

# LANDSCAPE & VISUAL IMPACT ASSESSMENT

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MAY 2026

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Land at The Nook, between Snodworth  
Road and York Lane  
Langho

U R B A N  
G R E E N





# QUALITY MANAGEMENT

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|------------------|--------------------------------------------------------|----------------------------|------------|----------|
| Project No.:     | UG3174                                                 |                            |            |          |
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# 1.0 INTRODUCTION & SCOPE OF ASSESSMENT

This Landscape and Visual Impact Assessment (LVIA) has been prepared by Urban Green and provides an assessment of the proposed development of the Site at The Nook, between Snodworth Road and York Lane Langho. The location of the Site is shown at Fig. 1.1, opposite.

The proposals comprise include the development of 6 no. residential dwellings (Use Class C3) with associated landscape and access works.

The aim of this document is to identify the key landscape and visual sensitivities of the Assessment Site, and provide recommendations to support the appropriate redevelopment of the Site.

The location of the Site is shown at Fig. 1.1, opposite. This document considers changes to:

- The character of the landscape, vegetation, landscape features and designations within and surrounding the Site; and
- The composition of selected views from identified visual receptors as a result of the proposed development.

The landscape and visual analysis was prepared following Site visits in February 2026. This assessment describes and evaluates the anticipated change to landscape and visual amenity, and the extent to which these changes will affect the perception and views of the landscape.

## KEY

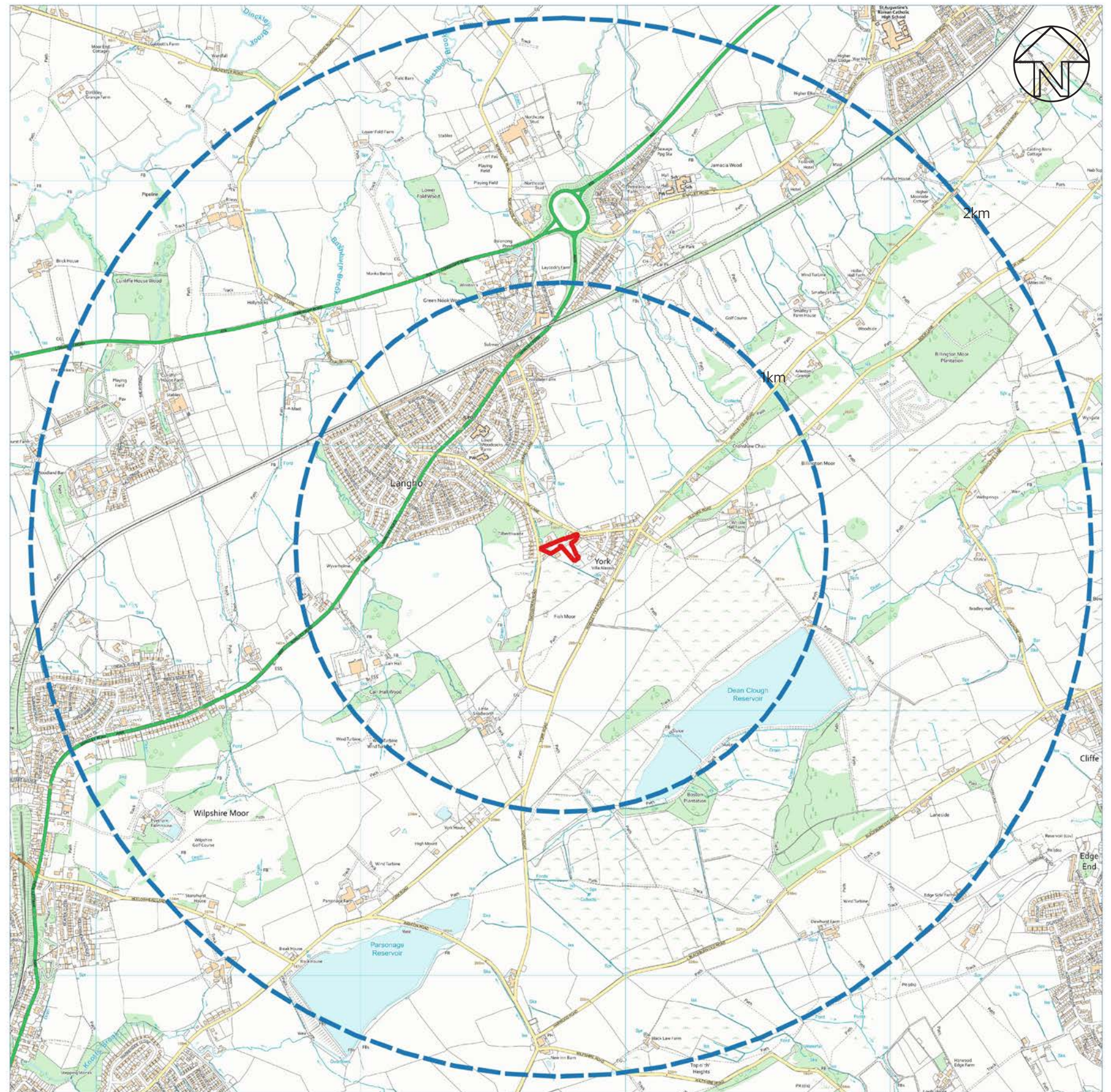
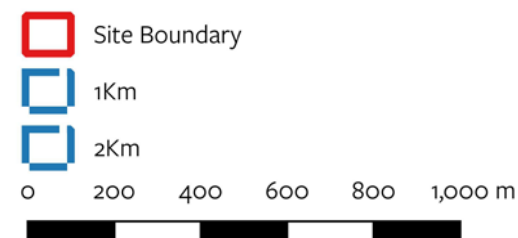


Figure 1.1 - Site Location



# 2.0 PLANNING POLICY CONTEXT

## National Planning Policy Framework

The National planning policy for England is defined within the National Planning Policy Framework (herein referred to as the NPPF) that has distilled the content of previous Planning Policy Statements into one comprehensive document. The NPPF is the relevant national planning policy document against which to test the proposals. A revised NPPF was issued by the Ministry of Housing, Communities and Local Government on 12 December 2024.

## General Considerations

As a central theme, the NPPF has a presumption in favour of sustainable development (para. 11) for which it defines three mutually interdependent objectives of sustainability (para. 8) to be jointly sought (economic, social and environmental). With relevance to landscape and visual matters the third objective states:

*“an environmental objective – to protect and enhance our natural, built and historic environment; (...)”*

The planning system is identified as the vehicle for guiding development to sustainable solutions but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

## Strategic Policies

Paragraph 20 discusses the role of strategic policies within the plan-making framework. It suggests that sufficient provision should be made for the:

- d. “conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.”*

## Section 12 Achieving well-designed places

This section of the NPPF identifies that the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve (para. 131) it states that policy should ensure that developments (para. 135):

- b. “(...) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c. are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d. establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; (...)”*

In regards to trees in new developments, paragraph 136 states:

*“Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should*

*work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”*

## Section 13 Protecting Green Belt Land

This section of the NPPF relates to Green Belt land. Paragraphs 142 and 143 state:

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

*Green Belt serves five purposes:*

- a. to check the unrestricted sprawl of large built-up areas;*
- b. to prevent neighbouring towns merging into one another;*
- c. to assist in safeguarding the countryside from encroachment;*
- d. to preserve the setting and special character of historic towns; and*
- e. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.”*

In reference to proposals which affect the Green Belt, paragraphs 153 to 160 state:

*“When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.*

*Development in the Green Belt is inappropriate unless one of the following exceptions applies:*

# 2.0 PLANNING POLICY CONTEXT

- a. buildings for agriculture and forestry;
- b. the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c. the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d. the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e. limited infilling in villages;
- f. limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g. limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.
- h. Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:
  - i. mineral extraction;
  - ii. engineering operations;
  - iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location;
  - iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;
  - v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and

- vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

The development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where:

- a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;
- b. There is a demonstrable unmet need for the type of development proposed;
- c. The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework; and
- d. Where applicable the development proposed meets the ‘Golden Rules’ requirements set out in paragraphs 156-157 below.

Where major development involving the provision of housing is proposed on land released from the Green Belt through plan preparation or review, or on sites in the Green Belt subject to a planning application, the following contributions (‘Golden Rules’) should be made:

- a. affordable housing which reflects either: (i) development plan policies produced in accordance with paragraphs 67-68 of this Framework; or (ii) until such policies are in place, the policy set out in paragraph 157 below;
- b. necessary improvements to local or national infrastructure; and
- c. the provision of new, or improvements to existing, green spaces that are accessible to the public. New residents should be able to access good quality green spaces within a short walk of their home, whether through onsite provision or through access to offsite spaces.

Before development plan policies for affordable housing are updated in line with paragraphs 67-68 of this Framework, the affordable housing contribution required to satisfy the Golden Rules is 15 percentage points above the highest existing affordable housing requirement which would otherwise apply to the development, subject to a cap of 50%. In the absence of a pre-existing requirement for affordable housing, a 50% affordable housing contribution

should apply by default. The use of site-specific viability assessment for land within or released from the Green Belt should be subject to the approach set out in national planning practice guidance on viability.

A development which complies with the Golden Rules should be given significant weight in favour of the grant of permission.

The improvements to green spaces required as part of the Golden Rules should contribute positively to the landscape setting of the development, support nature recovery and meet local standards for green space provision where these exist in the development plan. Where no locally specific standards exist, development proposals should meet national standards relevant to the development (these include Natural England standards on accessible green space and urban greening factor and Green Flag criteria). Where land has been identified as having particular potential for habitat creation or nature recovery within Local Nature Recovery Strategies, proposals should contribute towards these outcomes.

When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.”

## Section 15 Conserving and Enhancing the Natural Environment

This section of the NPPF identifies a requirement in favour of (para. 187):

- 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; (...)”

As listed in the NPPF, these valued landscapes include:

- National Parks;



# 2.0 PLANNING POLICY CONTEXT

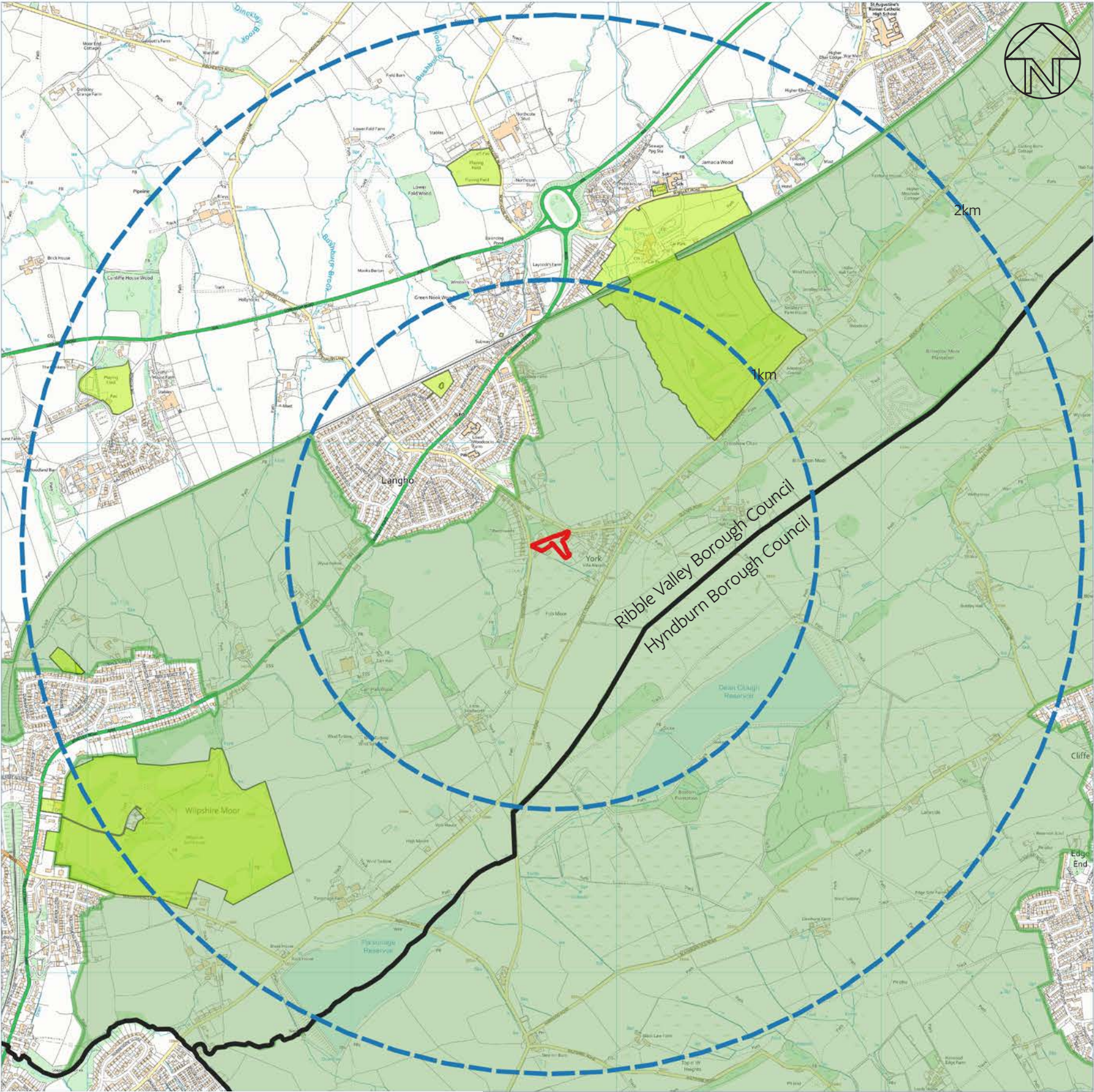


Figure 2.1 - Local Planning Policy



# 2.0 PLANNING POLICY CONTEXT

- The Broads; and
- National Landscapes.

The Assessment Site is not located within any of the above mentioned valued landscapes.

## Section 16 Conserving and Enhancing the Historic Environment

For proposals affecting heritage assets, the NPPF places a requirement on applicants to (para. 207):

*“describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”*

Para. 208 also states:

*“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”*

Para. 210 states:

*“In determining applications, local planning authorities should take account of:*

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c. the desirability of new development making a positive contribution to local character and distinctiveness.”*

It is also considered that (Para. 220):

*“Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance.”*

## Local Planning Policy

The Assessment Site and majority of the study area lie within the jurisdiction of Ribble Valley Borough Council. To the south east, the study area lies within the jurisdiction of Hyndburn Borough Council. Key local policies relating to landscape and visual matters are briefly outlined below.

## Adopted Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 places a requirement upon local authorities when determining planning applications to do so in accordance with the adopted development plan unless material considerations indicate otherwise.

