

# Summary Landscape Proof of Evidence

In Respect of Outline Planning Application for up to 300 Residential Dwellings, Associated Access, Rail Station Car Park, Green Infrastructure and Sustainable Drainage Systems (all matters reserved except for access)

At Land South of Longsight Road, Langho

On behalf of Hallam Land Management Limited

Date: 31 March 2026 | Pegasus Ref: P24-2318

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## Document Management.

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# 1. Summary and Conclusions

## Introduction

- 1.1. I am instructed on behalf of Hallam Land Management Limited, thereafter referred to as the appellant, to present evidence relating to Landscape and Visual matters in respect of the appeal, submitted pursuant to Section 78 of the Town and Country Planning Act 1990, concerning development of Land off Longsight Road, Langho ("the appeal site" or "site"). This evidence should be read in conjunction with the Planning Statement prepared by Mark Saunders and other statements prepared by the appellant.
- 1.2. In light of the third Reason for Refusal, this proof addresses specific points raised as follows:
  - Views from Longsight Road.
  - Views from public footpath which crosses the site.
  - Views from residential properties on the north side of Langho village.
  - Effect on visual amenity.
  - Effect on landscape character.

## Description of the Proposals

- 1.3. The proposed development is for 300 dwellings together with green infrastructure forming an integral element of the overall scheme. The intention is to create a new residential neighbourhood set within a high-quality green infrastructure framework. The north-eastern corner of the site is characterised by a small woodland known as Green Nook Wood which would be retained. The scheme would include a small parkland in the south-eastern corner of the site, which would be punctuated with a number of existing trees that would be retained and augmented with additional standard tree planting. The area would also accommodate a 43 space car park (including 5 blue badge spaces, 4 EV charging spaces and secured, covered cycle parking) for the adjacent Langho railway station. Much of the southern boundary of the site would be framed by a landscape corridor, again punctuated with tree cover. Internally, within the site running through its centre would be a north-south orientated landscape corridor which would accommodate existing tree cover, complemented with additional tree planting.
- 1.4. The western most part of the site adjacent to Whitehalgh Lane which would form a parkland setting between this lane and the proposed residential area. A second north-south orientated landscape corridor would weave through a residential area and accommodate a line of mature trees. The northern part of the site adjacent to Longsight Road would accommodate tree belts adjacent to the highway and areas of open grassland which would be seasonally wet forming surface water attenuation areas during the winter months.
- 1.5. Subsequent to the scheme being determined, the appellant has made some minor modifications to the green infrastructure proposed (**Appendix 4, CD4.2**) which were accepted by the Inspector (**CD8.2**) as follows:
  - The existing public footpath that runs through the site would pass through a proposed residential area. The configuration of the hard landscaping of this area, including access road and driveways, has been adjusted to create a landscape corridor to accommodate the existing footpath alignment.

- The northern boundary of the site would accommodate a tree belt running along its northern boundaries to provide a greater degree of physical and visual containment leaving the balancing pond areas in broadly the same locations.

## Effect on Landscape Elements

- 1.6. In overall terms, the scheme would result in some beneficial effects with regard to the landscape elements that currently define the landscape character of the site. The site would change from pastoral fields to a high-quality design residential neighbourhood set within an attractive substantial landscape framework. The elements that currently contribute to defining the character of the site, namely trees, shrubbery and hedgerows would all be strengthened and form more prominent elements in the medium and longer term, but I recognise this would be in the context of a new residential neighbourhood.

