligible	Negligible – slight impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low	Negligible – slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Moderate-Low	Slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Moderate	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
	High Moderate	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
	High	Slight – Moderate impact	Moderate impact	Moderate substantial impact	Substantial impact

The table above shows how the sensitivity of the receptor is combined with the magnitude to give the overall impact.

8.6 Description of Landscape Effects on Receptors

8.6.1 Forest of Bowland National Landscape

The site lies on the southwestern edge of the Forest of Bowland National Landscape, in the Landscape Character Assessment for the National Landscape. It's recognised in Chapter 4.00, Forces for Change, that development pressures resulting from demands for tourism and recreation, and the need for holiday accommodation are likely to occur, and that these should be sensitively sited designed and maintained. This is a small-scale proposal, on a site closely associated with other nearby larger holiday developments. The design proposals recognise the importance of minimising the impact of the proposals and the scheme sets the new chalets into the hillside, within a new framework of native planting which would reflect the native scrubland on the upper slopes of the adjacent quarry to the west. The value of the National Landscape is **National**, and the susceptibility to change is judged to be **Low**, as the proposals would not have a detrimental impact on features such as stone walls and landform which are a key characteristic and there would be some minor enhancements to the existing vegetation, which would change from semi improved pasture to also incorporate areas of native trees and scrub. The overall sensitivity would be judged to be **Moderate**. The size and scale of the proposals

is considered to be very small, and the extent of the effects felt at a very local level. The duration of the proposals is expected to be permanent as the landform would be altered to accommodate the proposals, although the chalets could be removed, and the underlying land returned to its former state. It is judged that it would have a limited impact on the Forest of Bowland National Landscape. The magnitude is therefore considered to be **Negligible**.

Combining the magnitude with the sensitivity gives an overall impact of **Slight**, this is judged to be **Adverse** as the chalets would be new features in this rural landscape.

8.6.2 Wider Landscape Character Area NCA 33 Bowland Fringe and Pendle Hill

The site lies on the edge of NCA 33, and the immediate environs of the site reflect the NCA. The NCA Opportunities' section recognises that there is pressure for new development which needs to be sympathetically designed within the open and exposed landscape, so it is in keeping with the local character and appropriately screened. The value of the NCA is **Local / District** as the NCA is largely within the Forest of Bowland National Landscape, and the susceptibility to change is considered to be **Low** as the proposals would not have a harmful effect on the key features of the NCA. The new chalets would be set down into the hillside to ensure that they would not be prominent on ridgelines, maintaining the open character of the NCA. Sensitivity would therefore be **Moderate - Low**. The size and scale of the proposals is considered to be very small, and the extent of the effects felt at a very local level. The duration of the proposals is expected to be permanent as the landform would be altered to accommodate the proposals, although the chalets could be removed, and the underlying land returned to its former state. The magnitude is therefore considered to be **Negligible**.

Combining the magnitude with the sensitivity gives an overall impact of **Slight** this is judged to be **Adverse** as the chalets would be new features in this rural landscape.

8.6.3. Local Landscape Character

The area is covered by two landscape character assessments, A Lancashire Landscape Strategy describes the area as part of the Undulating Lowland Farmland Landscape Character Type (LCT), and within this 5c Lower Ribble Landscape Character Area (LCA). The Forest of Bowland Landscape Character Assessment gives a more accurate description of the area around the site, so this is the LCT/LCA which has been assessed.

LCA D11 Longridge Slopes is part of the Moorland Fringe LCT and is described in the Forest of Bowland Landscape Character Assessment. The description of the LCA includes the recent development at Green Bank Park and Beacon Fell Holiday Park as forces for change, and notes that new development *"is sensitive to local vernacular and siting and design considers effects on the National Landscape."*

The value of the LCA is **Local / Regional**, as it provides the setting for Longridge Fell and is the foreground for views towards Longridge Fell. The susceptibility of the LCA is considered to be **Medium** as prior development has already affected some of the important characteristics of the LCA, and the openness of the pastoral landscape means that change is readily recognisable. The sensitivity of this LCA is judged to be **Moderate**.

The proposals would have a barely perceptible effect on the setting of Longridge Fell, important elements such as drystone walls would be retained, and the new proposals screened by the introduction of new appropriate native tree and scrub planting that would reinforce the existing small

area of scrubland immediately west of the site. The proposals would be set down into the landscape minimising intrusive features on the ridge, the magnitude of change is considered to be **Small**.

Combining the magnitude and sensitivity gives an overall impact of **Slight - Moderate**, again this is considered to be marginally **Adverse** as it constitutes new development within a rural area.

8.6.4 Listed Buildings

There are 9 listed Grade II and grade II* listed buildings and structures within 1000 metres of the proposed development. Considerations taken account of in the setting of a listed feature include visual effects, include views from and views of the listed property or structure, and other factors considering the way the building or structure is experienced such as lighting, and noise, caused by other land uses associated with the new development.

Visual effects on listed properties are covered in Section 9 below.

This is a small-scale scheme, introducing two new chalets into a part of a field which is currently used for sheep pasture. New activity would be introduced into the field associated with the use of the proposed chalets, including lighting, vehicle movements and noise from people using the outside areas, and coming and going.

Brows Farmhouse, historically known as Dilworth Brows Farmhouse lies 90 metres to the southeast of the proposed chalets. It is a Grade II listed building in a setting with other unlisted agricultural buildings and domestic properties.



Photo 3 Dilworth Brows Farmhouse from the site, seen on the left of the image.



Photo 4 Dilworth Brows Farmhouse on the right with the site to the left and Green Bank Park below.

The farmhouse lies slightly lower down the side of Longridge Fell and is physically separated from the Site by a drystone field boundary wall, a few mature trees lie on the boundary, partially screening the Site from view when the trees are in leaf. The farm's setting would be slightly changed in views from Written Stone Lane to the west, as the new buildings would be partially visible further up the slope to the north of the farmhouse. The new chalets would be seen in the context of the Green Bank Park development below the Site. Proposed screening along the western boundary and additional native tree planting within the Site will reduce the visual impact of the proposals on the Farmhouse setting. The listed building is considered to have **National** value as they are national designations of historic and architectural importance. The susceptibility of the settings of the Farmhouse to the new proposals is considered to be **Medium** as the new proposals would be visible in views from the west and south of the Farmhouse. The colours of the chalets would be dark brown with sandstone detailing

blending into the background behind the proposed screening. Lighting would be evident from two sources, firstly from lit rooms within the chalets when windows are unscreened by curtains and secondly from any external lighting where this is proposed. Combining the value and the susceptibility gives a sensitivity of **Moderate**. The magnitude of the effect is considered to be **Medium** as this would be a new and recognisable effect which slightly changes the setting of the building. This gives an overall **Moderate Adverse** impact as this a new development in the listed building's setting.

The Hills, also a Grade II listed farmhouse, lies 380 metres to the northeast of the Site, but it is judged that there is no intervisibility between this property and the Site, and no further assessment has been carried out. The remaining listed properties are all at least 700 metres from the Site and their settings would not be affected by the proposals.

8.5.4 Improved Grassland

The field in which the Site is located is a little under one hectare. It is currently grazed by sheep and comprises rough grassland, classified as Grade 4. There is occasional encroachment by gorse along the southwestern edge of the field indicating that soils here are nutrient poor, acidic and free draining. It likely to be a semi-improved grassland. The value of the grassland is judged to be no greater than **Community**, as this assessment has been carried out in winter it has not been possible to establish the likely biodiversity of the meadow areas. Areas of grassland matching the footprint of the chalets and the access road would be lost to development, and other areas would change to be replanted as native shrub and ground cover areas. Areas disturbed and reinstated following completion of the works would be re-seeded with an appropriate acid grassland mix.

The grasslands susceptibility is considered to be **Low** as it is readily possible to re-instate it, providing correct working practices are used during the construction process to protect and conserve topsoil for re-use. This would give a sensitivity of **Low**.

There would be a loss of approximately 667 m² of grassland to development and approximately 200 m² to new planting, from a total area of around 9000.00 m². The magnitude of the effect is judged to be **Small**, combining this with the sensitivity would give an overall impact of **Slight Adverse** as there would be some small long-term loss of semi-improved grassland.

