REPLACEMENT DWELLING AT
BAMBERS BUNGALOW, LANE ENDS, BOLTON-BY-BOWLAND

Landscape and Visual Appraisal

Prepared for Mr & Mrs P Lynas

ReLandscape
landscape design + landscape planning
October 2016
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1 INTRODUCTION

1.1 This report provides an appraisal of the potential landscape and visual effects of a proposed replacement dwelling on land at Bambers Bungalow, Lane Ends, Bolton-by-Bowland (for site location see Appendix 2, Figure 1). It has been prepared by ReLandscape Ltd, a Landscape Institute Registered Practice based in Poulton-le-Fylde, on behalf of Mr & Mrs P Lynas. The appraisal is supported by a 3D digital terrain model and 3D model of the proposed development. Illustrations of the predicted changes in the landscape and views of receptors resulting from the development have been produced separately by visualisation and digital media company New Visual Solutions.

1.2 Pre-application advice from Robert Major, Principal Planning Officer at Ribble Valley Borough Council, identified the Forest of Bowland Area of Outstanding Natural Beauty (AONB) as a site constraint. The advice stated that the replacement dwelling and associated curtilage must relate to its surroundings, preserving the AONB, which in planning terms is offered the highest degree of protection alongside National Parks with great weight afforded to conserving the landscape and scenic beauty.

1.3 The report refers to the application site defined by the red line boundary in Appendix 2, Figure 2 as, the ‘site’, and the proposals for a replacement dwelling presented in the Design and Access Statement prepared by David Cox Architects as, the ‘development’.

1.4 The site sits within a smallholding comprising six paddocks of semi improved grassland. The paddocks are identified in Appendix 2, Figure 3 and each is given a name for reference in the report.

1.5 The purpose of the report is to set out the findings of a Landscape and Visual Impact Assessment (LVIA) on the likely landscape and visual effects of the development. It is organised in the following sections:

- **Methodology**: an outline of the methodology and relevant guidance that has informed the LVIA;

- **Planning and legal context**: a review of landscape planning policies, landscape designations and landscape strategies relevant to landscape and visual matters;

- **Proposed development**: a description of components of the proposed development that are of particular relevance to the assessment of landscape and visual effects including the landscape strategy;

- **Baseline conditions**: information on the baseline landscape and visual conditions;

- **Predicted likely effects**: identification and description of potential landscape and visual effects; and

- **Conclusions**: a summary of the effects of the development on the landscape and visual amenity of the site and its surroundings.
1.6 The LVIA was carried out during September 2016 by a Chartered Member of the Landscape Institute with previous LVIA experience for residential development.
2 METHODOLOGY

Introduction

2.1 The LVIA of the development is carried out as a standalone appraisal of the likely landscape and visual effects of the replacement dwelling and follows the approach outlined in Guidelines for Landscape and Visual Impact Assessment (GLVIA) Landscape Institute and the Institute of Environmental Management and Assessment, third edition (2013) (GLVIA3).

2.2 In line with a statement of clarification for non-Environmental Impact Assessment LVIA prepared by the Landscape Institute (10th July 2013) in conjunction with the GLVIA3 panel, this appraisal identifies and assesses the potential direct and indirect, beneficial/neutral/adverse and long and short term landscape and visual effects of the replacement dwelling. This includes an assessment of temporary effects arising during construction, effects on initial completion of the replacement dwelling and effects 10 years post-completion. No evaluation of significance is undertaken and none of the effects are given a judgement involving the terms ‘significant’ or ‘significance’.

Photomontage guidance

2.3 An advice note from the Landscape Institute on the general use of photography and photomontages in Landscape and Visual Assessment has guided the preparation of photomontages to illustrate the effects from selected viewpoints.

• Photography and Photomontages in Landscape and Visual Assessment
  Landscape Institute (2011) Landscape Institute Advice Note 01/11

Other useful guidance

2.4 The process of identifying and describing the landscape character of the site and its surrounding had been guided by:

• Landscape Character Assessment: Guidance for England and Scotland
  Countryside Agency and Scottish Natural Heritage (2002)

Process

2.5 The appraisal process follows the approach outlined in Appendix 1 for standalone appraisals. The essence of this approach is:

• Specifying the nature of the replacement dwelling;

• Describing the existing landscape and the views and visual amenity in the area that may be affected; and

• Predicting the effects of the replacement dwelling.
2.6 The following work stages have been undertaken:

- Desk study to identify likely landscape and visual receptors.
- Fieldwork to photograph views from viewpoints and to assess the baseline landscape and visual environment.
- Assessment of direct and indirect effects on the landscape and visual environment.
- Preparation of visualisations of the existing site and the replacement dwelling at completion and 10 years post-completion.
3 PLANNING AND LEGAL CONTEXT

National legislation and policy


3.1 The National Planning Policy Framework (NPPF) draws attention to the Government’s planning policies for achieving and delivering sustainable development. Of particular relevance to this development is paragraph 116 which makes it clear that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty.

Local planning policy

3.2 The Development Plan for Ribble Valley Borough Council relevant to the proposed development comprises the Ribble Valley Core Strategy 2008-2028 (2014).

Ribble Valley Core Strategy 2008-2028

3.3 The Core Strategy was adopted by Ribble Valley Borough Council in December 2014. The following key statement is of relevance to the development:

• KEY STATEMENT EN2: LANDSCAPE
  
  The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area.

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

  As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.

3.4 The following development management policy is of relevance to the development:

• Policy DME2 seeks to protect important landscape or landscape features including: traditional stone walls, characteristic herb rich meadows and pastures, woodlands, copses, hedgerows and individual trees. In addition, enhancement of the local landscape in line with Key Statement EN2 is promoted.

Designated landscapes

Designation

3.5 The proposed development site is within the Forest of Bowland Area of Outstanding Beauty (AONB), a nationally designated landscape. The landscape quality of an AONB is recognised
to be of equal national importance to that of a National Park. The statutory purpose of AONB designation is to conserve and enhance the natural beauty of the area.

3.6 It was designated as a landscape of national significance due to a variety of factors: the grandeur and isolation of the upland core; the steep escarpments of the Moorland Hills; the undulating lowlands; the visual contrasts between each element of the overall landscape; the serenity and tranquillity of the area; the distinctive pattern of settlements; the wildlife of the area; and the landscape’s historic and cultural associations.

3.7 The AONB Management Plan 2014-2019 requires all development to conform to a very high standard of design, to be in keeping with local distinctiveness and should seek to conserve and enhance the AONB’s natural beauty. Pressure for new development and building conversion in open, exposed landscape, which can be visually intrusive is identified as a key issue.

**Landscape strategies**

*A Landscape Strategy for Lancashire*

3.8 A *Landscape Strategy for Lancashire* comprises two documents, a *Landscape Character Assessment* and a *Landscape Strategy*. It was published by Lancashire County Council in 2000 to inform the new Joint Lancashire Structure Plan and local plan landscape policies and supplementary planning guidance, to provide guidance for development control and to inform project planning and landscape management by the Lancashire Countryside Service and others. It is also intended to fulfil a wider remit by raising public awareness of landscape character and the importance of landscape conservation and enhancement.

3.9 The Landscape Character Assessment identifies landscape character types and areas and provides descriptions of the types and areas, along with background information on the reasons for the report and physical and human influences which have shaped the landscape.

3.10 The Landscape Strategy provides detail on the key environmental features, local forces for change and strategies and recommendations for each landscape type along with background information on the forces for change affecting the study area.

3.11 The site lies within the *Landscape Character Type 14 Rolling Upland Farmland* and *Landscape Character Area 14a Slaidburn – Giggleswick* as defined in A Landscape Strategy for Lancashire – Landscape Character Assessment. Strategies and recommendations to guide positive landscape change for this LCT which are of relevance to the development include:

- Conserve the character of the rural pastoral landscape

  **Recommendations:**

  - conserve the remaining unimproved grasslands and hay meadows by employing traditional management practices and avoiding the use of artificial fertilisers;
- reducing existing grazing pressure will ensure pastures continue to form a contrast with the muted hues of the surrounding Moorland Hills; and
- the repair of dry stone walls using traditional techniques and materials.

- Conserve the upland built character

  Recommendations:
  - encourage a built form which respects the grouped nature of buildings on isolated farms; and
  - choice of materials is vital in this upland location; new buildings should be constructed of stone (preferably from local quarries).

3.12 The LVA study area also extends into:

- Landscape Character Type 2 Moorland Hills and Landscape Character Area 2d Waddington Fell; 0.7km SW of the site
- Landscape Character Type 4 Moorland Fringe and Landscape Character Area 4d Bowland Gritstone Fringes; 0.6km WSW of the site
- Landscape Character Type 5 Undulating Lowland Farmland and Landscape Character Area 5g South Bowland Fringes; 1.8km E of the site

Lancashire Woodland Vision 2006-16

3.13 The Lancashire Woodland Vision provides information and guidance regarding new woodland planting and woodland management in the context of the Lancashire Landscape Strategy. Within the LCT14 Rolling Upland Farmland the ‘Vision’ and ‘Objectives’ are defined as:

To enhance the distinctiveness of the local landscape through the expansion of woodlands and the planting of individual trees, particularly oak stands, ensuring resilience to a changing climate.

3.14 The Rolling Upland Farmland has high capacity for woodland uplift. New woodland planting should be targeted around existing coniferous plantations, to screen commercial activity and to soften harsh linear edges. Where appropriate, natural regeneration in proximity to existing woodland should be encouraged to reverse the fragmentation of the woodland network. This would be facilitated by restricting access to grazing stock which currently limits the regeneration potential.

3.15 Existing woodlands should be taken into active management. Initial attention should be focused on the enclosed beech stands which form a distinct landscape feature. These could also be extended to further enhance local distinctiveness.
The most recent landscape character assessment for the site and surrounding area is the Forest of Bowland Area of Outstanding Natural Beauty: Landscape Character Assessment (AONB LCA) published in September 2009. This assessment uses the Lancashire Landscape Character Assessment as a framework for the definition of more detailed landscape character types and areas within the Forest of Bowland. Where possible, Landscape Character Types within the AONB were given the same name as those Landscape Character Types defined within the Lancashire Landscape Character Assessment to ensure a consistent approach.

