

**Wood Top Farm, Chipping Road, Chaigley
Residential dwelling**

Landscape and visual appraisal

PDP Associates

March 2026

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SECTION 1. INTRODUCTION

- 1.1 PDP Associates has been appointed by pwa planning to undertake a landscape appraisal for a single residential dwelling at Wood Top Farm, Chipping Road, Chaigley. Planning permission was refused for the development on 31 October 2025 by Ribble Valley Borough Council. This report has been commissioned in response to landscape and visual matters set out in policies cited in the Reason for Refusal 1. Field work for this report was undertaken in February 2026. The weather conditions were changeable with intermittent cloud and sunny periods. Visibility was good.

Scope of this report

- 1.2 The purpose of this assessment is to identify the baseline conditions for the Application Site in relation to landscape and visual amenity and to consider the effects on landscape character and local receptors which may be affected by the proposed residential dwelling.
- 1.3 Landscape and visual appraisal involves an element of subjectivity on the part of the assessor. Professional judgement, combining quantitative and qualitative factors, is now widely accepted as best practice for assessing effects on landscape character and visual amenity. The approach taken for this study follows guidance recommended by the Landscape Institute/Institute of Environmental Management and Assessment; Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA).

Development description and mitigation

- 1.4 The Application Site is located at Wood Top Farm, Chipping Road, Chaigley, entirely within the Forest of Bowland AONB National Landscape.
- 1.5 The proposal requires the demolition of an existing redundant barn at Wood Top Farm. The barn is in a dilapidated condition with no viable alternative use. The development is for single residential dwelling in the local vernacular style, using traditional materials. The property would have a parking space to the side of the property with an electric charging facility and small gardens to the north and south of the property enclosed with native hedging. The dwelling would utilise an existing field access and new driveway running parallel to Chipping Road. The drive is substantially screened by existing hedging. **Figure 1** shows the local landscape context. **Figures 2** illustrates the design proposals for the dwelling.

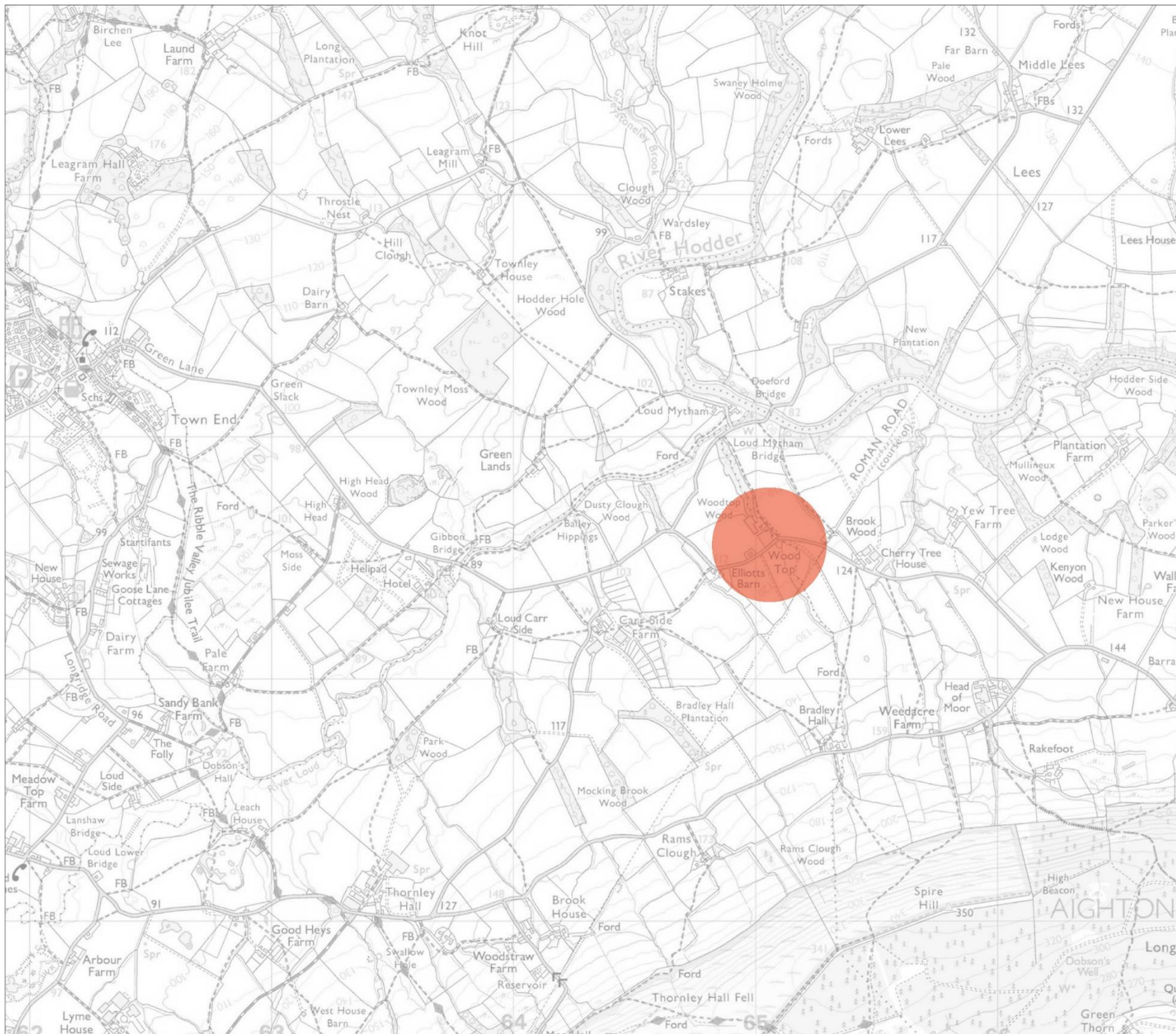



Figure 1




 Land within 250m of Wood Top Farm



Project
Wood Top Farm, Chipping Road, Chaigley

Drawing title
Study area and local landscape context

	App'd	Chkd	Drawn	Date
		PP	SL	March 2026
	Scale	NTS		Job no
	Drawing size	A3		Fig. 1



PROPOSED NORTH WEST ELEVATION
Scale 1:100



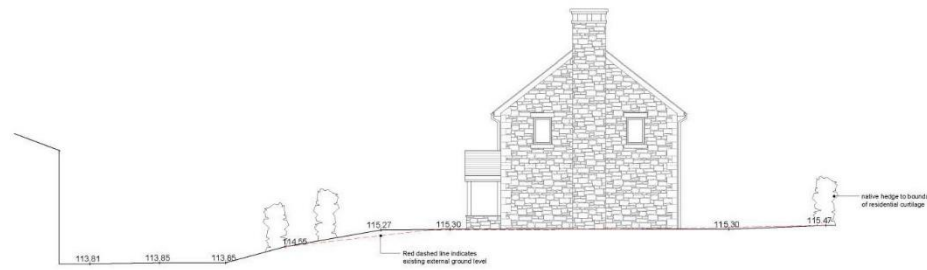
PROPOSED SOUTH WEST ELEVATION
Scale 1:100



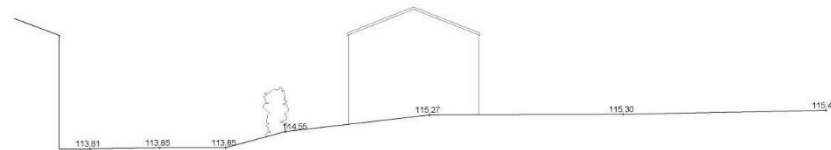
PROPOSED SOUTH EAST ELEVATION
Scale 1:100



PROPOSED NORTH EAST ELEVATION
Scale 1:100



DATUM 113.00
PROPOSED SITE SECTION A - A
Scale 1:100



DATUM 113.00
EXISTING SITE SECTION A - A
Scale 1:100

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CIAT
QUALIFIED PRACTICE

Project
Wood Top Farm, Chipping Road, Chaigley

Drawing title
Architectural details for the proposed dwelling

PDP Associates	App'd	Chk'd	Drawn	Date
	PP	SL		March 2026
	Scale	NTS		Job no
	Drawing size	A3		Fig. 2

SECTION 2. METHODOLOGY

- 2.1 The approach taken for this study follows guidance recommended by the Landscape Institute/Institute of Environmental Management and Assessment; Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA) and also landscape character guidance published by Natural England.
- 2.2 The landscape context is shown on **Figure 1**. The study area is focused on land within 3km of Wood Top Farm. It includes the larger settlement of Chipping, upland areas on Longridge Fell and scattered farms/countryside properties within the wider River Hodder valley. The study area has been largely defined by the extent of land where the Application Site and a single residential development would be potentially visible and where local receptors may experience significant landscape and visual effects. The Development may be partially visible from land beyond the study area but there is no potential for significant landscape or visual effects due to the nature of the study area and proposed Development and the diminishing effects of distance.
- 2.3 The area of intervisibility - land from where there are views of the Application Site - is described as the visual envelope. In this instance the visual envelope was determined using field work undertaken in February 2026 when deciduous vegetation was not in leaf. It is not expected that the area of visibility would change significantly throughout the year, but from some locations the magnitude of visual effects is likely to reduce during the summer months with increased vegetation cover. The visual envelope generated by the Development is largely contained within 250m of Wood Top Farm but there are glimpsed views of the Application Site in the wider landscape where the existing farm is visible but not prominent and where individual farm buildings are barely discernible. There may be some visibility of the proposed dwelling in these more distant views but fieldwork confirms there is no potential for significant visual effects. Photography has been provided in this report to illustrate the nature of these long distant views.
- 2.4 This report utilises published and web-based information to inform the baseline conditions. It includes data from the government website www.magic.gov.uk which combines a range of environmental information provided by partner organisations, including Historic England.

References

The Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013). Landscape Institute and the Institute for Environmental Management and Assessment

An Approach to Landscape Character Assessment, (2014). Natural England

Government website www.magic.gov.uk

Sustrans National Cycle Route Map www.sustrans.org.uk/ncn/map

Historical OS maps 1848-1990. National Library of Scotland

Ribble Valley Core Strategy 2008-2028. Ribble Valley Borough council

2019 -2024 Forest of Bowland Management Plan. Forest of Bowland AONB.

National Planning Policy Framework. December 2024. Ministry of Housing, Communities and Local Government

Forest of Bowland Landscape Character Assessment (July 2025), Natural England by The Environment Partnership (TEP) Ltd

SECTION 3. BASELINE CONDITIONS

The study area

- 3.1 The study area shown on **Figure 1** generally covers land up to approximately 3km of the Application Site and Wood Top Farm. The study area covers a substantial part of Chipping and scattered farms/countryside properties around Chaigley. It includes land within the broad River Hodder valley and also upland areas on Longridge Fell. The area is accessed by a network of minor roads, farm tracks and public rights of way which connect the scattered farms and hamlets. Chipping Road is one of the principal routes through this rural area

Planning context

- 3.2 The planning framework for the Application Site and study area is set out in the National Planning Policy Framework (NPPF) December 2024 and the Ribble Valley Core Strategy 2008-2028.
- 3.3 The NPPF and Ribble Valley Core Strategy contain a raft of policies concerned with development, protection of the countryside and National Landscapes, landscape character, amenity and landscape features such as trees, woodlands and hedges.
- 3.4 Planning permission was refused for the Development on 31 October 2025 by Ribble Valley Borough Council. Reason for Refusal 1 cited a number of national and local policies related to landscape and visual matters which are addressed in this report. These policies are;

National Planning Policy Framework

Paragraphs 135, 187 and 189

Ribble Valley Core Strategy 2008-2028

Key Statement EN2 Landscape
Policy DME2 Landscape and townscape protection
Policy DMG1 General considerations
Policy DMG2 Strategic considerations

- 3.5 Among other things, NPPF paragraph 135 requires planning policies and decisions to ensure development functions well, is of appropriate architectural design with effective landscaping and is sympathetic to the local character and sense of place.
- 3.6 NPPF paragraph 187 requires planning policies and decisions to contribute to and enhance the natural and local environment by, among other things, protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside.
- 3.7 NPPF 189 places great weight on conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues.
- 3.8 Key Statement EN2 is concerned with the protection, conservation and enhancement of the landscape, character and setting of the Forest of Bowland Area of Outstanding Natural Beauty.
- 3.9 Policy DME2 states proposals will be refused which significantly harm important landscape or landscape features including, traditional stone walls, ponds, characteristic herb rich meadows and pastures, woodlands, copses, hedgerows, individual trees or townscape elements.