8.5.5 Summary table of landscape effects

RECEPTOR	SUSCEPTIBILITY	VALUE	SENSITIVITY	MAGNITUDE	OVERALL IMPACT
LANDSCAPE CHARACTER AND DESIGNATIONS					
Forest of Bowland National Landscape	Low	National	Moderate	Negligible	Slight Adverse
NCA 33	Low	Local / District	Low - Moderate	Negligible	Slight Adverse
Moorland Fringe LCT, D11 Longridge slopes LCA	Medium	Local/ District	Moderate	Small	Slight – Moderate Adverse
LISTED BUILDINGS & STRUCTURES					
Dilworth Brows Farmhouse	Medium	National	Moderate	Moderate	Moderate Adverse
The Hills		National			No effect
Higher Birks Farmhouse and mounting block		National			No effect
Oaks Barn		National			No effect
White Fold Farmhouse		National			No effect
Written Stone Farmhouse and the Written Stone		National			No effect

Jenkinson's Farmhouse		National			No effect
Site features: semi-improved grassland	Low	Community	Low	Small	Negligible Adverse Slight

9.0 Visual effects

The assessment of the visual effects considers the significance of the effect by evaluating the susceptibility of each receptor (person experiencing the view), the value of the view and the magnitude of the change in the view that will be experienced by each. These are then brought together to describe the degree of impact, and record whether it is beneficial, neutral or adverse.

9.1 Receptors considered in this appraisal

- Walkers, horse riders and cyclists on local lanes, bridleways and footpaths
- Visitors staying at local camping and caravan sites, including Beacon Hill Holiday Park
- Vehicle users on roads and lanes surrounding Site
- Residents of listed properties: Dilworth Brows Farmhouse
- Residents of other properties
- The wider community of Longridge and surrounding communities.

9.2 Susceptibility

The susceptibility of the receptors is assessed as:

- **High:** where the landscape and a particular view is an important part of a receptors' focus.
- **Medium:** where the landscape is of some interest but is not of overriding importance to the receptor;
- **Low:** where the receptors' enjoyment or use of a landscape does not depend on appreciation

9.3 Value of Views

Where views are widely recognised, because of their cultural associations for example or because there are viewing points associated with them, these are recorded and indicate that these are of particular importance. Views are described in terms of the landscape character and the elements making up the view and whether these detract or add to the view. The value may be defined as High, Medium or Low.

9.4 Sensitivity

Sensitivity is established by combining the susceptibility and value assessments as shown in the table below:

SENSITIVITY		VALUE OF VIEWS		
		Low	Medium	High
SUSCEPTIBILITY OF RECEPTORS	Low	Low	Moderate-Low	Moderate
	Medium	Moderate-Low	Moderate	High-Moderate
	High	Moderate	High-Moderate	High

9.5 Magnitude

The nature of the effect likely to occur (magnitude) is described in the following table:

MAGNITUDE	
Where the proposals would form a dominant and unavoidable part of the scene, very significantly affecting the impression of the view	Very large
Where the proposals would form a prominent and immediately apparent element of the scene and would affect the overall impression of the view.	Large
Where proposals would form a visible and recognisable new development but where it is not intrusive within the overall view.	Moderate
Where proposals constitute only a minor component of the wider view, which could be missed by the casual observer or where awareness does not affect the overall quality of the scene	Small
Where the change is so small that any change is barely perceptible within the viewed landscape	Negligible

The sensitivity and the magnitude are combined to give an overall degree of impact as shown in the table below:

VISUAL EFFECT		MAGNITUDE				
		Negligible	Small	Moderate	Large	Very Large
SENSITIVITY	Low	Minimal impact	Slight impact	Slight – Moderate impact	Moderate impact	Moderate – impact
	Moderate	Slight impact	Slight - Moderate impact	Moderate impact	Moderate - impact	Moderate - Substantial impact
	High	Slight impact	Slight - Moderate impact	Moderate impact	Moderate - Substantial impact	Substantial impact

9.6 Factors affecting the visibility of the Proposals

The Site lies on a southeasterly sloping field on the western end of Longridge Fell, there are open views of the Site from the lower areas of Longridge to the southwest and along Knowle Green Road to the south and as far as the small settlement of Knowle Green to the southeast. Views from the north are mostly screened by the low ridge rising behind the Site, although parts of the chalets roof could be glimpsed in from occasional points on Forty Acre Lane. There would be views into the field and along the proposed drive from Higher Road at the northern entrance to the field and from Higher Lane west of the site near the entrance to Green Bank Park. Views from the east would be truncated by the landform.

The chalets would be clad in dark brown timber cladding with detailing in the local sandstone, minimising their impact in the wider landscape. New native planting is proposed to the west of the chalets along the western edge of the Site and within the Site which will provide partial screening to the chalets and reinforce the small area of native scrub which lies above the quarry. Tree planting along the entrance drive and immediately north of the westernmost chalet will reduce the impact of views of the chalet from Higher Road.

The proposed chalets would lie at 195.55 and 197.65 AOD, the ridge line of each roof would be 199.91 and 202.01 AOD respectively. The field rises gently to the north east of the chalets from a low point near the field entrance of 198.5 to a high point of 203.73 close to the eastern boundary, the existing landform will largely screen the chalets from view from the north, and visibility where this is possible

would be limited to the upper 1.5 metres of a small section of roof of the westernmost chalet, and a small sliver of the roof of the easternmost chalet.

Viewpoints have been selected around the Site from points including public rights of way and lanes which are readily accessible to the public. Each viewpoint shows the location of the Site and where appropriate, where the chalets would be located. Viewpoints have been selected at points where either the proposals would be visible, or to indicate where the proposals wouldn't be visible. Photographs from viewpoints 1 – 6 are included in Appendix 1. Figure 4 shows the location of the viewpoints.

9.7. Description of Visual Effects on Receptors

9.7.1 Users of footpaths and lanes

There are a number of footpaths within the vicinity the Site, some well used, and some not used at all. Footpath 0302024 runs north west south east along the track to Dilworth Brows along the eastern boundary of the field which the Site lies within; this joins FP 0302022 which continues southeastwards to join the well-used Written Stone Lane which coincides with BW0302020, running southeastwards from Higher Lane at Green Bank Park. FP0302025 runs southwest to northeast through Green Bank Park but is currently difficult to find and access through Green Bank Park clearly discouraged. Higher Lane immediately north of the site heads east west along the slopes of Longridge Fell and links with other paths and lanes leading to the summit of the fell.

Beacon Hill Holiday Park and other smaller units of holiday accommodation lie in the immediate vicinity of the site and it is assumed that visitors to these may use the local paths as well as local people and other visitors to this southern section of the Forest of Bowland National Landscape.

Footpaths and other rights of way are shown on figure 3 and viewpoints on figure 4 (p28) below. All users of public footpaths are considered to have High – Medium Susceptibility, and those using paths here are judged to have High Susceptibility as the experience of the Forest of Bowland National Landscape open uplands is likely to be an important reason for their visit. Development within areas of open countryside is generally considered to be adverse from the walker's perspective.

Vehicle users of local roads are considered to have Medium Susceptibility, they will be a mix of workers, local residents and visitors etc, but for most, enjoyment of the view is not their primary objective.



Figure 3 Footpaths assessed



Figure 4 Viewpoint locations

9.7.1.1 Footpath 0302024 / FP0302022 from Higher Lane running southeast via Dilworth Brows

This path runs along the eastern boundary of the Site. The Site would be glimpsed at several points along the route. South of Dilworth Brows there would be views of the Site to the northwest, where

the proposals would be seen cut into the hillside beyond Dilworth Brows; beyond here there would be views towards the Site west of the barn at Dilworth Brows where there would be partial glimpses of the easternmost of the two chalets. Where the footpath runs along the eastern boundary of the Site the high boundary walls restrict views westwards except at the gate into the field, where parts of the rooves of each chalet would be glimpsed. **Viewpoint 1** illustrates the view of the site from the south of Dilworth Brows.

The value of the view is judged to be **Medium – Low**, although the view includes part of the listed building at Dilworth Brows, and characteristic drystone walls and the open sloping flanks of the western end of Longridge Fell, there are a number of detracting elements including the prominent roofscape of Green Bank Park below the site. Minor detracting elements include the prominent electricity pole. The susceptibility of the receptor is **High**, as enjoyment of the fine views is a primary objective, this gives a sensitivity of **Moderate – High**.