The current development plan comprises of the Ribble Valley Borough Council: Core Strategy 2008-2028: A Local Plan for Ribble Valley (Adopted 2014) and the Ribble Valley Borough Council Housing and Economic Development DPD (Adopted 2019). The relevant policies within the above noted documents are as follows:

Key Statement DS1 discusses the development strategy and states that:-

*“The majority of new housing development will be:*

- *concentrated within an identified strategic site located to the south of Clitheroe towards the A59; and*
- *the principal settlements of:*
  - *Clitheroe;*
  - *Longridge; and*
  - *Whalley.*

*Strategic employment opportunities will be promoted through the development of:*

- *the Barrow Enterprise Site as a main location for employment; and*
- *the Samlesbury Enterprise Zone.*

*New retail and leisure development will be directed toward the centres of:*

- *Clitheroe;*
- *Longridge; and*
- *Whalley.*

*Villages, which are the more sustainable of the 32 defined settlements:*

- *Barrow*
- *Billington;*
- *Chatburn;*
- *Gisburn;*
- *Langho;*
- *Mellor;*
- *Mellor Brook;*
- *Read & Simonstone;*
- *Wilpshire. (...)”*

*(...) In general the scale of planned housing growth will be managed to reflect existing population size, the availability of, or the opportunity to provide facilities to serve the development and the extent to which development can be accommodated within the local area. Specific allocations will be made through the preparation of a separate allocations DPD.*

*In allocating development, the Council will have regard to the AONB, Green Belt and similar designations when establishing the scale, extent and form of development to be allocated under this strategy. The relevant constraints are set out as part of the strategic framework included in this plan.*

*Development that has recognised regeneration benefits, is for identified local needs or satisfies neighbourhood planning legislation, will be considered in all the borough’s settlements, including small-scale development in the smaller settlements that are appropriate for consolidation and expansion or rounding-off of the built up area.*

*Through this strategy, development opportunities will be created for economic, social and environmental well-being and development for future generations.”*

Key Statement DS2 refers to sustainable development and states that:-

*“When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development*

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# 2.0 PLANNING POLICY CONTEXT

## KEY

- Site Boundary
- 1Km
- 2Km
- Ecological**
- SSSI
- Ancient Woodland

0 200 400 600 800 1,000 m

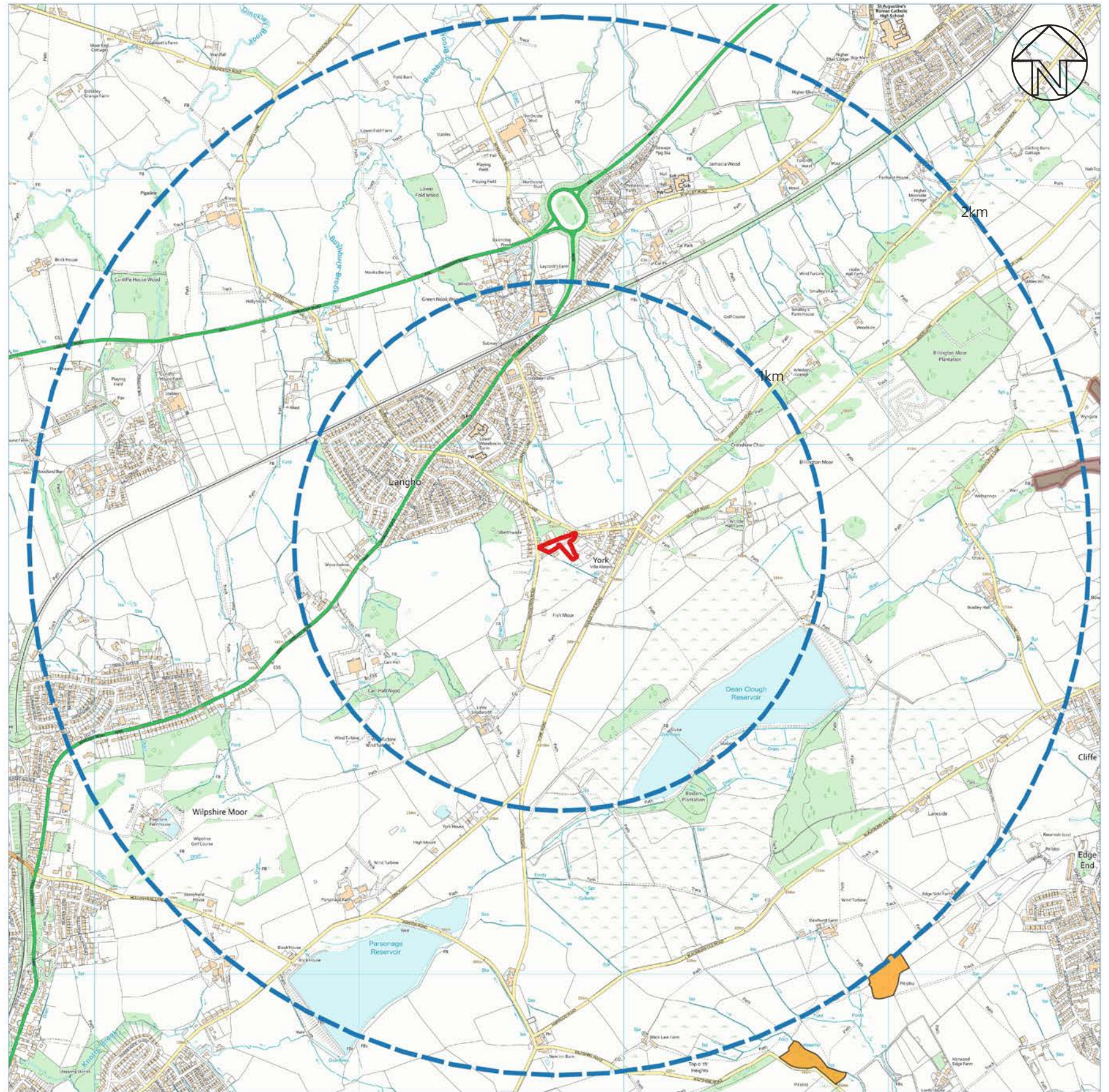


Figure 2.2 - Local Planning Policy - Ecological Designations



# 2.0 PLANNING POLICY CONTEXT

contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- specific policies in that Framework indicate that development should be restricted.”

Key Statement EN1 discusses Green Belt and states that:-

“The overall extent of the green belt will be maintained to safeguard the surrounding countryside from inappropriate encroachment. The development of new buildings will be limited to the purposes of agriculture, forestry, essential outdoor sport and recreation, cemeteries and for other uses of land which preserve the openness of the green belt and which do not conflict with the purposes of the designation.”

Key Statement EN2 considers landscape and states that:-

“The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area.

The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced.

As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style,

scale, style, features and building materials.”

Key Statement EN4 discusses biodiversity and geodiversity and states that:-

“The Council will seek wherever possible to conserve and enhance the area’s biodiversity and geodiversity and to avoid the fragmentation and isolation of natural habitats and help develop green corridors. Where appropriate, cross-Local Authority boundary working will continue to take place to achieve this.

Negative impacts on biodiversity through development proposals should be avoided. Development proposals that adversely affect a site of recognised environmental or ecological importance will only be permitted where a developer can demonstrate that the negative effects of a proposed development can be mitigated, or as a last resort, compensated for. It will be the developer’s responsibility to identify and agree an acceptable scheme, accompanied by appropriate survey information, before an application is determined. There should, as a principle be a net enhancement of biodiversity.

These sites are as follows:

- Sites of Special Scientific Interest (SSSIs)
- Local Nature Reserves (LNRs)
- Local Biological Heritage sites (CBHs)
- Special Areas of Conservation (SACs) and Special Protection Areas (SPAs)
- Local Geodiversity Heritage Sites
- Ancient Woodlands
- Lancashire Biodiversity Action Plan priority habitats and species
- European Directive on Protected Species and Habitats - Annexe 1 Habitats and Annexe II Species
- Habitats and Species of Principal Importance in England

With respect to sites designated through European legislation the Authority will be bound by the provisions of the relevant Habitats Directives and Regulations.

For those sites that are not statutorily designated and compensation could be managed through a mechanism such as biodiversity off-setting via conservation credits.”

Key Statement EN5 refers to Heritage Assets and states that:-

“There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.

This will be achieved through:

- Recognising that the best way of ensuring the long term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.
- Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area.
- Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.
- Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.
- The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.”

Key Statement DME1 considers protecting trees and woodlands and states that:-

“There will be a presumption against the clearance of broad-leaved woodland for development proposes. The Council will seek to ensure that woodland management safe guards the structural integrity and visual amenity value of woodland, enhances biodiversity and provides environmental health benefits for the residents of the borough. The council encourages successional tree planting to ensure tree cover is maintained into the future.

Where applications are likely to have a substantial effect on tree cover, the borough council will require detailed arboricultural survey information and tree constraint plans including appropriate plans and particulars. These will include the position of every tree on site that could be influenced by the proposed development and any tree on neighbouring land that is also likely to be with in

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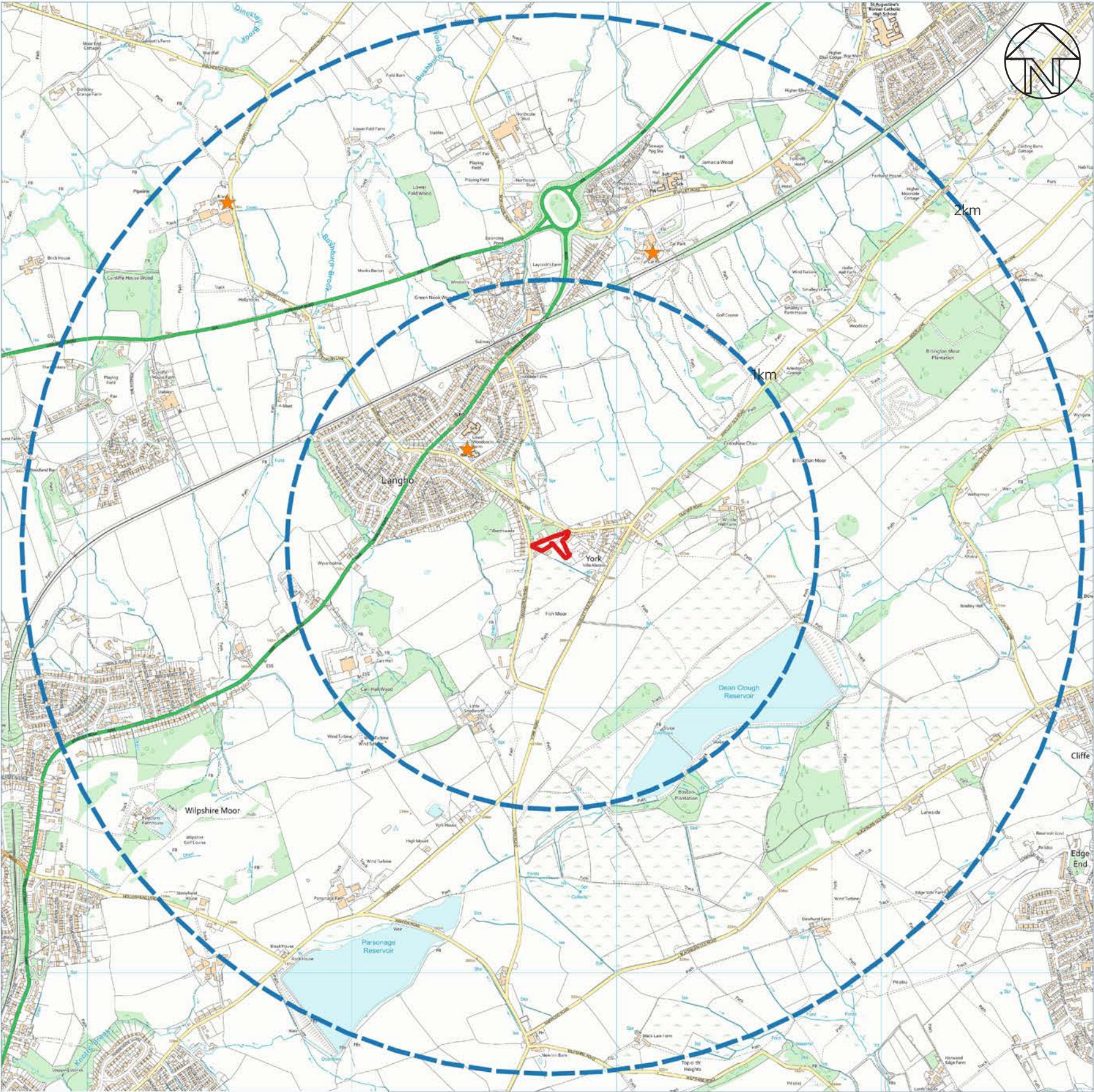


Figure 2.3 - Local Planning Policy - Heritage Assets



# 2.0 PLANNING POLICY CONTEXT

influencing distance and could also include other relevant information such as stem diameter and crown spread.

The Borough Council will ensure that:

1. The visual, botanical and historical value, together with the useful and safe life expectancy of tree cover, are important factors in determining planning applications. this will include an assessment of the impact of the density of development, lay out of roads, access points and services on any affected trees.
2. that a detailed tree protection plan is submitted with appropriate levels of detail.
3. site-specific tree protection planning conditions are attached to planning permissions.

## Tree Preservation Orders

The Borough Council will make Tree Preservation Orders where important individual trees or groups of trees and woodland of visual, and/or botanical and/or historical value appears to be under threat. The council will expect every tree work application for work to protected trees to be in accordance with modern arboricultural practices and current british standards.

## Ancient Woodlands

Development proposals that would result in loss or damage to ancient woodlands will be refused unless the need for, and the benefits of, the development in that location outweigh the loss of the woodland habitat. In addition, in circumstances where a development would affect an ancient woodland, the Borough Council will seek to include appropriate woodland planting and management regimes through planning conditions and agreements.

## Veteran and Ancient Trees

The Borough council will take measures through appropriate planning conditions, legislation and management regimes to ensure that any tree classified identified as veteran/ancient tree is afforded sufficient level of protection and appropriate management in order to ensure its long term survivability.

## Hedgerows

The Borough Council will use the Hedgerow Regulations to protect hedgerows

considered to be under threat and use planning conditions to protect and enhance hedgerows through the use of traditional management regimes and planting with appropriate hedgerow species mix.

## Felling Licences

When consulted on Felling Licence applications, the Council will attempt to minimise the short term adverse impact on the landscape and ensure replanting schemes contain an appropriate balance of species to safeguard and enhance the biodiversity and landscape value of woodland.

The contribution that trees and woodlands make to the character of the area is recognised by the Council to be of significance. The Council in establishing this approach to their management and protection is seeking to conserve and enhance the quality of the local area whilst recognising the need for sustainable development to be achieved.”

Key Statement DME 2 considers landscape and townscape protection and states that:-

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

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

The Council will seek, wherever possible, to enhance the local landscape in line with its key statements and development strategy. 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.

By proactively considering these important features through the development management process the Council will deliver the Core Strategy vision and support the delivery of sustainable development.”

Key Statement DME3 refer to site and species protection and conservation and states that:-

“Development proposals that are likely to adversely affect the following will not be granted planning permission. Exceptions will only be made where it can clearly be demonstrated that the benefits of a development at a site outweigh both the local and the wider impacts. planning conditions or agreements will be used to secure protection or, in the case of any exceptional development as defined above, to mitigate any harm, unless arrangements can be made through planning conditions or agreements to secure their protection:

1. Wildlife species protected by law
2. SSSI's
3. priority habitats or species identified in the lancashire biodiversity action plan
4. Local Nature Reserves
5. county Biological Heritage Sites
6. Special Areas of Conservation (SACS)
7. Special Protected Areas (SPAS)
8. any acknowledged nature conservation value of sites or species.

Developers are encouraged to consider incorporating measures to enhance biodiversity where appropriate that will complement priority habitats and species identified in the lancashire BAP.

With regard to sites designated under European Legislation the authority will follow the relevant processes as defined within the Habitats Regulations 2010. Development will not be permitted unless either it is established that it is not likely to have a significant effect on any Ramsar site or Natura 2000 Site (including Special Protection Areas, potential Special Protection Areas, Special Areas of Conservation, candidate Special Areas of Conservation), either alone or in combination with other projects, or it is ascertained, following

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appropriate assessment, that it will not adversely affect the integrity of any Ramsar Site or Natura 2000 site. The Habitats Regulations include provision for development which may cause an adverse effect on integrity to be allowed under exceptional circumstances. These include where there are no alternative solutions, imperative reasons of overriding public interest can be demonstrated and appropriate compensatory measures are implemented. In terms of the protection of the soil resource and high quality agricultural land development and land management practices should seek to avoid soil erosion; avoid contamination of land and promote restoration, protect the peat resource and recognise the importance of peat in particular for its carbon sequestration value, water quality improvements for both drinking water and biodiversity, reduction of local flood risk and reduction of moorland wildfire risk. The important link between soil quality, the natural environment and the landscape should be recognised.

By proactively considering these important features through the development management process the Council will deliver the Core Strategy vision and support the delivery of sustainable development reflecting the development strategy and key statements.”

Key Statement DME 4 refers to protecting Heritage Assets and states that:-

“In considering development proposals the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.

## 1. Conservation Areas

Proposals within, or affecting views into and out of, or affecting the setting of a Conservation Area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance.

*This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported.*

*In the Conservation Areas there will be a presumption in favour of the*

*conservation and enhancement of elements that make a positive contribution to the character or appearance of the Conservation Area.*

## 2. Listed Buildings and other buildings of significant heritage interest

*Alterations or extensions to Listed Buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported.*

*Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist.”*

Key Statement DMB5 discusses Footpaths and Bridleways and states that:-

*“The Borough Council will seek to ensure the retention, maintenance and improvement of by-ways and un-surfaced/unclassified roads as part of the public rights of way network. in situations where a public right of way will inevitably become less attractive (due to adjacent/surrounding development), the policy should require compensatory enhancements such that there is a net improvement to the public right of way network. The borough council will, unless suitable mitigation measures are made, protect from the development footpaths which:*

- 1. provide a link between towns/villages and attractive open land;*
- 2. link with the ribble way footpath;*
- 3. are associated to the local nature reserves; and*
- 4. are heavily used.*

*The Council considers the protection and enhancement of the footpath and bridleways network to be important given the character of the area and the contribution such networks can be made to leisure, health and tourism.”*

To the south east, the study area lies within the jurisdiction of Hyndburn Borough Council. Key local policies relating to landscape and visual matters are briefly outlined below.

- Policy HC1 Green Space & facilities for Walking /Cycling
- Policy Env1 Green Infrastructure
- Policy Env2 Natural Environment Enhancement

- Policy Env3 Landscape Character
- Policy Env6 High Quality Design
- Policy RA1 Amount and Distribution of Housing in Rural Areas
- Policy RA2 Historic Character and Identity.



## 3.0 LANDSCAPE BASELINE

### Landscape Baseline – Landscape Character

The assessment of landscape character is a method of understanding the particular attributes or factors that have influenced the historic development, current and future features of an area, and what makes that area distinctive from other areas. Natural England describes landscape character assessment as a:

*“...systematic way of analysing and describing landscape identifying areas of distinctive character, classifying and mapping them. The process involves identifying the patterns, elements and features that give landscapes homogeneity and make them different from each other.”*

Landscape characterisation is a process which has been developed by local authorities to assist them in the planning process. Published studies of landscape character provide a source of information to enable the fuller understanding of landscape character – whether at a regional scale or at a local district scale; it is of course possible to carry through the process of analysis to individual sites or parts of sites. Typically, the published assessments provide character descriptions of specific areas and consider factors likely to influence future character and / or set out prescriptions for change.