- 3,10 Policy DMG1 requires development to consider a range of matters covering design, access, amenity, environment and infrastructure. Environmental matters include effects on sites of ecological/habitat importance and heritage assets, including designated sites.
- 3.11 Policy DMG2 states development should be in accordance with the core strategy development strategy and should support the spatial vision. The policy sets various criteria for development which needs to be satisfied under this policy. Supporting paragraphs state that in the open countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. The council will have regard to, among other things, the protection, conservation and enhancement of the landscape and character of the area.

Landscape/planning designations

- 3.12 The Application Site and Wood Top Farm lie wholly within the Forest of Bowland AONB. There are no other landscape or heritage designations within the identified 250m visibility zone except for Woodtop Wood, an ancient woodland, which adjoins the farm to the north. This woodland is not affected by the development proposals. It is noted that the Council's Countryside Officer raises no objections to the proposed Development (Ribble Valley Borough Council. Delegated Officer Report dated 31 October 2025).
- 3.13 The 2019-2024 Forest of Bowland Management Plan is the latest plan for this National Landscape. This document will be replaced by a new management plan which has recently completed the consultation stage. The current plan includes the following descriptions of key characteristics and special qualities.

Key characteristics

- *The grandeur and isolation of the upland core*
- *The steep escarpments of the moorland hills*
- *The undulating lowlands*
- *The serenity and tranquillity of the area*
- *The distinctive pattern of settlements*
- *The wildlife of the area*
- *The landscape's historic and cultural associations*

Special qualities

1. *An Outstanding Landscape*
2. *Wild Open Spaces*
3. *A Special Place for Wildlife*
4. *A Landscape Rich in Heritage*
5. *A Living Landscape*
6. *Delicious Local Food and Drink*
7. *A Place to Enjoy and Keep Special*

The area can be characterised as a complex interplay of many different landscape types, all intrinsic to its overall landscape character; from the dominant and wide open, moorland vistas of the high fells, to the more subtle, but no less important, lower-lying landscapes such as the rolling, pastoral farmland, woodlands, parkland, reservoirs, river valleys and floodplains. The area's distinctive character is determined not simply by the presence of particular natural elements or their rarity value, but also by the way in which they combine to form a mosaic of landscape types and reflect a rich history and cultural heritage.

The landscape of the Forest of Bowland has been managed by generations of farmers and landowners. Sheep and beef farming dominate the upland areas, while dairy farming remains a significant land use in the valleys.

Many village communities were once reliant on manufacturing (such as cheese making), as well as local industry associated with lead mining and lime production. Nowadays, however, communities rely on a greater diversity of activities, in particular employment within the tourism sector.

Vegetation/habitat

- 3.14 The Application Site is predominantly grazed grassland of low ecological value. Field boundaries mainly comprise of stock proof fencing with a clipped native hawthorn hedge which is gappy in places. The existing field gates are of modern galvanised steel tube. There is also a pedestrian timber gate allowing direct access from Wood Top Farm.

Access and linkages

- 3.15 There is a single public footpath within the 250m visibility zone which follows a route north from Wood Top Farm at Chipping Road, through Woodtop Wood. There are views of the existing barn and Application Site at Chipping Road. There are no other significant views of the Application Site from local public footpaths.

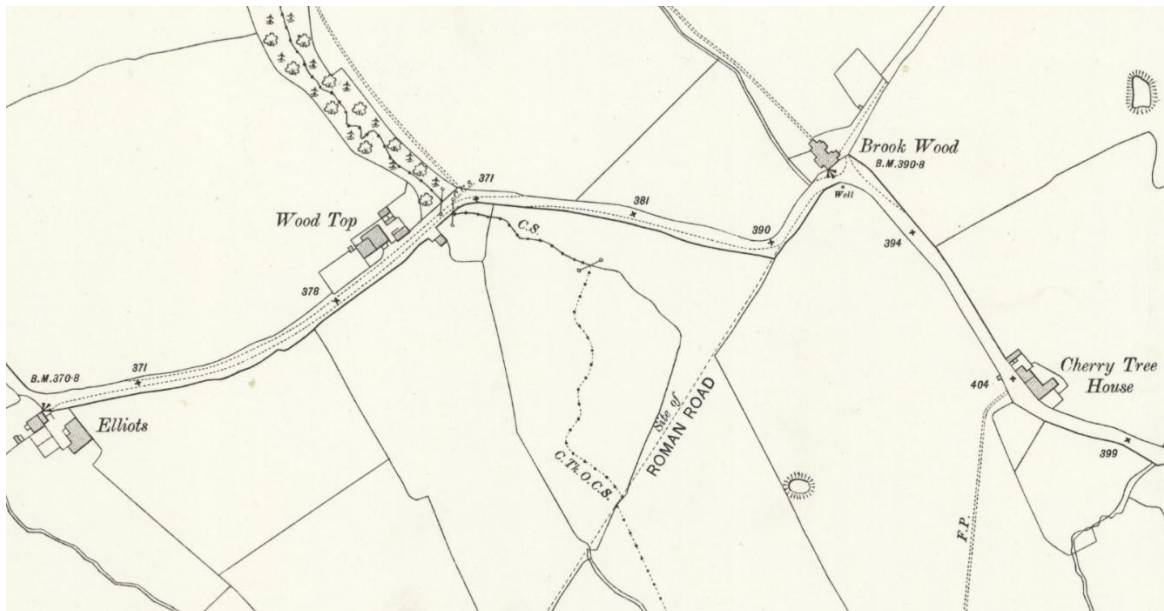
Historical

- 3.16 The 1847 OS map shows several buildings on the north side of Chipping Road which appear to represent the existing farmhouse and adjoining brick building at Wood Top Farm. A building is also indicated on the south side of Chipping Road in the location of the existing barn. This structure is larger than the existing barn which suggests there was a building on the Application Site prior to the barn. During this period the farmstead was relatively small and clustered around the road corridor. Chipping Road would have been a minor country lane, routed through the farm. The farmstead was gradually expanded in the later part of the C19th and throughout the C20th. The structure shown on the south side of Chipping Road on the 1908 OS map and on later maps represents the existing barn. For a period, there was a holding pen located to the east of the barn.
- 3.17 The review of historic OS maps also confirms that the existing field pattern immediately around the existing barn and to the west is not historic but has been altered through changes in farm management. This has resulted in the loss of the holding pen to the east of the barn and the creation of a larger field to the west, where two fields have been combined. It is also noticeable that the historic route of Chipping Road has been previously altered by a realignment to remove two distinct bends between Brook Wood and Cherry Tree House. The property at Brook Wood is now set well back from the highway.



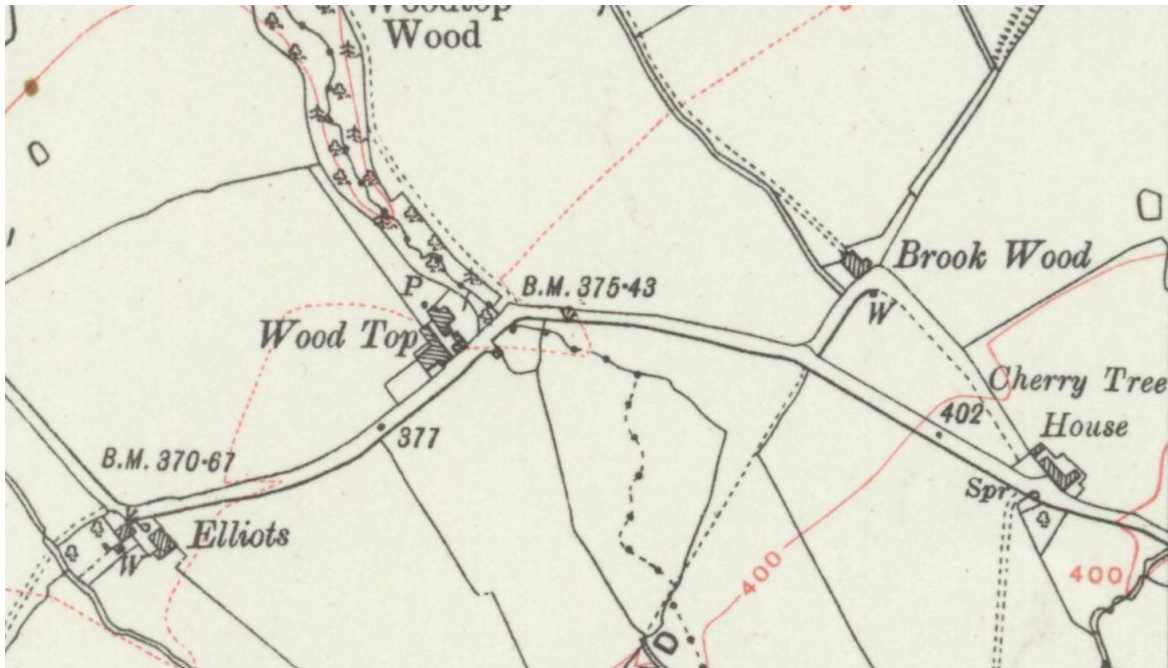
1847 O.S. map

Source. National Library of Scotland



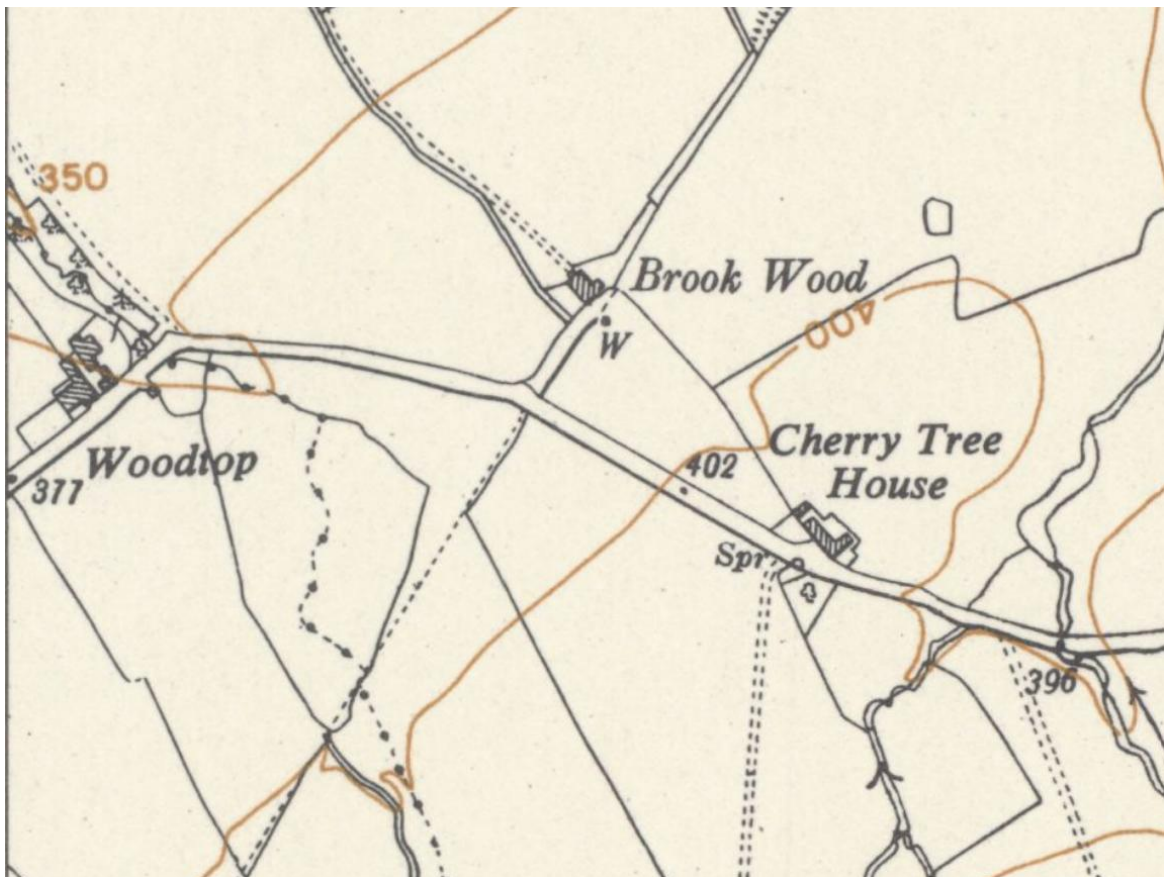
1909 O.S. map

Source. National Library of Scotland



1933 O.S. map

Source. National Library of Scotland



1956 O.S. map

Source. National Library of Scotland



Wood Top Farm 2025 aerial view

Visibility

- 3.18 The proposed building would be slightly more visible in the local landscape than the existing barn due to the increased scale but it would have no greater invisibility in the wider landscape than the existing structure due to screening elements such as vegetation and the farm buildings. There are likely to be no significant views of the proposed dwelling beyond 250m from Chipping Road or in any other public view. The extent of visibility is similar to the existing barn. Where views occur, the dwelling would be closely related to the existing farmstead and would not appear incongruous in the landscape where new or refurbished farmhouse properties are clearly visible in the locality forming part of farm conversions or diversification, which are common. The proposed dwelling may be visible in more distant views to the south, mainly from the road between Thornley and Chaigley but also from elevated land around Longridge Fell. In these views, the dwelling would be perceived as part of a barely discernible view of Wood Top Farm in a broad panorama. In these distant views architectural detailing would not be discernible nor would any elements clearly associated with a residential use.