## Effect on Landscape Character

- 1.7. Collectively, if one draws the different elements of the site together, it defines the overall character of the site itself. In summary, the site is characterised by field boundaries but is significantly influenced visually by the adjacent dwellings and Longsight Road. The site is framed to the south and east by residential areas and by the busy highway, Longsight Road, to the north and is currently significantly affected by the substantial urbanising influences of other adjacent development. I also note that this includes the adjacent railway line which accommodates both passenger and freight rail. The site, in terms of its character, appears as an urban fringe edge of Langho settlement environment.
- 1.8. The scheme would introduce a high-quality residential built environment which would be in keeping with the local settlement and character area and therefore, is not at odds or out of character or appearance. However, adopting a precautionary approach the proposals would result in an overall adverse effect in landscape character terms. The proposal would accommodate significant new green infrastructure which would replace several pastoral fields and again change the character of the site to be more representative of the local landscape character area and therefore would result in some beneficial effects at the site level.
- 1.9. The boundaries of the site are on the whole, framed by a combination of built form and mature vegetation, which provide a sense of visual containment and enclosure associated with the site.
- 1.10. The existing residential curtilages are close to the site's southern boundary which creates a strong sense of physical and visual connection between the current settlement edge and the adjacent parts of the site. The settlement boundary is currently defined by an ad-hoc arrangement of vegetation and fencing along the site boundary and railway line and as such this forms a harsh urban edge. The proposals would provide a much more robust landscape framework to a new northern settlement boundary.
- 1.11. At the site level, with a **medium susceptibility** (given its urban fringe character), **value** and **sensitivity** combined with a **high magnitude of change** would result in an overall **major (adverse) effect** in landscape character terms.
- 1.12. As far as landscape character is concerned, I acknowledge that the site would see some considerable change from several pastoral fields. However, the baseline that needs to be

taken into account here is that the proposed scheme is framed by housing, a rail line and roads. No significant off-site works are proposed and as such the character of the local landscape beyond the site in both physical and experiential terms would remain materially unchanged with the scheme in place.

- 1.13. I recognise that the scheme would bring about an inevitable change to the character of the application site itself, however, such a change would, in physical terms, be confined within the application site boundaries. Off site, the pattern of the land cover, tree and hedge cover and agricultural mix, undulating topography, the variety of building materials, Langho's settlement pattern as identified in the various published reports, would all continue and prevail with the scheme in place. Consequently, it is considered that those key characteristics of the wider landscape and settlement beyond the application site boundary as identified above would be physically unaffected with the scheme in place. It is only the experiential factors of character, both visual and audible elements that would be influenced to some limited degree locally. Any noise associated with the habitation and use of this scheme would be negligible in the wider landscape and settlement context particularly given the nearby roads. The scheme would not change the broad character of the wider area as the 'settled agricultural scene', which would continue to prevail with the scheme in place. The sensitive design of the proposed scheme would reflect the local settlement character of Langho. Any such effects would be highly localised, therefore.
- 1.14. I proceed to consider the character of the landscape at the site level i.e. with regard to the site itself. The site is currently pastoral land. The boundary of the site is in the main, framed by a combination of mature hedgerows and standard trees, which provides a strong sense of visual containment and enclosure associated with the site. There are significant urbanising influences associated with the site including housing. There are a number of residential areas which are close to the site's southern and eastern boundaries which reveals a strong sense of physical and visual connection between the settlement of Langho and the adjacent areas of the site. The site does accommodate some features such as trees and hedgerows, which contribute to the defining characteristics of the locality, but all of these elements would be retained, and their presence reinforced with the green of structure proposals as an integral part of the scheme.

## **Effect on General Visual Amenity**

- 1.15. It is evident from the LVIA (CD1.13) and the visual analysis I have undertaken for this proof that the proposed development would be visually well contained due to surrounding woodland, tree cover and the settlement of Langho. The proposed development would be set within a series of existing fields within a wider field pattern where field boundaries are demarcated by established hedges and tree cover. Substantial tree cover frames much of the site. Based on the Viewpoint Assessment, it is evident that the proposed scheme would be largely well contained as a result of topographical variation in the local landscape, vegetation screening including hedgerows, woodland and tree cover, roadside vegetation, as well as existing residential areas. The majority of the visual receptors would be generally close to the site and its perimeters. More distant views across the landscape would see the proposed scheme in a wider valley context associated with Langho village and viewed as a minor addition to the settlement. The majority of the identified and assessed viewpoints and receptors would not be subject to a major degree of visual effect. Indeed, the majority of the visual effects would be negligible to minor in terms of scale of effect.