There is a range of published assessments at national, regional, and local levels relevant to the Assessment Site. Each is considered below. That at a national level pre-dated the guidance set out in the ‘Landscape Character Assessment; Guidance for England and Scotland (2002)’ – widely regarded as the definitive guidance on the subject. That said, it is important to recognise that these assessments are purely assessments of landscape character; they are not, and are not intended to be, the development plan, and thus what the documents may say about the potential effects of development in any location cannot of itself be considered determinative as a matter of policy.

### National Landscape Character Assessment

At a National level the Assessment Site lies within National Character Area (NCA) 35 Lancashire Valleys. The key characteristics pertinent to the study area and Site are described as:

- *“Broad valleys of the rivers Calder and Ribble and their tributaries run northeast to south-west between the uplands of Pendle Hill and the Southern Pennines.*
- *A Millstone Grit ridge extends between the Ribble and Calder catchments (including the Mellor Ridge and part of Pendle Hill).*
- *A broad trough underlain by Carboniferous Coal Measures provided the basis for early industrialisation.*
- *Field boundaries are regular to the west and more irregular to the east. They are formed by hedges with few hedgerow trees and by stone walls and post and wire fences at higher elevations.*
- *Agricultural land is fragmented by towns, villages and hamlets, industry and scattered development, with pockets of farmed land limited to along the Ribble Valley, the fringes of Pendle Hill, the area to the west of Blackburn, and in the north around Skipton.*
- *Farmed land is predominantly pasture for grazing livestock, with areas of acid and neutral grassland, flushes and mires. There is some upland heath and rough pasture on Pendle Hill and the higher land to the south.*
- *Small, often ancient, broadleaved woodlands of oak, alder and sycamore extend along narrow, steep-sided cloughs on the valley sides – for example, at Priestley Clough, Spurn Clough and south of Blackburn.*
- *There are numerous large country houses with associated parklands, particularly on the northern valley sides away from major urban areas.*
- *There are many examples of proto-industrial heritage, including lime hushings, important turnpike and pack-horse routes involved in the early textile trade, and rural settlements with handloom weavers’ cottages.*
- *There is evidence of a strong industrial heritage associated with the cotton weaving and textile industries, with many common artefacts such as mill buildings, mill lodges and ponds, and links to the Leeds and Liverpool Canal. The many towns, including Blackburn, Accrington and Burnley, which developed as a result of the Industrial Revolution give the area a strong urban character.*
- *Robust Victorian architecture of municipal buildings contrasts with the vernacular sandstone grit buildings of the quiet rural settlements on the valley sides.*
- *Numerous communication routes run along the valley bottoms, including the Leeds and Liverpool Canal, the Preston–Colne railway and the M65 motorway.”*



# 3.0 LANDSCAPE BASELINE

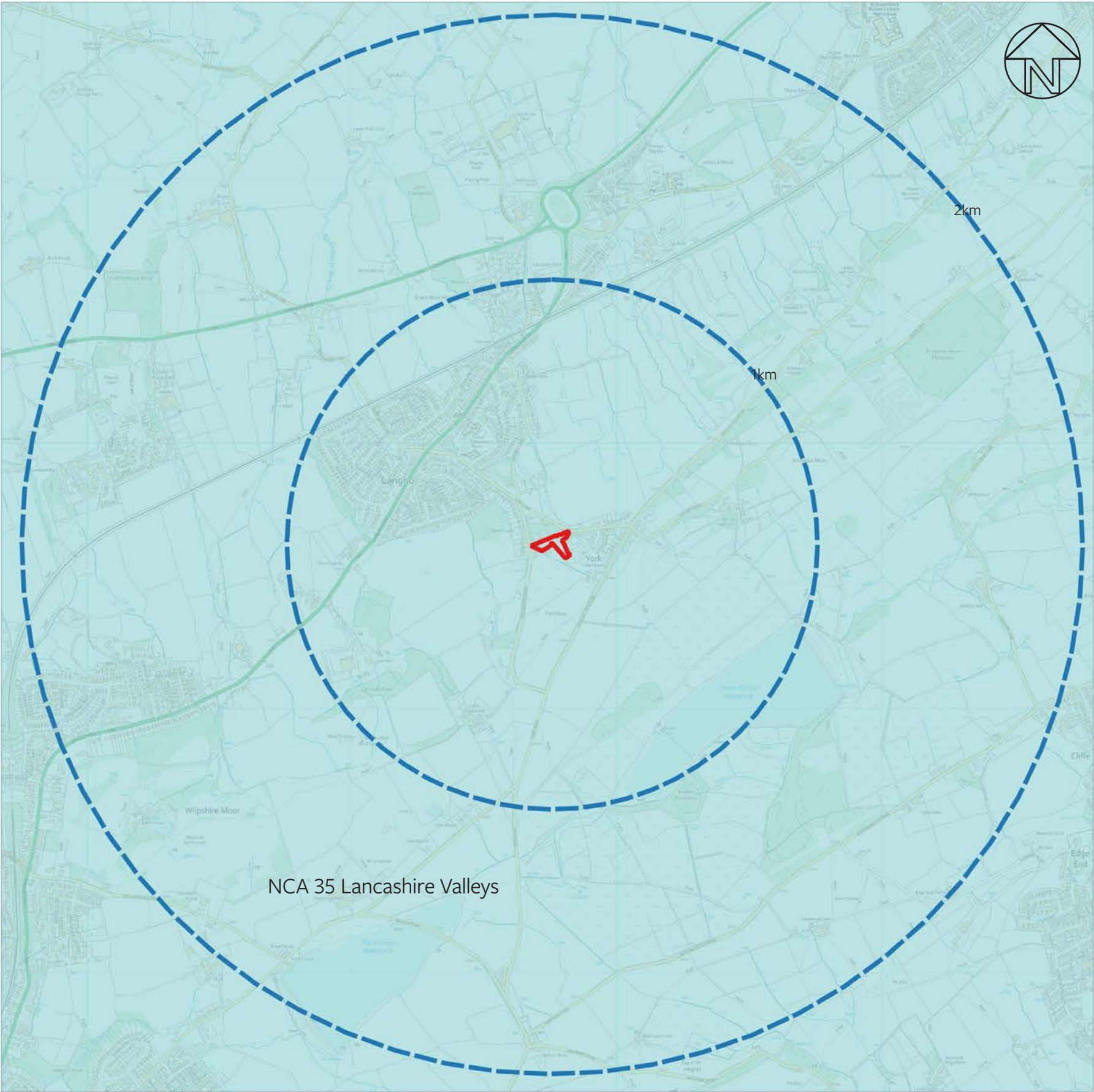


Figure 3.1 - Landscape Character



# 3.0 LANDSCAPE BASELINE

## County / Local Landscape Character Assessment

Lancashire County Council published “A Landscape Strategy for Lancashire” Assessment in 2000. Much of the study area from the south west and north east of the Site is located within Local Landscape Character Type (LCT) 7 Farmed Ridges. This landscape character type is described as:

*“These gritstone outcrops are relatively low in comparison to the Bowland Fells and outliers, their distinctive ridge profiles set them apart from the adjacent lowland agricultural landscapes. Wooded sides, which rise sometimes dramatically from the farmed plains, are visible for miles around and provide a sense of orientation when in the lowlands. The ridges themselves support a mosaic of mixed farmland and woodland which provides a textural backdrop to the surrounding lowlands. The landscape character one side of the ridge may be totally different from the character on the other, despite their proximity to each other. The local vernacular is clustered stone built villages with scattered outlying cottages and farmsteads strung out along local roads, but more recent ribbon development and new houses display an incongruous mix of materials. There is a good network of footpaths, parking and picnic spots with views over the surrounding lowlands. The ridges also support some forestry and provide ideal sites for reservoirs and communication masts.”*

Further LCTs within the study area include Undulating Lowland Farmland to the North and Suburban to the west.

The LCT is further broken down into the following Character Area 7a Mellor Ridge. Key characteristics are :-

*“A prominent lowland ridge which forms a south-western gritstone extension to Pendle Hill, separating the rural Ribble Valley from the industrial Calder Valley. It is under pressure for urban development, but despite this influence it appears rural in character from the surrounding valleys and provides an important buffer between the intensely urban landscape of Blackburn and the rural landscapes associated with the Ribble Valley. The prominent ridgeline is viewed from the busy A59 and M65 transport routes to the north and south respectively. There are also outstanding views from the ridge itself across the Ribble Valley to the north, over Whalley Abbey at its eastern end and across Blackburn to the south. Built development has taken advantage of these views and Mellor is sited on top of the ridge where it enjoys long views across the adjacent lowlands.”*

## Landscape Designations

There are no landscape designations within the Site or study area. The Site does however lie within the designation of Green Belt.



# 3.0 LANDSCAPE BASELINE

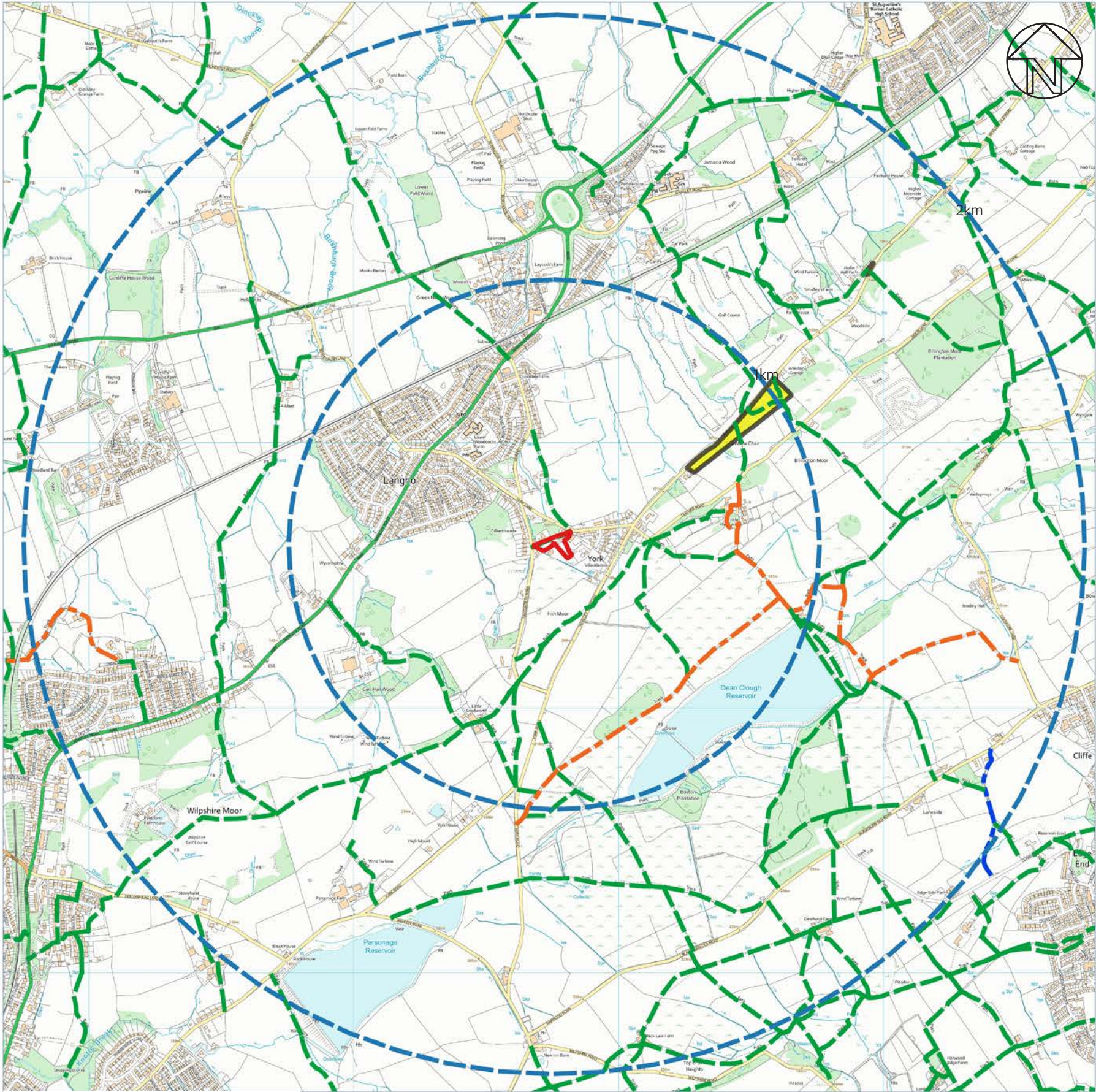


Figure 3.2 - Public Rights of Way



# 3.0 LANDSCAPE BASELINE

## KEY

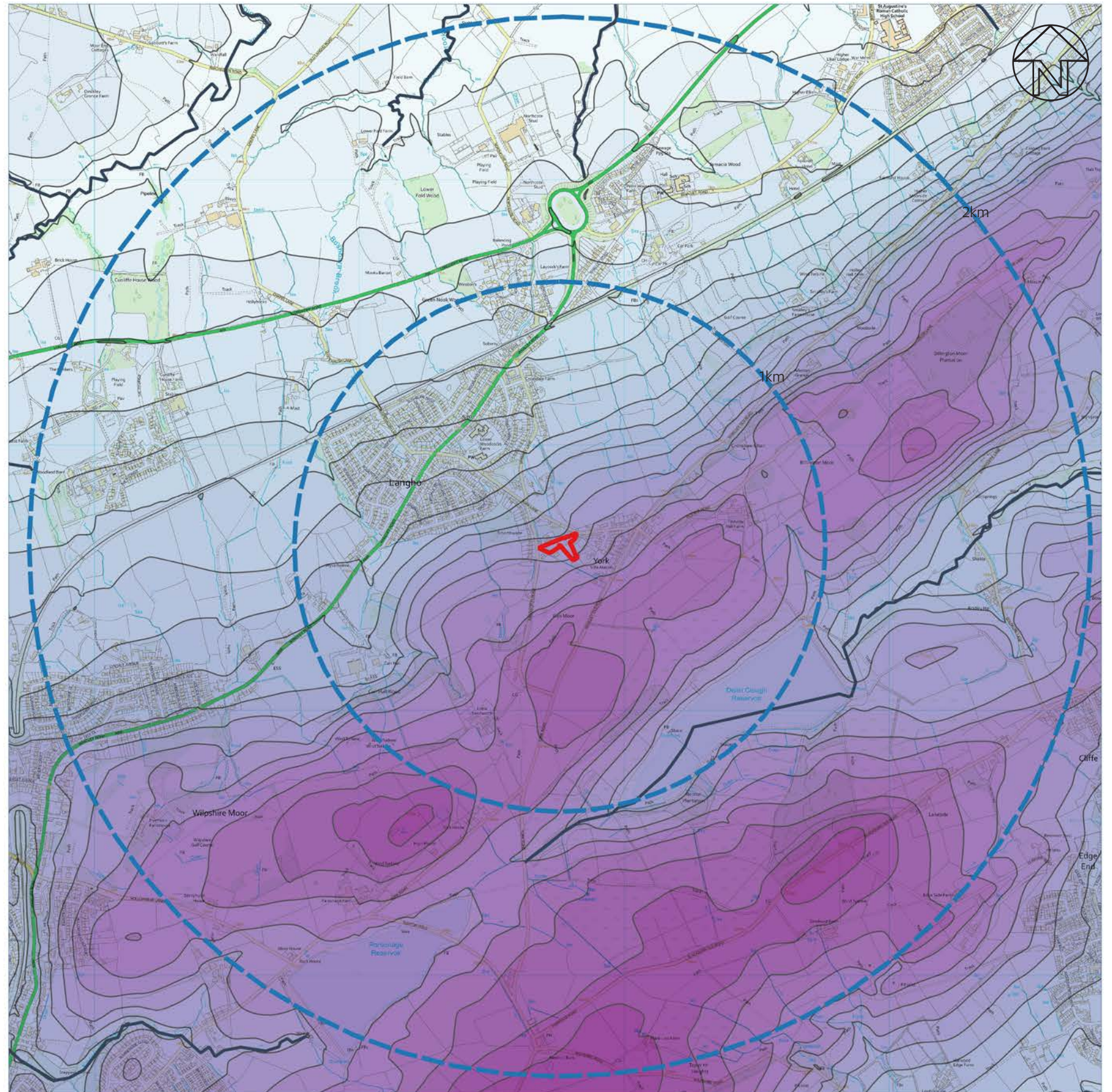
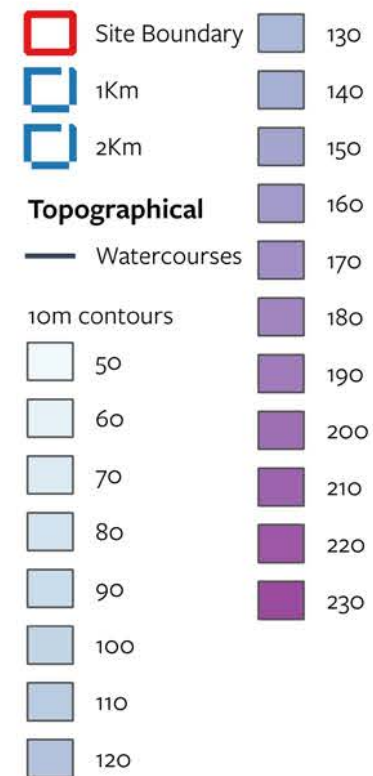


Figure 3.3 - Landform



# 3.0 LANDSCAPE BASELINE

## Characteristics of the Assessment Site

### Land Use

The Site is a well treed garden of an existing dwelling ‘The Nook’ (the dwelling sits outside but adjacent to the Site Boundary). The Site is bordered by York Lane to the north and Snodworth Road to the west. The Site lies on a north facing slope and is surrounded by existing mature vegetation. There is existing hardstanding within the Site including the existing access track to the dwelling. There are a number of existing buildings within the Site associated with the dwelling including a greenhouse, garage and kennels. Further afield the existing settlement of Langho exists to the north west of the Site, and the Site is located within the small village of York. There is a bank of woodland to the north of the Site. Pastoral land extends to the south of the Site.