The AONB LCA provides a framework for developing a shared understanding of the current character of the AONB’s landscapes, the forces for change affecting these landscapes. It also seeks to provide an inspirational source of ideas and guidance to help encourage locally appropriate management and use of land in ways that conserve and/or enhance valued features of the landscape.

The AONB LCA provides a finer level of detail compared to A Landscape Strategy for Lancashire – Landscape Character Assessment. This landscape and visual appraisal will appraise the effect of the development on the landscape character and physical landscape of Landscape Character Type L: Rolling Upland Farmland and Landscape Character Area L1: Harrop Fold defined in the AONB Landscape Character Assessment and.

The overall strategy for this Landscape Character Type is to conserve and maintain the distinctive landscape pattern of pasture fields delineated with stone walls, the strong built vernacular character and sense of remoteness resulting from the network of narrow lanes. There is also a need to protect skylines and views into and out of the area.

Specific guidelines relevant to the development include:

**Physical Character:**

- Conserve the distinctive undulating landform by minimising vertical elements such as communication masts and wind turbines;

**Ecological Character:**

- Bring all woodlands into active management;
- Avoid loss and erosion of woodlands through the amalgamation and diversification of farm;
- Conserve the remaining unimproved grasslands and hay meadows by employing traditional management practices and avoiding the use of artificial fertilisers;
- Manage limestone grasslands to meet biodiversity objectives;
- Conserve stands of beech and walled enclosures;
- Conserve and maintain distinctive clumps of trees;
- Increase links between existing woodlands to reverse the fragmentation of the woodland resource;
• Ensure that other wildlife habitats are not compromised by woodland development;
• Conserve pockets of ancient woodland;
• Encourage conservation of existing key habitats and landscape features and expand the resource through habitat restoration and re-creation guided by ecological networks;
• Ensure that UK Biodiversity Action Plan habitats are appropriately managed.

Cultural and Historic Character:
• Conserve the intact network of limestone walls at field boundaries, which contribute to distinctive landscape pattern;
• Encourage the repair of stone walls where in decline or dilapidated, utilising local vernacular materials (limestone);

Aesthetic and Perceptual Character:
• Maintain the predominantly open character of the landscape;
• Protect key views to and from the area from tall and vertical large-scale developments that may erode the open and undeveloped character of the area.

3.21 The LVA study area also extends into:
• Landscape Character Type F Undulating Lowland Farmland with Wooded Brooks and Landscape Character Area F2 Bolton by Bowland to Waddington; 1.2km E of the site
• Landscape Character Type C Enclosed Moorland Hills and Landscape Character Area C3 Easington; 1.4km SW of the site
• Landscape Character Type G Undulating Lowland Farmland with Parkland and Landscape Character Area G3 Upper Hodder; 2.1km W of the site
4 PROPOSED DEVELOPMENT

4.1 Briefly, the development proposes the demolition of an existing bungalow and construction of a contemporary two-storey dwelling using materials in keeping with the vernacular architecture of Lane Ends.

4.2 The development is described in detail in the Design and Access Statement prepared by David Cox Architects and illustrated below.

4.3 Design development has been an iterative process and the form and character of the development has responded to following considerations and constraints:

- the open character of the site and its location on the western edge of Lane Ends that is prominent in views from a public footpath north of the site

- the proximity of established housing in Lane Ends on Barrett Hill Brow and on a private road south of the site;

- the potential of new landscape elements to strengthen positive attributes of Landscape Character Area L1: Harrop Fold and mitigate the effect of elements which detract from the overall integrity of the landscape; and

- the rural character of Smalden Lane defined by hedging, trees and stone walls.

4.4 The development includes the replacement dwelling, in-curtilage car parking and private garden space set within an existing smallholding.

4.5 The maximum roof ridge height of the replacement dwelling would be 8.018m. Finished floor level would be at least 150mm above the prevailing ground levels.

4.6 A drive would run from the entrance at Smalden Lane to a proposed garage. A minor access would run from the drive to an existing timber frame barn.
4.7 Construction materials for the replacement dwelling would be: stone walls in a locally sourced stone dry jointed in random courses; timber boarding stained dark; slate finish to the main pitched roof; and a green roof system to the flat roofs.

4.8 A sustainable system of drainage for surface water and ground water would include an attenuation pond towards the end of the system before final outfall into an existing watercourse. The attenuation pond would be located in Home paddock and would be the only visible component of the system.

4.9 A landscape scheme (see Appendix 2, Figure 4) has been devised that aims to mitigate the appearance of the replacement dwelling within the local landscape and achieve an acceptable degree of ‘environmental fit’ in its location on the western edge of Lane Ends. Successive versions of draft proposals were modelled in 3D in order to assess their effect in views available from a range of local viewpoints selected in consultation with Ribble Valley Borough Council.

4.10 In accordance with planning policy and the recommendations of the published landscape strategies, landscape features would be retained on the site, and would be supplemented and connected within a framework of new hedgerow, tree and woodland planting both on the site and within the wider smallholding as advance planting. The proposed planting would provide a linked network of habitats through the site and soften the edge of Lane Ends.

4.11 There would be an increase in landscape features and characteristics of Landscape Character Area L1: Harrop Fold resulting from advance planting on the smallholding and planting on the development site including:

- Planting (hedges and trees) on the north boundary of East paddock;
- Tree planting on the east boundaries of East, Middle and Square paddocks;
- Tree planting on the north boundary of Square paddock;
- Small scale woodland planting in East paddock;
- Strategic tree planting within the development site;
- Managing existing hedgerow on east boundary of the development site for wildlife, to maintain their contribution to the characteristic hedgerow network and to increase the hedge height to 2 metres; and
- Dry stone wall at development site entrance on Smalden Lane.
5 BASELINE CONDITIONS

Landscape baseline

5.1 The LVIA baseline has been taken as the current condition on the site in September 2016. The site location is shown in Figure 1. The development would be located on land to the west of Smalden Lane, at the western edge of the hamlet of Lane Ends. It would be within the Forest of Bowland Area of Outstanding Natural Beauty (AONB).

5.2 There is an existing bungalow within the site boundary which is to be demolished to accommodate the development. The nearest non-involved residential properties (within 0.25km of the site) are as follows (shown in Figure 1):

- New Barn Farm immediately S of site
- Lane Ends Cottage immediately S of the site
- Lane Ends House immediately W of the site
- Little Cross 0.16km NNE
- Wilmans 0.16km WSW
- Acre Hill 0.25km ESE

5.3 The landscape baseline is described in terms of:

- Landscape features within the site;
- Landscape character of the site and surrounds (up to 3 km from the Development); and
- Designated landscapes.

Landscape features within the site

5.4 The site is within a smallholding which occupies an area of approximately 6 ha and comprises: six paddocks of semi improved grassland (see Figure 3); buildings including a bungalow with associated garden area, a double garage, a timber frame barn and several outbuildings; a stream bordering the site to the west; a small stream along the east boundary of Square Paddock; dry ditches on boundaries of the paddocks; broadleaved trees and scattered scrub along the paddock boundaries and the site boundaries; remnant hedgerows (Hawthorn and Elder) in the eastern part of the site; two bunds – one to the north boundary and one along the eastern boundary; and a menage, hardstandings, tracks and animal pens are located in the eastern part of the site.

Landscape character of the site and surrounds (up to 3 km)

5.5 The replacement dwelling site lies on the western edge of Lane Ends, adjacent to Smalden Lane and to semi-detached residential properties on a private road to the south. It is part of a smallholding subdivided into six paddocks of semi improved grassland enclosed by timber post and rail fences. Scattered trees line the internal boundaries of the paddock and a more substantial lapsed hedgerow encloses the west boundary of the site. A bungalow is detached
from working buildings on the smallholding and faces into a garden area with a double garage and associated drive sited to its west side. A menage sited immediately west of the bungalow is surfaced in a blue shredded carpet and contrasts with the hues of the surrounding landscape. A hardstanding lies to the north of the bungalow and is accessed by a separate entrance on Smalden Lane. The site boundary with Smalden Lane.

5.6 The site lies in the Bowland Fringe and Pendle Hill National Character Area (NCA33) which is a transitional landscape that wraps around the dramatic upland core of the Bowland Fells, underpinned by carboniferous geology. It is a diverse landscape of herb-rich hay meadows – several of which are nationally and internationally designated – lush pastures, broadleaved woodland, parkland and waterbodies (including rivers and streams supporting nationally and internationally protected species).

5.7 The Forest of Bowland Area of Outstanding Natural Beauty: Landscape Character Assessment (AONB LCA) is key source of information on landscape character at the local level. This identifies the site in Landscape Character Type L: Rolling Upland Farmland and Landscape Character Area L1: Harrop Fold, the characteristics of which are:

• Rolling upland farmland of predominantly pastoral landscape with fields lined in a distinctive pattern of drystone walls surrounds the site;

• A strong sense of remoteness, isolation and tranquillity throughout most of the area;

• A network of narrow, often single track roads, lined with dry stone walls, species-rich roadside verges and occasional stunted hawthorns and oaks; and

• Open views westwards towards Harrop Fell and Grindleton Fell.

5.8 The site forms part of a distinctive pattern of fields located between Smalden Lane and Harrop Fell. Scattered trees along field boundaries and an undulating landform contribute to a sense of enclosure within this otherwise open landscape. The field network is enclosed to the west by Harrop Fell and Grindleton Fell and gives way to a mosaic of habitats on higher ground including acid grassland and heather.

Designated landscapes

5.9 The site is within the Forest of Bowland Area of Outstanding Beauty (AONB), a nationally designated landscape. Designated landscapes can be an indicator of the recognised value of a landscape. Consequently, the site and its surrounding landscape are acknowledged to have a ‘high’ landscape value.

