



The Appleton Group

**Waddow View, Land off
Waddington Road, Clitheroe, BB7 2DE**

Proof of Evidence for Lorna Cruice
BA, Dip LA, CMLI

Landscape and Visual Matters

On behalf of The Huntroyde Estate/Clitheroe
Auction Mart Co Ltd/Mr J Taylor/Ms Sarah
Howard and Ms Samantha Howard

Executive Summary

FINAL – 05.07.13

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SUMMARY

- 1 The Appeal Site itself is located with 'open countryside' and is not protected by a specific landscape designation. It abuts the settlement edge of Clitheroe to the south, south east and east. Clitheroe sits within the lower Ribble Valley close to areas of outstanding natural beauty, views of which can be seen from viewpoints such as Clitheroe Castle which look out over the town to the expansive Bowland Fells to the north and north west. Whilst the central area of Clitheroe around the castle has historic roots, in modern times the town has developed and spread and offers good communication lines by means of the railway, station and the A59 bypass.
- 2 The value of the site in landscape terms represents a minor sensitivity receptor outside the AONB and influenced heavily by the urban features of the town due to its close proximity. The Appeal Site has the ability to absorb change in relation to the adjoining residential context. The vegetation which defines the Site boundaries is characteristic of the 'undulating lowland farmland' and can be retained to all the boundaries and substantially enhanced to provide filtering and screening to development.
- 3 I accept that development will result in an alteration of the existing character of the Appeal Site and the loss of a number of low value existing landscape resources. However, this loss represents a localized moderate to minor effect. This needs to be considered alongside the benefits that a residential development will offer in terms of increased public access to the wider country beyond the site, areas of public open space, increased planting to both structure screen planting and roadside trees. All these landscape benefits will enhance the biodiversity of the area from the present baseline environs in accordance with SPD landscape strategy requirements.
- 4 The proposed development would affect the visual amenity of users of the site and from views that are generally at close quarters as seen by walkers using the nearby footpath network, from existing residential properties and from the Castle. These are local views rather than longer distances where the proposals are lost in the general townscape of Clitheroe. Both construction and operational phases would see some changes to the character of the Site but these are seen in the context of both the existing townscape and the adjacent countryside which has no landscape designation. Views from the Castle would not see any significant change to the wider panoramic views for the Bowland Fells and views towards Waddow Hall would not be interrupted from within the proposed development Site.
- 5 There are good opportunities to provide mitigation for all identified impacts that may be predicted on the landscape and visual amenity of the Site and its affect on adjacent land and close receptors. The planning of significant landscape buffer areas and the

introduction of an integrated landscape and tree planting scheme and extensive open space areas will serve to integrate the new houses and associated features into the adjacent settlement and provide a significant screen and fringe of landscape against the adjacent countryside. Proposed development orientation, colouring of materials and roofscape will sit well within the existing scene. New development will be further screened and diminish in mass over time as new landscaping matures.

- 6 As set out in my evidence, the importance of landscape is generally valued by its condition, location, rarity, historical connections and through policy and designation. For Clitheroe heritage is confined to its historic core around the Castle. Valued landscape in the borough are protected by the AONB designation. In a planning context, new housing development will need to be explored on non-designated land in sustainable locations that has the ability to absorb change in a manner which provides the least 'resistance' in landscape terms. Other guiding policy and objectives will secure a sensitive approach to new development in area such as found at the Appeal Site. I consider that the proposals would not intrude into the wider part of the AONB or into any significant views from the Castle.

- 7 The Appeal Site has responded to the landscape opportunities and constraints of the Site and surrounding area. Whilst there will be some change to the character of the Site and impact on views from certain receptors, I consider that these are not significant and detrimental to cause harm to the character and visual amenity of the local or wider landscape. Any such changes in appearance to the character of the landscape and visual amenity are outweighed by other public benefits and the need to secure a 5-year land supply of deliverable housing land.

- 8 In view of my evidence, I respectfully submit that there are no reasons in terms of landscape character and visual amenity effects that should prevent the granting of planning permission for the development as proposed.

end