### Topography

Landform within the Site falls relatively steeply from south to north from a high point of approximately 175.07m AOD in the Site’s south east corner to a low point of approximately 163.00m AOD at the north east corner of the Site. Topography within the study area rises to the south with high points at High Mount and Top o’ th’ Heights.

### Vegetation

A tree survey of the Site has been carried out in accordance with BS 5837:2012 ‘Trees in Relation to Design, Demolition and Construction’ by Urban Green, in January 2026. The survey identified thirty-six individual trees, twelve tree groups and six hedgerows within the Site and the immediate surrounding area.

One individual tree and one tree group were assessed as ‘High Quality’ Category ‘A’; ten individual trees, three tree groups and one hedgerow were assessed as ‘Moderate Quality’ Category ‘B’; twenty-three individual trees, eight tree groups and five hedgerows were assessed as ‘Low Quality’ Category ‘C’; and two individual trees were assessed as ‘Unsuitable’ Category ‘U’.

Species include, holly, privet, box, yew and sycamore with small amount of bramble, Apple, Downy Birch, Leyland Cypress, cherry, hazel, European Larch, elder, beech, ash, rhododendron, willow, alder, cherry laurel, Norway Maple, Horse Chestnut, Blue Spruce and oak.

The principal arboricultural features of good to fair health are formed by the individual trees and the boundary groups i.e. those of A and B grade categories. These trees are prominent within the Site and form a strong green infrastructure to the Site boundaries. Off Site trees have been considered during this survey and the development of the proposals.

### Water Features

There is a stream and a pond within the west portion of the Site.

### Built Elements

There are existing buildings within the Site including a greenhouse, garage and kennels.

### Public Rights of Way

Footpath LA|0306|022 lines the Site’s northern boundary. Footpath LA|0306|023 is approximately 30m to the north east of the Site.

### Heritage

There are no Heritage Assets within the Site. The closest Heritage Asset to the Site is the Grade II Listed Lower Woodcock Farmhouse approximately 435m to the north west of the Site.

### Ecology

There are no ecological designations within the Site boundary. There is an Ancient Woodland approximately 1760m to the east of the Site at Dean Wood. There are two SSSI designations to the south of the study area Harper Clough and Smalley Delph Quarries.

## Landscape Baseline – Landscape Resource

In respect of Landscape Condition, (the physical state of the landscape), the Assessment Site essentially comprises agricultural land with mature boundary vegetation. When judged against the criteria set out in Appendix 1 Table 1, the Assessment Site is considered to be in Good Condition. This conclusion is reached on the basis that there are a number of recognisable landscape features such as the mature vegetation surrounding the Site and the characteristic patterns of landuse which are evident.

## Landscape Baseline – Landscape Receptors

From the above analysis of the Landscape Baseline, it is concluded that the Landscape Receptors relevant to the Assessment Site that need to be assessed in the following section on Landscape Effects are:

- Landscape Character Areas both on Site and within the study area;
- Landscape features within the Site and along its boundaries including the mature vegetation, stream and pond;
- Landform and;
- Public Rights of Way adjacent to the Site.



# 3.0 LANDSCAPE BASELINE

| Table 3.1<br>Summary of Contextual & Site Landscape Receptors & Value |        |
|-----------------------------------------------------------------------|--------|
| Landscape Receptors                                                   | Value  |
| NCA 35                                                                | Medium |
| LCT 7 Farmed Ridges                                                   | Medium |
| LCT Undulating Lowland Farmland                                       | Medium |
| LCT Suburban                                                          | Medium |
| Character Area 7a                                                     | Medium |
| Site Landscape Character                                              | Medium |
| Land Use                                                              | Medium |
| Topography                                                            | Medium |
| Vegetation                                                            | Medium |
| Public Rights of Way                                                  | High   |



# 3.0 LANDSCAPE BASELINE

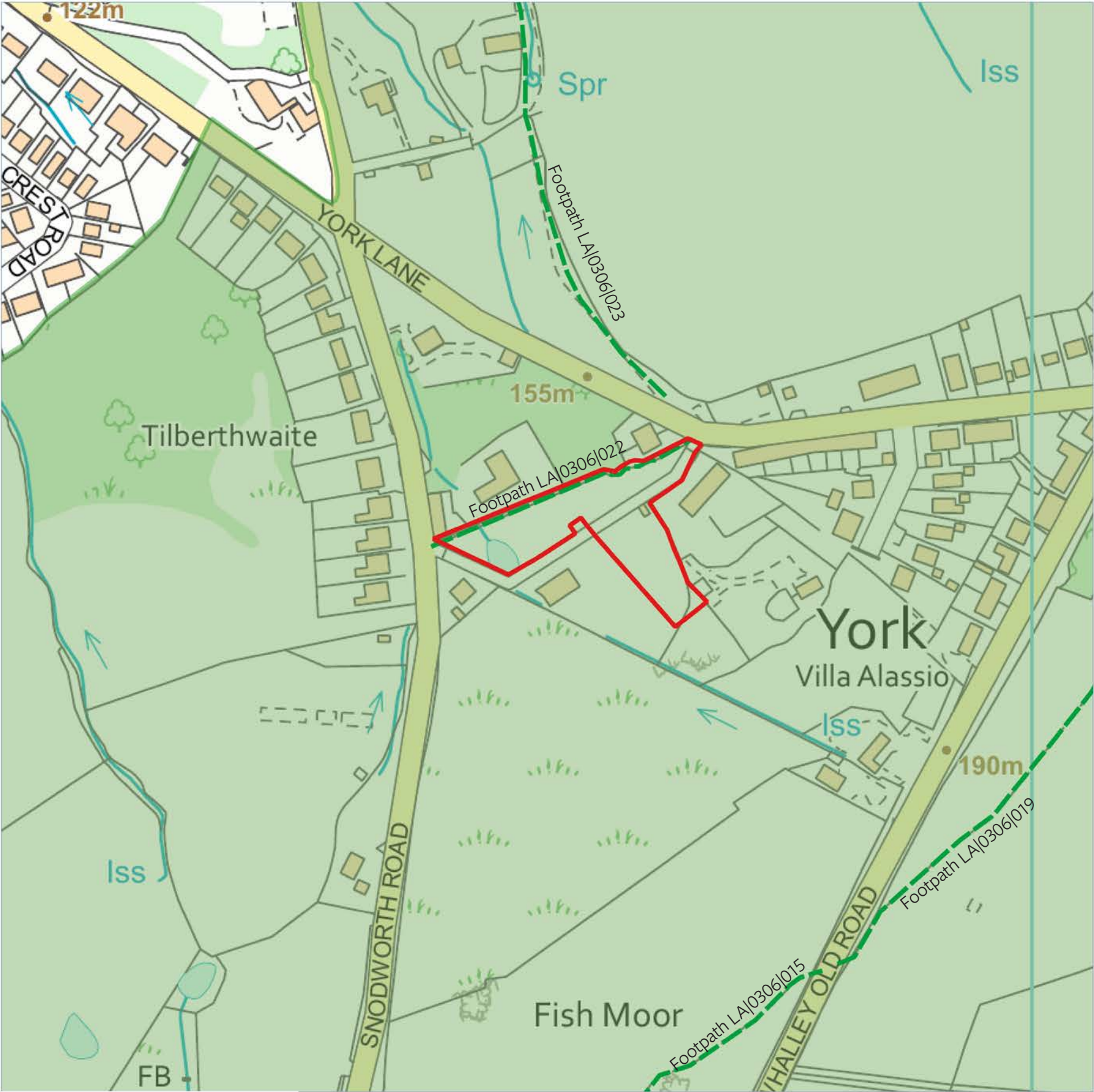


Figure 3.4 - Designations - Site Level



# 3.0 LANDSCAPE BASELINE

A visual inspection of the Assessment Site was conducted in February 2026.

KEY

Site Boundary

Site Context Photography

0255075100125 m



Figure 3.5 - Site Context Photographs



# 3.0 LANDSCAPE BASELINE



Site Context Viewpoint 1



Site Context Viewpoint 2



Site Context Viewpoint 3



Site Context Viewpoint 4



Site Context Viewpoint 5



Site Context Viewpoint 6



# 4.0 VISUAL BASELINE

This LVIA considers a study area of 2km radius from the Site boundary, in order to establish the spatial parameters of the Site and identify the potential landscape and visual effects of the proposed development. It is considered that views from receptors beyond 2km will be at such distances that the proposals would form only a very minor proportion of the wider view and are barely perceptible to the casual observer.

A field survey was undertaken in February 2026 which identified a range of views offering a wide coverage of the Site from a number of representative viewing locations, ranging from within the Assessment Site and its immediate proximity, to longer distance views. A summary of key visual receptors is provided below, and a selection of representative viewpoints is presented at Table 4.1.

## Residents of Dwellings

There are open and partial views of the Assessment Site, largely to the existing mature vegetation within the Site but occasionally to the ground plane within the Site from dwellings in the immediate vicinity of the Site including The Nook, Dove Cottage, Sondaw, Hyburn, Yorkfield and dwellings immediately adjacent to the existing Site access points on Snodworth Road and York Lane (refer to Viewpoints 1, 4 and 5). Further views to the Site for residents in dwellings in the study area are either extremely limited or truncated due to the intervening built form, mature vegetation or landform.

## Road Users

There are open and partial views to the Assessment Site including mature vegetation within the Site and glimpses of the ground plane from a short section of Snodworth Road in close proximity to the existing Site access from this route (refer to Viewpoint 1). There are partial views to the Assessment Site from sections of this route to the south where the upper portions of mature vegetation within the Site are visible above the local landform (refer to Viewpoint 6). There are also open and partial views to the Assessment Site including mature vegetation and the access route within the Site from a short section of York Lane in close proximity to the existing Site access from this route (refer to Viewpoints 4 and 5). Further views to the Site for road users in the study area are truncated due to the intervening built form, mature vegetation or landform.

## Public Rights of Way

There are open and partial views to the Site including mature vegetation within the Site and portions of the ground plane from Footpath LA|0306|022 that follows the Site's northern boundary in close proximity to the Site (refer to Viewpoints 1, 2, 3, 4). There are also partial views to the Site access and mature vegetation within the Site from a short section of Footpath LA|0306|023 at the junction with York Lane (refer to Viewpoint 5). There are open and partial views from elevated sections of Footpath LA|0306|015 to the south of the Site, primarily to the mature vegetation within the Site (refer to Viewpoints 9 and 10). Partial or partial glimpsed views to the upper portions of mature vegetation within the Site are also available from elevated sections of Footpaths LA|0306|045 and LA|0306|048 to the south the Site (refer to Viewpoints 11, 17 and 20). Further views to the Site for Public Rights of Way users in the study area are truncated due to the intervening built form, mature vegetation or landform.

## Heritage Assets

Views to the Site from Heritage Assets within the study area are truncated due to the intervening built form, mature vegetation or landform.

## Employees at their Place of Work

Views to the Site from places at work within the study area are truncated due to the intervening built form, mature vegetation or landform.



# 4.0 VISUAL BASELINE

KEY

Site Boundary

Viewpoints



Figure 4.1 - Viewpoints - Close Range



# 4.0 VISUAL BASELINE

## KEY

- Site Boundary
- 1Km
- 2Km
- X Viewpoints

0 200 400 600 800 1,000 m

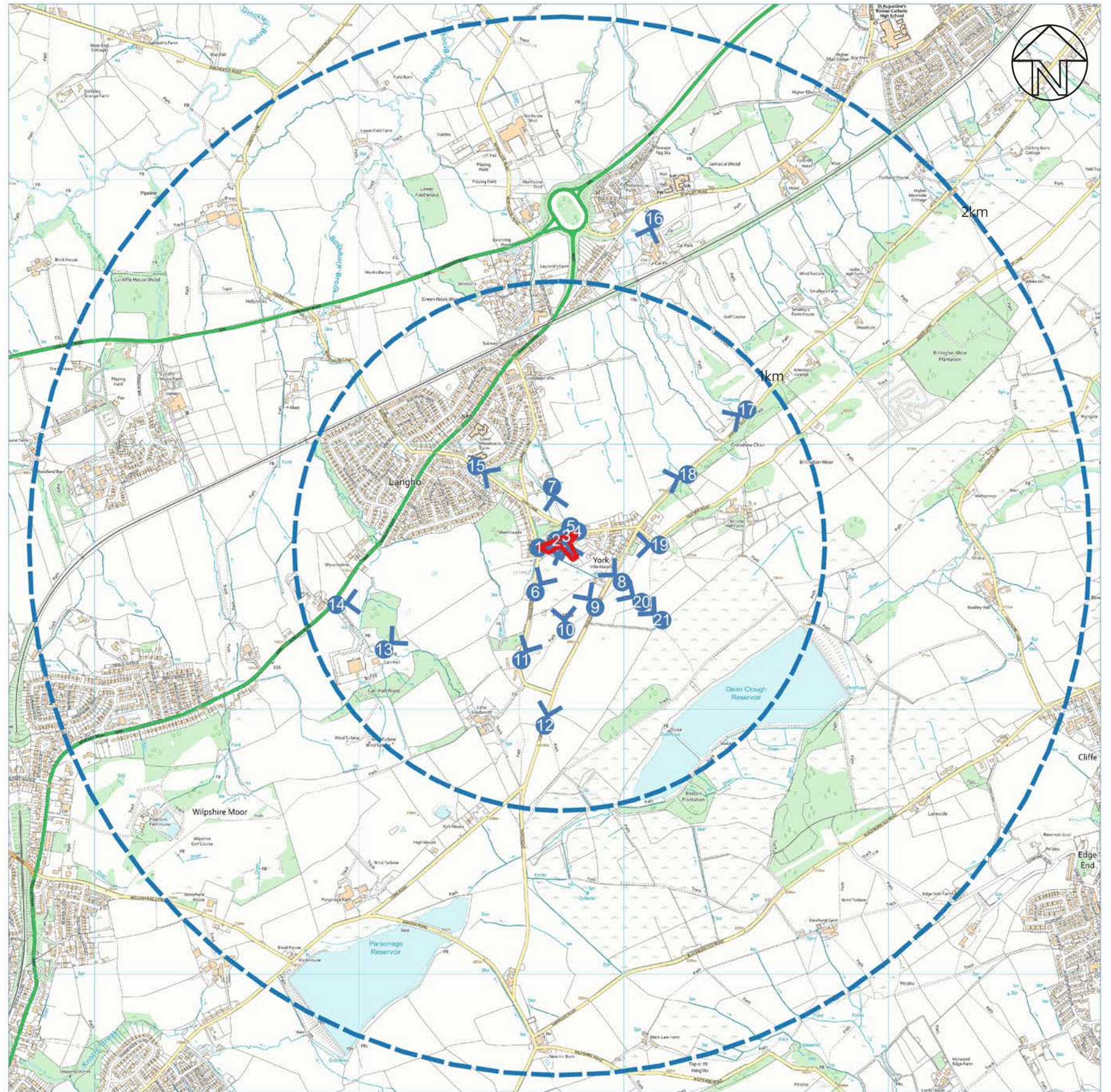


Figure 4.2 - Viewpoints



# 4.0 VISUAL BASELINE

| Table 4.1 - Visual Receptors |                                                     |                   |                  |                         |        |                        |
|------------------------------|-----------------------------------------------------|-------------------|------------------|-------------------------|--------|------------------------|
| Viewpoint No.                | Location                                            | Viewing Direction | Distance to Site | Visual Receptor(s)      | Value  | Visibility of Site     |
| 1                            | Junction of Snodworth Road and Footpath LA 0306 022 | East              | ~5m              | Road and Footpath users | Medium | Open and partial views |
| 2                            | Footpath LA 0306 022                                | South             | ~0m              | Footpath users          | Medium | Open and partial views |
| 3                            | Footpath LA 0306 022                                | South             | ~0m              | Footpath users          | Medium | Open and partial views |
| 4                            | Junction of York Lane and Footpath LA 0306 022      | South west        | ~10m             | Road users              | Medium | Open and partial views |
| 5                            | Junction of York Lane and Footpath LA 0306 023      | South west        | ~30m             | Road and Footpath users | Medium | Partial views          |
| 6                            | Snodworth Road                                      | North             | ~170m            | Road users              | Medium | Partial views          |
| 7                            | Footpath LA 0306 023                                | South             | ~195m            | Footpath users          | Medium | Views are truncated    |
| 8                            | Footpath LA 0306 019                                | North west        | ~195m            | Footpath users          | Medium | Partial glimpsed views |
| 9                            | Junction of Whalley Road and Footpath LA 0306 015   | North             | ~180m            | Road and Footpath users | Medium | Views are truncated    |
| 10                           | Footpath LA 0306 015                                | North             | ~265m            | Footpath users          | Medium | Open and partial views |
| 11                           | Junction of Snodworth Road and Footpath LA 0306 048 | North             | ~425m            | Road and Footpath users | Medium | Partial glimpsed views |
| 12                           | Junction of York Road and Footpath LA 0306 017      | North             | ~635m            | Road and Footpath users | Medium | Views are truncated    |
| 13                           | Footpath LA 0346 013                                | East              | ~700m            | Footpath users          | Medium | Views are truncated    |