- 1.16. It is anticipated the tree belts to frame the screen would establish and grow as would the green infrastructure generally which would increase the degree of visual containment of the scheme from the surrounding countryside and settlement in the medium and longer term.

## **Effect on Residential Visual Amenity**

- 1.17. The Case Officer (**CD3.1**) considered that the proposed development could be accommodated on the site without undue impacts on the existing neighbours' properties subject to appropriate house types, appropriate land levels and scale, appropriate design, and distances to the eastern and southern boundaries and to the individual residential units to the west. I have undertaken a site visit and looked at the properties adjacent to the site and reviewed these in the context of the proposed scheme and consider that the proposed scheme would not breach the public interest test with regard to this scheme and is common ground with the Case Officer's report.

## **Comment on Reason for Refusal No 3**

### **Views from Longsight Road**

- 1.18. Forming the northern boundary of the site is Longsight Road (A59). From this highway, there would be views of the proposed scheme where the road is adjacent to the site which forms a short section of this highway and runs north-eastward to Skipton to Preston in the south-west and accommodates a high volume of traffic, such that it is quite challenging to walk along the roadside pavement on the north side of this highway given the speed and volume of traffic on this road. Immediately east of the site in the vicinity of Green Nook Wood the proposed scheme would fall from view and not be visible due to the presence of this woodland and adjacent residential area to the east of the site.
- 1.19. Similarly, west of the site, the proposed scheme would not be visible from this highway due to the presence of a complex of buildings and tree cover and vegetation adjacent to the south side of this highway. Initially there would be open views from the A59 where it runs alongside the site as it is currently flanked by a low continuous hedgerow. However, it is proposed that a tree belt would be planted along the northern boundary except for the vehicular access point into the site and the existing public footpath. With the establishment and maturity of the tree belt, the proposed scheme would not be visible from this highway except fleetingly through these 2 access points. I regard the roadside pavement as a road user category given the focus is to walk along this footway in the context of a busy highway.

### **Views from public footpath which crosses the site**

- 1.20. The Illustrative Masterplan shows that is proposed to retain the footpath, referenced 606, across the site, albeit with a diversion towards the northern section (**Appendix 4, CD4.2**). This diversion would require a legal order and a suitable diversion route around the balancing pond areas. I note that the layout is a reserved matter such that the indicative layout may change. The majority of the current alignment of this route would be retained and accommodated by the proposed design of the neighbourhood and green infrastructure.
- 1.21. The footpath is used by the local community. Use of this route provides open views across the site. With the proposed scheme in place, this route would pass along a narrow landscape corridor through part of the residential scheme, whilst the southern section of the path would pass through naturalistic parkland landscape. Clearly, the viewing context would change. The

current viewing context reveals an open field with a backdrop of existing houses both to the east and south of the site. With the scheme in place, there would be views of the housing across the site. A high-quality design with regard to the residential neighbourhood and green infrastructure would ensure that the landscape would be attractive and the housing sympathetic in design terms, reflective of the local area. With a high susceptibility, medium value, high sensitivity, and a medium magnitude of change, there would be a major adverse visual effect with regard to users of this route through the site.

### **Views from residential properties on the north side of Langho village**

- 1.22. The Case Officer considered that the proposed development could be accommodated on the site without undue impacts on the existing neighbours' properties, subject to appropriate house types, appropriate land levels and scale, appropriate design, and distances to the eastern and southern boundaries and to the individual residential units to the west. I have undertaken a site visit and looked at the properties adjacent to the site, and reviewed these in the context of the proposed scheme and consider that the proposed scheme would not breach the public interest test with regard to this scheme and is common ground with the Case Officer's report.