The magnitude of change is judged to be **Moderate** as the proposals would form a visible and recognisable new development, but where it is not intrusive within the overall view.

Combining the magnitude and the sensitivity gives an overall impact of **Moderate**, this would be **Adverse** as it would be a new development intruding upon a rural scene.

By Year 15 the planting will have established, and this will mitigate some of the visual effects of the new development. The magnitude of the effect would be reduced to **Small** as the proposals would constitute a minor component of the wider view, with the introduction of groups of trees and low native shrub areas which would partially screen the chalets from the southeast and extend the area of native planting which runs along the western edge of the site. This would give an overall impact at Year 15 of **Slight – Moderate Adverse**.

9.7.1.2 Bridle Way 0302020 Written Stone Lane

The site is visible from much of Written Stone Lane as it descends towards Written Stone Farm south of the junction with FP 0302022 where visibility is truncated by hedgerow vegetation and the topography. Along the upper sections of the bridleway there are views between the properties at Green Bank Park, where the upper parts of the proposed chalets would be seen on the skyline, both chalets are cut into the existing hillside to reduce their overall impact to views from southerly aspects. **Viewpoint 2** is taken from the lower end of Green Bank Park there is a small lake where there is publicly accessible stone bench facing eastwards, and there would be views north eastwards here towards the fronts of the two chalets, which would be seen on the horizon, partly screened by existing vegetation. The chalets would be seen in the context of the properties at Green Bank Park in the middle distance immediately below and the settlement at Dilworth Brows. The quarry can just be seen in above Green Bank Park, surrounded by the native scrub planting that extends along the western boundary of the Site.

The view is of **Medium** value, the properties at Green Bank Park are detracting elements, since their surrounds are sparse and uncompromising, and softened by barely any planting, however the topography beyond them is interesting and the small naturalistic lake in the foreground is an attractive feature. The presence of seating here indicates that the views is probably valued by local people.

The susceptibility of the receptor is **High** as those walking are focused on enjoyment of views. Susceptibility and value are combined to give a sensitivity of **Moderate - High**. The magnitude of the effect is judged to be **Moderate**, as the upper parts of both chalets would be clearly seen on the

skyline. The impact is judged to be **Moderate Adverse**, as the proposal constitutes a new development within a rural scene.

At Year 15 when the proposed planting has become established, the view of the chalets would reduce, as the strong planting along the western edge of the site will screen views of the westernmost chalet almost entirely, while planting within the site will partially screen and soften views of the easternmost chalet. The magnitude of the effect at year 15 is considered to be **Small** as the proposals would represent a small part of the overall view. This would give a **Slight – Moderate Adverse** impact at Year 15.

9.7.2 Users of Local Roads

9.7.2.1 Higher Road due north of the Site

Higher Road is used by both pedestrians and vehicle users. The Site would be visible from Higher Road from west of the site adjacent to the boundary with Beacon Fell Holiday Park, where the chalets would be visible beyond the western boundary wall, and continues to be visible past the entrance to Green Bank Park as the road rises, vegetation to the south of the road starts to screen the site from view. Along the northern boundary of the site, the roofs of the chalets would be glimpsed just beyond the crest of the field. East of the Site there would be very limited views of the proposals from Higher Road with no more than glimpses of the roof visible along part of the northern boundary. As the land gently rises along Higher Road there would be no views of the site beyond the point where FP0302024 joins the road. **Viewpoint 3** is taken from a point to the west of the Site, the value of the view is **Low**, as there are several detracting features, the roofs of the properties on Green Park View are prominent, while the functional steel post and wire fence is not typical of the Longridge Slopes LCA. The susceptibility of the receptors is judged to be **Medium** for vehicle users and **High** for pedestrians who may be walking up the road from the nearby holiday park, a combined **Medium - High** susceptibility is therefore judged to be appropriate. This gives a sensitivity of **Low – Moderate**.

The magnitude of the effect would be **Moderate**, the upper parts of the proposals, comprising the roofs and some of the cladding to the side would be clearly visible from Higher Road, the existing stone boundary wall screens the lower parts of the new buildings from view. Taller elements of the existing vegetation provide a little screening. The overall impact of **Moderate Adverse** is determined by combining the magnitude and the sensitivity.

At Year 15, the proposed vegetation along the western boundary would be well established providing a good screen to the proposals from this direction. The intention of the proposed planting is that it should mimic the existing planting to the west of the boundary, so the two areas of planting would blend seamlessly together. The magnitude of the effect at Year 15 is considered to be **Negligible**, which would give an overall impact of **Slight Adverse**.

9.7.2.2 Forty Acre Lane northwest of Site

Forty Acre Lane runs parallel to Higher Road, heading east to west along the western ridge of Longridge Fell. Due north of the site there would be views southwards from Forty Acre Lane **Viewpoint 4**, where the rooftops of the chalets would just be seen beyond the crest of the field and the new drive would be discernible in places. The value of the view here is **Medium**, there are no major detracting features within the view and there are long panoramic views southwards towards the West Pennine hills, the stone walls and pastures are typical features of the Longridge Slopes LCA. Receptors will be generally vehicle users though there may be walkers on this road too, the susceptibility of receptors is judged to be **Medium**, vehicle users will be travelling at a modest speed here and would only have a brief glimpse of the proposed chalet roofs. Sensitivity is judged to be **Moderate**. The magnitude of the effect of

the proposals is judged to be **Small**, only a small portion of the chalet's rooves and some of the drive would be seen from this location which is around 350 metres from the Site, so it would be a minor intrusion into the wider view. The overall impact is judged to be **Slight – Moderate Adverse**.

At Year 15 the proposed planting along the drive to the north of the chalets and along the western boundary of the Site would be established, screening the chalet rooves from view, these trees would be a new feature in the landscape, augmenting the existing scrubby planting to the west of the Site, and other trees around Dilworth Brows Farm, which protrude above the crest of the hill here. The magnitude of the effect would remain **Small**, but the focus of the view would change from one where the chalet's rooves are seen to views of the new trees, the overall impact is judged to be **Slight – Moderate** but would now be **Neutral** rather than adverse as new development would no longer be visible.

9.7.3 Users of Public Open Space

9.7.3.1 Public Open Space off Hollin Hall Drive Longridge

An area of public open space wraps around the southern northern and eastern edges of new housing off Hollins Hall Drive on the east side of Longridge, below the Site. **Viewpoint 5** shows that there would be clear views of the proposals from the easternmost and northernmost parts of the open space, as it would occupy part of the field visible on the horizon. The roofline of the easternmost chalet, which sits highest in the landscape would sit just below the ridge line when seen from this viewpoint. The value of the view is **Medium** as it is typical of the Longridge Slopes LCA, and it represents a view into the AONB from the edge of Longridge. The properties at Green Bank Park are a moderately detracting element in the middle distance. The susceptibility of the receptor is judged to be **High** as enjoyment of the view will be of importance to the users of the POS. Sensitivity is judged to be **High – Moderate**. The magnitude of the effect is considered to be **Small**, the proposals will be around 1500 metres distant from this location and they would represent a minor component of the wider view, where there are other similar developments visible, for instance the Valley View Lodges east of the Site. Combining the sensitivity and the magnitude will give an overall impact of **Slight to Moderate Adverse** Impact.

At Year 15 the proposed planting along the western boundary will have established along with the tree planting within the site and it is judged that it will be difficult to readily distinguish the chalets from this location. The new vegetation would be viewed as part of the wider strip of scrubby woodland associated with the edge of the former quarry and would appear as a logical part of the landscape. The magnitude in Year 15 is judged to be **Negligible**, and combining this with the **High - Moderate** sensitivity would give an impact of **Slight Adverse**.

9.7.3.2. Community Hall at Knowle Green

Views along the B4263, Knowle Green Road towards the Site are limited due to intervening vegetation. At the Community Centre car park immediately off this road there are views towards the Site however **Viewpoint 6** illustrates that the proposed chalets would not be seen from here, the existing buildings at Dilworth Brows and topography would truncate the views.

9.7.4 Holiday accommodation

There will be some views from the nearby Beacon Hill Holiday Park towards the proposals. These views will be greatest in winter but will diminish in summer as leaf cover will screen longer views from the Holiday Park. The receptors here will have **High** susceptibility, as they have come to a destination next to a National Landscape where the enjoyment of the views would be an important part of their stay.