Landscape character

National level

- 3.19 The Application Site falls within National Character Area Profile 33 (NCA 33) Bowland Fringe and Pendle Hill. There is no potential for significant landscape effects on this character area due to the nature and scale of the character area, the scale of the Development and the nature of the proposals. No further study will be undertaken in this report.

County/local level

- 3.20 The character of the Application Site and study area is classified in the Forest of Bowland Landscape Character Assessment, produced for Natural England by The Environment Partnership (TEP) Ltd. Wood Top Farm and the Application Site lie at the intersection of Landscape Character Types *LCT G Undulating Lowland Farmland with Parkland* and *LCT H Wooded Rural Valleys*. These landscape types cover Landscape Character Areas *G2: Little Bowland* and *H7: Lower Hodder*. Descriptions for the landscape types/character areas are provided in Appendix 2 extracted from the Forest of Bowland Landscape Character Assessment. It is reasonable to assume that the landscape around Wood Top Farm displays characteristics which could fall within either landscape type/character area. The following summary descriptions have been extracted from the Landscape Character Assessment covering the relevant landscape types/character areas noted above .

Future Landscape Change

Development – Diversification of farm businesses leading to introduction of new buildings and the conversion of farm buildings for residential and other uses could gradually change the nature of the working landscape and its associated attributes. The erosion and loss of vernacular building styles within estate villages or country house estates could reduce the distinctive characteristics of this area. Increased pressure from residential development and renewable development such as wind farms, masts and pylons could also affect landscape character.

Development – Diversification of farm businesses leading to introduction of new buildings and the conversion of farm buildings for residential and other uses could gradually change the nature of the working landscape and its associated attributes. The erosion and loss of vernacular building styles may reduce the distinctive vernacular characteristics of this area.

Farmed Landscape

- *Retain and maintain boundary features including white parkland railings, stone walls and hedgerows.*
- *Conserve and restore other traditional boundary features including stone and metal boundary markers, finger post signage and wells.*
- *Conserve and enhance woodland and hedges in the wider landscape.*
- *Encourage the conservation of existing key landscape features and habitats.*

Development Management

- *Conserve and restore traditional buildings, settlements and vernacular style.*
- *Protect key views into and from valleys.*
- *Encourage the use of traditional skills using local materials and techniques to reinforce distinct vernacular in the landscape, for example, traditional stone wall repair and construction.*

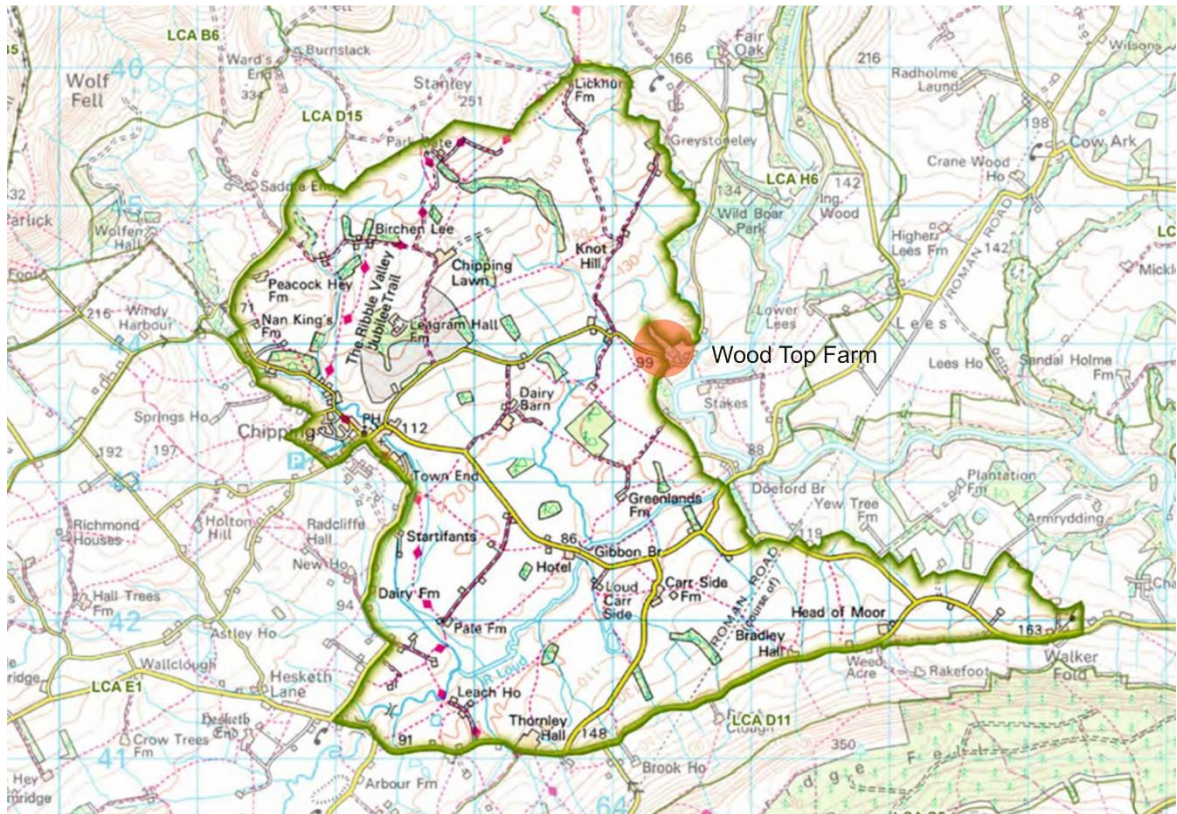
Access

Conserve footpaths, bridleways and byways, many which represent historic routeways, along with associated features such as traditional stiles and gates.

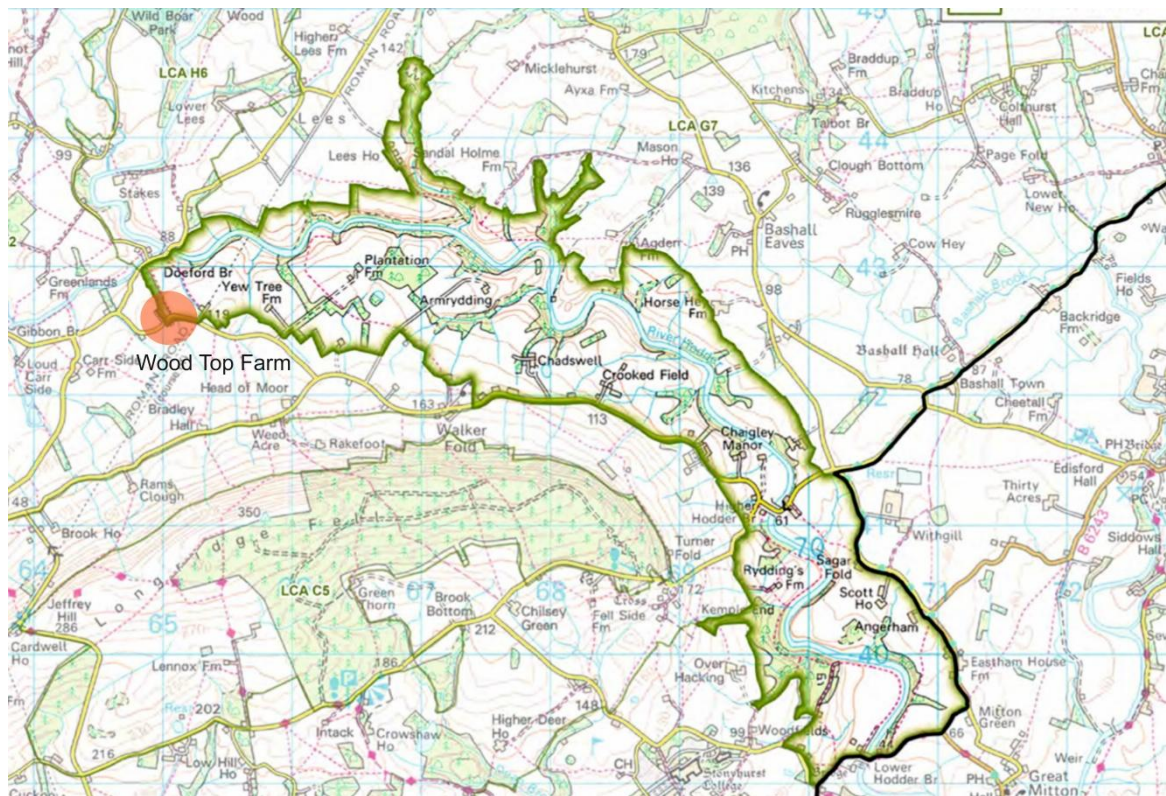
Settlement Form and Built Character

This LCT (Wooded Rural Valleys) is characterised by a predominant settlement pattern of small, nucleated hamlets or villages and scattered, isolated farmsteads constructed from local stone and terraced cottages and houses. Traditional stone field barns are also a feature of the landscape in places. Settlement is generally above the tree line or at a confluence of rivers such as at Wray or Dunsop Bridge.

Landscape Character Area G2: Little Bowland extract from Forest of Bowland Landscape Character Assessment



Landscape Character Area H7: Lower Hodder extract from Forest of Bowland Landscape Character Assessment



The Application Site and adjoining land

- 3.21 Wood Top Farm lies within a predominantly lowland farmed landscape in the broad River Hodder valley. The area is located in the southern part of the Forest of Bowland AONB.
- 3.22 It is clear from a review of mapping, aerial photography and field work, that the existing barn is well related to the wider farmstead at Wood Top Farm. Historic maps confirm there has always been a building on the south side of Chipping Road forming part Wood Top Farm. A previous building on this land (shown on mid-C19th maps) appears to have been larger than the existing barn. It is clear therefore that the Application Site is part of the original *settlement pattern* for the farmstead which later expanded to the north of Chipping Road. Chipping Road has always been routed through the middle of the farm complex. It is primarily from the highway that travellers moving through the landscape get a sense of enclosure generated by the farm buildings and this is unlikely to significantly change following construction of the proposed development.
- 3.23 Despite the age of the farm, none of the farm buildings are listed or regarded as of special historic or architectural importance. The boundaries around the Application Site are predominantly clipped hawthorn hedge with stock proof fencing and modern field gates. Generally, existing hedging would be retained, extended and gapped up as part of the development proposals to create garden space around the dwelling. Land on the Application Site has been previously developed with agricultural buildings since at least the mid-C19th. The remaining part of the Application Site is grazed pasture which has low ecological value. The field pattern around the Application Site is not historic but has been altered by previous farm management. An original holding pen to the east of the barn is no longer visible on the ground.
- 3.24 Wood Top Farm is a large farmstead visible in the local landscape. Visibility is largely contained within 250m metres due to surrounding vegetation and natural screening. The existing barn and proposed development generate similar visibility. The farm complex is intermittently visible in more distant views but it is not prominent nor does it especially draw the eye in panoramic views where these are characterised by rural countryside with scattered farms and country houses. Architectural detailing is not generally perceived in views beyond 1km.
- 3.25 Within 500m of Wood Top Farm there a number of existing/former farmhouses and barns which have been restored or converted for residential use. This type of dwelling is common throughout the wider local area. Almost all restorations/conversions follow the local vernacular using local stone and traditional roofing materials with small porches, chimneys and window/door details. Many of the barn conversions retain the original door openings which are often glazed or include door openings within a glazed surround. Figures 3 and 4 illustrate examples of farm conservations/restorations and new build within the wider Chaigley.