Visual baseline

5.10 In order to identify areas and locations from which the development would be visible, a Zone of Theoretical Visibility (ZTV) of the development has been modelled for the highest roof ridge height, which is 8.018 metres AOD, to indicate potential visibility of the replacement dwelling using OS Terrain 5m grid digital terrain model and 25k OS basemap. This is presented in Appendix 2, Figure 5. The ZTV is based on a bare terrain model and therefore does not take account of vegetation or buildings and shows only a theoretical situation – a development is often not visible from all areas within the ZTV due to localised screening.
Receptors of visual effects

5.11 The people (visual receptors) within the study area who may be affected by the potential changes in views and visual amenity arising from the development include:

- Residents living in properties immediately adjacent to the site and in properties and settlements in the surrounding landscape;
- Users of public footpaths including 3-21-FP1, 3-21-FP-2 and 3-21-FP-19;
- Users of access land on Harrop Fell;
- Users of the bridleway to west of Smalden Lane; and
- Motorists approaching Lane Ends from the south on Smalden Lane.

5.12 The most sensitive visual receptors include: residents at home; people engaged in outdoor recreation including users of public rights of way and access land whose attention is focused on the landscape and on particular views; and communities where views contribute to the landscape setting enjoyed by residents in the area.

Residents

5.13 There are no residential dwellings within the site boundary. Changes in views for residents are likely to be experienced from:

- Properties in Lane Ends immediately adjacent to the east boundary of the site, specifically Lane Ends House;
- Properties immediately adjacent to the south boundary site – New Barn Farm and Lane Ends Cottages;
- Bambers Farmhouse 1km to west-south-west of the site on Harrop Fell; and
- Little Cross 0.17km to the north-west of the site.

There would be partial or full views of the development for residents in these properties.

5.14 The pattern of settlement across the study area comprises the hamlets of Lane Ends (to the immediate east of the site) and Harrop Fold (0.85km south-south-west of the site) and scattered farmsteads all around. Intervening landform, trees and the built form of the hamlet of Lane Ends, New Barn Farm and Lane Ends Cottages and their associated working buildings would screen views of the development from residents in these settlements.

Public footpath users

5.15 There are several public footpaths within 1km, the nearest is footpath 3-21-FP1 adjacent to the full length of the west boundary of the site from which users can obtain intermittent views of the site. Users of footpath 3-21-FP-2 to the north of the site have direct views over East Paddock into the site. There is a distant and elevated view of the site for users of a bridleway 1.7km south-south-west of the site and to the west of Smalden Lane on Beacon Fell.
Open access land users

5.16 The open access land on Harrop Fell lies 1.13km to the south-west of the site. There are distant and elevated views of the site for users of this land.

Viewpoints

5.17 A schedule of five representative viewpoints was agreed in discussion with Robert Major, principal planning officer at Ribble Valley Borough Council, from which to assess the predicted visual effects of the development on receptors. The agreed viewpoint locations have been selected to illustrate (by the use of photomontages) the predicted appearance of the development in the landscape. The viewpoints provide short-, medium- and long-distance views; all are publicly accessible and they represent a range of visual receptor type and sensitivity.

5.18 Table 1 provides details of the representative viewpoints chosen for the assessment of impacts and Figure 6 in Appendix 2 shows their locations.

Table 1: Viewpoint selection

<table>
<thead>
<tr>
<th>Viewpoint number</th>
<th>Viewpoint name and reason for selection</th>
<th>OS Grid reference</th>
<th>Distance to site</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>Lane Ends House at junction of Smalden Lane and Barrett Hill Brow</td>
<td>E 375092 N 450264</td>
<td>20 metres</td>
</tr>
<tr>
<td></td>
<td>Representative of residents views from properties in Lane Ends</td>
<td></td>
<td></td>
</tr>
<tr>
<td>02</td>
<td>Public footpath 3-21-FP-2 north of site connecting Smalden Lane and Little Cross</td>
<td>E 374898 N 450433</td>
<td>185 metres</td>
</tr>
<tr>
<td></td>
<td>Representative view of residents views from Little Cross and recreational users (walkers)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>03</td>
<td>Public footpath between Harrop Lodge and Harrop Gate at north west corner of site</td>
<td>E 374679 N 450313</td>
<td>305 metres</td>
</tr>
<tr>
<td></td>
<td>Representative of recreational users (walkers)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>04</td>
<td>Open access land on Harrop Fell</td>
<td>E 373815 N 449566</td>
<td>1.35km</td>
</tr>
<tr>
<td></td>
<td>Representative view of recreational users (walkers)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>05</td>
<td>Bridleway on Beacon Hill to west of Smalden Lane</td>
<td>E 375633 N 448631</td>
<td>1.7km</td>
</tr>
<tr>
<td></td>
<td>Representative view of recreational users including walkers and horse riders</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
6 PREDICTED LIKELY EFFECTS

6.1 The LVIA considers the predicted likely landscape and visual effects which would result from the development at the following timescales:

- During construction: focusing on construction related landscape and visual effects.
- On completion: the effects when the construction phase is complete and the operational phase of the development commences.
- Long-term: taken to be 10 years post completion with consideration of the effects once landscape mitigation measures have started to mature.

Landscape effects

6.2 The effects of the development on components of the landscape (landscape receptors) are identified as:

- Change in and/or partial or complete loss of landscape features/fabric or perceptual aspects that contribute to the character and distinctiveness of Landscape Character Area L1: Harrop Fold; and.
- Addition of new elements or features that will influence the character and distinctiveness of Landscape Character Area L1: Harrop Fold and the reasons for designation in the AONB Management Plan.

6.3 Judgements have been made about whether the landscape effects are positive, negative or neutral using the following criteria:

- the degree to which the development fits with the existing character; and
- the contribution to the landscape that the development may make in its own right by virtue of good design even if it is in contrast to existing character.

6.4 A positive effect would require the development to add to the landscape quality and character of an area. A negative effect may include the loss of landscape elements such as mature trees and hedgerows as part of construction leading to a reduction in the landscape quality and character of an area. Neutral landscape effects would include low or negligible changes.

Construction Phase Landscape Effects

6.5 At the level of the immediate setting of the site, there will be negative effects on the sense of remoteness, isolation and tranquillity of the landscape during the construction phase of the development which will last approximately 12 months. Likely effects will include demolition of the existing bungalow, storage and handling of materials, construction activities, access by vehicles plant and equipment, compounds and parking. It is judged that the magnitude of change would be slight due to the effects being short term, temporary and reversible and not occurring beyond the construction phase of development.
On Completion Landscape Effects

6.6 The principal change would be the replacement of an existing bungalow with a new dwelling of bespoke architectural design and using materials in keeping with the local vernacular. The proposed dwelling would have a footprint of 233m$^2$ and a ridge height of 8.018m.

Effects on individual elements or features

6.7 The following direct effects on landscape resources are predicted to occur as a result of the development:

• Removal of a bungalow.
• Removal of a menage.
• Reconfigured profile of an existing plateau.
• Removal of 21m$^2$ of amenity grassland.
• Removal of fencing and gates on east boundary of site

6.8 Removal of the existing bungalow is judged to be a positive effect due to the poor quality of its construction and aesthetics. Its built form, materials and architectural style is not in keeping with the vernacular architecture in Lane Ends and farmsteads in the surrounding landscape.

6.9 Removal of the menage, which is surfaced in blue shredded carpet and contrasts markedly with the hues of the landscape surrounding the site, is judged to be a positive effect.

6.10 Reconfiguration of the profile of an existing plateau, which contains the existing bungalow, garden and menage, is judged to be a positive effect. As it exists the plateau is an unnatural intervention in the landscape and the new profile would respond to the natural contours of the sloping landform of the site.

6.11 The loss of 21m$^2$ of amenity grassland is judged to be a neutral effect. This grassland has value as a setting to the existing bungalow but provides minimal landscape value beyond the site boundary.

6.12 The provision of an attenuation pond would have a positive effect in ecological and amenity terms with components of wet grassland and wet scrub.

6.13 Existing timber fencing and entrance gates on the east boundary of the site adjacent to Smalden Lane would be replaced by stone walling and a hedge. This would be a positive effect responding to the characteristics of Lane Ends

Effects on landscape character

6.14 Due to a combination of undulating topography and groundcover vegetation on the site and in the surrounding landscape it is judged that the development would not have any direct effect on any of the factors which contributed to the Forest of Bowland’s designation as a landscape of national significance.
6.15 All features or elements on the site which contribute to the distinctive character of Landscape Character Area L1: Harrop Fold would be retained. All existing trees would be retained on site, with the exception of those considered unsuitable for retention in the Arboricultural Impact Assessment report prepared by Bowland Tree Consultancy, maintaining the overall extent of the perceived wooded character of the landscape surrounding the site.

6.16 The built heritage of the Landscape Character Area L1: Harrop Fold comprises a series of small sized hamlets, a fairly even scatter of individual farmsteads, and a number of larger gentry houses. No locally distinctive style of building can be readily identified, except to note that buildings are often fairly plain and with plain squared door and window surrounds. The proposed dwelling would introduce a large contemporary gentry house grounded in the local vernacular; walling would be in a locally sourced stone (pale and golden sandstones), which would be dry jointed, and dark stained timber cladding. Although it would be a different built form to the existing bungalow, it would be domestic in feel and massing, set back from Smalden Lane and broken down into a series of forms.

6.17 The development site lies at the western edge of Lane Ends and is bounded by built form on its east and south (in part) boundaries. The proposed dwelling would not be located any further west than the farm buildings on the private road to the south of the site. It would be part of the group of buildings which form the hamlet of Lane Ends.

6.18 Due to separation distance and intervening landform and vegetation, it is judged that there would be no adverse effects on Landscape Character Type F Undulating Lowland Farmland with Wooded Brooks and Landscape Character Area F2 Bolton by Bowland to Waddington (1.2km E of the site), Landscape Character Type C Enclosed Moorland Hills and Landscape Character Area C3 Easington (1.4km SW of the site), Landscape Character Type G Undulating Lowland Farmland with Parkland and Landscape Character Area G3 Upper Hodder (2.1km W of the site).