The Holiday Park is private and it has not been possible to assess the visual effects from inside the park and assess the value of any views. The magnitude of the effect is judged to be between **Small** and **Negligible**, reducing to **Negligible** following establishment of new screening planting along the western boundary which comprehensively screen the proposals from the west. The overall impacts are likely to be no greater than **Slight – Slight – Moderate Adverse**, and **Negligible Impact** following the establishment of planting.

9.7.5 Listed buildings

The residents of listed buildings are considered as visual receptors. The only listed building which is affected by the proposals is Dilworth Brows Farmhouse, next to the Site. The farmhouse lies 90 metres to the southeast of the Site, and there would be partial views towards the Site from some first and ground floor windows, where the chalets would be seen on the periphery of the view. The value of the views from the farmhouse is judged to be of **Low - Medium** value, there would be few detracting elements as the development as Green Bank Park is not visible from the property. The property does enjoy panoramic views to the southwest over Spade Mill Reservoirs, and beyond to the West Pennine Hills and compared to these views the view towards the chalets would be considered ordinary, with or without the proposed development.

The susceptibility of the receptor here is **High** as they are residential. The sensitivity is considered to be **Moderate** as the views towards the chalet are to one side of the main view and as there are more compelling views in other directions. The magnitude of the effect is judged to be **Moderate**, as the chalets will form a visible and recognisable new development, but where it is not intrusive within the overall view.

This would give an overall impact of **Moderate Adverse** because it is introducing new development into a rural scene.

Following the establishment of planting at Year 15, it is judged that the magnitude would be reduced slightly as new tree planting and low native shrub planting would partially screen the proposed chalets, the reduced magnitude would be **Small – Moderate**, and the overall impact would be **slightly less than Moderate Adverse**.

9.7.6 Residential receptors

It is recognised that residents are also visual receptors and susceptible to visual effects, however in line with the Guidelines for Landscape and Visual Impact Assessment, they are assessed separately. Although for planning consideration, occupants do not have a right to a view, mitigation may be recommended to minimise the impact on residents where appropriate.

Residential properties which are listed buildings in the immediate vicinity have been assessed in paragraph 9.7.5.

The level of magnitude of the effect is recorded and noted to prioritise any mitigation, but no assessment is made.

9.7.5.1 The following properties are considered to have potential views of the proposed chalets:

- Properties within Green Bank Park, most of the properties are aligned roughly north south and these would not have direct views of the Site from within the property. Numbers 100 – 108 face east west and have views over the lake, and the proposed chalets would feature in the views to the east, the magnitude of the effect is considered to be no greater than **Small**.

Landscape and Visual Appraisal for Proposed Chalets at Dilworth Brows

- Properties on Ivy Farm Close, Tootle Drive and Broomfield Road, all off Hollin Hall Drive Longridge with views to the northeast of the site would be likely to have limited views towards the site which would be considered to be no greater than Small.

9.7.6 Summary table of visual effects

RECEPTOR	SUSCEPTIBILITY	VALUE	SENSITIVITY	MAGNITUDE	OVERALL IMPACT	OVERALL IMPACT
FOOTPATHS AND LANES						YEAR 15
Viewpoint 1 FP 0302024 and 0302022 east of the Site	High	Medium - Low	Moderate - High	Moderate	Moderate Adverse	Slight- Moderate Adverse
Viewpoint 2 Bridleway 0302020 Along Written Stone Lane	High	Medium	Moderate- High	Moderate	Moderate Adverse	Slight- Moderate Adverse
ROADS						
Viewpoint 3 Higher Road	Medium and High	Low	Low - Moderate	Moderate	Moderate Adverse	Slight Adverse
Viewpoint 4 Forty Acre Lane	Medium	Medium	Moderate	Small	Slight -Moderate Adverse	Slight – Moderate Neutral
PUBLIC SPACES						
Viewpoint 5 POS at Hollin Hall Drive	High	Medium	Moderate - High	Small	Slight – Moderate Adverse	Slight Adverse
Viewpoint 6 Community Hall at Knowle Green					No Effect	No Effect
HOLIDAY ACCOMMODATION						
Beacon Hill Holiday Park	High	?	?	Small - Negligible	Slight – Slight Moderate Adverse	Negligible Adverse
LISTED BUILDINGS						
Dilworth Brows Farmhouse	High	Medium	High - Moderate	Moderate	Moderate Adverse	Slightly less than Moderate Adverse
RESIDENTIAL PROPERTIES						
100 – 108 Green Bank Park	High				Negligible -Small	
Properties on eastern side of Ivy Farm Close, Tootle Drive and Broomfield Road, all off Hollin Hall Drive Longridge	High				Negligible -Small	

10.0 Mitigation

Mitigation measures are proposed to prevent, reduce and offset adverse effects where these have been identified, and these are described below.

10.1 Screening

10.1.1 Screening is proposed with dense woodland scrub planting to the western boundary of the Site to reduce the impact of views from the west and reinforce the existing scrubby woodland that runs along the top of the abandoned quarry, tree planting is proposed along the drive to the north to reduce the impact of views of the rooves of the chalets from Higher Lane and Forty Acre Lane to the north. Within the site small groups of trees and low native groundcover planting would reduce the

overall impact of the proposals and provide an attractive setting for the chalets which would be appropriate for the landscape character type. Dense screening is not proposed to the south as the chalets have been designed to enjoy the panoramic views in this direction.

10.1.2. Native planting has been specified for all the areas within the Site. A mixture of gorse, willow and hazel with birch, rowan and some oak is proposed along the western boundary to blend in with the existing planting there. Within the Site groups of trees would be birch and rowan with some oak along the drive. Native groundcovers would reflect the poor acid soils and the vegetation on other parts of Longridge Fell, and would include bell heather, ling, bilberry and common woodrush. The drive edges and other areas disturbed by the proposed works would be re-seeded with a native grass and wildflower seed mix for acid soils.

10.2 Levels

10.2.1 The chalets have been placed low in the landscape on small platforms cut into the side of the hill, to minimise their impact on the wider landscape, particularly in views from the south. The positions of the chalets have been configured to ensure there is adequate space for appropriate screening planting, avoiding very steep slopes wherever possible.

10.3 Colour

The Chalets would be clad in a dark brown cladding with sandstone detailing. This colour would look appropriate in a setting including trees and scrubby woodland, and would look inconspicuous in winter, fading into the background. A soft buff colour is proposed for the self-binding gravel drive which would match with the colour of the local stone.

10.4 Lighting

The Forest of Bowland National Landscape celebrates its dark skies and it is recommended that the chalets are 'Dark Sky Friendly' – which means that the operator has attended a training workshop run by the National Landscape and local astronomer, and that measures to reduce light pollution are incorporated into the proposals. This could include:

- Only use lighting when and where it is needed.
- Angle all lighting downwards.
- Use lighting units of 500 lumens or less which is suitable for most domestic purposes
- Use correct colour temperature of lighting: warm light of 2700 kelvin is recommended with a maximum of 3000 kelvin.
- Lights shall be pointed where they are needed and installed at the lowest possible height.
- Use proximity sensors where appropriate and avoid dawn to dusk sensors.
- Encourage closure of curtains at night.

11.0 Conclusion

The proposals represent small scale development in open countryside within the Forest of Bowland National Landscape on the edge of Longridge, at the western end of Longridge Fell. The two chalets are designed to be attractive buildings that sit low in the landscape and would be constructed in materials which would be appropriate in the local landscape and inconspicuous. The landscape proposals are designed to minimise the impact of the proposals from the north, west and south where this can be achieved effectively by screening and keeping the development areas at a low level. Native tree planting used carefully around the proposed chalets will reduce their impact in views from the south.

The impact of the landscape effects are judged to be no worse than Slight-Moderate Adverse, in respect of the national and local landscape character. There would be a Moderate effect on the setting of the listed building Dilworth Brows Farmhouse to the southeast which can be reduced by appropriate tree planting within the site. The greatest visual effects would be Moderate Adverse effects on receptors using the two rights of way, FP0302024 and FP0300222, and Bridleway 0302020 along Written Stone Lane, and walkers using Higher Lane, and on Dilworth Brows Farmhouse. These effects can be mitigated against using planting to the western and northern boundaries and within the immediate environs of the chalets.

The chalets represent small scale tourist development serving the visitor needs of the National Landscape in an area where visitor accommodation is already a characteristic. Providing appropriate mitigation is carried out as set out in section 10, the landscape and visual effects of this development would be acceptable.