Cherry Tree Farm



Cherry Tree Farm



Elliot's Barn



Wood Top House



Brookwood Barn

Figure 3



Project
Wood Top Farm, Chipping Road, Chaigley

Drawing title
Examples of vernacular detailing used on local buildings/restoration/conversion and new build - sheet 1

App'd	Chkd	Drawn	Date
	PP	SL	March 2026
Scale	NTS		Job no
Drawing size	A3		Fig. 3

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Property at Walker Fold



Property at Bradley Court



Doeford Bungalow



Property at Walker Fold

Figure 4



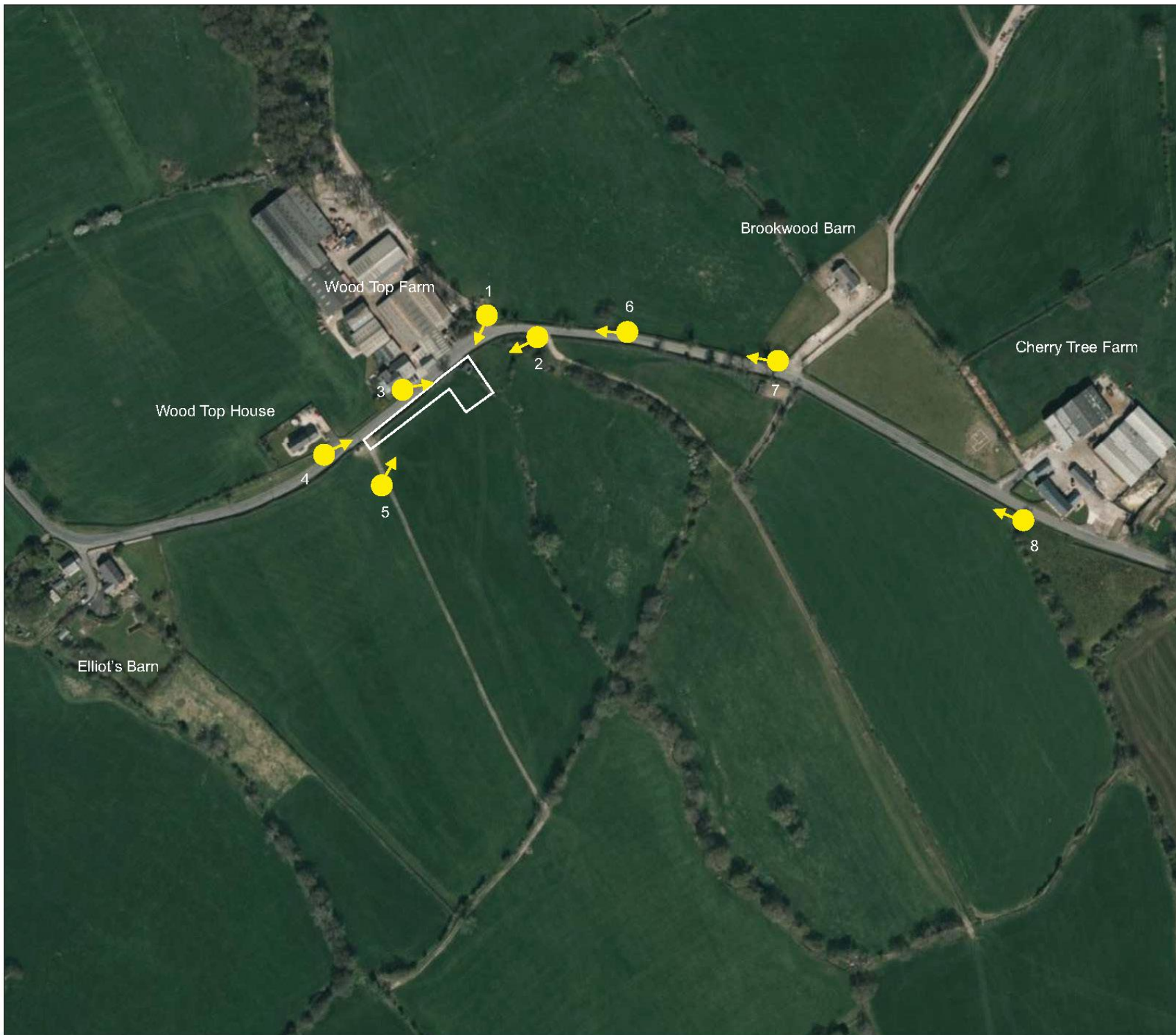
Project
Wood Top Farm, Chipping Road, Chaigley

Drawing title
Examples of vernacular detailing used on local buildings/restoration/conversion and new build - sheet 2

App'd	Chkd	Drawn	Date
	PP	SL	March 2026
Scale	NTS		Job no
Drawing size	A3		Fig. 4

PDP
Associates

Figure 5



-  Application Site
-  Photographic viewpoint



Project
Wood Top Farm, Chipping Road, Chaugley

Drawing title
Examples of vernacular detailing used on local buildings/restoration/conversion and new build - sheet 2


	App'd	Chkd	Drawn	Date
	PP	PP	SL	March 2026
	Scale	NTS		Job no
	Drawing size	A3		Fig. 5



Figure 6

Project
Wood Top Farm, Chipping Road, Chaigley

Drawing title
Photographic views 1 - 3


	App'd	Chkd	Drawn	Date
	PP	PP	SL	March 2026
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				6

Figure 7



existing barn



Project
Wood Top Farm, Chipping Road, Chaignley

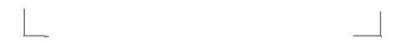
Drawing title
Photographic view 4

PDP Associates	App'd	Chkd	Drawn	Date
	PP	PP	SL	March 2026
	Scale	NTS		Job no
Drawing size	A3			Fig. 7

Figure 8



existing barn



Project
Wood Top Farm, Chipping Road, Chaigley

Drawing title
Photographic view 5

PDP Associates	App'd	Chkd	Drawn	Date
	PP	PP	SL	March 2026
	Scale	NTS		Job no
	Drawing size	A3		Fig. 8

Figure 9



existing barn

Project
Wood Top Farm, Chipping Road, Chaigley

Drawing title
Photographic view 6

PDP Associates	App'd	Chk'd	Drawn	Date
	Scale	PP	SL	March 2026
	NTS			Job no
	Drawing size	A3		Fig. 9



existing barn

Figure 10

Project
Wood Top Farm, Chipping Road, Chaigley

Drawing title
Photographic view 7

PDP Associates	App'd	Chkd	Drawn	Date
	PP	SL	SL	March 2026
	Scale	NTS		Job no
Drawing size	A3		Fig.	10



Wood Top Farm

Figure 11

Project
Wood Top Farm, Chipping Road, Chaigley

Drawing title
Photographic view 8

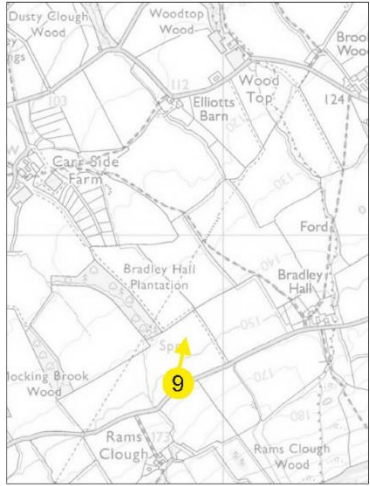
PDP Associates	App'd	Chkd	Drawn	Date
	PP	SL		March 2026
	Scale	NTS		Job no
Drawing size			Fig.	
A3			11	



Wood Top Farm


existing barn

Figure 12



Project
Wood Top Farm, Chipping Road, Chaigley

Drawing title
Photographic view 9

	App'd	Ch'ked	Drawn	Date
	Scale	PP	SL	March 2026
	Drawing size	NTS		Job no
	A3			Fig. 12

SECTION 4. LANDSCAPE AND VISUAL ASSESSMENT

- 4.1 This section considers potential landscape and visual effects associated with the development of a single residential property in the local vernacular architectural style on an established farm. It identifies key landscape and visual receptors and provides a general appraisal of potential effects. In this instance, changes in local views have been assessed prior to landscape effects in order to understand how visual changes may impact on the local area and wider National Landscape.

Key considerations

- The high sensitivity of land in a National Landscape.
- The farm lies in an area of countryside where farm building restoration/conversion to residential use is common and even prevalent in places.
- The Application Site is located on land containing an existing agricultural building, part of a long established farm complex located off Chipping Road. The barn forms part of the established settlement pattern across the farmstead.
- The existing barn is dilapidated, beyond repair and has no viable long term use. Ultimately will it be an indistinguishable ruin.
- The field pattern surrounding the barn is not historic but has been previously altered by changes in farm management.
- There are no local landscape/heritage or ecological designations on the Application Site or within the farmstead. There is an ancient wood adjoining the farm which is unaffected by the development.

VISUAL APPRAISAL

- 4.2 The appraisal of visual effects was undertaken based on field work supplemented by viewpoint analysis recommended in best practice guidance. A number of viewpoints were identified to represent a range of effects likely to be generated by the development on local receptors or to illustrate specific visual effects or features in the landscape. Photography and survey work was undertaken from publicly accessible roads and footpaths except when additional on-site photographs were considered helpful to illustrate specific views, landscape features or visual effects. The photographic viewpoints were selected to represent a range of views and viewer types. Where applicable, these cover a variety of different character types, are in different directions from the site and are at varying elevations. The viewpoints are located at a range of distances from the development to illustrate the varying magnitude of visual impacts.
- 4.3 The photographs are used to help determine the effects on visual receptors within the study area, however, as noted above, the visual assessment is primarily based on observations made in the field. The absence of photographic evidence does not imply that a receptor has not been assessed but may indicate issues with accessibility on private land or that the assessment is based on analysis of illustrative/representative photographs and other photographs/observations undertaken in the locality. Assessments of views from private properties are based on analysis of photographs taken in the locality of the receptor or site photographs taken towards the receptor.
- 4.4 The photographic viewpoints are used as a tool to evaluate potential landscape and visual impacts on local receptors and to illustrate specific landscape features and visual characteristics. They do not represent every potential view or landscape feature in the study area. Site photographs have also been used in inform the visual assessment where appropriate.

Photographic viewpoints

- 4.5 The location of each viewpoint is shown on **Figure 5**. Where required, an independent assessment of this report should be based on an independent site survey. The viewpoints contained in this report can be assessed using the location data provided in this report. A total of 10 viewpoints are presented in this report.
- 4.6 Photographs were taken using a full frame sensor Nikon D750 digital SLR camera and 50mm fixed lens to provide the equivalent of a 50mm lens on a traditional SLR camera. The photographs have been stitched together using Adobe Photoshop or Microsoft ICE software. Where possible, the photographs have been cropped to illustrate specific views, landscape features and landscape/visual context. During the stitching process none of the photographs were distorted in terms of scaling.

Visual receptors

- 4.7 The following residents, local people and visitors are potential receptors who may experience visual effects due to the proposed development. These receptors have been identified in broad groups based on the nature of the receptor and/or the nature of potential effect. Local receptors not listed below are considered not to have the potential to be significantly affected by development due to limited intervisibility with the Application Site and the Development or the mitigating effects of distance.

Visual receptor group 1

Residents in properties overlooking the Application Site at Wood Top Farm

Visual receptor group 2

Residents in other properties within 250m of the Application Site

Visual receptor group 3

Travellers using Chipping Road

Visual receptor group 4

Walkers using public footpaths/bridleways within 250m of the Application Site

Visual receptor group 5

Receptors located on land beyond 250m from the Application Site

Visual receptor group 1

Residents in properties overlooking the Application Site at Wood Top Farm

- 4.8 The existing barn and proposed dwelling lies slightly to the east of the farmhouse at Wood Top Farm. There are views towards the barn and distant views towards Longridge Fell from south facing windows in the farmhouse. Views are partially or substantially screened at first floor level by hedging on Chipping Road which would remain. The proposed dwelling would be larger than the barn and slightly set back further from Chipping Road, east of the existing farmhouse. The proposed dwelling would slightly alter the nature of views from the farmhouse due to the loss of an agricultural building and the introduction of the dwelling, associated domestic elements and lighting. However, most parts of the development, except the dwelling would be generally screened from view by existing and proposed hedging. The dwelling would not appear distinctly incongruous when designed in the vernacular style and would eventually weather in a similar manner to the other restored/converted buildings in the locality. Existing views towards Longridge Fell would be retained. There is no potential for visual effects to reach the level which would normally affect residential amenity.
- 4.9 The sensitivity of this receptor is considered to be high. The magnitude of change is predicted to be medium resulting in a moderate adverse visual effect.