10 Years Post Completion Landscape Effects

6.19 The proposed green infrastructure including advance planting in the wider small holding (small-scale woodland, hedges, trees within existing and proposed hedges and individual trees) would take time to establish and mature as new features of the landscape. A range of features would develop that respect the landscape character of the surrounding landscape including:

- Hedge and tree planting on north boundary of East paddock to continue the existing pattern of field boundary delineation i.e. scattered trees and continuous hedges which delineate the existing north and west boundaries of the settlement;

- Small scale woodland planting in East paddock;

- Strategic tree planting within the site; and

- Managing existing hedgerows on the site boundaries for wildlife and to maintain their contribution to the characteristic hedgerow network; and

- Dry stone wall at the site entrance on Smalden Lane.
After approximately 10 years, the planting would be effective in enhancing the site landscape character. At both the site level and the wider context of the surrounding landscape, the effect would be permanent and positive due to the contribution the new landscape features would make to conserving and enhancing key landscape characteristics of the Landscape Character Area L1: Harrop Fold.

**Visual effects**

The effects of the development on views and visual amenity resulting from changes in the landscape have been assessed through the consideration of potential effects on four representative viewpoints agreed with Ribble Valley Borough Council (see Table 1). The visual receptors represented are:

- Residents living in properties in Lane Ends and on farmsteads in the surrounding landscape;
- Walkers on public footpaths adjacent to and in close proximity to the development;
- Walkers using the open access land on Harrop Fell;
- Motorists approaching Lane Ends from the south along Smalden Way; and
- User of a bridleway on Beacon Hill.

Photographs of existing views and rendered visualisations of the development on completion and at year 10 are shown in Figures 7-11 in Appendix 2.

The computer generated ZTV (Figure 5) indicates that theoretical visibility of the development is concentrated within 3km and views of the development would be limited to the north, east and south. A ZTV is based on a bare terrain model and therefore does not take account of vegetation or buildings and shows only a theoretical situation.

**Construction Phase Visual Effects**

The main visual effects during the construction phase would include: storage of materials and siting of a contractors compound; temporary traffic and pedestrian management arrangements; traffic movements into and out of the site; and construction machinery. The replacement dwelling and reconfiguration of the east boundary of the site would appear at various stages of construction during the 12 month construction period.

Adverse, short-term and temporary effects are predicted to occur in some close range views.

**On Completion Visual Effects and 10 Years Post Completion Visual Effects**

The assessment considers the effects of the development at completion and 10 years after completion to enable the effectiveness of the landscape framework to be evaluated. A description of the existing views and the predicted visual effects of the development on visual receptors are set out in Tables 2-6.

On completion the visual effects of the development in overall terms would be limited by the design and massing of the dwelling including the use of local materials (timber and stone) and
the undulating topography and groundcover vegetation on the site and in the surrounding landscape. The development would appear as a contemporary gentry house which responds to the local vernacular by taking its design cues from farmstead buildings.

6.28 Visual effects would reduce progressively over time as the landscape framework becomes established. After approximately 10 years the visual effects would be very limited.

Table 2: Viewpoint 1 – View from Lane Ends House at junction of Smalden Lane and Barrett Hill Brow

<table>
<thead>
<tr>
<th>Grid reference</th>
<th>E 375092</th>
<th>Figure Numbers</th>
<th>5A, 5B, 5C</th>
</tr>
</thead>
<tbody>
<tr>
<td>N 450264</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Distance to development (km)**
- 0.02km

**Landscape Character Area**
- L1: Harrop Fold

**Viewpoint altitude (m AOD)**
- 198m

**Viewing height**
- 1.5m

**Designated Landscape**
- Forest of Bowland AONB

**Direction of view**
- West

**Receptor type**
- Residents and motorists

**Sensitivity**
- High (residents); Medium (motorists)

**Visual baseline**
The view looks west across Smalden Lane towards the site. A ‘hit and miss’ timber fence elevated on an embankment in combination with trees interrupts views into the site. In winter the trees would filter views of the site in the absence of foliage. A laid hedge sits between the fence and a grass verge adjacent to the carriageway on Smalden Lane.

**Predicted effect – on completion**
The removal of the ‘hit and miss’ fence would allow more of the site to be viewed. At relatively close range, residents of Lane Ends House would have an oblique partial view of the development with the retained of trees on the east boundary of the site limiting the view to parts of the ground floor, first floor and pitched roof. In winter, a filtered view of the development would be obtained. Motorists stopped at the junction of Smalden Lane and Barrett Hill Brow would obtain a similar view.

**Predicted effect – 10 year post completion**
The laid hedge which would be gapped up and managed at a height of up to 2 metres. Trees planted within the site would attain a height of approximately 6 metres and enhance the screening effect of existing trees on the site boundary. Filtered views of the first floor and pitched roof would be obtained in winter.
Table 3: Viewpoint 2 – View from public footpath (3-21-FP-2) connecting Smalden Lane and Little Cross

<table>
<thead>
<tr>
<th>Grid reference</th>
<th>E 374898</th>
<th>Figure Numbers</th>
<th>6A, 6B, 6C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distance to development (km)</td>
<td>0.185km</td>
<td>Landscape Character Area</td>
<td>L1: Harrop Fold</td>
</tr>
<tr>
<td>Viewpoint altitude (m AOD)</td>
<td>215m</td>
<td>Viewing height</td>
<td>1.5m</td>
</tr>
<tr>
<td>Designated Landscape</td>
<td>Forest of Bowland AONB</td>
<td>Direction of view</td>
<td>South</td>
</tr>
<tr>
<td>Receptor type</td>
<td>Local footpath users and residents</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sensitivity</td>
<td>High</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Visual baseline</td>
<td>The view looks downhill across East paddock and Middle paddock towards the existing bungalow. Dwellings and farm buildings on the private road to the south of the site are partially visible through trees on the south boundaries of East paddock and Middle paddock. Three shipping containers located on a hardstanding to the north of the bungalow are prominent in the view. Beyond the site land rises to form the eastern slopes of Beacon Hill in the middle distance. Above the skyline of Beacon Fell in the long distance is Pendle Hill.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Predicted effect – on completion</td>
<td>The upper section of the north and west elevations of the development would be seen at relatively close range partially screened by existing trees on the west boundary of the menage and Home paddock and the proposed mature native hedge which has an initial plant size of 1.2-1.5m height and would be planted in a double staggered row at 5 plants per metre. Intervening topography would restrict a view of the lower section of the development and most of the garage.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Predicted effect – 10 year post completion</td>
<td>The development would be seen against a backdrop of existing buildings on the private road south of the site and the rising slopes of Beacon Hill. A new woodland block in East paddock, which would attain height of approximately 6 metres, together with a new hedgerow on the north boundary of the site, which would attain a managed height of 2 metres, would screen the development.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Table 4: Viewpoint 3 – View from public footpath between Harrop Lodge and Harrop Gate at north-west corner of site

<table>
<thead>
<tr>
<th>Grid reference</th>
<th>E 373815</th>
<th>Figure Numbers</th>
<th>7A, 7B, 7C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distance to development (km)</td>
<td>0.305km</td>
<td>Landscape Character Area</td>
<td>L1: Harrop Fold</td>
</tr>
<tr>
<td>Viewpoint altitude (m AOD)</td>
<td>203m</td>
<td>Viewing height</td>
<td>1.5m</td>
</tr>
<tr>
<td>Designated Landscape</td>
<td>Forest of Bowland AONB</td>
<td>Direction of view</td>
<td>South-east</td>
</tr>
<tr>
<td>Receptor type</td>
<td>Local footpath users</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sensitivity</td>
<td>High</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Visual baseline</td>
<td>This view is through a gap in a mature hedgerow on the west boundary of the site across improved grazing land in Far End North paddock towards a stone built dwelling on a private road south of the site. Mature broadleaf trees on the east boundary of Square paddock and to the north of the private road screen a view of the existing bungalow on the site and properties at the east end of the private road. A timber post and rail fence along the east boundaries of Far End North and Far End South paddocks is prominent in the view. Pendle Hill forms a distant backdrop to the view.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Predicted effect – on completion</td>
<td>The upper section of the north and west elevations of the development would be seen beyond the boundary of Far End South paddock. Intervening topography would restrict a view of the lower section of the development and the garage. The development would replace a stone built dwelling on a private road south of the site in the view and would be seen against a backdrop of undulating farmland and in the distance Pendle Hill. The development would not break the skyline in the view.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Predicted effect – 10 year post completion</td>
<td>New tree planting within the site and on the north boundary of Square paddock would partially interrupt a view of the upper section of the development. The development would effectively replace the existing building on the private road in the view.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Table 5: Viewpoint 4 – View from open access land on Harrop Fell

<table>
<thead>
<tr>
<th>Grid reference</th>
<th>Figure Numbers</th>
<th>Distance to development (km)</th>
<th>Landscape Character Area</th>
<th>Viewpoint altitude (m AOD)</th>
<th>Viewing height</th>
<th>Designated Landscape</th>
<th>Direction of view</th>
<th>Receptor type</th>
<th>Sensitivity</th>
<th>Visual baseline</th>
<th>Predicted effect – on completion</th>
<th>Predicted effect – 10 year post completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>N 449566</td>
<td>8A, 8B, 8C</td>
<td>1.35km</td>
<td>L1: Harrop Fold</td>
<td>292m</td>
<td>1.5m</td>
<td>Forest of Bowland AONB</td>
<td>East</td>
<td>Users of open access land and residents (Bambers)</td>
<td>High</td>
<td>The viewpoint is located on Harrop Fell in close proximity to Bambers, a farmstead on the upper slopes of the fell. The expansive view looks downhill across the Landscape Character Area L1: Harrop Fold and an area of rolling upland farmland comprising predominantly pastoral landscape with fields lined in a distinctive pattern of fragmented hedgerows. The landscape is perceived at being well wooded. The existing bungalow on the site is screened by mature broadleaf woodland trees within the smallholding. Large scale farm buildings accessed by the private road to the south of the site are visible to the right of the site.</td>
<td>The development would be seen at distance in an area of rolling upland farmland, would be set against a backdrop of mature broadleaf trees and would not be grossly out of scale will other buildings in the view. The use of recessive matt colours in the building materials (black stained timber, natural stone, grey slate roof and a green roof) would mitigate the scale and mass of the development within this particular setting. The development would be a small, minor element in a panoramic view.</td>
<td>The development would be seen at distance in an area of rolling upland farmland, would be set against a backdrop of mature broadleaf trees and would not be grossly out of scale will other buildings in the view. The use of recessive matt colours in the building materials (black stained timber, natural stone, grey slate and green roof) in conjunction with a maturing landscape scheme would mitigate the scale and mass of the development within this particular setting. The development would be a small, minor element in a panoramic view.</td>
</tr>
</tbody>
</table>
### Table 6: Viewpoint 5 – View from bridleway on Beacon Hill to west of Smalden Lane