Appendix 1 Photographs



Viewpoint 1: Looking north towards Dilworth Brows Farm,

Date: February 2026

Description: The site lies to the left of the farm to the edge of the field in the middle distance, the southern aspects of both chalets would be visible from this location.

Landscape and Visual Appraisal for Proposed Chalets at Dilworth Brows



Viewpoint 2: looking northeast from small lake off Written Stone Lane, BW 0302020

Date: February 2026

Description: The chalets would be seen set into the hillside partly screened by existing vegetation.

Landscape and Visual Appraisal for Proposed Chalets at Dilworth Brows



Viewpoint 3: View looking eastwards along Higher Road northwest of the Site

Date: March 2026

Description: The site is visible on the far left of the image beyond the stone boundary wall. The rooves of properties at Green Bank Park are visible in the foreground.

Landscape and Visual Appraisal for Proposed Chalets at Dilworth Brows



Viewpoint 4: Looking southwest from Forty Acre Lane

Date: March 2026

Description: Parts of the roof tops of the proposed chalets and short sections of the access track would be discernible in the middle distance.

Landscape and Visual Appraisal for Proposed Chalets at Dilworth Brows



Viewpoint 5 Looking northeast to the site from Public Open Space near Hollins Hall Drive, Longridge

Date: February 2026

Description: The proposed chalets would be visible just below the horizon west of Dilworth Brows.

Landscape and Visual Appraisal for Proposed Chalets at Dilworth Brows



Viewpoint 6: From Knowle Green Road from community centre car park

Date: February 2026

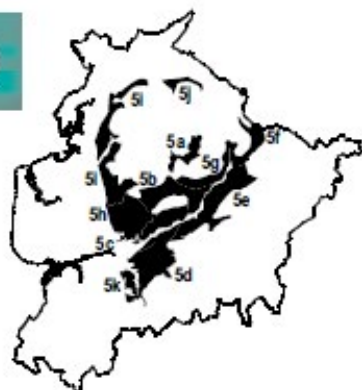
Description: The buildings at Dilworth Brows are visible on the horizon but the chalets would not be visible from here, hidden by the topography and the existing buildings.

Appendix 2

Landscape Character Assessments

1. A Lancashire Landscape Strategy

5



UNDULATING LOW- LAND FARMLAND

Character Areas

- 5a Upper Hodder Valley
- 5b Lower Hodder and Loud Valley
- 5c Lower Ribble
- 5d Samlesbury-Withnell Fold
- 5e Lower Ribblesdale (Clitheroe to Gisburn)
- 5f Lower Ribblesdale (Gisburn to Hellifield)
- 5g South Bowland Fringes
- 5h Goosnargh-Whittingham
- 5i West Bowland Fringes
- 5j North Bowland Fringes
- 5k Cuerden-Euxton

Landscape Character

Generally below 150m, the Undulating Lowland Farmland lies between the major valleys and the moorland fringes. The underlying geology is largely masked by heavy boulder clays and hedgerows predominate over stone walls. This lowland landscape is traversed by deeply incised, wooded cloughs and gorges. There are also many mixed farm woodlands, copses and hedgerow trees, creating an impression of a well wooded landscape from ground level and a patchwork of wood and pasture from raised viewpoints on the fells. Some of the most picturesque stone villages of the county occur within this well settled landscape type. The towns of Longridge and Clitheroe also occur within this type, but are not typical of the settlement pattern. The area also has many country houses whose boundary walls and designed landscapes add to the species diversity and visual appeal. There is a high density of farms and scattered cottages outside the clustered settlements, linked by a network of minor roads. Typical view - photo 19 below.



A Landscape Strategy for Lancashire Landscape Character Assessment

Physical Influences

The Undulating Lowland Farmland forms a transitional zone between the low lying plains of soft glacial deposits and the high fells of Bowland, formed from Millstone Grit. To the west of the Forest of Bowland, running along the line of the M6, a substantial fault separates the soft Triassic rock of the lowlands from the harder Carboniferous rocks of the fells. The Clitheroe Reef Knolls SSSI, located between Worston and Downham, comprise an important geological feature. This is one of several Reef Knolls which support species-rich calcareous grassland.

This landscape type, whether composed of limestone, grit, shale or sandstone, is of gentle topography when compared to the fells and hills. Glacial action has accentuated the differences by further tempering the relief of the low-lying areas by the deposition of glacial drift. Deep drift is conspicuous where hedges predominate over stone walls, as quarrying is only possible where the drift is sufficiently thin.

Many of the woodlands which survive on the steep slopes of the deep cloughs and valley sides are of ancient origin and represent a rich natural resource. They include alder and ash woods on the base-rich soils of the valley floors grading through to lowland oakwoods and upland oak woods on the upper valley sides. Red Scar and Tun Brook Woods, situated east of Preston between Ribblesdale and Grimsargh are classified as SSSIs and are important for their extensive examples of ash-wych elm woodland and alder woods. Hedges and hedgerow trees are also important as habitats in an otherwise intensively managed landscape.

Standing bodies of water are important habitats within the area; especially for birds. Rough Hey Wood, located south east of Garstang is designated as a SSSI and contains one of Britain's largest heronries.

Human Influences

The landscape proved more favourable to early settlers than the nearby uplands. At Portfield above Whalley, large earthworks of Iron Age date defend the neck of a steep-sided promontory whose flat top had been utilized since the Neolithic period. The presence of a large aisled barn of probably

18th century date points to an earlier, perhaps medieval, successful farmstead, attesting to the favourable nature of the site.

By the Roman period it is probable that much of this landscape type was already settled fairly densely and the fort established at Ribchester is known to have had some civilian government functions. Whilst Roman remains (besides roads) outside the immediate area of the forts are poorly represented in the record, the presence of Roman Kilns at Quernmore show that they exploited the natural resources of the area.

Medieval population pressures, which saw the utilisation of small areas of the mosslands elsewhere in Lancashire also led to the continuation of small woodland clearances along the Ribble and the Lune. This created a small scale intimate landscape of scattered farms linked by winding roads with irregular fields and patches of surviving woodland on stream and field edges, a landscape which has remained intact to this day.

The majority of enclosure dates from the medieval period and has created a landscape of small fields which are mostly hedged although stone walls are evident where geology lies close to the surface.

Country houses are a feature of the area and are often surrounded by parklands and well managed estates. They are evidence of the developing industrial enterprise and increasing wealth between the 16th and 19th centuries. Architecturally distinctive yeoman and gentry houses are also characteristic of this type and date from the 17th century onwards.

During the 17th century lime was used for land improvement in these lowland fringe areas and many small farm kilns remain in the landscape, along with the larger industrial kilns and quarries of the 19th and 20th century. The mining of Millstone Grit also proved to be important in this landscape type. Where suitable stone was available, querns and millstones could be quarried and manufactured to meet the needs of the population. Remains of 19th century millstone production near Quernmore can still be seen on the flanks of Clougha Pike. Lead and Silver were extracted in Rimington from the 17th century and mined and manufactured in places such as at Quernmore to meet the demands of the rapidly industrialising county.

A Landscape Strategy for Lancashire Landscape Character Assessment

CHARACTER AREAS - UNDULATING LOWLAND FARMLAND

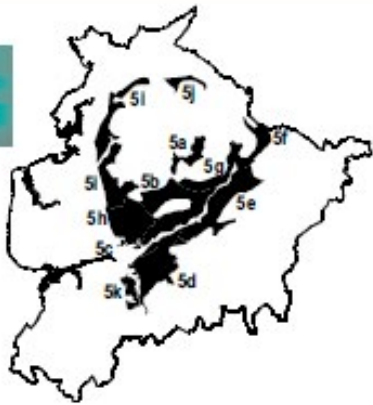
Undulating Lowland Farmland occurs on the lower fringes of the uplands, below about 150m AOD, across the whole study area.