# 4.0 VISUAL BASELINE

| Table 4.1 - Visual Receptors |                                                   |                   |                  |                                            |        |                        |
|------------------------------|---------------------------------------------------|-------------------|------------------|--------------------------------------------|--------|------------------------|
| Viewpoint No.                | Location                                          | Viewing Direction | Distance to Site | Visual Receptor(s)                         | Value  | Visibility of Site     |
| 14                           | Junction of Whalley Road and Footpath LA 0346 013 | East              | ~795m            | Road and Footpath users                    | Medium | Views are truncated    |
| 15                           | York Lane                                         | South east        | ~385m            | Road users and visitors to Heritage Assets | Medium | Views are truncated    |
| 16                           | Footpath LA 0306 024                              | South             | ~1225m           | Footpath users                             | Medium | Views are truncated    |
| 17                           | Junction of Whalley Road and Footpath LA 0306 024 | West              | ~800m            | Footpath users                             | Medium | Views are truncated    |
| 18                           | Whalley Old Road                                  | West              | ~475m            | Road users                                 | Medium | Views are truncated    |
| 19                           | Footpath LA 0306 020                              | West              | ~316m            | Road and Footpath users                    | Medium | Views are truncated    |
| 20                           | Footpath LA 0306 045                              | North west        | ~300m            | Footpath users                             | Medium | Partial glimpsed views |
| 21                           | Footpath LA 0306 045                              | North west        | ~400m            | Footpath users                             | Medium | Views are truncated    |



# 4.0 VISUAL BASELINE



**Viewpoint 1** - View looking east towards the Assessment Site from the junction of Snodworth Road and Footpath LA|0306|022. There are open and partial views to the Assessment Site from this location including existing mature vegetation within the Site and glimpses of the ground plane lawn. Further views into the Site are truncated by the intervening mature vegetation and built form.



**Viewpoint 2** - View looking south towards the Assessment Site from Footpath LA|0306|022. There are open and partial views to the Assessment Site from this location including existing mature vegetation within the Site and glimpses to the ground plane lawn within the Site. Further views into the Site are truncated by the intervening mature vegetation.



## 4.0 VISUAL BASELINE

Approximate extent of Assessment Site



**Viewpoint 3** - View looking south towards the Assessment Site from Footpath LA0306022. There are open and partial views to the east portion of the Assessment Site from this location including existing mature vegetation within the Site and plane lawn.

Approximate extent of Assessment Site



**Viewpoint 4** - View looking south west towards the Assessment Site from the junction of York Lane and Footpath LA0306022. There are open and partial views of the Assessment Site from this location including the access on York Lane and existing mature vegetation lining the access road. Further views into the Site are truncated by the intervening mature vegetation and built form.



# 4.0 VISUAL BASELINE

Approximate extent of Assessment Site



**Viewpoint 5** - View looking south west towards the Assessment Site from the junction of York Lane and Footpath LA|0306|023. There are partial views to the Assessment Site from this location including the existing access road and mature vegetation within the Site. Further views into the Site are truncated due to the intervening existing mature vegetation and built form.

Approximate extent of Assessment Site



**Viewpoint 6** - View looking north towards the Assessment Site from Snodworth Road. There are partial views to the Assessment Site from this location, including the upper portions of existing mature vegetation within the Site. Further views into the Site are truncated due to the intervening existing mature vegetation and landform.



## 4.0 VISUAL BASELINE

Approximate location of Assessment Site



**Viewpoint 7** - View looking south towards the Assessment Site from Footpath LA0306023. Views of the Assessment Site are truncated due to intervening mature existing vegetation.

Approximate extent of Assessment Site



**Viewpoint 8** - View looking north west towards the Assessment Site from Footpath LA0306019. There are partial glimpsed views to the Assessment Site from this location, including the upper portions of existing mature vegetation within the Site.



## 4.0 VISUAL BASELINE

Approximate location of Assessment Site



**Viewpoint 9** - View looking north towards the Assessment Site from the junction of Whalley Road and Footpath LA|0306|015. Views of the Assessment Site are truncated due to the intervening landform.

Approximate extent of Assessment Site



**Viewpoint 10** - View looking north towards the Assessment Site from Footpath LA|0306|015. There are open and partial views of the Assessment Site from this location, including existing mature vegetation within the Site.



## 4.0 VISUAL BASELINE

Approximate location of Assessment Site



**Viewpoint 11** - View looking north towards the Assessment Site from the junction of Snodworth Road and Footpath LA|0306|048. There are partial glimpsed views of the Assessment Site from this location, including the upper portions of existing mature vegetation within the Site. Further views into the Site are truncated by the intervening landform.

Approximate location of Assessment Site



**Viewpoint 12** - View looking north towards the Assessment Site from the junction of York Road and Footpath LA|0306|017. Views of the Assessment Site are truncated due to the intervening landform.



## 4.0 VISUAL BASELINE



**Viewpoint 13** - View looking east towards the Assessment Site from Footpath LA|0346|013. Views of the Assessment Site are truncated due to the intervening landform and mature vegetation.



**Viewpoint 14** - View looking east towards the Assessment Site from the junction of Whalley Road and Footpath LA|0346|013. Views of the Assessment Site are truncated due to the intervening landform and mature vegetation.



## 4.0 VISUAL BASELINE

Approximate location of Assessment Site



**Viewpoint 15** - View looking south east towards the Assessment Site from York Lane. Views of the Assessment Site are truncated due to the intervening landform, built form and mature vegetation.

Approximate location of Assessment Site



**Viewpoint 16** - View looking south towards the Assessment Site from Footpath LA|0306|024. Views of the Assessment Site are truncated due to the intervening landform, built form and mature vegetation.



## 4.0 VISUAL BASELINE

Approximate location of Assessment Site



**Viewpoint 17** - View looking west towards the Assessment Site from the junction of Whalley Road and Footpath LA|0306|024. Views of the Assessment Site are truncated due to the intervening landform, built form and mature vegetation.

Approximate location of Assessment Site



**Viewpoint 18** - View looking west towards the Assessment Site from Whalley Old Road. Views of the Assessment Site are truncated due to the intervening landform, built form and mature vegetation.



## 4.0 VISUAL BASELINE

Approximate location of Assessment Site



**Viewpoint 19** - View looking west towards the Assessment Site from Footpath LA|0306|020. Views of the Assessment Site are truncated due to the intervening built form and mature vegetation.

Approximate location of Assessment Site



**Viewpoint 20** - View looking north west towards the Assessment Site from Footpath LA|0306|045. There are partial glimpsed views of the Assessment Site from this location, including the upper portions of existing mature vegetation within the Site. Further views into the Site are truncated by the intervening mature vegetation and built form.



## 4.0 VISUAL BASELINE

Approximate location of Assessment Site



**Viewpoint 21** - View looking north west towards the Assessment Site from Footpath LA|0306|045. Views of the Assessment Site are truncated due to the intervening landform.



# 5.0 PROPOSED DEVELOPMENT

The proposed redevelopment of the Site comprises of:

- Residential development delivering 6 new high quality homes.
- Retention of 0.032 ha of the Site as green infrastructure.
- The upgrade of the two existing access points along Snodworth Road and York Lane.
- The renovation of the existing driveway off Snodworth Road and the construction of a new driveway off York Lane.
- Incorporates existing green and blue infrastructure features into the design and layout of the Site.
- Use of retaining structures in favour of landscaped crib walls.
- The upgrade of the adjacent PRoW along the northern boundary.



Figure 5.1 - Site Arrangement Plan - PRP



# 6.0 LANDSCAPE STRATEGY

The physical assessment of the Site, subsequent review of its constraints and opportunities and the requirements identified in the both the NPPF and local planning policies has led to the development of a landscape strategy plan, presented on the page opposite. The following principles have been incorporated into the scheme to reflect the Site's potential to support the residential development of the Site:

- New native tree planting, new hedge planting and areas of wildflower meadow as well as ornamental planting are incorporated to reinforce the existing landscape structure and soften the development's appearance, filtering views in to the Site where available from wider landscape context;
- The new dwellings are located sensitively within the Site to minimise their visual effects, setting development back and avoiding the sensitive elevated boundaries to the south of the Site;
- Existing features such as the mature vegetation, are retained where possible to minimise landscape and visual effects;
- Promotion of ecological diversity and habitat creation through the incorporation of new SUDS features incorporating wetland planting, the planting of native and wildlife-friendly trees, shrubs and wildflower meadow.

The Site organisation has been developed to respond to the landscape constraints and consider the Site's relationship with the existing landscape in order to minimise landscape and visual effects.



Figure 6.1 - Landscape Masterplan



# 7.0 ASSESSMENT OF LANDSCAPE EFFECTS

| Table 7.1 - Impact on Landscape Character and Features        |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |        |                |                                   |                                             |                   |                                |                    |
|---------------------------------------------------------------|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|----------------|-----------------------------------|---------------------------------------------|-------------------|--------------------------------|--------------------|
| Character area / feature / designation                        | Approx. distance to Assessment Site | Description / rationale for judgement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Value  | Susceptibility | Sensitivity of receptor to change | Magnitude of effect                         |                   | Overall significance of effect |                    |
|                                                               |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |        |                |                                   | Size/ scale, geographic extent and duration | Overall magnitude |                                |                    |
| National Landscape Character - National Character Areas (NCA) |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |        |                |                                   |                                             |                   |                                |                    |
| NCA 35 Lancashire Valleys                                     | Within                              | The Site forms a small part of the wider character area. There will be a reduction in the ornamental garden and limited removal of vegetation arising from the development of the Site giving a localised change to NCA 35 Lancashire Valleys at the national level. The character of the landscape within the Site will have changed from an ornamental garden to that of a small scale residential development of 6 dwellings including green infrastructure, but the well treed character of the Site and its immediate context will be retained. | Medium | Medium         | Medium                            | Negligible, Localised, Long term, Permanent | Negligible        | Year 1                         | Negligible Adverse |
|                                                               |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |        |                |                                   |                                             |                   | Year 15                        | Negligible Adverse |
| Local / Regional Landscape Character                          |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |        |                |                                   |                                             |                   |                                |                    |
| LCT 7 Farmed Ridges                                           | Within                              | The Site forms a small part of the wider character type. There will be a reduction in the ornamental garden and limited removal of vegetation arising from the development of the Site giving a localised change to LCT 7 Farmed Ridges at the county level. The character of the landscape within the Site will have changed from an ornamental garden to that of a small scale residential development of 6 dwellings including green infrastructure, but the well treed character of the Site and its immediate context will be retained.         | Medium | Medium         | Medium                            | Negligible, Localised, Long term, Permanent | Negligible        | Year 1                         | Negligible Adverse |
|                                                               |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |        |                |                                   |                                             |                   | Year 15                        | Negligible Adverse |



7.0

ASSESSMENT OF  
LANDSCAPE EFFECTS

| Table 7.1 - Impact on Landscape Character and Features |                                           |                                                                                                                                                                                                                                                                                                   |        |                |                                   |                                             |                   |                                |      |
|--------------------------------------------------------|-------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|----------------|-----------------------------------|---------------------------------------------|-------------------|--------------------------------|------|
| Character area / feature / designation                 | Approx. distance to Assessment Site       | Description / rationale for judgement                                                                                                                                                                                                                                                             | Value  | Susceptibility | Sensitivity of receptor to change | Magnitude of effect                         |                   | Overall significance of effect |      |
|                                                        |                                           |                                                                                                                                                                                                                                                                                                   |        |                |                                   | Size/ scale, geographic extent and duration | Overall magnitude |                                |      |
| LCT 5 Undulating Lowland Farmland                      | Approximately 385m north west of the Site | The north of the study area forms a small part of the wider landscape character type. There are not anticipated to be any direct changes to LCT5 Undulating Lowland Farmland as the Site is not within the boundary of the landscape character type, and does not have a visual connection to it. | Medium | Medium         | Medium                            | None, Localised, Long Term, Permanent       | None              | Year 1                         | None |
|                                                        |                                           |                                                                                                                                                                                                                                                                                                   |        |                |                                   |                                             |                   | Year 15                        | None |
| LCT Suburban                                           | Approximately 600m west of the Site       | Effects similar to LCT5 Undulating Lowland Farmland.                                                                                                                                                                                                                                              | Medium | Medium         | Medium                            | None, Localised, Long Term, Permanent       | None              | Year 1                         | None |
|                                                        |                                           |                                                                                                                                                                                                                                                                                                   |        |                |                                   |                                             |                   | Year 15                        | None |



# 7.0 ASSESSMENT OF LANDSCAPE EFFECTS

| Table 7.1 - Impact on Landscape Character and Features |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |               |                |                                   |                                             |                   |                                |                           |
|--------------------------------------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------------|-----------------------------------|---------------------------------------------|-------------------|--------------------------------|---------------------------|
| Character area / feature / designation                 | Approx. Distance to Assessment Site | Description / rationale for judgement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Value         | Susceptibility | Sensitivity of receptor to change | Magnitude of effect                         |                   | Overall significance of effect |                           |
|                                                        |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |               |                |                                   | Size/ scale, geographic extent and duration | Overall magnitude |                                |                           |
| Character Area 7a Mellor Ridge                         | Within                              | There will be a reduction in the area of ornamental garden and the removal of limited mature vegetation arising from the development of the Site, giving a localised change to Character Area 7a Mellor Ridge at the local level. The character of the landscape within the Site will have changed from an ornamental garden to that of a small scale residential development of 6 dwellings including green infrastructure, but the well treed character of the Site and its immediate context will be retained.                                                                                                                                                                                                                                                          | Medium        | Medium         | Medium                            | Negligible, Localised, Long term, Permanent | Negligible        | Year 1                         | Negligible Adverse        |
|                                                        |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |               |                |                                   |                                             |                   | Year 15                        | Negligible Adverse        |
| Landscape Character and Features                       |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |               |                |                                   |                                             |                   |                                |                           |
| Site Landscape Character                               | Within                              | Change to the character of the Site, replacing parts of the existing ornamental garden with new residential development, introducing additional built elements and new native tree, shrub, hedgerow, wildflower seeding and ornamental planting. Development enables opportunity to manage existing elements of importance such as the retained mature trees and supplement with new planting to integrate the new built form in to its local environs. The development will be comparable in terms of scale and density with the adjacent residential development to the north, east and west of the Site. Notwithstanding this, the development of the Site will have direct, long term changes of Moderate Adverse impact on the landscape character at the Site level. | Medium        | Medium         | Medium                            | Moderate, Localised, Long term, Permanent   | Medium            | Year 1                         | Moderate Adverse          |
|                                                        |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |               |                |                                   |                                             |                   | Year 15                        | Moderate to Minor Adverse |
| Vegetation                                             | Within                              | Limited sections of vegetation will be removed as a result of the new development proposals. The proposed development would necessitate the removal of limited mature vegetation. The remaining existing trees and hedgerows within the Site and adjacent to Site boundaries will be protected during construction and retained. New native tree, shrub, meadow and ornamental planting proposed within the Site will provide a new vegetation resource and continue the well treed character of the Site.                                                                                                                                                                                                                                                                 | High / Medium | Medium         | High / Medium                     | Moderate, Restricted, Long term, Permanent  | Medium            | Year 1                         | Minor Adverse             |
|                                                        |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |               |                |                                   |                                             |                   | Year 15                        | Negligible Adverse        |