Visual receptor group 2

Residents in other properties within 250m of the Application Site

- 4.10 *Wood Top Cottage, Elliot's Barn and Brook Wood* lie within 250m of the Application Site. These properties have partial, middle distance views of the existing barn and the Wood Top Farm complex. Where visible, the barn is likely to be substantially screened by existing hedging and trees along Chipping Road and on field boundaries. The main farm complex at Wood Top is likely to be the prominent in the landscape. The key focus of view from these properties is likely to be towards Longridge Fell. The proposed dwelling would cause a slight change in middle distance views towards Wood Top Farm but such changes would be barely perceptible and would not significantly alter the nature of view or detract from key views across the countryside. The dwelling would not appear distinctly incongruous designed in the vernacular style and would eventually weather in a similar manner to the other restored/converted buildings in the locality. There is no potential for visual effects to reach the level which would normally affect residential amenity.
- 4.11 The sensitivity of this receptor group is considered to be high. The magnitude of change is predicted to be low, resulting in a moderate/minor adverse visual effect.

Visual receptor group 3

Travellers using Chipping Road

- 4.12 There are fleeting, intermittent views of the existing barn from Chipping Road as travellers pass through the main farm complex. The large timber sheds to the north of the highway are the main visual element seen from a 250m section of road to the east and west of Wood Top Farm. These buildings tend to draw the eye but the dilapidated condition of the barn on the Application Site is clearly noticeable from the road. Views across the surrounding countryside from this section of highway tend to be substantially screened by hedging and mature trees. The proposed dwelling would cause a slight change in views of Wood Top Farm but such changes would be minor and the dwelling would not appear distinctly incongruous when residential properties of a similar vernacular style are clearly visible in the local area.
- 4.13 The sensitivity of this receptor is considered to be medium. The magnitude of change is predicted to be low, resulting in a minor adverse visual effect.

Visual receptor group 4

Walkers using public footpaths/bridleways within 250m of the Application Site

- 4.14 There is a public footpath on the east side of Wood Top Farm, off Chipping Road. There are views of the existing barn from the Chipping Road access point and for a short section to the north. The dominant view is of the main farm complex but the steep slopes edging Longridge Fell also draw the eye. The dilapidated condition of the barn is clearly visible from the footpath, however, the location of the building does contribute to the experience of travelling through a traditional farm complex. This would be maintained by the development. The proposed dwelling would cause a slight change in views of and around Wood Top Farm but such changes would be minor and the dwelling would not appear distinctly incongruous when domestic properties in the vernacular style are closely associated with traditional farms and commonly found in the local area.
- 4.15 The sensitivity of this receptor group is considered to be high. The magnitude of change is predicted to be low, resulting in a moderate/minor adverse visual effect.

Visual receptor group 5

Receptors located on land beyond 250m from the Application Site

- 4.16 There are glimpsed views of Wood Top Farm from locations in the wider landscape beyond 250 metres. Where these occur, predominantly from elevated land, Wood Top Farm appears as a relatively large farm complex with substantial timber sheds/barns and hoppers. The farmhouse and barn are barely distinguishable and there was little sense of architectural detail. In these views, the proposed dwelling would be clearly seen as part of the wider farm complex. The change in views beyond 250 metres is likely to be minor, noting that a single dwelling in the vernacular style and closely associated with the farm would not appear incongruous in the landscape where farm restorations and conversions are a common feature in the landscape.
- 4.17 The sensitivity of this receptor group is high. The magnitude of change is predicted to be negligible resulting in a minor/neutral adverse visual effect.

LANDSCAPE APPRAISAL

Landscape features

- 4.18 The Development would result in the loss of a small area of grassland in the northern part of a field currently used as pasture. The boundaries of this field have been previously altered and do not represent the historic field pattern. The Development would result in the realignment of a short section of hedge (approximately 40m) to form the new site boundary. The existing hedge, which is in poor condition, would be replaced with a new native hedging. New hedging would also be introduced to other site boundaries. Existing hedging on Chipping Road would be gapped up where required. The barn would be demolished as part of the proposals but without major intervention it would inevitably continue to decline and become an indistinguishable ruin. There would be no loss of any other feature which contributes to the character of the local landscape. The development would generally retain the farmstead pattern of development which historically has straddled both sides of Chipping Road. The Development would maintain the experience of travelling through a traditional farmstead via Chipping Road.
- 4.19 On balance, the effect on local landscape features is likely to be neutral.

Landscape sensitivity

- 4.20 Generally, the sensitivity of the landscape throughout the National Landscape would be regarded as very high. The sensitivity of Wood Top Farm to a single dwelling on the site of a dilapidated barn is considered to be high, taking account of a number of factors such as the limited effect on existing landscape features, the proposed vernacular style of the dwelling and the presence of similar buildings in the locality and throughout the AONB.

Landscape receptors

- 4.21 The following landscape receptors have the potential to be affected by a residential development on the Application Site.

Landscape receptor 1

The site and adjoining land

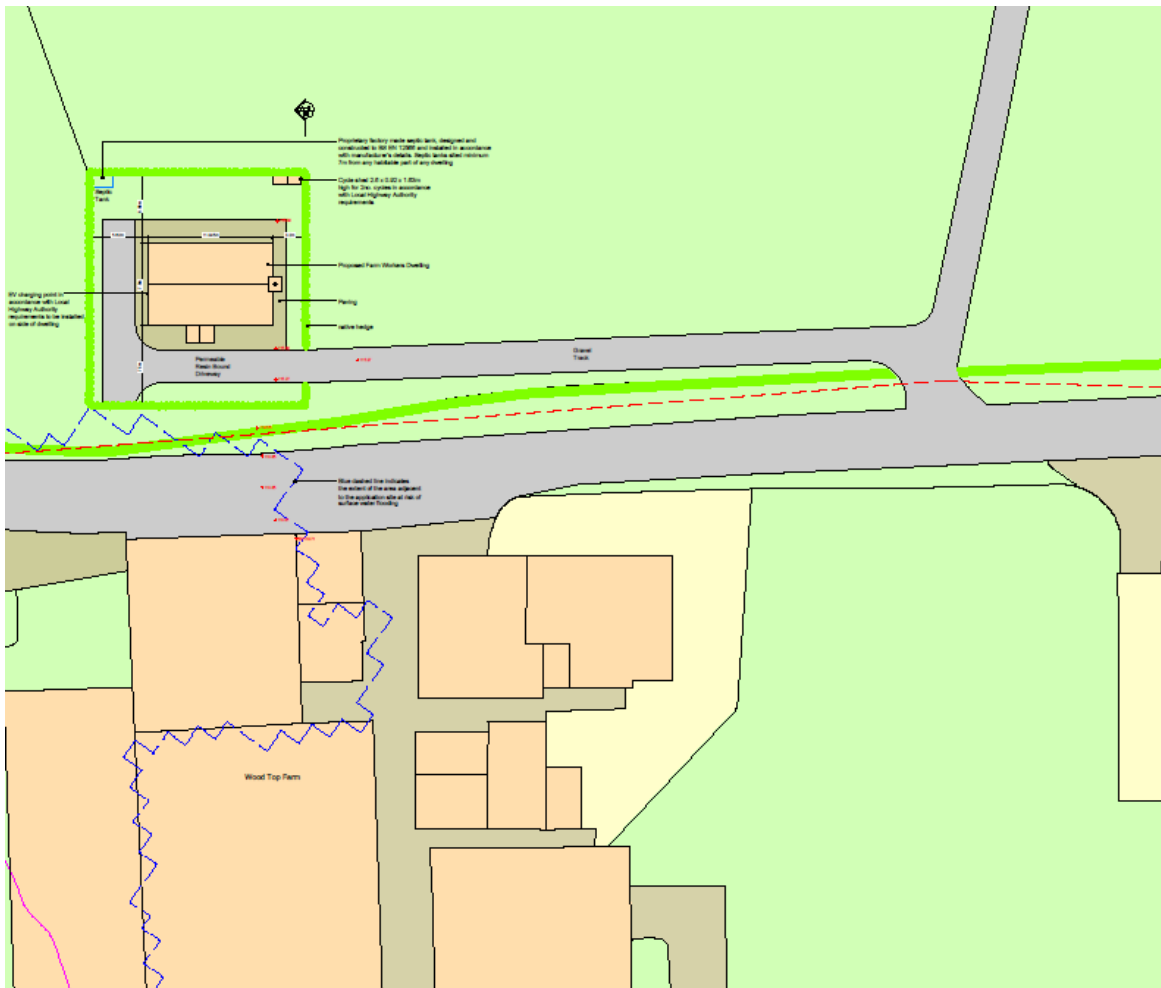
Landscape receptor 2

Landscape character of the Forest of Bowland national landscape

Landscape receptor 1 The site and adjoining land

- 4.22 The proposed dwelling would be slightly set back from the existing barn but occupy a larger footprint than the existing structure. The rear elevation of the barn and the front elevation of the dwelling would broadly align and the small front door porch would project out towards the main farmstead. The proposed building would not extend beyond the farmstead limits when viewed from Chipping Road and the dwelling would utilise an existing field gate for access with a short vehicular drive screened by an existing hedge. New hedging would extend around the garden and provide substantial screening to the grounds.
- 4.23 The proposed building would be slightly more visible in the local landscape than the existing barn due to the increased scale but it would have no greater invisibility in the wider landscape than the existing structure due to screening elements such as vegetation and the farm buildings. There are likely to be no significant views of the proposed dwelling beyond 250m from Chipping Road or in any other public view. The extent of visibility is similar to the existing barn. Where views occur, the dwelling would be closely related to the existing farmstead and would not appear incongruous in the landscape where new dwellings, refurbished farmhouses and converted agricultural buildings are clearly visible and common in the locality. There would be no loss of local landscape features which contribute to local distinctiveness accepting the eventual loss of the existing barn which is in such poor condition that it has no viable future use and will eventually become an unidentifiable ruin. A short section of existing hedge would be lost due to the development. The affected field boundary would be realigned with a new native hedge.
- 4.24 The sensitivity of this landscape receptor to this form of development is considered to be high. The magnitude of change is predicted to be medium resulting in no more than a moderate adverse effect.

Proposed site plan



Landscape receptor 2

Landscape character of the Forest of Bowland national landscape

- 4.24 The proposed dwelling may be visible in more distant views to the south, mainly from the road between Thornley and Chaigley but also from elevated land around Longridge Fell. In these views, the dwelling would be perceived as part of a barely discernible view of Wood Top Farm in a broad panorama. Architectural detailing would not be discernible nor would any elements clearly associated with a residential use.
- 4.25 There is no potential for a single residential dwelling in this location, designed in the local modern/traditional vernacular and closely related to a large established farmstead, to generate significant landscape effects on the character areas/types defined in this part of the Bowland Forest National Landscape or indeed, across the wider AONB.
- 4.26 There would be no effect on a historic landscape pattern as surrounding fields have been previously altered by changes in farming practice. Any changes to the pattern of development across the established farmstead would be barely discernible in the wider landscape. Any potential visible change would only be perceived within 250m of Wood Top Farm. This analysis clearly indicates that the proposed property does not occupy a prominent position in the wider landscape and does not affect features which have special historic or landscape importance. The development does not affect the setting of a heritage asset and does not feature prominently in key views across the wider landscape.
- 4.27 The sensitivity of this landscape receptor to this form of development in this location is considered to be high. The magnitude of change is predicted to be low resulting in no more than a moderate adverse effect.