<table>
<thead>
<tr>
<th>Grid reference</th>
<th>E: 375633</th>
<th>Figure Numbers</th>
<th>9A, 9B, 9C</th>
</tr>
</thead>
<tbody>
<tr>
<td>N 448631</td>
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<td></td>
<td></td>
</tr>
<tr>
<td><strong>Distance to development (km)</strong></td>
<td>1.7km</td>
<td><strong>Landscape Character Area</strong></td>
<td>L1: Harrop Fold</td>
</tr>
<tr>
<td><strong>Viewpoint altitude (m AOD)</strong></td>
<td>242m</td>
<td><strong>Viewing height</strong></td>
<td>1.5m</td>
</tr>
<tr>
<td><strong>Designated Landscape</strong></td>
<td>Forest of Bowland AONB</td>
<td><strong>Direction of view</strong></td>
<td>North</td>
</tr>
<tr>
<td><strong>Receptor type</strong></td>
<td>Bridleway users and motorists</td>
<td><strong>Sensitivity</strong></td>
<td>High</td>
</tr>
</tbody>
</table>

**Visual baseline**

The view is from the elevated northern slope of Beacon hill and looks downhill towards the site across the *Landscape Character Area L1: Harrop Fold* and an area of rolling upland farmland comprising predominantly pastoral landscape with fields lined in a distinctive pattern of fragmented hedgerows. Smalden Lane runs to the right of the view defined by mature hedgerows and broadleaf trees. The existing bungalow is visible and forms part of a group of buildings in the hamlet of Lane Ends. Land rises behind the site and the trees lining Smalden Lane provided a backdrop to the bungalow. White caravans on land at Bay Gate to the right of the site are prominent in the view.

**Predicted effect – on completion**

The development would be seen at distance in an area of rolling upland farmland, would be set against a backdrop of mature broadleaf trees, would be viewed as part of the group of buildings which form Lane Ends and would not be grossly out of scale will other buildings in the view. The use of recessive matt colours in the building materials (black stained timber, natural stone, grey slate and green roof) would mitigate the scale and mass of the development within this particular setting. The development would be a small, minor element in a panoramic view.

**Predicted effect – 10 year post completion**

The development would be seen at distance in an area of rolling upland farmland, would be set against a backdrop of mature broadleaf trees, would be viewed as part of the group of buildings which form Lane Ends and would not be grossly out of scale will other buildings in the view. The use of recessive matt colours in the building materials (black stained timber, natural stone, grey slate and green roof) in conjunction with a maturing landscape scheme would mitigate the scale and mass of the development within this particular setting. The development would be a small, minor element in a panoramic view.
7 CONCLUSIONS

7.1 This Landscape and Visual Impact Assessment (LVIA) presents an assessment of the likely landscape and visual effects of a development comprising a replacement dwelling on land to the west of Smalden Lane on the edge of Lane Ends. It is bounded to the south and east by the settlement of Lane Ends and to the west and north by open countryside.

7.2 A Site Layout (David Cox Architects drawing no. 1849 / 3.3C) illustrates a development comprising a single dwelling with associated driveway and garage and attenuation pond located within a landscape framework comprising existing paddocks lined with hedges and scattered trees, an enhanced hedgerow to the north boundary of East paddock, strategic tree planting within the site and new blocks of woodland in East paddock. The framework responds to the recommendations of Forest of Bowland AONB Landscape Character Assessment for the Landscape Character Area L1: Harrop Fold and the Lancashire Woodland Vision.

7.3 Access to the development would be from an existing entrance off Smalden Lane. A ‘hit and miss’ timber fence on the east boundary of the site would be removed and an existing hedge managed to form the boundary treatment. The access would be defined by a locally sourced stone (pale and golden sandstones) wall.

The landscape effects

7.4 The site lies within the Forest of Bowland AONB, a nationally designated landscape that has a ‘high’ landscape value. Local Plan Policy DME2 seeks to protect important landscape or landscape features including traditional stone walls, characteristic herb rich meadows and pastures, woodlands, copses, hedgerows and individual trees.

7.5 The development is located on the site of Bambers Bungalow close to and west of Lane Ends where it would have a strong relationship with a range of dwellings and large farm buildings that together form the hamlet. The site is a smallholding comprising six paddocks of improved grassland.

7.6 The rolling upland farmland in which the site is located is one of the landscape character types identified in the Forest of Bowland AONB Landscape Character Assessment. The site lies in Landscape Character Area L1: Harrop Fold, where character has been modified by the local presence of large modern farm buildings and gentrified properties, by the decline in use of distinctive dry stone walls for field enclosure and by land being more highly improved and managed, and less isolated and remote than other parts of the rolling upland farmland landscape.

7.7 During construction of the development there are likely to be temporary adverse effects on the landscape character of the site and on the landscape character of the wider area primarily due to the appearance of construction equipment on site and the presence of the contractor’s compound, materials storage and car parking as new features of the landscape. The effects would be adverse, short term, temporary and reversible and would not occur beyond the construction phase of development.
7.8 There would be no loss of existing vegetation to accommodate the construction of the dwelling. Some changes in the character of the Rolling Upland Farmland landscape would occur due to the presence of a building larger than the existing bungalow. However, the dwelling would have an obvious relationship with established farm buildings of similar scale and other dwellings in the settlement of Lane Ends. Stone and timber is proposed for the dwelling walls and reclaimed slate for the pitched roof and these materials relate to those in the vernacular buildings of Lane Ends and the wider Forest of Bowland. The development site is not located in a remote or wilder area of the AONB, nor any further west than existing buildings on the private road to the south of the site. As such it would not be visually intrusive or harm any key views to and from the AONB.

7.9 Approximately 10 years after completion and with maturity of the landscape scheme it is judged that the landscape effect of the development would be a minor alteration, influencing the immediate setting of the site, of existing landscape characteristics of the baseline and introduction of elements, features and characteristics that are characteristic and not uncharacteristic of the Landscape Character Area L1: Harrop Fold. This minor alteration would be permanent and beneficial.

Visual effects

7.10 The assessment of visual effects considers the extent of any effects to be limited due to the enclosed character of the site and surrounding landscape affording a high level of visual screening to the north, east and south. From greater distance to the west, where full views of the development would be obtained, the effects would be minimal due to: the recessive colour of building materials; a strong visual relationship with existing buildings in Lane Ends; and the development appearing as a small, minor element in a panoramic view.

7.11 It is judged that at completion the development would have an adverse effect on the following visual receptors considered to have a high sensitivity to a change in their views: residents living in properties in Lane Ends; and users of public footpaths to the north and west of the site. These receptors would be in close proximity to the development but would view it at an oblique angle with only a proportion of the development visible due to intervening topography, hedgerows and woodland.

7.12 A number of mitigation measures would reduce the adverse effects and become effective in approximately 10 years. Small scale woodland planting and new hedgerows would both at the time of planting and at maturity interrupt close range views of the development for users of footpaths to the north and west (see Photomontages in Figures 8C and 9C). Strategic tree planting within the site would interrupt views from properties on the private road south of the site and on Barrett Hill Brow.

7.13 The visual effects of the development on receptors to the west on Harrop Fell and south on Beacon Hill would reduce due to separation distance, the visual connection of the development with Lane Ends and the use of materials in the building which would be recessive in the rolling upland farmland landscape. It is demonstrated that the site would be barely discernible in views from Harrop Fell (see Photomontage in Figure 10C) and Beacon Hill (see Photomontage in Figure 11C).
Conclusion

7.14 The development would have no adverse effects on the key physical features and characteristics of the site. The development would not be located in an open, exposed landscape or be visually intrusive and would have no direct effect on any of the factors which contributed to the Forest of Bowland’s designation as a landscape of national significance. Adverse visual effects are restricted to a limited number of people living in properties immediately adjacent to the site at completion which would become beneficial as the landscape scheme matures after approximately 10 years. It is therefore considered that the development could be accommodated given the relationship of the site with the edge of Lane Ends and the provision of a landscape framework that would sustain and enhance the character of the landscape surrounding the site.
Appendix I

Methodology
Landscape and Visual Impact Assessment (LVIA) Methodology

Introduction

Landscape and Visual Impact Assessment (LVIA) is a tool used by Westwood Landscape to identify and assess the significance of the effects of change resulting from a proposed development (the 'development') in both the landscape as an environmental resource in its own right and on people’s views and visual amenity.

LVIA may be carried out formally as part of an Environmental Impact Assessment (EIA) or informally as a contribution to the design process, and to appraisal of development proposals and planning applications. The broad principles and the core of the approach are the same in each case.

LVIA as part of EIA

EIAs have been required formally for certain types of development since 1985. Stemming from a European directive, the requirements of EIA are translated into domestic law in each member state. With devolution in the UK, the devolved legislation is leading to subtle differences in each area. While the practitioner must be aware of these differences in legislation, the principles of LVIA will remain the same.

Within the context of an EIA, LVIA deals with effects on the landscape itself and on people’s visual amenity, as an aspect of effects on human beings, and also with possible inter-relationships of these with other related topics.

LVIA in the appraisal of development proposals

Where no EIA is required for a development, planning authorities may still ask for an LVIA as part of the appraisal process of a proposed development that may bring about a change in the landscape and in the visual amenity. While there will be no rigid requirement to follow the defined terms of an EIA, the required approach is likely to be broadly similar.

Landscape and visual impact assessments prepared by ReLandscape will focus on proportionality, transparency, professional judgement, clear communication and presentation.