7.0

ASSESSMENT OF  
LANDSCAPE EFFECTS

| Table 7.1 - Impact on Landscape Character and Features |                                     |                                                                                                                                                                                                                                                                                                                                                 |        |                |                                   |                                             |                   |                                |                           |
|--------------------------------------------------------|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|----------------|-----------------------------------|---------------------------------------------|-------------------|--------------------------------|---------------------------|
| Character area / feature / designation                 | Approx. Distance to Assessment Site | Description / rationale for judgement                                                                                                                                                                                                                                                                                                           | Value  | Susceptibility | Sensitivity of receptor to change | Magnitude of effect                         |                   | Overall significance of effect |                           |
|                                                        |                                     |                                                                                                                                                                                                                                                                                                                                                 |        |                |                                   | Size/ scale, geographic extent and duration | Overall magnitude |                                |                           |
| Watercourses / Waterbodies                             | Within                              | There is a watercourse and pond in the west portion of the Site. The water course is retained and the pond is to be removed in the development proposals. A new pond is incorporated in to the east portion of the scheme with associated marginal and aquatic planting and wet meadow seeding, providing valuable links to local biodiversity. | Medium | Medium         | Medium                            | Minor, Restricted, Long term, Permanent     | Small             | Year 1                         | Minor Adverse             |
|                                                        |                                     |                                                                                                                                                                                                                                                                                                                                                 |        |                |                                   |                                             |                   | Year 15                        | Negligible Adverse        |
| Existing Land Use                                      | Within                              | Change to the use of the Site, from an ornamental garden to a new housing development, incorporating areas of new green and blue infrastructure. Effects are anticipated to reduce as planting matures.                                                                                                                                         | Medium | Medium         | Medium                            | Moderate, Restricted, Long Term             | Medium            | Year 1                         | Moderate Adverse          |
|                                                        |                                     |                                                                                                                                                                                                                                                                                                                                                 |        |                |                                   |                                             |                   | Year 15                        | Moderate to Minor Adverse |
| Adjoining Land Use                                     | Adjacent                            | As a result of the development proposals, built form will extend into the Site but the existing built form and land uses within the surrounding area will remain unchanged.                                                                                                                                                                     | Low    | Low            | Medium                            | None, Restricted, Long term                 | None              | Year 1                         | Neutral                   |
|                                                        |                                     |                                                                                                                                                                                                                                                                                                                                                 |        |                |                                   |                                             |                   | Year 15                        | Neutral                   |



# 7.0 ASSESSMENT OF LANDSCAPE EFFECTS

| Table 7.1 - Impact on Landscape Character and Features |                                     |                                                                                                                                                                                                                                                                                                                                                                  |        |                |                                   |                                              |                   |                                |                    |
|--------------------------------------------------------|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|----------------|-----------------------------------|----------------------------------------------|-------------------|--------------------------------|--------------------|
| Character area / feature / designation                 | Approx. Distance to Assessment Site | Description / rationale for judgement                                                                                                                                                                                                                                                                                                                            | Value  | Susceptibility | Sensitivity of receptor to change | Magnitude of effect                          |                   | Overall significance of effect |                    |
|                                                        |                                     |                                                                                                                                                                                                                                                                                                                                                                  |        |                |                                   | Size/ scale, geographic extent and duration  | Overall magnitude |                                |                    |
| Footpath LA 0306 022                                   | Within                              | The proposed development will retain the existing Footpath following the Site's northern boundary on its current route. Although the setting of this Footpath will have changed, it is considered to be an improvement upon from the current situation due to the management of the overgrown vegetation which gives the existing route an oppressive character. | High   | High           | High                              | Negligible, Restricted, Long term, Permanent | Negligible        | Year 1                         | Minor Adverse      |
|                                                        |                                     |                                                                                                                                                                                                                                                                                                                                                                  |        |                |                                   |                                              |                   | Year 15                        | Negligible Adverse |
| Topography                                             | Within                              | Development of the Site will see localised changes in level required to create development platforms for the new built form. The scheme aims to work with the existing contours, however, due to the sloping nature of the Site, areas of land will be required to be reformed, adjoining existing boundary levels throughout the Site.                          | Medium | Medium         | Medium                            | Medium, Restricted, Long term, Permanent     | Medium            | Year 1                         | Moderate Adverse   |
|                                                        |                                     |                                                                                                                                                                                                                                                                                                                                                                  |        |                |                                   |                                              |                   | Year 15                        | Moderate Adverse   |



8.0

ASSESSMENT OF  
VISUAL EFFECTS

| Table 8.1 - Assessment of Visual Receptors |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |        |                |                                   |                                             |                   |                                |                          |
|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|----------------|-----------------------------------|---------------------------------------------|-------------------|--------------------------------|--------------------------|
| Visual Receptor(s)                         | Description of visual effect                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Value  | Susceptibility | Sensitivity of receptor to change | Magnitude of effect                         |                   | Overall significance of effect |                          |
|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |        |                |                                   | Size/ scale, geographic extent and duration | Overall magnitude |                                |                          |
| Residents of Dwellings                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |        |                |                                   |                                             |                   |                                |                          |
| The Nook                                   | There are open and partial views to the Site from ‘The Nook’ in close proximity to the Site boundary. Following the development of the Site there are anticipated to be views to the new built form within the Assessment Site from this dwelling, seen in the context of the retained existing vegetation and the new landscape planting within the Site.                                                                                                                                                                                                                                                                                   | Medium | High           | High / Medium                     | Moderate, Localised, Long Term              | Medium            | Year 1                         | Major / Moderate Adverse |
|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |        |                |                                   |                                             |                   | Year 15                        | Major / Moderate Adverse |
| Hyburn                                     | There are currently open and partial views to mature vegetation within the Site and limited partial views into the Site from Hyburn, immediately to the west of the Site. Following the development of the Site, views will remain primarily to the existing vegetation within the Site, and potentially to the upper portions of new built form within the Site, seen in the context of the existing ‘The Nook’ dwelling and the mature vegetation within and in the vicinity of the Site. Further views of the built form within the Site are not anticipated to be available from this location due to the intervening mature vegetation. | Medium | High           | High / Medium                     | Minor, Localised, Long Term                 | Small             | Year 1                         | Moderate Adverse         |
|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |        |                |                                   |                                             |                   | Year 15                        | Minor Adverse            |



# 8.0 ASSESSMENT OF VISUAL EFFECTS

| Table 8.1 - Assessment of Visual Receptors |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |        |                |                                   |                                             |                     |                                |                             |
|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|----------------|-----------------------------------|---------------------------------------------|---------------------|--------------------------------|-----------------------------|
| Visual Receptor(s)                         | Description of visual effect                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Value  | Susceptibility | Sensitivity of receptor to change | Magnitude of effect                         |                     | Overall significance of effect |                             |
|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |        |                |                                   | Size/ scale, geographic extent and duration | Overall magnitude   |                                |                             |
| Dove Cottage and Sondaw                    | There are currently open and partial views to mature vegetation within the Site and limited partial views into the Site from Dove Cottage and Sondaw, immediately to the north of the Site. Following the development of the Site, views will remain primarily to the existing vegetation within the Site, and potentially to the upper portions of new built form within the Site, seen in the context of the existing 'The Nook' dwelling and the mature vegetation within and in the vicinity of the Site. Further views of the built form within the Site are not anticipated to be available from this location due to the intervening mature vegetation. | Medium | High           | High / Medium                     | Minor, Localised, Long Term                 | Small               | Year 1                         | Moderate Adverse            |
|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |        |                |                                   |                                             |                     | Year 15                        | Minor Adverse               |
| Yorkfield                                  | There are currently open and partial views to mature vegetation within the Site and limited partial glimpsed views into the Site from Yorkfield, immediately to the east of the Site. Following the development of the Site, views will remain primarily to the existing vegetation within the Site, with potential glimpsed views to the upper portions of new built form within the Site, seen in the context of the existing mature vegetation within and in the vicinity of the Site. Further views of the built form within the Site are not anticipated to be available from this location due to the intervening mature vegetation.                     | Medium | High           | High / Medium                     | Minor to Negligible / Localised / Long term | Small to Negligible | Year 1                         | Minor Adverse               |
|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |        |                |                                   |                                             |                     | Year 15                        | Minor Adverse to Negligible |



# 8.0 ASSESSMENT OF VISUAL EFFECTS

| Table 8.1 - Assessment of Visual Receptors                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |        |                |                                   |                                             |                   |                                |                             |
|-----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|----------------|-----------------------------------|---------------------------------------------|-------------------|--------------------------------|-----------------------------|
| Visual Receptor(s)                                        | Description of visual effect                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Value  | Susceptibility | Sensitivity of receptor to change | Magnitude of effect                         |                   | Overall significance of effect |                             |
|                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |        |                |                                   | Size/ scale, geographic extent and duration | Overall magnitude |                                |                             |
| Properties adjacent the Site accessed from York Lane      | There are currently open and partial views to the Site access and mature vegetation within the Site from dwellings on York Lane. Following the development of the Site, views will primarily be to the existing retained vegetation within the Site and potentially partial glimpsed views to the upper portions of built form within the Site, seen in the context of and past the existing dwellings adjacent to the Site and the existing mature vegetation. Further views of the built form within the Site are not anticipated to be available from this location due to the intervening mature vegetation and built form.      | Medium | High           | High / Medium                     | Negligible / Localised / Long term          | Negligible        | Year 1                         | Minor Adverse to Negligible |
|                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |        |                |                                   |                                             |                   | Year 15                        | Negligible                  |
| Properties adjacent the Site accessed from Snodworth Road | There are currently open and partial views to the Site access and mature vegetation within the Site from dwellings on Snodworth Road. Following the development of the Site, views will primarily be to the existing retained vegetation within the Site and potentially partial glimpsed views to the upper portions of built form within the Site, seen in the context of and past the existing dwellings adjacent to the Site and the existing mature vegetation. Further views of the built form within the Site are not anticipated to be available from this location due to the intervening mature vegetation and built form. | Medium | High           | High / Medium                     | Negligible / Localised / Long term          | Negligible        | Year 1                         | Minor Adverse to Negligible |
|                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |        |                |                                   |                                             |                   | Year 15                        | Negligible                  |



# 8.0 ASSESSMENT OF VISUAL EFFECTS

| Table 8.1 - Assessment of Visual Receptors |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |        |                |                                   |                                             |                   |                                |                    |
|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|----------------|-----------------------------------|---------------------------------------------|-------------------|--------------------------------|--------------------|
| Visual Receptor(s)                         | Description of visual effect                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Value  | Susceptibility | Sensitivity of receptor to change | Magnitude of effect                         |                   | Overall significance of effect |                    |
|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |        |                |                                   | Size/ scale, geographic extent and duration | Overall magnitude |                                |                    |
| Road Users                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |        |                |                                   |                                             |                   |                                |                    |
| York Lane                                  | There are currently open and partial views to the Site access and mature vegetation within the Site from York Lane. Following the development of the Site, views will primarily be to the existing retained vegetation within the Site and potentially partial glimpsed views to the upper portions of built form within the Site, seen in the context of and past the existing dwellings adjacent to the Site and the existing mature vegetation. Further views of the built form within the Site are not anticipated to be available from this route due to the intervening mature vegetation and built form.      | Medium | Low            | Low / Medium                      | Negligible, Localised, Long Term            | Negligible        | Year 1                         | Negligible Adverse |
|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |        |                |                                   |                                             |                   | Year 15                        | Negligible         |
| Snodworth Road                             | There are currently open and partial views to the Site access and mature vegetation within the Site from Snodworth Road. Following the development of the Site, views will primarily be to the existing retained vegetation within the Site and potentially partial glimpsed views to the upper portions of built form within the Site, seen in the context of and past the existing dwellings adjacent to the Site and the existing mature vegetation. Further views of the built form within the Site are not anticipated to be available from this route due to the intervening mature vegetation and built form. | Medium | Low            | Low / Medium                      | Negligible, Localised, Long Term            | Negligible        | Year 1                         | Negligible Adverse |
|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |        |                |                                   |                                             |                   | Year 15                        | Negligible         |
| Whalley Road                               | There is not anticipated to be any intervisibility between the Proposed Development within the Site and Whalley Road due to the intervening vegetation and landform.                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Medium | Low            | Low / Medium                      | None / Localised / Long term                | None              | Year 1                         | Neutral            |
|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |        |                |                                   |                                             |                   | Year 15                        | Neutral            |



8.0

ASSESSMENT OF  
VISUAL EFFECTS

| Table 8.1 - Assessment of Visual Receptors |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |        |                |                                   |                                             |                   |                                |                             |
|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|----------------|-----------------------------------|---------------------------------------------|-------------------|--------------------------------|-----------------------------|
| Visual Receptor(s)                         | Description of visual effect                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Value  | Susceptibility | Sensitivity of receptor to change | Magnitude of effect                         |                   | Overall significance of effect |                             |
|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |        |                |                                   | Size/ scale, geographic extent and duration | Overall magnitude |                                |                             |
| Users of Public Right of Way               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |        |                |                                   |                                             |                   |                                |                             |
| Users of Footpath LA 0306 022              | There are close range open and partial views to the Site from Footpath LA 0306 022 in close proximity to the Site boundary primarily to the boundary vegetation lining this route. Following the development of the Site there are anticipated to be views to the new built form within the Assessment Site, seen in the context of the retained existing vegetation, the new landscape planting within the Site and the existing built form in close proximity to the Site.                                                                                                                                                                                                                                                                                                                            | Medium | High           | High / Medium                     | Moderate, Localised, Long term, Permanent   | Medium            | Year 1                         | Major - Moderate Adverse    |
|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |        |                |                                   |                                             |                   | Year 15                        | Moderate Adverse            |
| Users of Footpath LA 0306 023              | There are currently open and partial views to the Site access and mature vegetation within the Site from a short section of Footpath LA 0306 023 near the junction with York Lane. Further views to the Site from the remainder of this route are truncated due to the intervening vegetation lining the route. Following the development of the Site, views will primarily be to the existing retained vegetation within the Site and potentially partial glimpsed views to the upper portions of built form within the Site, seen in the context of and past the existing dwellings lining York Lane and the existing mature vegetation. Further views of the built form within the Site are not anticipated to be available from this route due to the intervening mature vegetation and built form. | Medium | High           | High / Medium                     | Negligible / Localised / Long term          | Negligible        | Year 1                         | Minor Adverse to Negligible |
|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |        |                |                                   |                                             |                   | Year 15                        | Negligible                  |



# 8.0 ASSESSMENT OF VISUAL EFFECTS

| Table 8.1 - Assessment of Visual Receptors |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |        |                |                                   |                                             |                     |                                |                                   |
|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|----------------|-----------------------------------|---------------------------------------------|---------------------|--------------------------------|-----------------------------------|
| Visual Receptor(s)                         | Description of visual effect                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Value  | Susceptibility | Sensitivity of receptor to change | Magnitude of effect                         |                     | Overall significance of effect |                                   |
|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |        |                |                                   | Size/ scale, geographic extent and duration | Overall magnitude   |                                |                                   |
| Users of Footpath LA 0306 015              | There are open and partial views of the Assessment Site including existing mature vegetation within the Site from portions of this route (refer to Viewpoints 9 and 10), particularly from this most elevated part of this route. The proposed development will retain the existing Footpath LA 0902 026 traversing the Site from the north east to the north west, although the position of this Footpath is altered. The proposed residential development, set within a new landscape structure and the existing retained vegetation will form a new built element within the view, seen in the context of the existing built form in close proximity of the Site and as a small part of the wider view. Effects are anticipated to reduce over time as the proposed planting matures. | Medium | High           | High / Medium                     | Minor to Negligible, Localised, Long Term   | Small to Negligible | Year 1                         | Moderate Adverse to Minor Adverse |
|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |        |                |                                   |                                             |                     | Year 15                        | Minor Adverse                     |
| Users of Footpath LA 0306 045              | There are partial glimpsed views to the upper portions of mature existing vegetation within the Site from elevated sections of this route to the south of the Site. Following the development of the Site there are anticipated to be extremely limited views to the upper portions of new built form within the Assessment Site, seen in the context of the retained existing vegetation, the new landscape structure planting and the existing residential areas adjoining the Site.                                                                                                                                                                                                                                                                                                   | Medium | High           | High / Medium                     | Negligible / Localised / Long term          | Negligible          | Year 1                         | Minor Adverse to Negligible       |
|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |        |                |                                   |                                             |                     | Year 15                        | Negligible                        |

8.0

ASSESSMENT OF  
VISUAL EFFECTS

| Table 8.1 - Assessment of Visual Receptors |                                                                                                                                                                                |        |                |                                   |                                             |                   |                                |                             |
|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|----------------|-----------------------------------|---------------------------------------------|-------------------|--------------------------------|-----------------------------|
| Visual Receptor(s)                         | Description of visual effect                                                                                                                                                   | Value  | Susceptibility | Sensitivity of receptor to change | Magnitude of effect                         |                   | Overall significance of effect |                             |
|                                            |                                                                                                                                                                                |        |                |                                   | Size/ scale, geographic extent and duration | Overall magnitude |                                |                             |
| Users of Footpath LA 0306 048              | There is not anticipated to be any intervisibility between the Proposed Development within the Site and Footpath LA 0306 048 due to the intervening vegetation and built form. | Medium | High           | High / Medium                     | Negligible / Localised / Long term          | Negligible        | Year 1                         | Minor Adverse to Negligible |
|                                            |                                                                                                                                                                                |        |                |                                   |                                             |                   | Year 15                        | Negligible                  |



# 9.0 CONCLUSIONS

This Landscape and Visual Impact Assessment (LVIA) has been prepared on the Third Edition of the Guidelines for Landscape and Visual Impact Assessment by the Landscape Institute and the Institute of Environmental Management and Assessment (Routledge, 2013). The assessment of the Site at The Nook, between Snodworth Road and York Lane, Langho, has been carried out to inform the landscape design response to the outline development proposals in consideration of the landscape and visual issues, current planning policy and emerging guidance.