Local	Character Areas	Description
5a	Upper Hodder Valley	<i>This is a unique hidden area of settled farmland enclosed by shale and limestone uplands and the grit moorland of the Bowland Fells. It is a lush oasis in the middle of a bleak landscape. The landscape is centred around the upper River Hodder and its tributaries and is well wooded. The underlying geology is largely overlain by boulder clays although the underlying limestone is evident as outcrops known as 'Reef Knolls' as well as in the white stone walls, bridges and limestone built villages, such as Slaidburn. The Reef Knolls are particularly characteristic of this area as are stands of beech which are often visible on hill tops.</i>
5b	Lower Hodder and Loud Valley	<i>This area forms part of the Undulating Lowland Farmland to the south of the Forest of Bowland and includes the deeply incised wooded course of the Hodder below Whitewell and its tributary, the River Loud, as far as its confluence with the Ribble. The underlying bedrock is limestone which is overlain by good soils, providing lush green pastures and good tree growth. The course of the Hodder is particularly well wooded and the pattern of incised minor wooded tributaries is distinctive to this character area. The area is little affected by modern development and the picturesque limestone villages of Chipping and Waddington have retained their vernacular character.</i>
5c	Lower Ribble	<i>The Lower Ribble is an area of lowland gritstone farmland between Longridge Fell to the north and Mellor Ridge to the south. It has a distinctive broad valley landform; the north and south valley sides are separated by a flood plain which contains the meandering course of the River Ribble. There is a particularly distinctive pattern of wooded cloughs which descend the valley sides, their streams emptying into the Ribble. A complex pattern of hedges and woodland form links to these wooded cloughs, giving an overall impression of a well wooded landscape. Although a rural valley, the area is well settled; a dense network of winding country lanes and tracks link the large number of stone farm buildings. Other features of this area are the country houses and designed landscapes, for example Stonyhurst College, Huntingdon Hall and Showley Hall. The Roman settlement of Ribchester is sited at an historic crossing point of the Ribble, a tranquil village in the centre of the valley.</i>
5d	Samlesbury-Withnell Fold	<i>An area between the Ribble Valley to the north and the Industrial Foothills to the south. It is underlain by millstone grit and sandstone, but the landscape is influenced by the mantle of glacial till which covers the surface, producing a gently undulating landscape of large lush green pastures divided by low cut hedgerows and hedgerow trees. Dramatic steep sided wooded valleys wind their way through the landscape carrying the River Darwen and its tributaries. Designed landscapes and parkland associated with Samlesbury Hall, Woodfold Hall, Pleasington Old Hall and Hoghton Tower add to the overall woodland cover in this lowland landscape and Witton Country Park provides a countryside resource on the edge of Blackburn. It is also influenced by infrastructure (major road</i>

Landscape Strategy, including forces for change

A Landscape Strategy for Lancashire

5



UNDULATING LOW-LAND FARMLAND

Character Areas

- 5a Upper Hodder Valley
- 5b Lower Hodder and Loud Valley
- 5c Lower Ribble
- 5d Samlesbury-Withnell Fold
- 5e Lower Ribblesdale (Clitheroe to Gisburn)
- 5f Lower Ribblesdale (Gisburn to Hellifield)
- 5g South Bowland Fringes
- 5h Goosnargh-Whittingham
- 5i West Bowland Fringes
- 5j North Bowland Fringes
- 5k Cuerden – Euxton

Key Environmental Features

- Wooded river corridors and gorges** provide a sense of enclosure, sheltered habitats and distinctive patterns on the valley sides. Many are also historic sites for early water-powered industry.
- Hedgerows and hedgerow trees** define the field pattern in contrast with the moorland fringe farmland, where stone walls dominate over hedgerows. They also provide sheltered habitats which are

important wildlife links between the wooded cloughs and outlying woodlands.

- Small mixed woodlands** provide important habitats and cover for wildlife and contribute to the overall appearance of a 'wooded' farmland. They reflect an important phase in landscape evolution when 19th century estate woods and shelterbelts were developed for game shooting.
- Historic villages, stone bridges and stone walls** reflect the local geology; many villages are clustered at river crossing points and there is a dispersed pattern of farms and cottages on the rural roads along the valley sides.
- Limestone outcrops and knolls** (in some of the character areas) provide a sharp contrast to the gentler rolling formations of the grazing land and provide shelter for sheep. They are also important for biodiversity.
- Roman remains and roads** reflect the importance of the area during Roman occupation - the routes of Roman roads are visible in sections of existing roads and tracks.
- Historic drove roads** support woodland, scrub and tall herb strips.
- Country houses, and estates** are important in terms of architecture and landscape design - they indicate the county's growing wealth in the 18th and 19th centuries.

Local Forces for Change and their Landscape Implications

- The expansion of farm woodlands through the Elwood Initiative** could be a positive force for change, linking wooded river corridors and increasing the number of small scale mixed farm woodlands.
- A decline in mature hedgerow and parkland trees** which are a valuable ecological resource and important hedgerow boundary markers. The presence of many trees provides the impression of a well managed, healthy landscape. There is little evidence of regeneration in hedgerows or of new planting to replace existing ageing or declining trees.

A Landscape Strategy for Lancashire Landscape Strategy

- **Continuing quarrying for limestone** is altering the landform locally but restoration presents opportunities for the creation for the creation of distinctive limestone habitats (area 5e).
- **Increasing pressures for residential development** on the edges of settlements, such as Ribchester, influences the landscape setting and approach to these small rural settlements. Many new developments use imported inappropriate materials such as red brick, which can be intrusive in this rural setting.
- **Barn conversions** and new developments centred around existing farm buildings may alter the scale and character of rural settlement and affect the intrinsic historic interest of the farms. Design guidance may ensure reasonable minimum standards of architectural design, but it is more difficult to control the overall appearance of gardens, fencing, access roads, driveways and power lines. There is a risk that this form of suburbanisation will have a detrimental impact on areas with a deeply rural character.
- **Pressure for amalgamation or expansion of beef/dairy farms** may result in the erosion of the characteristic pattern of fields, hedges and woods and introduction of large scale sheds and visually intrusive materials. Such large buildings may be intrusive in this rural setting and metal-roofed barns may be extremely prominent in views from surrounding upland areas. The storage of silage may also have a significant visual impact.
- **Intensive agricultural management** involving chemical fertiliser and herbicide applications, affects herb-rich hay meadows (for example around Slaidburn, area 5a) , unimproved neutral pastures (for example along the Hodder, area 5b) and nutrient status of the rivers.
- **Water abstractions** for urban areas may reduce water levels in rivers such as the Hodder and Ribble. This would influence species diversity and fisheries.
- **Pressure for visitor facilities** including a proliferation of signs, car park provision and rural restaurants, may result in suburbanisation of the landscape.

Landscape Strategy for Undulating Lowland Farmland

Strategy	Recommendations
Retain the characteristic pattern of river corridor and valley side woodlands	● encourage the natural regeneration of river corridor woodlands by excluding grazing where this does not conflict with other biodiversity interest ● initiate a programme for the gradual removal of conifer species where appropriate and their replacement with locally native broadleaves ● conserve ancient semi-natural woodlands
Conserve the distinctive rural hedgerow network	● encourage continued hedgerow management, re-planting gaps and planting of a new generation of hedgerow saplings to conserve the hedgerow network
Conserve the lowland herb-rich haymeadows and unimproved neutral grasslands	● avoid agricultural improvements and application of artificial fertilisers which decrease species diversity of these grasslands ● conserve species-rich grass verges and increase species diversity by management where appropriate ● encourage conservation management techniques, grazing and cutting regimes, which promote unimproved grassland ● avoid road widening, improvement works, cable and pipeline laying which would affect species rich grass verges