SECTION 5; CONCLUSION

- 5.1 The 1847 OS map shows several buildings on the north side of Chipping Road which appear to represent the existing farmhouse and adjoining brick building at Wood Top Farm. A building is also indicated on the south side of Chipping Road in the location of the existing barn. This structure is larger than the existing barn which suggests there was a building on the Application Site prior to the barn. During this period the farmstead was relatively small and clustered around the road corridor. Chipping Road would have been a minor country lane, routed through the farm. The farmstead was gradually expanded in the later part of the C19th and throughout the C20th. The structure shown on the south side of Chipping Road on the 1908 OS map and on later maps represents the existing barn. For a period, there was a holding pen located to the east of the barn.
- 5.2 The review of historic OS maps also confirms that the existing field pattern immediately around the existing barn and to the west is not historic but has been altered through changes in farm management. This has resulted in the loss of a holding pen to the east of the barn and the creation of a larger field to the west, where two fields have been combined. It is also noticeable that the historic route of Chipping Road has been previously altered by a realignment to remove two distinct bends between Brook Wood and Cherry Tree House. The property at Brook Wood is now set well back from the highway.
- 5.3 It is clear from a review of mapping, aerial photography and field work, that the existing barn is well related to the wider farmstead at Wood Top Farm and is and always has been part of the extended farmstead. Therefore, the only settlement pattern which is of relevance to the application site (in this rural, agricultural landscape) is that of the wider farmstead at Wood Top Farm. Fieldwork confirms there is no local viewpoint where the barn and other parts of the farm are not viewed in close proximity. Indeed, the barn is always perceived as part of the wider farmstead located on either side of Chipping Road. Gated access between the two sites reinforces this relationship. Chipping Road has always been routed through the middle of the farm complex. It is primarily from the highway that travellers moving through the landscape get a sense of enclosure generated by the farm buildings and this is unlikely to significantly change following construction of the proposed development
- 5.4 The proposed dwelling would be slightly set back from the existing barn but occupy a larger footprint than the existing structure. The rear elevation of the barn and the front elevation of the dwelling would broadly align and the small front door porch would project out towards the main farmstead. The proposed building would not extend beyond the farmstead limits when viewed from Chipping Road and the dwelling would utilise an existing field gate for access with a short drive screened by an existing hedge. New hedging would extend around the garden and provide substantial screening to the grounds.
- 5.5 The proposed building would be slightly more visible in the local landscape than the existing barn due to the increased scale but it would have no greater invisibility in the wider landscape than the existing structure due to screening elements such as vegetation and the farm buildings. There are likely to be no significant views of the proposed dwelling beyond 250m from Chipping Road or in any other public view. The extent of visibility is similar to the existing barn. Where views occur, the dwelling would be closely related to the existing farmstead and would not appear incongruous in the landscape where new dwellings, refurbished farmhouses and converted agricultural buildings are clearly visible and common in the locality. There would be no loss of local landscape features which contribute to local distinctiveness accepting the eventual loss of the existing barn which is in such poor condition that it has no viable future use and will eventually become an unidentifiable ruin. A short section of existing hedge would be lost due to the development. The affected field boundary would be realigned with a new native hedge.

- 5.6 There would be no effect on a historic landscape pattern as surrounding fields have been previously altered by changes in farming practice. Any changes to the pattern of development across the established farmstead would be barely discernible in the wider landscape. Any potential visible change would only be perceived within 250m of Wood Top Farm. This analysis clearly indicates that the proposed property does not occupy a prominent position in the wider landscape and does not affect features which have special historic or landscape importance. The development does not affect the setting of a heritage asset and does not feature prominently in key views across the wider landscape.
- 5.7 There is no potential for a single residential dwelling in this location, designed in the local modern/traditional vernacular and closely related to a large established farmstead, to generate significant landscape effects on the character areas/types defined in this part of the Bowland Forest National Landscape or indeed, across the wider AONB.

APPENDIX 1; APPRAISAL CRITERIA

Introduction

- A.1 This appraisal provides broad descriptions of potential landscape and visual effects and impacts. It does not provide a detailed assessment of effects for each receptor but broadly summarises potential effects which could bring about key changes in the landscape and visual amenity. References to the degree of change and the significance of change in the landscape and visual amenity follow the methodology set out below.

Assessment methodology

- A.2 An assessment of landscape and visual effects deals with the effects of change and development on landscape as a resource. This includes how the proposal will affect the elements that make up the landscape, the aesthetic and perceptual aspects of the landscape and its distinctive character.
- A.3 The landscape/townscape and visual assessment has been undertaken in accordance with the Guidelines for Landscape and Visual Impact Assessment (GLVIA), 3rd Edition (2013) Landscape Institute and the Institute for Environmental Management and Assessment.
- A.4 An appraisal of landscape sensitivity is made by combining professional judgements in relation to the susceptibility of the landscape to change (particular to the proposed development type) and the value of the landscape receptor.
- A.5 Professional judgements are made in relation to the susceptibility of the landscape receptor to change. This is the capacity of a landscape receptor to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies (whether the landscape receptor contributes to the overall character of a particular landscape type/area, or an individual element/feature or designation within it).
- A.6 Judgements in relation to the value of the landscape receptor should reflect;
- The value of the landscape character types or areas that may be affected based on a review of any designations at both national and local levels. Where there are no designations, judgements are based on criteria that can be used to establish landscape value.
 - The value of individual contributors to landscape character, especially key characteristics, which may include individual elements of the landscape, particular landscape features, notable aesthetic, perceptual or experiential qualities, and combinations of these contributors.
- A.7 The appraisal of value is based on professional judgement and includes consideration of factors such as;
- Landscape quality (condition): A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.
 - Scenic Quality: The term used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual senses).
 - Rarity: The presence of rare elements or features in the landscape or the presence of a rare Landscape Character Type.

- Representativeness: Whether the landscape contains a particular character and/or features or elements which are considered particularly important examples.
- Conservation Interests: The presence of features of wildlife, earth science or archaeological or historic and cultural interest can add to the value of the landscape as well as having value in their own right.
- Recreational Value: Evidence that the landscape is valued for recreational activity where experience of the landscape is important.
- Perceptual Aspects: A landscape may be valued for its perceptual qualities, notably wildness and / or tranquillity.
- Cultural Associations: Some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area.

A.8 The resulting landscape sensitivity is described using a four-point scale (very high, high, medium or low) based upon the criteria set out in Table A1. The magnitude of change on landscape receptors is described using a four point scale ranging from high to negligible, as defined in Table A3.

A.9 The magnitude of change on **landscape features** is described using a four-point scale ranging from high to negligible using the criteria set out in Table A4.

Table A1 – Summary of landscape sensitivity

Landscape sensitivity	Description
Very high	<p>Typically, highly valued landscape of international or national landscape or conservation importance such as National Parks, Areas of Outstanding Natural Beauty in pristine condition with no/few detracting elements.</p> <p>Key characteristics of landscape are very vulnerable to change and are unable to accommodate development without significant character change; thresholds for significant change are very low.</p>
High	<p>Typically, valued landscape of national or regional landscape or conservation importance such as some Special Landscape Areas, or areas within National Parks or AONBs with minor detracting factors.</p> <p>Key characteristics of landscape are vulnerable to change and development can be absorbed only in limited situations without significant character change; thresholds for significant change are low.</p>
Medium	<p>Typically, valued landscape of regional or local landscape or conservation/amenity importance such as some Special Landscape Areas and Areas of Local Landscape Importance, areas within National Parks or AONBs with significant detracting factors or local areas with value expressed in local publications.</p> <p>Key characteristics of landscape are susceptible to change but with some ability to absorb development in some situations without significant character change; thresholds for significant change are intermediate.</p>
Low	<p>Typically, undesignated landscape with some local community importance such as unmanaged/fragmented green space, highway corridors and remnant farmland.</p> <p>Key characteristics of landscape are resilient to change and are able to absorb development in many situations without significant character change; thresholds for significant change are high.</p>

- A.10 An appraisal of visual effects deals with the effects of change on views available to people and their visual amenity. This includes how the surroundings of individuals or groups of people may be specifically affected by changes in the content and character of views as a result of the change or loss of existing elements of the landscape/townscape and/or the introduction of new elements.
- A.11 A visual receptor is a special interest or viewer group that will experience an effect. This includes residents, recreational users, visitors and groups of viewers present at or passing through the viewpoint.
- A.12 An appraisal of visual sensitivity is made by combining professional judgements in relation to the susceptibility of the visual receptor to change (particular to the proposed development type) and the value of the visual receptor. In visual appraisal some visual receptors are considered more sensitive than others. Greater weight is given to the visual effects upon public viewpoints than upon private properties. Views from rooms that are used during daylight hours, such as sitting rooms, are also deemed to be more important than views from secondary rooms such as bedrooms. Visual sensitivity is described using a four point scale ranging from very high to low, as defined in Table A2.
- A.13 Professional judgements are made in relation to the susceptibility of the visual receptor to change. This is mainly a function of;

- The occupation or activity of people experiencing the view at particular locations.
- The extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations.
- The contents/context of the existing view in relation to the type of development proposed. For example, a view overlooking a moorland or other natural area devoid of any manmade features or intrusions has a higher susceptibility to change.

A.14 Judgements in relation to the value of the visual receptor should reflect;

- Recognition of the value attached to particular views i.e. in relation to heritage assets or planning designations.
- Indicators of the value attached to views by visitors, i.e. the appearance of them in tourist maps, provision of facilities for the enjoyment of views or references to specific views in literature or art.
- The contents/context of the existing view in relation to the type of development proposed. For example, a view overlooking a moorland or other natural area devoid of any manmade features or intrusions has a higher susceptibility to change.

Table A2 – Sensitivity of visual receptors

Sensitivity of visual receptor	Criteria
Very High	People at tourist attractions with a specific focus on the view, visitors to historic features/estates (where the setting is important to the appreciation and understanding of the property and history).
High	Residents with direct open views of the site. Users of long distance trails (e.g. Pennine Way) and public rights of way, caravan parks and campsites, tourist attractions with opportunities for views of the landscape (but not specifically requiring an appreciation of the landscape), slow paced recreational activities which derive part of their pleasure from an appreciation of setting (e.g. golf).
Medium	Residents with partial/oblique views of the site. Users of public rights of way within urban /urban fringe or degraded landscapes Users of minor road users and commercial railways travelling through or past the affected landscape, recreational activities not specifically focused on the landscape (e.g. football), hotel users.
Low	People at their place of work (e.g. offices), shoppers, users of trunk/major roads. Industrial and commercial activities, military facilities.

Appraisal of effects

- A.15 The magnitude of change (or nature of effect) arising from the proposed development at any particular viewpoint is described as high, medium, low or negligible based on the interpretation of a combination of largely quantifiable parameters, as follows;

Landscape receptors

- A loss or change in defining features of the landscape
- Changes in visual character
- A loss or change to key qualities or characteristics of the landscape
- A change in land use/land cover and management
- Changes in habitat/biodiversity
- Changes in amenity value due to changes in views/accessibility • Duration of effect

Visual receptors

- The perceived change in the nature of view due to loss/change in landscape/ townscape features and changes to landscape/townscape character
- Distance of the viewpoint from the development
- Extent of the development in the view
- Angle of view in relation to main receptor activity
- Proportion of the field of view occupied by the development
- Background to the development
- Extent of other built development visible, particularly vertical elements and other visual detractors
- Duration of effect

- A.16 The magnitude of change on landscape and visual receptors is described using a four point scale ranging from high to negligible, as defined in Table A3.

Table A3 – Definition of magnitude of change on landscape or visual character

Magnitude	Landscape effects	Visual effects
High	<p>The proposed development would be extremely damaging to landscape character and would;</p> <p>Result in a complete change to character, or introduce features, which are dominant, intrusive or totally uncharacteristic.</p> <p>Be at complete variance with landform, scale and settlement pattern. Result in the total loss or alteration of characteristic features and elements, and/or reduce or remove their setting.</p> <p>Be incapable of mitigation.</p>	<p>Major permanent /long term change in the existing view, change very prominent in character and composition of view through obstruction, loss of key elements, addition of uncharacteristic elements.</p>
Medium	<p>The proposed development would damage landscape or visual character and would;</p> <p>Result in a clearly identifiable or prominent change to character, although may not necessarily considered to be substantially uncharacteristic.</p> <p>Be out of scale, or at odds with the landform, scale and settlement pattern. Result in partial loss or alteration of characteristic features and elements, and/or reduce or remove their setting.</p> <p>Be incapable of full mitigation and/or mitigation may conflict with local guidelines.</p>	<p>Medium permanent/long term change in the existing view, change may be prominent but not substantially different in scale and character to surroundings. View character partially changed through introduction of elements that may be uncharacteristic but not necessarily visually discordant.</p>
Low	<p>The proposed development would have a minor, but discernible change to landscape or visual character and would;</p> <p>Result in a discernible change to character, although not necessarily uncharacteristic when set within the attributes of the receiving landscape. Slight change in landform, scale and settlement pattern.</p> <p>Result in the minor loss or alteration of characteristic features and elements, and/or reduce their setting. Cannot be entirely mitigated, due to the nature of the proposals or character or not fulfil local guidelines.</p>	<p>Minor permanent /long term change in view - change will be distinguishable from the surroundings whilst composition and character of view, although altered will be broadly comparable in quality to pre-change circumstances.</p>

Negligible	The proposed development will have no noticeable effect due to; The development being barely discernible as a change in landscape or visual character. It complements the scale, landform and settlement pattern. It incorporates measures for mitigation/enhancement that enable the proposals to blend with the surrounding area, meeting local guidelines for the area.	Very slight permanent term change in view-change barely distinguishable from surroundings. Composition and character of view substantially unaltered.
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Table A4 – Magnitude of change on landscape features

Magnitude of change on landscape features	Criteria
High	Major loss or major alteration to an existing landscape feature.
Medium	Some loss or some alteration to part of an existing landscape feature.
Low	Minor loss or alteration to part of an existing landscape feature.
Negligible	No loss or negligible alteration to existing landscape features.