Methodology

The methodology used by ReLandscape Ltd to carry out LVIA is informed by:

- Landscape Institute and Institute of Environmental Management & Assessment 2013 *Guidelines for Landscape and Visual Impact Assessment, 3rd edition* (referred to as GLVIA3);

- Countryside Agency and Scottish National Heritage 2002 *Landscape Character Assessment. Guidance for England and Scotland*;

- Landscape Institute Advice Note 01/11 *Photography and photomontage in landscape and visual impact assessment.*
In addition, LVIA for EIA developments will comply with the scoping opinion given by the planning authority where this has been sought.

The core components of the methodology and their relevance to LVIA as part of EIA and LVIA in the appraisal of development proposals are:

<table>
<thead>
<tr>
<th>Component</th>
<th>LVIA as part of EIA</th>
<th>LVIA in the appraisal of development proposals</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Project description</strong></td>
<td>Required</td>
<td>Required</td>
</tr>
<tr>
<td><strong>Baseline studies</strong></td>
<td>Required</td>
<td>Required</td>
</tr>
<tr>
<td><strong>Identification and description of effects</strong></td>
<td>Required</td>
<td>Required</td>
</tr>
<tr>
<td><strong>Assessment of significance of effects</strong></td>
<td>Required</td>
<td>Not required(^1)</td>
</tr>
<tr>
<td><strong>Mitigation</strong></td>
<td>Required</td>
<td>If required</td>
</tr>
</tbody>
</table>

\(^1\) For Non-EIA Landscape and Visual Impact Appraisal GLVIA3 Statement of Clarification 1/13, 10th June 2013 states:

In carrying out appraisals, the same principles and process as LVIA may be applied but, in so doing, it is not required to establish whether the effects arising are or are not significant given that the exercise is not being undertaken for EIA purposes. The emphasis of 'significant effects' in formal LVIA stresses the need for an approach that is proportional to the scale of the project that is being assessed and the nature of its likely effects. The same principle - focussing on a proportional approach – also applies to appraisals of landscape and visual impacts.

**Project description**

The planning application will include a description of the project at each phase in its life cycle in sufficient detail to allow the assessment of landscape and visual effects including:

- a description of the siting, layout and characteristics of project as a minimum;

Refer to GLVIA3, paragraph 4.15 for information to be presented and illustrated.

- information concerning relevant stages in the project’s life cycle including, as appropriate, construction, operation, and decommissioning and restoration/reinstatement stages.

Refer to GLVIA3, paragraphs 4.17-4.20 for relevant information.

The LVIA will highlight those aspects of the development that are the key sources of landscape and visual change.

**Baseline studies**

The baseline studies will set out the existing conditions within the study area.
Landscape

An assessment of landscape effects deals with the effects of change and development on the landscape as a resource.

The area of landscape to be studied will be agreed with the relevant planning authority. It will include the site itself and the full extent of the wider landscape around it which the proposed development may influence in a significant manner (based on extent of Landscape Character Areas or Zone of Theoretical Visibility).

Information will be collected on land use, landscape features, landscape character and landscape designations (value), drawing on published landscape character assessments including National Character Area Profiles published by Natural England, relevant Regional Landscape Character Assessments, relevant District/Unitary/AONB Landscape Character Assessments and management plans for designated landscapes.

A field survey will be undertaken to supplement desk based information and to capture aesthetic, perceptual and experiential qualities of the area of landscape from a number of survey points. A field survey sheet will guide the collection of field data at each survey point. The survey sheet will be tailored to the development and will provide space for: a written description, a checklist of landscape elements and their significance, a checklist of aesthetic and perceptual factors, and space for observations about the sensitivity and management needs of the landscape.

A description of relevant policies and plans will also be included and the relevant Parish Plan consulted, where available, to understand local landscape values.

A landscape baseline report supported by illustrations where necessary should:

- Map, describe and illustrate the character of the landscape;
- Identify and describe the individual elements and aesthetic and perceptual aspects of the landscape;
- Indicate the condition of the landscape, including elements and features.

Visual

An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity.

The area that needs to be covered in assessing visual effects, the range of people who may be affected by these effects and the related viewpoints in the study area that will need to be examined should be identified and agreed with the relevant planning authority.

A zone of theoretical visibility (ZTV) will be prepared or provided by the Client to indicate the area over which the development may be seen. A ZTV is a computer generated plan that shows the visibility of the development in the surrounding landscape. ZTVs are based on topography and because they do not take into account screening elements within the landscape such as trees, woodland or buildings they indicate theoretical visibility only.
Representative assessment viewpoints will be identified (with the aid of the ZTV) and discussed and agreed with the relevant planning authority and other stakeholders where relevant. The number of viewpoints required will vary with the location and scale of the proposal. Priority should be given to views from distances of less than 3km, views from sensitive locations (e.g. residential areas, areas popular with visitors or for outdoor recreation where views may be focussed on the landscape and recognised /iconic views), and views from elevated locations. These should include the clearest views of the development and if the development is visible from a protected landscape there will be a requirement for at least one viewpoint from that landscape. The purpose for selection should be recorded within the LVIA.

Final selection of viewpoints for inclusion in the assessment and for illustration of the visual effects should take account of a range of factors.

Refer to GLVIA3, paragraphs 6.18-6.23 for factors.

At each agreed viewpoint baseline photographs will be taken to record the existing views in accordance with the Landscape Institute technical advice note Photography and photomontage in landscape and visual impact assessment.

A visual baseline report will combine information on:

- Type and relative numbers of people (visual receptors) likely to be affect and the activities they are likely to be involved in;
- Location, nature and characteristics of selected representative, specific and illustrative viewpoints and details of visual receptors likely to be affected at each;
- Nature, composition and characteristics of existing views experienced at these viewpoints, including direction of view;
- Visual characteristics of existing views e.g. nature and extent of skyline, aspects of visual scale and proportion (horizontal or vertical emphasis) and any key foci;
- Element, such as landform, buildings and vegetation which may interrupt, filter or otherwise influence views.

The report will be supported by:

- Plans to combine potential extent to which site of proposed development is visible from surrounding areas (ZTV), chosen viewpoints, types of visual receptor affected and nature and direction of views;
- Illustrations of existing views by photographs or sketches with annotations added to emphasise any important components and to help viewers understand what they are looking at;
- Technical information about the photography used to record the baseline including camera details, date and time of photography and weather conditions.
Identification and description of effects

This component will systematically identify and describe the likely landscape and visual effects of the proposal, identifying magnitude of change as a deviation from baseline conditions.

Landscape effects

The landscape baseline information is combined with an understanding of the details of the proposed change or development that is to be introduced into the landscape to identify and describe landscape effects:

Step 1:

The components of the landscape that are likely to be affected by the proposal, the landscape receptors, are identified. These can include overall landscape character and key characteristics, individual elements or features and specific aesthetic or perceptual aspects.

Step 2:

Interactions between these landscape receptors and the different components of the development at all its different stages, including construction, operation and, where relevant, decommissioning and restoration/reinstatement, are identified.

The assessment will consider direct, indirect, secondary, short-, medium- and long-term, permanent and temporary, positive and negative effects of the development.

Direct physical effects of a proposal will be described in the LVIA, including quantities where appropriate.

Indirect effects: perceptual and visual effects on landscape character and visual effects on specific receptors.

Secondary effects: may include further LVIA effects arising from related development, which may be remote from the development site itself.

Short-, medium- and long-term effects: effects during various stages of a project including the construction stage and/or phased implementation.

Permanent and temporary effects: the LVIA process should identify whether effects are temporary or permanent (e.g. are they reversible or irreversible).

Positive and negative effects: interpreted as either a beneficial (positive) or adverse (negative) effect in LVIA terms.

Judgements on positive and negative effect will be based on clear criteria, such as: degree to which the proposal fits with existing character; and contribution to the landscape that the development may make in its own right (good design).

All effects on landscape features/fabric, landscape character and landscape values and visual amenity will be described.

- Effects on landscape features/fabric will consider loss of elements (e.g. hedges, trees).
Effects on landscape character will describe the direct changes that will occur to the character of the landscape as described in the County/District/Unitary/AONB Landscape Character Areas (i.e. with reference to Landscape Character Areas and Landscape Character Types as appropriate) – this should include how the development will affect perceptions of character and how widespread and prominent the changes will be.

Effects on landscape values will also describe any potential changes in special qualities of landscapes as recorded in County/District/Unitary/AONB Landscape Character Assessments. Particular weight should be given to protecting the special qualities of protected landscapes (i.e. AONB and National Parks), focusing on the reasons for designation referred to in their Management Plans.

Visual effects

Likely significant visual effects will be identified by considering the different sources of visual effects alongside the principal visual receptors that might be affected.

A range of issues will be considered to inform a description and comparison of effects including:

- Nature of the view of the development (full, partial, glimpse);
- Proportion of development that would be visible (full, most, small, part, none);
- Distance of viewpoint from development;
- Whether view is stationary or transient or one of a sequence of views (from footpath or moving vehicle);
- Nature of changes (changes in existing skyline profile, creation of new visual focus, introduction of new man-made objects, changes visual simplicity or complexity, alteration of visual scale and change to degree of visual enclosure).

All effects on visual amenity will be described.

- Effects on visual amenity will describe and illustrate the extent of visibility and record changes in views from the representative assessment viewpoints with reference to photographs and visualisations.
- Effects on settlements and at any properties with a clear view of the site will also be considered.

Assessment of level of effects

Landscape effects

The landscape effects that have been identified will be assessed to determine their level. The level of landscape effects will be judged by an assessment for each effect of the sensitivity of the landscape receptor and the magnitude of effect on the landscape.

Sensitivity

The sensitivity of a landscape receptor is determined by an evaluation of its susceptibility to change (or the development) and its value.

Susceptibility to change means the ability of the landscape (whether that be the quality/condition of...
the landscape or an individual element of feature or a particular aesthetic and perceptual aspect) to accommodate the development without undue consequences for the maintenance of the baseline.

The criteria for determining the susceptibility to change are based on the following special qualities and landscape character attributes of the landscape most likely to be affected by the development:

- **Landform and topography:** presence or absence of landform variation e.g. rolling/undulating landforms may be more able to contain visual effect of development but would also have a higher sensitivity to residential development in landscape terms than flat landforms or those with comparatively little topographic variation. Key landform features such as hill slopes or scarps which serve to contain development will have a higher sensitivity.