A Landscape Strategy for Lancashire Landscape Strategy

Strategy	Recommendations
<u>Conserve the limestone reef knolls typical of the Ribble Valley</u>	● encourage traditional management and conservation of limestone grassland on reef knolls ● enhance existing quarries by developing species-rich grassland as part of planning conditions and by undertaking a range of other habitat creation measures ● perpetuate groups of trees which visually mark individual reef knolls so as to minimise any adverse effects on limestone flora
<u>Conserve rural built features such as stone bridges, historic villages and stone walls</u>	● avoid road improvements which would affect the setting or structure of stone bridges or walls ● encourage the use of the appropriate local limestone or gritstone to ensure new buildings and materials reflect the local architecture of the area ● avoid using inappropriate or alien materials such as red brick and concrete tiles in historic villages
<u>Conserve the Roman history and industrial archaeology of the area</u>	● conserve Roman Roads, ensuring road improvements do not obscure their continued visual presence in the landscape ● conserve settings of historical and archaeological features, for example the fort and Roman settlement at Ribchester ● conserve local features such as small farm lime kilns which signify the past use of limestone as a soil conditioner
<u>Conserve country houses and parkland as features of the landscape</u>	● conserve the settings to country houses, encouraging continued management of grounds as parkland - including planting of parkland trees ● ensure entrances are not affected by road alterations or built development ● avoid loss of integrity by division into multiple ownership or loss to agriculture ● retain traditional parkland features such as railings, kissing gates and veteran trees
<u>Conserve the distinctive settings to rural settlements</u>	● ensure new development on the edges of villages reflects the characteristic clustered form; development should be sited to retain views to landscape features and landmarks, such as church towers on the approaches to villages ● avoid ribbon development which would disrupt the characteristic clustered form of settlements and the rural character of local roads ● maintain stone walls, which are often located on the outskirts of villages such as Slaidburn, respecting local differences in style and construction ● encourage tree planting as an integral part of new development, creating links with existing farm woodlands and the network of hedgerows
<u>Enhance the wooded character of the lowland landscape</u>	● promote the planting of new woodland to link existing woods and hedgerows, aiming for a continuous network of trees, hedgerows and woods where this does not conflict with other habitats of biodiversity significance ● encourage planting of small farm woodlands which are a feature of the lowland agricultural landscape and provide 'stepping stones' for wildlife between larger woodlands ● promote the restoration where appropriate of semi-natural habitats to increase the resource and to develop linkage and corridors for wildlife

A Landscape Strategy for Lancashire Landscape Strategy

Strategy	Recommendations
<u>Restore and maintain historic rural buildings</u>	• encourage use of species which are typical of the area such as lowland oak woods, alder in wetter places and ash woodland where the soils are moist and/or base-rich • new built development based around the restoration of farm buildings should pay attention to the siting, scale and design of traditional rural buildings, retaining the compact form and using local materials • building conversions and change of use, such as conversion of barns to residential dwellings, should have regard to scale and local materials • encourage the treatment of boundaries and surroundings to conversions to be in keeping with their rural setting

Potential Local Indicators for Monitoring Landscape Change in Undulating Lowland Farmland

Potential Indicators	Pressure for change	Preferred direction of change
<u>Mixed farm woodland</u>	Increase as a result of the Elwood initiative, or decrease because of neglect/mismanagement	Increase
<u>Hedgerow network</u>	Decrease because of ongoing neglect or removal due to agricultural intensification or the amalgamation of farm units	Increase
<u>Historic villages, stone buildings and walls</u>	Increase in conversions of traditional farm buildings to residential uses, but risk that landscape setting is lost	Sensitive conversion
<u>Designed estate landscapes</u>	Decrease in area and quality of designed estate landscapes due to a combination of changes in land ownership and neglect.	Maintain

2. Forest of Bowland National Landscape, Landscape Character Assessment

Description and Location

- D.1 The Moorland Fringe LCT comprises the transitional rolling enclosed moorland and farmed landscape at the edges of the Moorland Hills, usually at an elevation of more than 200m linking the upland and lowland landscape. There is increasing evidence of human activity with more dry stone walls, improved pastures, scattered farmsteads and stone barns.
- D.2 The Moorland Fringe LCT occurs in several locations throughout the Forest of Bowland including on Pendle Hill.

Representative Photographs



Moorland fringe in LCA D2: Tatham



Moorland fringe in LCA D14: Abbeystead Fringe



Moorland fringe on Longridge in LCA D11: Longridge Slopes

Key Characteristics

- Sheep grazing is the predominant land use with a patchwork of traditionally managed meadows, wet rushy pasture and acid grassland.
- Traditional field barns are recognisable landscape features.
- Dry stone walls of roughhewn stone create strong patterns within the landscape which reflect the underlying geology.

Landscape Character Description

Physical Character

- D.3 The moorland fringe is a transitional enclosed landscape between the higher fells and the more intensively farmed land of the lowlands. The Moorland Fringes are underlain predominantly by Millstone Grit with smaller areas of limestone overlain by soils of varying thickness with thicker soils on the gentler, more sheltered slopes and valleys than the summits. This LCT occupies the high ground fringing the main moorland, typically at an altitude of between 215 and 300m above sea level.
- D.4 The rolling landscape provides 'in-bye' pasture for sheep and some cattle, associated with the seasonal movement of stock. The moorland fringe comprises a rich mosaic of habitats including unimproved agricultural grassland, damp rushy pasture and acid grassland, drier calcareous meadows, patches of heather moorland, windswept trees and small woodlands. These habitats support a diverse flora and are important for wading birds.
- D.5 The lower slopes of the moorland fringes show a gradual transition to the more managed lush grasslands of the Undulating Lowland Farmlands LCT where brighter green 'improved' pastoral fields are a feature of the landscape. Within this more managed landscape flushes, streams and roadside verges provide ecological diversity.

Perceptual and Scenic Qualities

- D.6 Built features such as sheepfolds, tramways and tracks, quarries, mines, field barns and stiles provide local distinctiveness and evidence of a more industrial past in the landscape.
- D.7 There are dramatic open views from these flanks of the fells towards the villages and valleys of the lowlands where reservoirs and parkland often feature in views.
- D.8 There are moderate levels of tranquillity and dark skies experienced as there is largely a lack of settlement across the LCT however there is some light pollution closer to larger settlements including Longridge and Sabden. Distinctive bird calls contribute to recognisable sense of place.

Historic Character

- D.9 The moorland fridges below the more exposed open moors have a long history of land use and settlement. The small size of land holdings likely came from a system of land inheritance where land was divided equally between sons resulting in a landscape of closely scattered farmhouses. Some farmhouses are distinctive 'laithe' houses which are part house, part hay stall.
- D.10 In the 13th to 15th centuries vaccaries (large, open areas used to graze livestock) were created by feudal landowners to make economic returns on their 'waste's' beyond the boundaries of the Deer Parks. The pace of enclosure grew during the 16th and 17th centuries and continued due to the Parliamentary Enclosure Acts of the 18th and 19th centuries.
- D.11 Some of the road network has an ancient origin, possibly dating back to the prehistoric period, however the road network largely grew in industrial times and packhorse ways associated with the transport of salt, lime and wool are features of the landscape.
- D.12 Sheep grazing is the most common recent land use with most farms having rights for grazing on the open moorland in summer with land in the fringe used as in-bye land for winter grazing and hay making in the summer to feed livestock through the winter.
- D.13 The lower gentler slopes comprise older enclosures distinguished by their small size and irregular shape with later Parliamentary Enclosures represented by large regular rectangular fields enclosed by robust walls more evident on the higher slopes and steeper areas.
- D.14 Changes in farming practices has reduced the number of damp pastures and hay meadows and a decline in upland farming in places has seen more marginal fields taken over by rushes. There is good preservation of archaeological sites in the more marginal land where non intensive agricultural practices are adopted.

Settlement Form and Built Character

- D.15 This LCT is characterised by isolated stone farmsteads which are usually constructed from local gritstone with a general absence of hamlets or villages. Farmsteads are often situated on tracks following a contours and dry stone walls form the majority of field boundaries, with distinctive through and coping stones creating strong patterns in the landscape and reflects the underlying geology. The network of narrow, winding roads, often at the foot of slopes is evident and other built elements in the landscape include stone field barns and walls.

Key Landscape Sensitivities

- Valuable ecological habitats within the wider improved pasture including traditionally managed meadows and acid grassland which support a diverse range of bird species.
- Numerous scattered, isolated, traditional historic farmsteads.
- The presence of packhorse ways and parish boundary markers are still present in the landscape.
- Strong intervisibility with surrounding LCTs.
- The distinctive pattern of stone walls which exhibit traditional construction styles.

Forces for Change

D.16 The Forces for Change are set out in Chapter 5. The forces relating to this LCT are summarised below.

Past Landscape Change

- Improved pasture surrounded by stone walls where intensive farming has spread onto higher ground.
- Reduction in biodiversity through agricultural improvements.
- Evidence of historic settlement in the form of stone terraced cottages and 'laithe' houses.
- Increase in traffic levels, particularly the number of delivery wagons and buses.