### **Effect on visual amenity**

- 1.23. It is evident from the LVIA and the visual analysis I have undertaken for this proof that the proposed development would be visually well contained due to surrounding woodland, tree cover and the settlement of Langho. The proposed development would be set within a series of existing fields within a wider field pattern where field boundaries are demarcated by established hedges and tree cover. Substantial tree cover frames much of the site. Based on the Viewpoint Assessment, it is evident that the proposed scheme would be largely well contained as a result of topographical variation in the local landscape, vegetation screening including hedgerows, woodland and tree cover, roadside vegetation, as well as existing residential areas. The majority of the visual receptors would be generally close to the site and its perimeters. More distant views across the landscape would see the proposed scheme in a wider valley context associated with Langho village and viewed as a minor addition to the settlement. The majority of the identified and assessed viewpoints and receptors would not be subject to a major degree of visual effect. Indeed, the majority of the visual effects would be negligible to minor in terms of scale of effect.
- 1.24. It is anticipated the tree belts to frame the screen would establish and grow as would the green infrastructure generally which would increase the degree of visual containment of the scheme from the surrounding countryside and settlement in the medium and longer term.

### **Effect on landscape character**

- 1.25. At the site level, with a **medium susceptibility** (given its urban fringe character), **value** and **sensitivity** combined with a **high magnitude of change** would result in an overall **major (adverse) effect** in landscape character terms.
- 1.26. As far as landscape character is concerned, I acknowledge that the site would see some considerable change from several pastoral fields. However, the baseline that needs to be taken into account here is that the proposed scheme is framed by housing, a rail line and roads. No significant off-site works are proposed and as such the character of the local landscape beyond the site in both physical and experiential terms would remain materially unchanged with the scheme in place.

- 1.27. I recognise that the scheme (**Appendix 4, CD4.2**) would bring about an inevitable change to the character of the application site itself; however, such a change would, in physical terms, be confined within the application site boundaries. Off site, the pattern of the land cover, tree and hedge cover and agricultural mix, undulating topography, the variety of building materials, Langho's settlement pattern as identified in the various published reports, would all continue and prevail with the scheme in place. Consequently, it is considered that those key characteristics of the wider landscape and settlement beyond the application site boundary, as identified above would be physically unaffected with the scheme in place. It is only the experiential factors of character, both visual and audible elements that would be influenced to some limited degree locally. Any noise associated with the habitation and use of this scheme would be negligible in the wider landscape and settlement context, particularly given the nearby roads. The scheme would not change the broad character of the wider area as the 'settled agricultural scene', which would continue to prevail with the scheme in place. The sensitive design of the proposed scheme would reflect the local settlement character of Langho. Any such effects would be highly localised, therefore.
- 1.28. I proceed to consider the character of the landscape at the site level i.e. with regard to the site itself. The site is currently pastoral land. The boundary of the site is in the main, framed by a combination of mature hedgerows and standard trees, which provides a strong sense of visual containment and enclosure associated with the site. There are significant urbanising influences associated with the site, including housing. There are a number of residential areas which are close to the site's southern and eastern boundaries which reveals a strong sense of physical and visual connection between the settlement of Langho and the adjacent areas of the site. The site does accommodate some features such as trees and hedgerows, which contribute to the defining characteristics of the locality, but all of these elements would be retained, and their presence reinforced with the green of structure proposals as an integral part of the scheme.

## **Conclusion**

- 1.29. For the reasons stated above, it is my view that on landscape and visual grounds there are no substantive reasons for refusing planning permission for the proposed residential scheme on land south of Longsight Road, Langho. Therefore, the Inspector is respectfully requested to uphold the scheme and allow the grant of planning permission as far as landscape and visual issues are concerned as it relates to the appeal scheme.

Town & Country Planning Act 1990 (as amended)  
Planning and Compulsory Purchase Act 2004

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