- **Landscape pattern, complexity:** level of landscape structure and field pattern variation e.g. a landscape comprising a complex array of different habitats and/or land cover features such as ancient woodland, or presence of key habitats will have a higher sensitivity to residential development than will a simple landscape.

- **Relationship to existing settlement edge:** consideration of settlement form, density and age/vernacular, and coherence of settlement edge e.g. a well-integrated settlement edge with an intact landscape structure and historic landscape pattern with little erosion will have a higher sensitivity to residential development than an exposed settlement edge characterised by modern development.

- **Aesthetic qualities:** such as movement, tranquillity, sense of remoteness and aesthetic attributes such as interplay of colour, texture, light and reflection. Landscapes with a higher degree of remoteness and tranquillity will have a higher sensitivity to residential development.

- **Visual sensitivities and intervisibility:** key views, visual relationships and inter-visibilities within and across the landscape character areas and with significant features of the wider landscape. Landscapes which form a skyline in key views will have a higher sensitivity to residential development which may breach these skylines.

Susceptibility to change is recorded on a scale of:

- High: Undue consequences are to be expected;
- Medium: Undue consequences may occur;
- Low: Undue consequences are unlikely.

Value of a landscape receptor is concerned with the importance attached to a landscape, often as a basis for designation or recognition which expresses national or regional consensus, because of its distinctive landscape pattern, cultural associations, scenic or aesthetic qualities. It should be noted that, in virtually all circumstances, landscapes are valued in the local context by various if not all sectors of the community e.g. due to its contribution to a community or its cultural significance e.g. landscapes reflected through literature, poetry, art etc. A landscape value for each receptor is defined by the following scale:

- **High:** Internationally or nationally valued landscapes (World Heritage Sites, National Parks,
areas of Outstanding Natural Beauty);

- **Medium:** Designated and locally valued landscapes (local authority landscape designations);
- **Low:** Landscapes not nationally or locally designated but locally valued;

Where there is no clear existing evidence on landscape value, an appraisal is made based on the following factors, based on the guidance in GLVIA3:

- Landscape quality (condition);
- Scenic quality;
- Rarity;
- Representativeness;
- Conservation interest;
- Recreation value;
- Perceptual aspects; and
- Associations

The following criteria are used to assess landscape value:

<table>
<thead>
<tr>
<th>Low</th>
<th>Medium</th>
<th>High</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-designated, very weak or degraded landscapes</td>
<td>Designated and locally valued landscapes</td>
<td>Internationally or nationally valued landscapes</td>
</tr>
</tbody>
</table>

**Factors for non-designated landscapes**

**Condition/quality**

<table>
<thead>
<tr>
<th>Low</th>
<th>Medium</th>
<th>High</th>
</tr>
</thead>
<tbody>
<tr>
<td>A landscape with no or few areas intact and/or in poor condition</td>
<td>A landscape with some areas that are intact and/or in reasonable condition</td>
<td>A landscape with most areas intact and/or in good condition</td>
</tr>
</tbody>
</table>

**Scenic quality**

<table>
<thead>
<tr>
<th>Low</th>
<th>Medium</th>
<th>High</th>
</tr>
</thead>
<tbody>
<tr>
<td>A landscape of little or no aesthetic appeal</td>
<td>A landscape of some aesthetic appeal</td>
<td>A landscape of high aesthetic appeal</td>
</tr>
</tbody>
</table>

**Rarity and representativeness**

<table>
<thead>
<tr>
<th>Low</th>
<th>Medium</th>
<th>High</th>
</tr>
</thead>
<tbody>
<tr>
<td>A landscape which does not contain rare landscape types or features</td>
<td>A landscape which contains distinct but not rare landscape types or features</td>
<td>A landscape which contains one or more rare landscape types or features</td>
</tr>
</tbody>
</table>

**Conservation interests**

<table>
<thead>
<tr>
<th>Low</th>
<th>Medium</th>
<th>High</th>
</tr>
</thead>
<tbody>
<tr>
<td>A landscape with no or limited cultural and/or nature conservation value</td>
<td>A landscape with some cultural and/or nature conservation value</td>
<td>A landscape with rich cultural and/or nature conservation value</td>
</tr>
</tbody>
</table>

**Recreation value**

<table>
<thead>
<tr>
<th>Low</th>
<th>Medium</th>
<th>High</th>
</tr>
</thead>
<tbody>
<tr>
<td>A landscape with no or limited contribution to recreation</td>
<td>A landscape with some contribution to recreation</td>
<td>A distinct landscape with a strong contribution to</td>
</tr>
</tbody>
</table>
The combination of susceptibility to change and landscape value inform a professional judgement of the sensitivity of a landscape to accommodate change arising from a particular development without adverse effects on character on a scale of High, Medium, Low and Negligible. Sensitivity to change is assessed using the evaluation matrix in Figure 1 for designated landscapes and in Figure 2 for none designated landscapes.

**Figure 1: Landscape receptor sensitivity**

<table>
<thead>
<tr>
<th>Landscape Value</th>
<th>Susceptibility to change</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Low</td>
</tr>
<tr>
<td>High</td>
<td>Medium</td>
</tr>
<tr>
<td>Medium</td>
<td>Medium-Low</td>
</tr>
<tr>
<td>Low</td>
<td>Low</td>
</tr>
</tbody>
</table>

**Magnitude**

Each effect on landscape receptors is assessed in terms of its **size or scale**, the **geographical extent** of the area influenced and its **duration and reversibility**.

Size or scale of effect is a consideration of the degree of change arising from the development either directly to the landscape receptor. Scale is determined by the following classification:

- High:
Major alteration of existing landscape elements, features or characteristics.

- Medium:
  Noticeable alteration of existing landscape elements, features or characteristics.

- Low:
  Minor alteration of existing landscape elements, features or characteristics.

- Negligible:
  Very minor alteration of existing landscape elements, features or characteristics.

Geographic extent is a consideration of the geographical area over which the landscape effects will be felt and is determined by the following scale:

- Extensive:
  Effects influencing several landscape character types or character areas;

- Major:
  Effects at the scale of the landscape character type within which the development lies;

- Localised:
  Effects at the level of the immediate setting of the site;

- Restricted:
  Effects do not extend beyond the development site.

Duration and reversibility of effects are linked considerations and are determined by the following scale:

- Permanent:
  The change is expected to be permanent without the intention for it to be reversed;

- Long-term:
  The change is expected to have effect the receptor for a period of 15-25 years and thereafter will be fully reversed or fully mitigated such that the baseline conditions are restored;

- Medium-term:
  The change is expected to have effect on the receptor for a period of 5-15 years and thereafter will be fully reversed or fully mitigated such that the baseline conditions are restored;

- Short-term:
  The change is expected to have effect the receptor for a period of up to 5 years and thereafter will be fully reversed or fully mitigated such that the baseline conditions are restored.

The scale or size, geographical extent and duration/reversibility of effects on receptors are taken together to form a reasonable assessment of the magnitude of change on a scale of High, Medium, Low and Negligible. The magnitude of change is assessed using the evaluation matrix in Figure 2.
**Figure 2: Magnitude of landscape effect**

<table>
<thead>
<tr>
<th>Magnitude of change</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>High</td>
<td>Major alteration, influencing several landscape character types or character areas, of existing landscape elements, features or characteristics of the baseline and introduction of elements, features or characteristics totally uncharacteristic of the site and its surrounding area, which is/are permanent.</td>
</tr>
<tr>
<td>Medium</td>
<td>Noticeable alteration, influencing the landscape character type or character area within which the proposal lies, of existing landscape elements, features or characteristics of the baseline and introduction of elements, features or characteristics that are not substantially uncharacteristic of the area, which is/are long term and/or partially reversible.</td>
</tr>
<tr>
<td>Low</td>
<td>Minor alteration, influencing the immediate setting of the site, of existing landscape elements, features or characteristics of the baseline and introduction of elements, features or characteristics that are characteristic and not uncharacteristic of the area, which are medium term and/or reversible.</td>
</tr>
<tr>
<td>Negligible</td>
<td>Very minor alteration, influencing the site only, of existing elements, features or characteristics of the baseline and introduction of elements, features or characteristics that are characteristic and not uncharacteristic of the area, which are short term and/or reversible.</td>
</tr>
</tbody>
</table>

Following the assessment of the sensitivity of each receptor and the magnitude of change, the potential level of effect from the construction and operational phases of the development will be determined.

The evaluation matrix in Figure 4 is used to draw final conclusions about the significance of landscape effects in which the separate judgements about the sensitivity of the landscape receptors and the magnitude of the landscape effects are combined.
The construction of the matrix for weighing the significance of landscape and visual impacts will be adapted to fit individual cases or types of cases.

**Level of visual effects**

The visual effects that have been identified will be assessed to determine their level. The level of visual effects will be judged by an assessment for each effect of the **sensitivity** of the visual receptor and the **magnitude** of visual effect.

**Sensitivity**

Visual receptors are all people and their sensitivity will be assessed in terms of both their susceptibility to change in views and visual amenity and the value attached to particular views.

The susceptibility of visual receptors to changes in views and general visual amenity is typically a function of the activity of people experiencing the view and the extent to which their attention is likely to be focused on the view (GLVIA3, Page 113).
The sensitivity of visual receptor groups is assessed using the following definitions in Figure 5 provided in GLVIA3.

**Figure 5: Visual receptor sensitivity**

<table>
<thead>
<tr>
<th>Sensitivity</th>
<th>Receptors</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>High</strong></td>
<td>Residents at home; people engaged in outdoor activities whose attention is focused on the landscape or particular views e.g. users of public rights of way; visitors to heritage assets or tourist attractions where views of the surroundings are an important contributor to the experiences.</td>
</tr>
<tr>
<td><strong>Medium</strong></td>
<td>Road and rail users where views of the surroundings form an incidental contribution to the journey; Cyclists or users of scenic roads where views of the surroundings contribute to the experience.</td>
</tr>
<tr>
<td><strong>Low</strong></td>
<td>People engaged in outdoor sport and recreation which does not involve an appreciation of views of the landscape. People at their place of work whose attention may be focused on their work or activity and where the setting is not important to the quality of their working life.</td>
</tr>
</tbody>
</table>

Value attached to views is concerned with the value placed on the landscape resource in a view and will take account of:

- Recognition of the value attached to particular views e.g. in relation to heritage assets or through planning designations;
- Indicators of the value attached to views by visitors e.g. through appearance in guide books or on tourist maps, provision of facilities for their enjoyment (parking places, sign boards and interpretive material) and references to them in literature or art.