Future Landscape Change

- D.17 **Agricultural Change and Land Management** - Features including dry stone walls, sheepfolds, limekilns and traditional farm buildings are vulnerable to lack of management or removal for more extensive farming of livestock. The improvement of land and changes in agricultural practice may also lead to reduced biodiversity and changes to habitats. Stream corridors are vulnerable to run-off and pollution.
- D.18 **Climate Change** - Climate change is likely to be less marked in this transitional area although there may be a gradual change in species composition and habitat characteristics.
- D.19 **Development** – Loss of vernacular building styles and use of inappropriate building materials may also result in a loss of local landscape characteristics. Potential for large scale schemes to alter the character of the landscape. Renewable energy developments could affect the open and generally undeveloped character of the area.
- D.20 **Recreation** - Increasing traffic associated with tourism and recreation in the area could put pressure on the road system resulting in increased traffic, inappropriate highway improvements and signage.

Management Guidelines

The overall management objective should be to **CONSERVE AND ENHANCE** landscape character.

Landscape Management

Farmed Fringe Landscape

- Manage the marginal pastoral land to retain its features and characteristic attributes as a transitional landscape between the lowlands and uplands.
- Conserve species-rich meadows, acid grassland and damp pastures where they remain.
- Restore and re-create herb-rich grasslands.
- Encourage the management of pasture to maximise its ecological value by avoiding damaging operations and encouraging appropriate stocking levels.
- Encourage the reversion of improved grassland within the higher enclosure to an acid grassland/heathland cover, with the long term aim of extending the moorland landscape downslope where appropriate.
- Conserve the pattern of dry stone walls.
- Improve water quality within the surrounding upland catchments to protect and conserve aquatic habitats.
- Where possible remove invasive, non-native species.

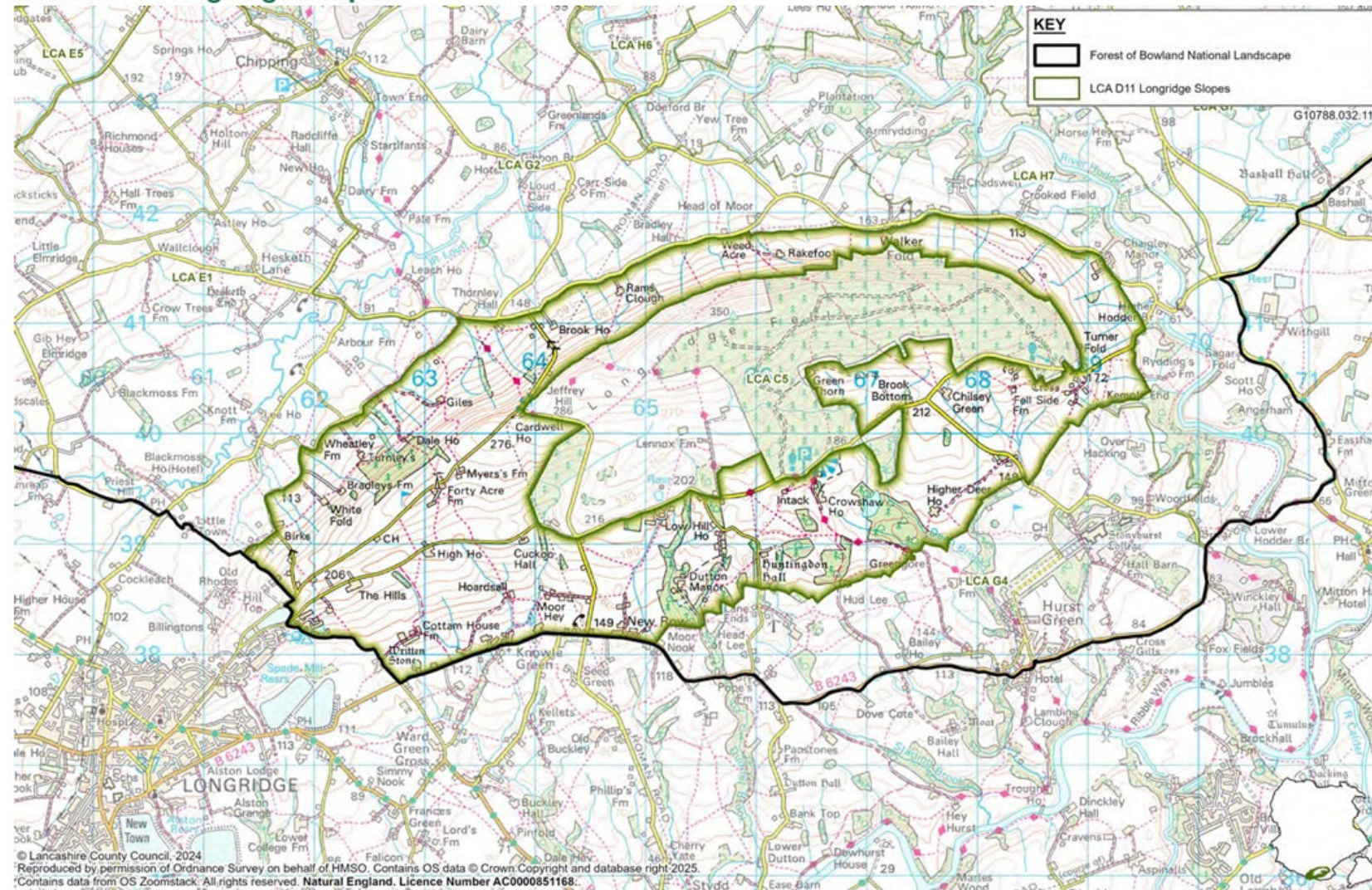
Woodland

- Conserve the pattern of largely sparse tree cover, stunted hawthorns and trees associated with farmsteads.
- Improve the structure and condition of existing woodlands through active management.
- Ensure that any new woodland planting is sympathetic to local topography.
- Manage grazing to facilitate the natural regeneration of woodland and ground flora.

Landscape Features

- Retain the strong landscape pattern through management and enhancement of stone walls, hedgerows and other boundary features.
- Encourage maintenance of gritstone or limestone walls and associated banks and ditches with locally predominant rock.
- Conserve and enhance valuable landscape features, including traditional farm buildings, limekilns, sheepfolds, clough woodlands and field boundaries, including hedgerows.
- Conserve traditional roadside features, including boundary markers (stone and metal)

LCA D11: Longridge Slopes



LCA D11: Longridge Slopes



View north from moorland fringe in Longridge near Jeffrey Hill viewpoint

Location

D11.1 This LCA is to the south of the Forest of Bowland and covers the moorland fringe surrounding Longridge Fell.

Key Characteristics

- This area provides the setting for Longridge Fell and is the foreground of views towards Longridge Fell.
- Open views from the higher ground across the surrounding landscape although woodlands provide a sense of enclosure in places.
- Predominantly sloping pastoral grazing with areas of woodland, forestry, a reservoir and a golf course.
- Rushy marginal pasture compared to the surrounding lower lying lush farmland.
- Predominantly dry stone wall boundaries or variable condition.
- Marked OS Viewpoint on Jeffrey Hill and Old Clitheroe Road (views currently obscured by vegetation) provide views over the surrounding landscape.

Landscape Sensitivities Specific to LCA D11: Longridge Slopes

D11.2 In addition to the landscape and visual sensitivities outlined for LCT D specific sensitivities of this character area are:

- Sloping rushy pasture interspersed with woodland with views over the surrounding landscape.

- Numerous PRow including Ribble Valley Jubilee Trail long distance footpath and areas of Open Access Land closer to the summit of Longridge Fell.
- Cultural associations including Listed Buildings such as Grade II* Listed Huntingdon Hall.

Forces for Change Specific to LCA D11: Longridge Slopes

D11.3 In addition to the forces for change set out in Chapter 5 and outlined for LCT D specific considerations for this LCA are:

- Recent residential development at Green Bank Park on Higher Road within the National Landscape boundary.
- Holiday park development on north-east edge of Longridge adjacent the boundary of the National Landscape.

Management Guidelines Specific to LCA D11: Longridge Slopes

D11.4 In addition to the management guidelines set out for LCT D, specific considerations for this LCA are:

- Retain dry stone walls, repairing those that are in disrepair.
- Protect and where possible enhance views northwards to the Bowland Hills, notably from the Marked OS Viewpoint on Jeffrey Hill, and southwards, notably from the marked OS viewpoint on Old Clitheroe Road (where vegetation clearance is required to open up the currently restricted views).
- Ensure any new development is sensitive to local vernacular and siting and design considers effects on the National Landscape.

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