Significance criteria

- A.17 The effect on the landscape and visual amenity is determined by combining the landscape sensitivity and sensitivity of visual receptors with the magnitude of change in accordance with the matrix and descriptions shown in Table A5. Where an effect falls within a split category, professional judgement is used to evaluate which of the two categories most closely fits. While the matrices are helpful to moderate opinion, professional judgement may overrule a matrix in specific cases where this can clearly be justified.
- A.18 The resulting significance values for appraisal of the effects upon both landscape and visual amenity are defined in Table 6.
- A.19 Effects can be positive, negative or neutral. This is somewhat subjective and relies largely upon professional judgement but can be broadly defined as follows:
- **Beneficial** - the effect would result in an improvement in the baseline situation
 - **Neutral** - the effect would result in there being little or no change in the baseline situation, or a change that is neither negative nor positive
 - **Adverse** - the effect would result in a deterioration of the baseline situation

Table A5 – Criteria for assessing landscape and visual impact.

Magnitude of effect	Negligible	Low	Medium	High
Sensitivity				
Low	Neutral	Minor/Neutral	Minor	Moderate/Minor
Medium	Minor/Neutral	Minor	Moderate/Minor	Moderate
High	Minor/Neutral	Moderate/Minor	Moderate	Major/ Moderate
Very high	Minor/Neutral	Moderate	Major/ Moderate	Major

Table A6 – Significance of criteria for landscape and visual impact.

Level of significance	Definition
Neutral	The proposed scheme would affect no landscape or visual receptors.
Minor/Neutral	The proposed scheme is largely appropriate in its context and would have very little effect on its surroundings and affect very few receptors.
Minor	The proposed scheme would cause a minimal change in the landscape and would affect very few receptors.
Moderate/Minor	The proposed scheme would have a slight change on the landscape and would affect few receptors
Moderate	The proposed scheme would have a noticeable effect on the landscape and would affect several receptors, therefore changing the landscape character or the character of a view.
Major/Moderate	The proposed scheme would have a very noticeable effect on the landscape and would affect several or many receptors, therefore changing the character of a view.
Major	The proposed scheme would change the character and appearance of the landscape, either for a long period or permanently. It would affect many receptors and would therefore greatly alter the character of a view.

	Not significant
	Potentially significant
	Significant

Appendix 2; Forest of Bowland Landscape Character Assessment

Document title: Forest of Bowland Landscape Character Assessment

Prepared for: Natural England

Prepared by: The Environment Partnership (TEP) Ltd. (2025)

Extract from executive summary

The Environment Partnership (TEP) Ltd was commissioned by Natural England in October 2024 to provide a refresh to the Forest of Bowland Landscape Character Assessment. The Forest of Bowland National Landscape is one of 34 National Landscapes in England, which are protected to conserve and enhance natural beauty.

The aim of the study is to provide a comprehensive assessment of landscape character across the Forest of Bowland to inform land use planning and land management decisions. The Forest of Bowland Landscape Character Assessment 2025 supersedes the 2008 Landscape Character Assessment.

LCT G: Undulating Lowland Farmland with Parkland

Description and Location

- G.1 The Undulating Lowland Farmland with Parkland LCT is mainly in the southern half of the Forest of Bowland near Dunsop Bridge, Slaidburn, Hurst Green and east of Chipping and near Sabden and Downham on the lower slopes of Pendle Hill.
- G.2 This LCT comprises undulating lowland farmland and its historic management and parkland features differentiates it from other areas of undulating lowland farmland character including LCT E: Undulating Lowland Farmland and LCT F: Undulating Lowland Farmland with Wooded Brooks

Landscape Character Description

Physical Character

- G.3 This LCT generally occurs below 150m and forms a transitional zone between the low lying plains of soft glacial deposits and the high Millstone Grit fells of Bowland. This LCT is of gentle topography compared to the fells and hills.
- G.4 Glacial action has accentuated the relief of the lower-lying areas by the deposition of glacial drift. Deep drift is often present where hedges predominate over stone walls, with stone walls present where the drift is thin enough to allow historic quarrying.
- G.5 Areas of pasture are interspersed with country houses and associated designed landscapes giving rise to a parkland character in places. These parkland areas tend to include specimen trees, veteran trees, clumps of woodland, avenues of trees, beech hedgerows, formal ornamental planting and some hard landscape features such as pathways and drives,

bridges, white metal railings, follies and hahas.

- G.6 Within this LCT hedges, hedgerow trees, flushes, fens, marshy grassland and small stream corridors also provide important landscape and ecological habitats.

Perceptual and Scenic Qualities

- G.7 There are attractive vistas into and within the designed landscapes where country houses and designed landscape elements provide distinct features in views.
- G.8 In places, woodland and hedgerows limit views, whilst there is strong intervisibility with the Unenclosed and Enclosed Moorland Hills, Valley Floodplain and Moorland Plateau LCTs. The parkland character gently transitions into surrounding farmland.

Historic Character

- G.9 The lowland landscape proved more favourable to early settlers than the nearby uplands and by the Roman period it is probable that much of this LCT was already densely settled. The majority of enclosure dates from the medieval period which has created a landscape of small fields bounded by hedgerow although stone walls are evident where the geology lies close to the surface.
- G.10 Country houses are attractive buildings of historic interest and often surrounded by parklands and well managed estates. They are evidence of the developing industrial enterprise and increasing wealth between the 16th and 19th centuries. The designed landscapes were built for estate owners to enjoy when visiting the area for game hunting and shooting and evidence suggests that much of the parkland probably originated from earlier managed landscapes including deer parks and former settlements and not all parks and estates contain large country houses. Architecturally distinctive yeoman and gentry houses are also characteristic and date from the 17th century onwards.

Settlement Form and Built Character

- G.11 This LCT contains a mixture of scattered, isolated farmsteads with a characteristic gritstone vernacular of building materials and styles which is also present in estate villages, such as Downham and Slaidburn, which contain buildings of a similar ages and design.
- G.12 Country Houses are often set within designed parkland landscapes and include Cow Ark, Browsholme Hall and Winckley Hall. Stonyhurst College in the Stonyhurst Estate is a dramatic and imposing landmark building (built in the Jesuit-style) and has a long driveway lined by avenues of trees with associated long formal ponds. In Downham, stone built cottages are nestled around the church and are associated with mature deciduous vegetation.

Forces for Change

- G.13 The Forces for Change are set out in Chapter 5. The forces relating to this LCT are summarised below.

Past Landscape Change

- Conversion of deer parks to pastoral farmland.
- Loss of and decline in the number of associated parkland features.
- A decline in mature hedgerow trees through age or agricultural intensification.
- Expansion of villages or modernisation of farmsteads using non-local building materials such as red brick which are intrusive to local vernacular character.

- Amalgamation and diversification of farms.
- Intensification of agricultural management, such as use of chemical fertiliser and herbicide, which has affected herb-rich meadows.

Future Landscape Change

- G.14 Agricultural Change and Land Management – The amalgamation of farms has an effect on how the land is managed as the key characteristics of the landscape are influenced by agricultural practices. Changes in land ownership or management may also lead to a fragmentation of areas of parkland and a reduction in parkland features, which could jeopardise the coherent future character of parkland.
- G.15 Climate Change – Changes in temperatures and average rainfall levels may result in changes to agricultural practices. It may also have effects on the designed parkland landscape and the historical integrity of some landscapes may be difficult to retain over the long term with a loss of mature species and changes in species composition.
- G.16 Development – Diversification of farm businesses leading to introduction of new buildings and the conversion of farm buildings for residential and other uses could gradually change the nature of the working landscape and its associated attributes. The erosion and loss of vernacular building styles within estate villages or country house estates could reduce the distinctive characteristics of this area. Increased pressure from residential development and renewable development such as wind farms, masts and pylons could also affect landscape character
- G.17 Recreation - Increased pressure from tourism related developments has the potential to put pressure on existing resources and may also result in an increase in traffic affecting the character and quality of the parkland landscape.

Landscape Management

Parkland

- Ensure the long-term viability of parkland through appropriate management.
- Encourage owners of designed landscapes to restore and manage the landscape for the future, especially planning for the replacement of mature specimen parkland trees for succession and to consider the effects of climate change.
- Retain and enhance former parkland features, whether functional (deer leaps, icehouses, lodges), semi-natural (woodland shelterbelts, planted avenues, specimen trees, lakes) or ornamental (follies, eye-catchers), particularly where they add group value by association with one another.
- Encourage management regimes that foster joint-working where ornamental landscapes are in multiple ownership.
- Encourage public access where appropriate to enhance appreciation and understanding of ornamental parkland landscapes and their component features.

Farmed Landscape

- Retain and maintain boundary features including white parkland railings, stone walls and hedgerows.
- Conserve and restore other traditional boundary features including stone and metal boundary markers, finger post signage and wells.
- Conserve and enhance woodland and hedges in the wider landscape.
- Encourage the conservation of existing key landscape features and habitats.

Biodiversity

- Link existing woodlands and hedgerows with new planting to create a continuous network to reverse habitat fragmentation.
- Create new hedgerows and manage existing hedgerows to improve their function and biodiversity value.
- Use species of local provenance wherever possible.
- Encourage farmers to adopt less intensive farming practices to improve biodiversity.
- Encourage landowners to manage woodlands to facilitate natural regeneration.
- Conserve the water quality of watercourses by limiting run off or pollution from adjacent farmland.
-

Historic Environment

- Ensure consideration is given to sensitive heritage assets including Listed Buildings, Registered Park and Gardens, Scheduled Monuments and Conservation Areas and their settings.
- Protect un-designated buildings and ornamental structures which contribute to the parkland or historic character.
- Consider use of measures such as Listing and Scheduling to protect the most important or key ornamental built attributes.
- Conserve relict archaeological remains.

Access

Conserve footpaths, bridleways and byways, many which represent historic routeways, along with associated features such as traditional stiles and gates

Development Management

- Conserve historic features and buildings.
- Encourage sympathetic new uses for any disused buildings of architectural merit to ensure that they remain a viable and contributory feature within this landscape.
- Encourage the use of local building materials, in particular gritstone and limestone, for any new built form or repair.
- Ensure any highway improvement schemes respect and reflect local character and
- encourage the use of traditional signage where possible.
- Retain and restore white parkland boundary railings, stone walls and hedgerows.
- Conserve other roadside features such as boundary stones, wells and black and white
- finger signposts.
- Conserve the strong sense of tranquility across the landscape.
- Protect dark skies by preventing and reducing artificial light pollution.

Key Characteristics

- Mature parkland trees and other ornamental landscape features contribute to the 'designed' estate character.
- Gently undulating topography.

- Remnant boundaries of former parkland are also visible features.
- Set within wider undulating lowland pastoral farmland.

Key Landscape Sensitivities

- Numerous built and natural parkland features and country houses across the landscape.
- Mature structure of hedgerows and hedgerow trees.
- Ecological sensitivity resulting from the combination of hedges, hedgerow trees, mature woodland, and stream corridors.
- Strong intervisibility with the Unenclosed and Enclosed Moorland Hills, Valley Floodplain and Moorland Plateau LCTs.

Management Guidelines

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

LCA G2: Little Bowland

Location

G2.1 This LCA is to the south of the Forest of Bowland west of the River Hodder and encompasses the farmland and parkland between the village of Chipping to the west and the River Hodder to the east.