A review of the landscape designations and planning policy at the national, regional and local level has been carried out. There are no statutory landscape designations which directly cover the Site or the immediate landscape context, however, the Site lies within a wider area designated as Green Belt. The closest Heritage Asset to the Site is the Grade II Listed Lower Woodcock Farmhouse, located approximately 435 metres to the north west of the Site. There are no ecological designations within the Site boundary, with the nearest Ancient Woodland at Dean Wood approximately 1,760 metres to the east and two SSSI designations at Harper Clough and Smalley Delph Quarries to the south of the wider study area.

The Site lies within a well-treed garden setting associated with the existing dwelling 'The Nook', which sits outside but adjacent to the Site boundary. The Site is bordered by York Lane to the north and Snodworth Road to the west, and lies on a north facing slope surrounded by existing mature vegetation. The Site comprises existing hardstanding, an access track, and a number of ancillary buildings including a greenhouse, garage and kennels. The wider context includes the existing settlement of Langho to the north west, with the Site located within the small village of York. A bank of woodland lies to the north of the Site, and pastoral land extends to the south. A stream and pond are present within the western portion of the Site, and Footpath LA0306/022 lines the Site's northern boundary.

Open and partial views into the Site are available from a short section of Snodworth Road in close proximity to the existing Site access to the west, and from York Lane to the east. Views are also available from Footpath LA0306/022 that follows the Site's northern boundary, and from elevated sections of Footpath LA0306/015 to the south, primarily to the mature vegetation within the Site. Partial glimpsed views to the upper portions of mature vegetation within the Site are also available from elevated sections of Footpaths LA0306/045 and LA0306/048 to the south. At greater distances, further views into the Site are largely truncated by intervening mature vegetation, landform or built form.

The proposed development comprises the delivery of six new high quality residential dwellings with associated landscape and access works, including areas

of green infrastructure, the upgrade of the two existing access points from Snodworth Road and York Lane, and the renovation of the existing driveway. The proposals have been laid out to retain the majority of existing landscape features where possible, addressing current local and national planning policy objectives. New landscape planting, including native trees, hedgerows, areas of wildflower meadow and ornamental planting, has been incorporated to reinforce the existing landscape structure and soften the development's appearance, filtering views into the Site where available from the wider landscape context. The new dwellings are located sensitively within the Site, set back from the more sensitive, elevated southern boundaries to minimise their visual effects. The scheme also incorporates existing green infrastructure features into the design and layout, with new SUDS features incorporating wetland planting to promote ecological diversity and habitat creation.

In terms of landscape effects, the development will result in a change to the character of the Site, replacing parts of the existing ornamental garden with new residential development and introducing additional built elements alongside new native tree, shrub, hedgerow, wildflower seeding and ornamental planting. At the Site level, this change is assessed as resulting in Moderate Adverse effects on the Site landscape character, existing land use and topography in Year 1, with effects on land use anticipated to reduce to Moderate to Minor Adverse by Year 15 as planting matures. The removal of the existing pond in the west portion of the Site, to be replaced by a new pond in the eastern portion with associated marginal and aquatic planting, is assessed as giving rise to Minor Adverse effects in Year 1, reducing to Negligible by Year 15. Limited sections of vegetation will be removed to facilitate the development, with effects on vegetation assessed as Minor Adverse in Year 1, reducing to Negligible Adverse by Year 15 as new planting establishes and matures. Effects on the wider landscape character areas, including National Character Area 35 Lancashire Valleys, Local Landscape Character Type 7 Farmed Ridges and Character Area 7a Mellor Ridge, are anticipated to be Negligible Adverse at both Year 1 and Year 15, reflecting the small scale of the development in the context of these areas and the retention of the well treed character of the Site and its immediate context. Effects on Public Footpath LA0306/022 are assessed as Minor Adverse in Year 1, reducing to Negligible Adverse by Year 15, with the management of overgrown vegetation considered to represent an improvement upon the current situation.

In respect of visual effects, residents of 'The Nook', which lies in close proximity to the Site boundary, views to the new built form within the Assessment Site, seen in the context of retained existing vegetation and new landscape planting, are anticipated to give rise to Major to Moderate Adverse effects at both Year 1 and Year 15. For residents of adjacent properties including Hyburn, Dove Cottage, Sondaw and Yorkfield, views will remain primarily to existing vegetation

within the Site, with potential glimpsed views to the upper portions of new built form. Effects for these receptors are assessed as Moderate Adverse in Year 1, reducing to Minor Adverse or Minor Adverse to Negligible by Year 15. For properties adjacent to the Site accessed from York Lane and Snodworth Road, effects are anticipated to be Negligible at both Year 1 and Year 15. For users of Public Footpath LA0306/022, close range views to the new built form seen in the context of retained vegetation and new planting are assessed as giving rise to Major to Moderate Adverse effects in Year 1, reducing to Moderate Adverse by Year 15. For users of Footpath LA0306/015 to the south, effects are assessed as Moderate Adverse to Minor Adverse in Year 1, reducing to Minor Adverse by Year 15. For users of Footpath LA0306/045, effects are assessed as Minor Adverse to Negligible in Year 1, reducing to Negligible by Year 15. For road users of York Lane and Snodworth Road, effects are anticipated to be Negligible Adverse at both Year 1 and Year 15. No intervisibility is anticipated between the Proposed Development and Whalley Road or Footpath LA0306/048, resulting in Neutral or Negligible effects.

The proposals are considered to be in accordance with the relevant provisions of local planning policy, including Ribble Valley Borough Council Core Strategy Key Statements EN2 (Landscape), EN5 (Heritage Assets), DME1 (Protecting Trees and Woodlands), DME2 (Landscape and Townscape Protection) and DMB5 (Footpaths and Bridleways). The development will deliver new areas of green infrastructure within the Site and to the Site boundaries, informed by the local landscape character, and will incorporate new native tree and hedgerow planting, wildflower meadow and wetland planting in line with local management guidance, providing new green infrastructure linkages and contributing to ecological diversity and habitat creation objectives.

In summary, it is considered that the Site will, whilst replacing portions of the existing ornamental garden character at the Site level, sit appropriately within the existing retained landscape character at the local, regional and national level. Whilst some negative adverse landscape and visual effects will arise from the proposed development, these effects are largely limited to the Site and immediate local level receptors only, as identified in this Assessment. Where adverse impacts have been identified, these have been mitigated through the proposed landscape strategy, which seeks to retain existing mature vegetation where possible, soften the edge of the development, and set built form back away from sensitive boundaries. The new native tree, shrub, hedgerow and vegetation strategy will diversify the landscape structure within the Site and will ensure the long term reinforcement of local green infrastructure networks. Any anticipated effects are expected to reduce over time as the proposed planting matures.

# APPENDIX 1 – LANDSCAPE AND VISUAL ASSESSMENT METHODOLOGY

## Guidance and Publications

This assessment has been carried out in light of the latest relevant guidance as set out in ‘Guidelines for Landscape and Visual Impact Assessment’ (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment (2013), and ‘Landscape Character Assessment: Guidance for England and Scotland’ published by the Countryside Agency and Scottish National Heritage (2002). These documents do not set out a prescriptive approach to how assessments or assessments should be undertaken, but rather identify key principles and good practice. Further guidance on townscape assessment is given at page 74 of GLVIA3 (2013).

The following guidelines and publications have also been considered when producing this assessment:

- ‘Seeing the History in the View: A Method for Assessing Heritage Significance within Views’ (English Heritage; 2011);
- ‘The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)’ (Historic England; 2017);
- ‘Visual Representation of Development Proposals - Technical Guidance Note 06/19’ (Landscape Institute; 2019);

The assessment comprises the following stages:

- A summary of the relevant aspects of extant and emergent landscape planning policies;
- A definition the scope of the assessment, Site reconnaissance and desktop background research;
- A description of the existing conditions in respect of the landscape baseline (dealing with matters of current landscape character and existing landscape resources), and the visual baseline (dealing with matters relating to the visibility of the Assessment Site);
- Summary of key landscape and visual sensitivities relating to the Assessment Site and surrounding land;
- A description of the development proposed on the Assessment Site;
- An assessment of landscape effects; and
- An assessment of visual effects.

## Baseline Assessment Methodology

The following specific desk-based tasks have been undertaken:

- A review of the planning policy relevant to the Assessment Site;
- A review of any existing landscape character assessments relating to the study area;
- A review of landscape designations from the English Heritage database and local authority sources; and
- Identification of landscape character and key landscape elements.

The baseline description in this assessment comprises two separate elements:

- a. Landscape Baseline; and
- b. Visual Baseline.

In this assessment, a distinction has been drawn between the study area and the Assessment Site. The Assessment Site is the area proposed for development whilst the study area takes in the wider surrounds of the Assessment Site. The determination of the study area has been informed by desk top studies of maps and aerial photographs to assess how topography, vegetation and built form in the area surrounding the Site were likely to control views towards the Assessment Site.

This work was followed by Site visits to determine the potential visibility of the Assessment Site. The study area boundaries were then set to ensure that all relevant areas of potential visibility were assessed. In general terms, it is assumed that the extent of visibility of the Assessment Site (and ultimately of proposed development upon it) will not exceed a 2km radius.

## The Landscape Baseline

The Landscape Baseline comprises two elements; the existing Landscape Character and the existing Landscape Resource.

Landscape Character is defined in GLVIA3 as “a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.” As such, character is influenced by the physical constituent components of the landscape including geology, soils, topography, vegetation, water features, land utilisation and built elements. Landscape Character Assessment is the process of identifying variation and change in the landscape and using that information to assist in managing future landscape change (arising from development or other factors). Landscape Character Assessments – at differing scales – have typically been prepared by, or on behalf of, national and local government or agencies, and provide a starting point for the consideration of landscape character. As a generality, the more detailed the existing Landscape Character Assessment, the more relevant it will be to the specific Assessment Site and/ or the development proposal. There are four main levels at which landscape character assessment has been, or may be carried out, as follows:

- a. National Level (the National Character Area Profiles prepared by Natural England);
- b. Regional Level (typically produced for Natural England or a regional grouping of local authorities);
- c. Local Authority Level (normally at a County, or District level, or for a number of Districts (or specific parts thereof)); and
- d. Local Level (typically of a settlement or a group of settlements within a local authority).



# APPENDIX 1 – LANDSCAPE AND VISUAL ASSESSMENT METHODOLOGY

In addition to referencing these published documents, a local level character assessment of the Assessment Site and its surrounding has been undertaken which describes, in summary, the following elements:

- a. Existing Land Use;
- b. Adjoining Land Uses;
- c. Topography;
- d. Vegetation;
- e. Water Features; and
- f. Public Rights of Way.

The Landscape Resource baseline considers two separate aspects; landscape condition – the physical state of the landscape – and landscape value – how different areas of landscape are valued by society. The following criteria have been used to categorize landscape condition, which is described in the assessment text. The typical examples given provide an indication of the likely landscape condition but it does not necessarily follow that because a Site is within a specific designated area that the categorisation of landscape condition will automatically follow; much will depend on specific Site conditions.

| Table 1: Landscape Condition |                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                           |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Category                     | Criteria                                                                                                                                                                                                                                                                                                                                                                                                              | Typical Example                                                                                                                                           |
| Exceptional                  | <div><div>i.</div><div>Strong landscape structure, characteristic patterns, balanced combination of landform and landcover;</div><div>ii.</div><div>Appropriate management for land use and landcover;</div><div>iii.</div><div>Distinct features worthy of conservation;</div><div>iv.</div><div>Sense of place;</div><div>v.</div><div>No/ negligible detracting features.</div></div>                              | Internationally or Nationally recognised e.g. all or the great majority of which would be World Heritage Site, National Park or National Landscape / AONB |
| High                         | <div><div>i.</div><div>Strong landscape structure, characteristic patterns, balanced combination of landform and landcover;</div><div>ii.</div><div>Appropriate management for land use and landcover but potentially scope to improve;</div><div>iii.</div><div>Distinct features worthy of conservation;</div><div>iv.</div><div>Sense of place;</div><div>v.</div><div>Occasional detracting features.</div></div> | Nationally or Regionally recognised e.g. parts of National Park or National Landscape / AONB or the great majority of AGLV.                               |

|           |                                                                                                                                                                                                                                                                                                                                                                                                |  |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Good      | <div><div>i.</div><div>Recognisable landscape structure, characteristic patterns and combinations of landform and cover are still evident;</div><div>ii.</div><div>Scope to improve management for land use and landcover;</div><div>iii.</div><div>Some features worthy of conservation;</div><div>iv.</div><div>Sense of place;</div><div>v.</div><div>Some detracting features.</div></div> |  |
| Ordinary  | <div><div>i.</div><div>Distinguishable landscape structure, characteristic</div><div>ii.</div><div>Patterns of landform and landcover often masked by land use;</div><div>iii.</div><div>Scope to improve management of vegetation;</div><div>iv.</div><div>Some features worthy of conservation;</div><div>v.</div><div>Some detracting features.</div></div>                                 |  |
| Poor      | <div><div>i.</div><div>Weak landscape structure, characteristic patterns of landform and landcover are often masked by land use;</div><div>ii.</div><div>Lack of management and intervention has resulted in degradation;</div><div>iii.</div><div>Frequent detracting features.</div></div>                                                                                                   |  |
| Very poor | <div><div>i.</div><div>Degraded landscape structure, characteristic patterns and combinations of landform and landcover are masked by land use;</div><div>ii.</div><div>Lack of management / intervention has resulted in degradation;</div><div>iii.</div><div>Extensive detracting features.</div></div>                                                                                     |  |
| Damaged   | <div><div>i.</div><div>Damaged landscape structure;</div><div>ii.</div><div>Disturbed or derelict land requires treatment;</div><div>iii.</div><div>Detracting features dominate.</div></div>                                                                                                                                                                                                  |  |
| Derelict  | <div><div>i.</div><div>Land so damaged by industrial or other development that it is incapable of beneficial use without treatment.</div></div>                                                                                                                                                                                                                                                |  |

The following criteria have been used to categorise the landscape value of the Site. The categories of Exceptional and High are informed directly by reference to development plan documents; the other categories entail a judgement in respect of the attributes of the area / locality or may be informed by published landscape character assessments.

| Table 2: Landscape Value |                                                                                                   |                           |                                                                                                        |
|--------------------------|---------------------------------------------------------------------------------------------------|---------------------------|--------------------------------------------------------------------------------------------------------|
| Value                    | Typical Criteria                                                                                  | Typical Scale             | Typical Example                                                                                        |
| Exceptional              | Very high importance (or Quality) and Rarity. No or extremely limited potential for substitution. | International, National.  | World Heritage Site, National Park or National Landscape / AONB.                                       |
| High                     | High Importance (or Quality) and Rarity. Limited potential for substitution.                      | National, Regional, Local | National Park, National Landscape / AONB, AGLV, ALLI                                                   |
| Good                     | Medium Importance (or Quality) and Rarity. Limited potential for substitution.                    | Regional, Local           | Undesignated but value perhaps expressed through non-official publications or demonstrable use.        |
| Ordinary                 | Low Importance (or Quality) and Rarity.                                                           | Local                     | Areas identified as having some redeeming feature or features and possibly identified for improvement. |
| Poor                     | Low Importance (or Quality) and Rarity.                                                           | Local                     | Areas identified as having few redeeming features and lots of scope for improvement.                   |
| Very poor                | Low Importance (or Quality) and Rarity.                                                           | Local                     | Areas identified for recovery.                                                                         |

From these separate assessments of landscape character and the landscape resource, the overall sensitivity of landscape receptors – defined as those aspects of the landscape that have the potential to be affected by the proposed development - is determined.

## The Visual Baseline

The extent of visibility of the Assessment Site, and of the proposed development, is determined by the buildings/development surrounding the Site, as well as by existing vegetation and topography. An initial assessment was made, using OS mapping and aerial photographs of potential locations from where the Assessment Site might be seen by visual receptors - defined as individuals or groups who have the potential to be affected by the proposal. Potential locations that are identified include residential and commercial properties, roads, PRoW, and areas of public open space/ recreational land.

# APPENDIX 1 – LANDSCAPE AND VISUAL ASSESSMENT METHODOLOGY

A field visit was carried out in February. The Site was viewed from the surrounding area from a range of locations, including those identified through the desk study and other locations that became apparent from the field assessment. At the time of the field assessment vegetation was not in leaf and thus visibility in winter months – i.e. usually taken to be the ‘worst case’ - was assessed. In the assessment the potential visual receptors are identified on plan and described in tabular form, which categorizes the receptor by type (i.e. residential property etc.) and distance from the edge of the Assessment Site (using the terms set out in Table 3).

| Table 3: Distance of Views |                                                        |
|----------------------------|--------------------------------------------------------|
| Distance of Views          | Definition                                             |
| Adjoining                  | On the edge of the Assessment Site                     |
| Close                      | Less than 250m from the edge of the Assessment Site    |
| Middle                     | From 250m to 500m from the edge of the Assessment Site |
| Long                       | 500m or greater from the edge of the Assessment Site   |

From the field assessment, a number of viewpoints have been identified which are representative of visual receptors in proximity. The viewpoints selected essentially cover three types of views:

- Representative viewpoints: typical of a particular type of visual receptor, e.g. certain points along a PROW;
- Specific Viewpoints: a key or promoted viewpoint within the landscape possibly related to local visitor attractions or associated with a designated landscape or a cultural landscape; and
- Illustrative Viewpoints: where a particular effect may only be available from certain locations.

Not all of these types of viewpoints will necessarily be present or need to be considered in all assessments. Generally, but not exclusively, the majority of viewpoints identified will be representative viewpoints. All of the viewpoints identified are public viewpoints. Whilst private locations, such as houses, were not visited during the field assessment, an assessment of the likely views from these properties and their visual context was made from nearby locations.

Viewpoint locations are shown in plan form and the views available from the selected viewpoints shown as photographs in the assessment.

## Assessment of Landscape and Visual Effects – General Approach

As defined in GLVIA3, landscape effects are those effects on the landscape as a resource in its own right, and visual effects are those effects on specific views and on the general amenity as experienced by people. The judgement made in respect of both landscape and visual effects is a combination of an assessment of the sensitivity of the receptor against the magnitude of the landscape or visual effect.

The judgement to be made in respect of sensitivity is a combination of the susceptibility of those receptors to the specific change occasioned by the proposed development (for both landscape and visual receptors) along with the value attached to that receptor (again for both landscape and visual receptors). Similarly, the judgement to be made in respect of the magnitude of landscape and / or visual effects is derived from a combination of the size or scale of the effect(s); the duration of the effect(s); and whether such effect(s) is / are reversible (or not). The assessment of landscape and visual effects give rise to separate considerations and these are set out in more detail below.

## Assessment of Landscape Effects

In respect of the judgment to be made of the sensitivity of landscape receptors, the susceptibility to specific change for each landscape receptor is categorized as set out in the following tables.

| Table 4: Susceptibility of Landscape Receptors to Change |                                                                                                                                                  |                                                                                                                                                           |                                                                                                                                                                                           |
|----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Receptor                                                 | Susceptibility of Receptor to Change                                                                                                             |                                                                                                                                                           |                                                                                                                                                                                           |
|                                                          | High                                                                                                                                             | Medium                                                                                                                                                    | Low                                                                                                                                                                                       |
| Landscape Character                                      | A highly distinctive and coherent landscape character, with an absence of detracting or intrusive elements. Low or no capacity to accept change. | Distinctive character, with a general consistency, notwithstanding the presence of some detracting or intrusive elements. Some capacity to accept change. | Mixed character, where there is a lack of coherence and detracting or intrusive elements have become dominant or have eclipsed original character. Significant capacity to accept change. |
| Designated Areas                                         | National designated landscape / landscape such as National Park and AONB                                                                         | Local landscape designations (e.g. AGLV/Areas of Local Landscape Importance (ALLI) (or similar)                                                           | Not designated                                                                                                                                                                            |
| Landscape Features                                       | Largely or completely intact, in good condition                                                                                                  | Largely in moderate condition – may be in process of improvement                                                                                          | Undesignated but value perhaps expressed through non-official publications or demonstrable use.                                                                                           |
| Aesthetic / Perceptual Aspects                           | Recognised formally as a coherent area/ feature of aesthetic attraction                                                                          | Some areas/ features of aesthetic attraction                                                                                                              | Not noted for aesthetic qualities                                                                                                                                                         |

The value for each landscape receptor is taken from Table 2 above. The overall sensitivity of each receptor is then categorised on a High/ Medium / Low/ Negligible basis. In respect of the magnitude of landscape effects, Table 5 sets out the judgements to be made, and the categories adopted in respect of the separate considerations of scale, geographic extent, duration.



# APPENDIX 1 – LANDSCAPE AND VISUAL ASSESSMENT METHODOLOGY

| Table 5: Magnitude of Landscape Effects |                                                                                                                                                                                    |                                                                                                                                                                                                                          |                                                                                                                                                                                |                                                                                                                                                                                                                                     |
|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Type of Effect                          | Magnitude of Effects                                                                                                                                                               |                                                                                                                                                                                                                          |                                                                                                                                                                                |                                                                                                                                                                                                                                     |
| Size/Scale                              | Major                                                                                                                                                                              | Moderate                                                                                                                                                                                                                 | Minor                                                                                                                                                                          | Negligible / None                                                                                                                                                                                                                   |
|                                         | Total loss of, or major alteration to key elements/ features/ characteristics of the Site and/ or the introduction of elements totally uncharacteristic to the receiving landscape | Partial loss of or alteration to one or more key elements/ features/ characteristics of the Site and/ or introduction of elements that would be evident, but not necessarily uncharacteristic to the receiving landscape | Limited loss of or alteration to one or more key elements/ features/ characteristics of the Site and/ or introduction of elements characteristic with the receiving landscape. | Very minor or no loss or alteration to one or more key elements/ features/ characteristics of the Site and/ or introduction of elements characteristic within the surrounding landscape – approximating to a “no change” situation. |
| Geographic Extent                       | Extensive                                                                                                                                                                          | Major                                                                                                                                                                                                                    | Localised                                                                                                                                                                      | Restricted                                                                                                                                                                                                                          |
|                                         | Effects would be experienced over many landscape character types or area                                                                                                           | Effects would extend over the major part of the landscape character type or area                                                                                                                                         | Effects would be confined to the immediate setting of the Assessment Site                                                                                                      | Effects would not extend beyond the Assessment Site                                                                                                                                                                                 |
| Duration                                | Long                                                                                                                                                                               | Medium                                                                                                                                                                                                                   | Short                                                                                                                                                                          | Construction Stage                                                                                                                                                                                                                  |
|                                         | Over 15 years after completion of construction works                                                                                                                               | 5-15 years after completion of construction works                                                                                                                                                                        | 0-5 years after completion of construction works                                                                                                                               | Restricted to construction stage (explain likely length of construction and any key stages)                                                                                                                                         |

The overall magnitude of landscape effects is then described on the basis of professional judgement on a Large / Medium / Small / Negligible / None basis. The separate assessments in respect of sensitivity and magnitude have been drawn together in the assessment in a single tabular form. An overall conclusion in respect of landscape change – the likely significant landscape effects - is set out in the assessment text. That overall conclusion is expressed by reference to the terms set out in the matrix at Table 6, showing the interrelationship between sensitivity of the landscape receptor and the magnitude of landscape effect. The principal conclusions deriving from the tabular presentation are then summarised in the assessment text.

| Table 6: Landscape Effects |                         |                 |                 |            |
|----------------------------|-------------------------|-----------------|-----------------|------------|
| Magnitude of Effect        | Sensitivity of Receptor |                 |                 |            |
|                            |                         | High            | Medium          | Low        |
|                            | Large                   | MAJOR           | MAJOR/ MODERATE | MODERATE   |
|                            | Medium                  | MAJOR/ MODERATE | MODERATE        | MINOR      |
|                            | Small                   | MODERATE        | MINOR           | NEGLIGIBLE |
|                            | Negligible              | MINOR           | NEGLIGIBLE      | NEGLIGIBLE |
|                            | None                    | NEUTRAL         | NEUTRAL         | NEUTRAL    |

In Table 6 the terms used to describe overall landscape effects are taken to have the following meanings, particularly in respect of the purpose of the Assessment to identify likely significant environmental effects:

- Major: Would fundamentally change the existing landscape and would thus constitute a significant environmental effect.
- Major / Moderate: Would substantially change the existing landscape and would thus constitute a significant environmental effect.
- Moderate: Would bring about some change to the existing landscape but would not constitute a significant environmental effect.
- Minor: Would entail only limited change to the existing landscape and would not constitute a significant environmental effect.
- Negligible: Would entail negligible change to the existing landscape and would not constitute a significant environmental effect.
- Neutral: Would be approximate to a no-change situation.

# APPENDIX 1 – LANDSCAPE AND VISUAL ASSESSMENT METHODOLOGY

## Assessment of Visual Effects

In respect of the judgment to be made of the sensitivity of visual receptors, the susceptibility to specific change for each landscape receptor is categorised as set out below.

| Table 7: Susceptibility of Visual Receptors to Change |                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Type of Visual Receptor                               | Susceptibility of Specific Change | Notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Residential Property                                  | High                              | Residential properties are considered the most sensitive of potential visual receptors and are thus accorded a High susceptibility. It is an established tenet that the planning system does not serve to protect private interests; the issue is not whether owners and occupiers of neighbouring properties would experience financial or other loss (including visual effect) from a particular development but whether such development would unacceptably affect amenities and the existing use of land and buildings which ought to be protected in the public interest. Thus, in seeking to assess the visual effects of development account should be taken of the effects on residential property, but it is pertinent to note that purely private interests may carry less weight than public interests. |
| Commercial Property / Places of Employment            | Low to Medium                     | Indoor workers are likely to have a Low susceptibility; outdoor workers (e.g. in agriculture) a Medium susceptibility.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Public Roads                                          | Low to Medium                     | The degree of susceptibility will vary according to the nature of the road and its primary purpose for users. Motorways and trunk roads are taken to have a Low susceptibility; A class roads a Low to Medium susceptibility, and all other roads a medium susceptibility.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Public Rights of Way / Cycleways                      | High                              | The degree of susceptibility will vary according to the nature of the PRoW and its primary purpose for users. Bridleways and PRoW designated locally as specific routes are taken to have a High susceptibility.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

|                         |                |                                                                                                                                                                                            |
|-------------------------|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Informal Paths          | Medium to High | Informal paths have been taken to have a Medium to High susceptibility.                                                                                                                    |
| Public Open Space       | High           | Users of areas of POS are likely to be at leisure, and thus such areas are taken to have a High susceptibility.                                                                            |
| Cultural Heritage Sites | High           | Users of areas of cultural heritage sites are likely to be at leisure, and thus such areas are taken to have a High susceptibility.                                                        |
| Recreational Land       | Medium         | Users of recreational land are likely to be at leisure but are taken to be focussed primarily on the recreational activity, and thus such areas are taken to have a Medium susceptibility. |

The value of views is categorized as set out below:

| Table 8: Criteria for Value of Views |                                                                                                                  |
|--------------------------------------|------------------------------------------------------------------------------------------------------------------|
| Magnitude                            | Criteria                                                                                                         |
| High                                 | A unique or identified view (e.g. shown as such on OS map or marked on a tourist map) or one noted in literature |
| Medium                               | A typical and/ or representative view from a particular receptor type                                            |
| Low                                  | Undistinguished or unprepossessing view                                                                          |

In respect of the magnitude of visual effects, Table 9 below sets out the judgements to be made, and the categories adopted in respect of the separate considerations of scale, geographic extent, duration, and reversibility.



# APPENDIX 1 – LANDSCAPE AND VISUAL ASSESSMENT METHODOLOGY

| Table 9: Criteria for Determination of Visual Effect |                                                                                                                         |                                                                                                                                     |                                                                                                                                                                                                                   |                                                                                                                                                                                                                        |
|------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Type of Effect                                       | Magnitude of Effects                                                                                                    |                                                                                                                                     |                                                                                                                                                                                                                   |                                                                                                                                                                                                                        |
| Size/Scale                                           | Major                                                                                                                   | Moderate                                                                                                                            | Minor                                                                                                                                                                                                             | Negligible / None                                                                                                                                                                                                      |
|                                                      | The proposals form a significant and immediately apparent part of the view that will change its overall character.      | The proposals will form a visible and recognisable new element within the overall view and will be readily noticed by the observer. | The proposals constitute only a minor component of the wider view, which might be overlooked by the casual observer. Awareness of the proposals will not have a marked effect on the overall quality of the view. | Only a very small Part (or no part) of the proposal will be discernible and / or it will be at such a distance that it will be scarcely appreciated, and consequently it will have very little/ no effect on the view. |
| Geographic Extent                                    | Extensive                                                                                                               | Major                                                                                                                               | Localised                                                                                                                                                                                                         | Restricted                                                                                                                                                                                                             |
|                                                      | Effects would affect all the visual receptor/ and/ or would be seen at close distance.                                  | Effects would extend over the major parts of the visual receptor and/ or would be seen at medium distance.                          | Effects would be confined to part/s of the visual receptor and/ or would be seen at long distance.                                                                                                                | Effects would be confined to edges of/ glimpse views from the visual receptor and/ or would be seen at long distance.                                                                                                  |
| Duration                                             | Long                                                                                                                    | Medium                                                                                                                              | Short                                                                                                                                                                                                             | Construction Stage                                                                                                                                                                                                     |
|                                                      | The visual effect, even considering mitigation works, will still obtain 15 years after completion of construction works | The visual effect, taking into account mitigation works, will obtain for between 5-15 years after completion of construction works  | The visual effect, taking into account mitigation works, will obtain for up to 5 years after completion of construction works                                                                                     | Restricted to construction stage (explain likely length of construction and any key stages)                                                                                                                            |
| Reversibility                                        | Irreversible                                                                                                            |                                                                                                                                     | Reversible                                                                                                                                                                                                        |                                                                                                                                                                                                                        |
|                                                      | The development will entail a permanent effect on the view.                                                             |                                                                                                                                     | If the development was de-constructed/ demolished the existing view (i.e. without development) would be returned.                                                                                                 |                                                                                                                                                                                                                        |

The overall magnitude of visual effects is then described on the basis of professional judgement on a Large / Medium / Small / Negligible / None basis. The separate assessments in respect of visual sensitivity and magnitude have been drawn together in the assessment in a single tabular form. An overall conclusion in respect of visual change – the likely significant visual effects - is set out in the assessment text. That overall conclusion is expressed by reference to the terms set out in the matrix at Table 10, showing the interrelationship between sensitivity of the visual receptor and the magnitude of visual effect. The principal conclusions deriving from the tabular presentation are then summarised in the assessment text.

| Table 10: Visual Effects |                         |                |                |            |
|--------------------------|-------------------------|----------------|----------------|------------|
| Magnitude of Effect      | Sensitivity of Receptor |                |                |            |
|                          |                         | High           | Medium         | Low        |
|                          | Large                   | MAJOR          | MAJOR/MODERATE | MODERATE   |
|                          | Medium                  | MAJOR/MODERATE | MODERATE       | MINOR      |
|                          | Small                   | MODERATE       | MINOR          | NEGLIGIBLE |
|                          | Negligible              | MINOR          | NEGLIGIBLE     | NEGLIGIBLE |
|                          | None                    | NEUTRAL        | NEUTRAL        | NEUTRAL    |

In Table 10 the terms used to describe overall visual effects are taken to have the following meanings, particularly in respect of the purpose of the Assessment to identify likely significant environmental effects:

- Major: Would fundamentally change the existing view and would thus constitute a significant environmental effect.
- Major/ Moderate: Would substantially change the existing view and would thus constitute a significant environmental effect.
- Moderate: Would bring about some change to the existing view but would not constitute a significant environmental effect.
- Minor: Would entail only limited change to the existing view and would not constitute a significant environmental effect.
- Negligible: Would entail negligible change to the existing view and would not constitute a significant environmental effect.
- Neutral: Would be approximate to a no-change situation.

# APPENDIX 1 – LANDSCAPE AND VISUAL ASSESSMENT METHODOLOGY

## Overall Assessment of Landscape and Visual Effects

The separate conclusions in respect of likely significant landscape and visual (as described above) are set out in the assessment text.

## Visual Baseline Conditions

The following specific desk-based tasks have been undertaken:

- Identification and field assessment of potential receptors within the visual envelope and an assessment of their sensitivity.
- Appreciation of the nature and importance of existing views experienced by the identified receptors.

The visual assessment involved an initial desk-based review of OS mapping to establish the wider context within which views initially appear to be set, followed by Site surveys to establish the form and nature of specific views and the role of the proposed development area in such views. The Site survey was informed by the computer generated ZTV mapping which indicates where the development may be visible from.

## Methodology for Preparation of Photographs

The Site survey includes a photographic record of the viewpoints. At each of the viewpoints the following details are recorded;

- The grid reference (of the viewpoint);
- The viewer height (measured to the lens of the camera);
- The date (of survey);
- The distance to the development (from the viewpoint).

The photographs have been taken using a digital SLR camera with a 50mm fixed focal length lens, giving a focal length equivalent to 75mm on a 35mm film camera. The photographs were taken in accordance with guidance outlined in the document ‘Visual Representation of Development Proposals - Technical Guidance Note 06/19’ (Landscape Institute; 2019);



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