Key Characteristics

- Leagram Hall Farm is a notable building in the landscape and evidence of old deer park features including the park boundary (bank and ditch), sinuous belts of deciduous woodland, park gates, and stiles.
- Park woodlands are bounded by dry stone walls or fenced boundaries.
- The Duchy of Lancaster own parts of this area reflected in the management of the landscape and the colours of gates and signs.
- Old lime kilns and evidence of historic limestone quarrying are visible features in the landscape and occasional cheese press stones.
- A network of dry stone walls delineate fields in the northern part of the area with mixed hedgerows with hedgerow trees are a feature in the south with occasional parkland railings.
- Field hedgerows and in-field trees including oak, alder and ash are landscape features.
- Mixed ancient and semi-natural woodlands often following watercourses run north-west to south-east across the landscape.
- The small, nucleated village of Chipping comprises a mix of traditional gritstone cottages and terraced houses.
- The history of water powered industry is visible at several sites within the landscape.
- Dramatic, open views northwards towards the central Bowland fells.
- Activity associated with pheasant, partridge and duck shooting has an influence on the landscape.

Landscape Sensitivities Specific to LCA G2: Little Bowland

G2.2 In addition to the landscape and visual sensitivities outlined for LCT G specific sensitivities of this character area are:

- Areas of deciduous woodland, including areas of Ancient Woodland.
- Chipping Conservation Area and Kirk Mill Conservation Area including views towards the
- Grade II* Church of St Bartholomew tower on the eastern approach to the village.
- Historic features in the landscape including bridges, parkland features, lime kilns.
- Recreational value of the PRowS network including The Ribble Valley Jubilee Trail.

Forces for Change Specific to LCA G2: Little Bowland

G2.3 In addition to the forces for change set out in Chapter 5 and outlined for LCT G specific considerations for this LCA are:

- Loss of original architectural details and use of inappropriate modern materials

or details in Chipping and Kirk Mill Conservation Areas.

Management Guidelines Specific to LCA G2: Little Bowland

G2.4 In addition to the management guidelines set out for LCT G, specific considerations for this LCA are:

- Protect and where possible enhance the open northward views towards the Bowland Fells.
- Ensure the continued preservation and enhancement of the character and appearance of the Conservation Areas by resisting inappropriate maintenance, repairs and alterations to buildings and new development is in keeping with the local vernacular.
- Protect and where possible enhance views towards St Bartholomew's Church tower on the eastern approach to the village.
- Maintain and manage recreational facilities in Chipping which provide access to the Ribble Valley Jubilee Trail and the PRoW network.
- Manage activity associated with pheasant, partridge and duck shooting.
- Preserve and enhance historic features in the landscape such as lime kilns.

LCT H: Wooded Rural Valleys

Description and Location

- H.1 The Wooded Rural Valleys LCT comprises deeply incised wooded valleys which radiate from the central upland core.
- H.2 The valleys or cloughs were formed by fast flowing water which has eroded the underlying geology. The valleys are wooded, predominantly Ancient Woodland, and they form a linear pattern in the landscape providing a strong link between the higher central upland core and the surrounding lowland.

Landscape Character Description

Physical Character

- H.3 These deeply incised valleys are formed by the action of fast flowing water which have cut through a mixture of gritstone, shales and silt. As the streams cut through sequential layers of Millstone Grit, they have created a landform of stepped terraces on the harder geology and steep drops where the softer shales have been eroded away and localised areas of landslip are common on the steep valley sides creating a distinctive hummocky local topography.
- H.4 The valleys contain substantial areas of ancient woodland which survive as remnants of larger woods cleared for agriculture. These include base rich ash woodlands, alder/willow fringing streams and upland oak woodland along elevated parts of the valley sides. Remnant areas of wet meadow are also present along the valley floors and ferns, mosses and other specialised plants thrive in this shady, humid environment and several areas which have been designated as SSSI to reflect their ecological importance.
- H.5 Farming is confined to the slopes above the trees or in the valley bottoms where there are occasional small herb rich pastures and meadows. Waterfalls, gorges, mill lodges and historic mill sites are found along the course of the brooks and rivers.

Perceptual and Scenic Qualities

- H.6 This LCT has moderate intervisibility with adjacent landscapes. In places, open views can be gained across the landscape, whilst in others, views are limited by woodland cover and topography. The valleys have a strong sense of enclosure and remoteness which is in contrast with the surrounding Unenclosed and Enclosed Moorland Hills and Moorland Fringe LCTs which are open.
- H.7 There are moderate levels of tranquillity across the LCT and dark skies are generally experienced across the LCT, but there is some light pollution closer to larger settlements such as Caton and Wray.

Historic Character

- H.8 There is less obvious evidence of human activity in the LCT as farms are generally outside of the valleys above the level of the main wooded areas. Woodlands are however interspersed with rough pasture and narrow riverside meadows. Stone bridges often represent ancient crossing points and provide interesting features of the valleys. The presence of charcoal hearths suggests a history of woodland management to produce charcoal, and the streams provided waterpower for early industrial activity with occasional historic mill sites on the valley floors including mill ponds, races, sluices and weirs. Remaining mill buildings exhibiting local vernacular and have often been converted into private

residences.

Settlement Form and Built Character

- H.9 This LCT is characterised by a predominant settlement pattern of small, nucleated hamlets or villages and scattered, isolated farmsteads constructed from local stone and terraced cottages and houses. Traditional stone field barns are also a feature of the landscape in places. Settlement is generally above the tree line or at a confluence of rivers such as at Wray or Dunsop Bridge.
- H.10 Undulating lanes dip into and out of the valleys, crossing the watercourses with narrow packhorse bridges or fords. The woodlands along the steep valley sides are largely uninhabited.
- H.11 Stone bridges and mills indicate the historic use of the rivers for harnessing power with the woodlands managed to supply charcoal and wood for the bobbin mills.

Forces for Change

- H.12 The Forces for Change are set out in Chapter 5. The forces relating to this LCT are summarised below.

Past Landscape Change

- Improvements of pasture for intensive grazing has resulted in a loss of herb rich pastures and meadows and reduced species diversity.
- Pollution of the water courses from agricultural run-off from adjacent pastoral fields.
- Deterioration in the management of riverside woodlands.
- Introduction of invasive and non-native species.
- Reduction in the number of salmon within the River Hodder resulting from increased water extraction.

Future Landscape Change

- H.13 Agricultural Change and Land Management – The amalgamation of farms and the increased drive for efficiency has a direct impact on how the land is managed as the key characteristics of the landscape are influenced by agricultural practices. Changes in land ownership or management may also lead to a decline in the management of brook side woodlands, which are a key feature of the landscape pattern. There is also pressure on the landscape for pheasant rearing and shooting.
- H.14 Climate Change – Changes in temperatures and average rainfall levels may result in changes to the woodlands associated with the brooks. Water flow and levels in water courses may also be altered resulting in changes to river habitats and potentially increased flooding. Changes to agricultural practice may also occur.
- H.15 Development – Diversification of farm businesses leading to introduction of new buildings and the conversion of farm buildings for residential and other uses could gradually change the nature of the working landscape and its associated attributes. The erosion and loss of vernacular building styles may reduce the distinctive vernacular characteristics of this area.
- H.16 Recreation - It is likely that there will also be increased pressure for residential and tourist related developments with the potential to affect the character and quality of the landscape. There is also potential pressure from the widening of existing roads and upgrading with additional signage and lighting.

Landscape Management

Woodland and Trees

- Reverse woodland neglect by bringing all woodlands into active management.
- Retain and enhance ancient woodland through new planting and natural regeneration.
- Retain and enhance value of existing woodland in catchment management and flood.
- control and planting new woodlands to enhance their role in hydrological management.
- Remove non-native species gradually replacing with native and resilient broadleaves through new planting and natural regeneration.
- Balance new woodland creation with the interests of non-woodland habitats and species.
- Encourage replacement planting of mature in-field and boundary trees to plan for succession.

Landscape Features

- Conserve distinctive valley topographic features.
- Conserve distinct landscape features.

Biodiversity

- Conserve and expand valley habitats including woodland (ancient and semi natural) and herb rich meadows along and adjacent to riverbanks.
- Control and remove invasive non-native species.

Historic Environment

- Retain and restore historic buildings and features including stone bridges, mills and other features.

Access

- Conserve footpaths, bridleways and byways, many which represent historic routeways, along with associated features such as traditional styles and gates.

Development Management

- Conserve and restore traditional buildings, settlements and vernacular style.
- Protect key views into and from valleys.
- Encourage the use of traditional skills using local materials and techniques to reinforce distinct vernacular in the landscape, for example, traditional stone wall repair and construction.
- Ensure consideration is given to sensitive heritage assets including Listed Buildings and features such as bridges and their settings.
- Conserve channelled views along river corridors and framed views to adjacent LCTs.
- Conserve the strong sense of remoteness and tranquillity within most of the valleys.
- Protect dark skies by preventing and reducing artificial light pollution.

- Carefully consider siting and design of new development which may erode the open and undeveloped character of the area.

Key Characteristics

- Deeply incised, wooded cloughs create a strong pattern.
- Undulating lanes dip into and out of the valleys.
- Some localised areas of landslip on the steep valley sides create a distinctive hummocky local topography in places.
- Strong sense of enclosure.

Key Landscape Sensitivities

- A diverse patchwork of woodland and river corridor habitats.
- Generally, well maintained hedgerows and dry stone walls, stone bridges and remnants of historic mills contribute to cultural and landscape character.
- A variable sense of enclosure across the landscape, with some views limited by woodland cover and topography with more open views to the uplands in places.

Management Guidelines

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

LCA H7: Lower Hodder

Location

H7.1 This LCA is towards the south of the Forest of Bowland and encompasses the broad lower reaches of the River Hodder and surrounding farmland and woodland. The LCA is to the south of LCA H6: Upper Hodder.

Key Characteristics

- The meandering corridor of the lower reaches of the River Hodder is contained by the surrounding higher ground.
- It comprises a very broad river valley and includes estate-owned and managed farmland and plantations including the Bashall and Stonyhurst estates.
- Sinuous belts of predominantly deciduous woodland, including Ancient Woodland, line the river corridor with other plantation and woodland blocks in the wider landscape.
- Farmed land is confined to the edges of the river valley above the level of the wooded valley sides and sheep grazed pastures are enclosed by gritstone walls and hedgerows.
- Single mature deciduous trees are also features in hedgerows and within fields.
- Strong sense of enclosure within the valley corridor due to woodland cover.
- Bridges including Doeford, Upper Hodder and Lower Hodder Bridge provide historic landmark features in views along the river corridor and the latter also provides a vantage point to the distinctive Cromwell's Bridge.
- Bowland Wild Boar Park visitor attraction sited on land adjacent to the River Hodder.
- Framed views southwards towards the conifer-clad Longridge Fell contribute to a recognisable sense of place.

Landscape Sensitivities Specific to LCA H7: Lower Hodder

H7.2 In addition to the landscape and visual sensitivities outlined for LCT H specific sensitivities of this character area are:

- River valley landscape with areas of deciduous woodland including Ancient Woodland within a wider agricultural and estate landscape setting.
- Recreational value of the river, PRowS including The Ribble Valley Jubilee Trail long distance footpath and access to the Trough of Bowland route through the Bowland Fells.
- Listed Buildings including Listed Bridges and views to and from the bridges.
- Hodder River SSSI is a section where the River Hodder has cut down through rock strata
- with exposures of Lower Carboniferous rocks.
- Framed views along the River Hodder towards Longridge Fell.

Forces for Change Specific to LCA H7: Lower Hodder

H7.3 In addition to the forces for change set out in Chapter 5 and outlined for LCT H specific considerations for this LCA are:

- Recreational pressure along the river, the PRow network and visitors to the Trough of Bowland route and Bowland Wild Boar Park.
- Changes to management including woodland management.

Management Guidelines Specific to LCA H7: Lower Hodder

H7.4 In addition to the management guidelines set out for LCT H, specific considerations for this LCA are:

- Conserve, manage and enhance the river valley landscape, woodland in its farmland and estate setting.
- Ensure any development is sensitive to the valley landscape with an appropriate buffer to the River Hodder and avoid development in the flood plain.
- Conserve and enhance the setting of and important views to and from historic bridge river crossings on the River Hodder.
- Protect and where possible enhance the framed views along the River Hodder towards Longridge Fell.

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