**Magnitude**

Each effect on visual receptors is assessed in terms of its **size or scale**, the **geographical extent** of the area influenced and its **duration and reversibility**.

Size or scale of effect is a consideration of the degree of change arising from the development to views and the general visual setting for visual receptors. Scale is determined by the following classification:

- **High**: Major change to features in the view and major changes in its composition due to a large proportion of the view occupied by the proposed development.
- **Medium**: Noticeable change to features in the view and noticeable changes in its composition due to a moderate proportion of the view occupied by the proposed development.
- **Low**:
Minor change to features in the view and minor changes in its composition due to a small proportion of the view occupied by the proposed development

− Negligible:

Very minor change to features in the view and very minor changes in its composition due to a limited proportion of the view occupied by the proposed development

Geographic extent of a visual effect is a consideration of:

− the angle of view in relation to the main activity of the receptor;
− the distance of the viewpoint from the proposed development;
− the extent of the area over which the change would be visible.

Duration and reversibility of effects are linked considerations and are determined by the following scale:

− Permanent:
The change is expected to be permanent without the intention for it to be reversed;

− Long-term:
The change is expected to have effect on the receptor for a period of 15-25 years and thereafter will be fully reversed or fully mitigated such that the baseline conditions are restored;

− Medium-term:
The change is expected to have effect on the receptor for a period of 5-15 years and thereafter will be fully reversed or fully mitigated such that the baseline conditions are restored;

− Short-term:
The change is expected to have effect the receptor for a period of up to 5 years and thereafter will be fully reversed or fully mitigated such that the baseline conditions are restored.

The scale or size, geographical extent and duration/reversibility of effects on receptors are taken together to form a reasonable assessment of the magnitude of change on a scale of High, Medium, Low and Negligible. The magnitude of change is assessed using the evaluation matrix in Figure 5.
Figure 5: Magnitude of visual effect

<table>
<thead>
<tr>
<th>Magnitude of change</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>High</td>
<td>Major alteration to view and development or part of it would be the dominant feature or focal point of the view and would contrast with existing landscape elements, features or characteristics in the view. Close distance or direct and open view. Permanent and irreversible change.</td>
</tr>
<tr>
<td>Medium</td>
<td>Noticeable alteration to view and development or part of it would be a noticeable feature or element of the view and would contrast with existing landscape elements, features or characteristics in the view. Middle distance and/or partially oblique view. Partial view. Long-term and/or partially reversible change.</td>
</tr>
<tr>
<td>Low</td>
<td>Minor alteration to view and development or part of it would be perceptible but would not alter the balance of existing landscape elements, features or characteristics in the view. Distant, oblique and/or glimpsed view. Partial view. Medium-term and/or reversible change. Development integrates with existing landscape elements, features or characteristics in the view.</td>
</tr>
<tr>
<td>Negligible</td>
<td>Very minor alteration to view and development would be discernible, or the development would form a barely noticeable feature or element of the view approximating a ‘no change’ situation. Distant, very oblique and/or brief glimpsed view. Short-term and/or reversible change.</td>
</tr>
</tbody>
</table>

Following the assessment of the sensitivity of each receptor and the magnitude of change, the potential level of effect from the construction and operational phases of the development will be determined.

The evaluation matrix in Figure 6 is used to draw final conclusions about the level of landscape effects in which the separate judgements about the sensitivity of the landscape receptors and the magnitude of the landscape effects are combined.
**Mitigation**

As a consequence of the assessment process there are likely to be modifications to the scheme design to minimise landscape and visual effects. In addition, there may be measures to prevent, reduce or offset very substantial or substantial adverse effects. These will be described in terms of relationship to/conservation of valued landscape features, relationship to landscape character and appearance from sensitive viewpoints and designated landscapes. All mitigation measures will be described and an indication of how they will be implemented provided. A description of the main reasons for site selection and any alternatives in site design or layout will also be provided where relevant.

**Structure and content of a landscape and visual impact assessment report**

An LVIA carried out as part of an EIA will be presented in a similar way to other environmental topics and appear either as separate or combined sections of the Environmental Statement.

An LVIA carried out as a standalone ‘appraisal’ will be presented as a separate report to accompany a planning application and will contain the same type of information as for an EIA but at a level of detail which is appropriate to the scale and nature of the proposed development.

The structure and content of a report on the assessment of landscape and visual effects will follow a broadly similar pattern in each case.

Landscape effects and visual effects will be reported separately. Relevant appendices, maps and illustrations will also be similarly distinguished. Baseline information relevant to both landscape and visual effect will not be separated too much from the identification and description of effects.

Report will include:

- Basic information on objectives, responsibilities and methodology (which for an LVIA carried out as part of an EIA may be common to the whole EIA);
- Planning and legal context relevant to landscape and visual matters, such as landscape designations and any relevant landscape strategies;
- Remit of ReLandscape for preparing the assessment;
- Scope of the assessment agreed with the competent authority and consultation bodies including study areas, key landscape and visual issues, any issues omitted by agreement from the full assessment, agreed landscape and visual receptors, selection of viewpoints and the scope of and approach to cumulative landscape and visual effects assessment;

- Methods used including any specific landscape and visual assessment techniques and the approach to assessing significance;

- Practical constraints encountered in carrying out the work, assumptions made and any data deficiencies that have been encountered as required by the EIA Regulations.

For both the chapter of an Environmental Statement dealing with landscape and visual effects or a separate LVIA report will contain:

- A clear description of any components of the proposed development that are of particular relevance to the assessment of landscape and visual effects;

- An explanation of how landscape and visual considerations contributed to the evolution of the scheme’s design.

Landscape effects and visual effects will be covered separately and, in each case, the report will include:

- Description of the baseline conditions;

- Systematic identification and description of potentially significant effects that are likely to occur;

- Transparent and clearly explained assessment of the significance of the effects;

- Description of further measures, in addition to those already incorporated into the scheme, designed to reduce significant adverse effects or to offset or compensate for them;

- Explanation of the way that any measures included as part of the mitigation package will actually be delivered in practice, including reference to any need for monitoring;

- A summary of significant effects remaining after mitigation.

Presentation of information on landscape and visual effects

- LVIA in EIA: Environmental Statement.

The document will be clear and logical in its layout and presentation. It will be a balanced document providing an unbiased account of the landscape and visual effects, with reasoned and justifiable arguments. For EIA development a non-technical summary will be provided to enable a non-specialist to understand the landscape and visual effects of the proposal – this will include a summary description of the development, the aspects of landscape character and visual amenity likely to be significantly affected, the likely significant effects and the mitigations measures to be implemented.
Maps and illustrations to accompany an LVIA

- LVIA in EIA: Required.
- LVIA in appraisal: Required.

The number of maps and illustrations may vary according to the sensitivity of the site and type of proposal. However, as a guide, the following illustrations will typically be required as part of an LVIA for EIA development:

i. A site layout plan showing position of built from, access arrangements, location of any compounds, and all ancillary elements in the context of the physical landscape fabric (this may already form part of the planning application in which case it can be cross-referenced);

ii. National character areas within the study area;

iii. County-wide and District/Unitary/AONB Landscape Character Areas/Types within the study area;

iv. National and local landscape designations and open access land within the study area;

v. Mapping of historic parks and gardens, conservation areas, scheduled monuments, listed buildings and cultural trails may also be relevant to the LVIA;

vi. Zone of Theoretical Visibility within study area or an indication of extent of visibility (including the proportion of the site which will be theoretically visible if possible, and clearly indicating distance radii from the site);

vii. A map showing viewpoint locations overlaid onto the Zone of Theoretical Visibility (may be combined with above maps if relevant);

viii. Zone of Theoretical Visibility overlaid onto character areas and designations (if considered useful);

ix. Photographs and visualisations for viewpoints to illustrate the location and extent of development in the landscape, provided and reproduced at a minimum viewing distance of 30-50cm.

Photographs and visualisations

Photographs will be used to communicate information about the landscape and visual effects of a proposed development.

For landscape effects photographs will be used to illustrate the landscape character of the site and its context. The following points are considered when incorporating photographs:

- Locations from which photographs will be taken to be selected in consultation with the competent authority.
- Prevailing weather and atmospheric conditions and effects on visibility will be described using Meteorological Office terminology.
- Seasonal effects on photographs and the landscape illustrated will be noted.
- Technical aspects of the photography including lens type and focal length will be stated with reasons for choices made.
Landscape Institute's technical note on Photography and Photomontages used.

For **visual effects** photographs will be used in the baseline for assessment to illustrate existing views and visual amenity at agreed viewpoints. The predicted changes will be described in the text and illustrated by means of visualisations showing, from representative viewpoints, how the changes in views will appear. An appropriate number and range of viewpoints will be used following discussions with the competent authority and consultation bodies which will allow significant visual effects to be illustrated at a range of representative locations covering the types of visual receptor.

**Photomontage**

Where required, photomontage will be used for illustrating changes in views and visual amenity. A photomontage is the superimposition of an image onto a photograph for the purpose of creating a representation of potential changes to any view.

Photomontages will be technically accurate and to a degree appropriate to the nature of the project.

Photomontages to be include in an Environmental Statement will be prepared in accordance with guidance in Landscape Institute Advice Note 01/11 *Photography and photomontage in landscape and visual impact assessment*.

In preparing photomontages the following key requirements will be met:

- All viewpoints to be used will be photographed at locations that are representative of the view in question and of the character of the location;
- Sufficiently high quality photographs will be used as the starting point for production of images;
- Weather conditions shown in the photographs will be either: representative of those generally prevailing in the area; or, taken in good visibility, seeking to represent a maximum visibility scenario when the development may be highly visible;
- Photomontages will show relevant components of the development that are predicted to be visible from each viewpoint, including any associated land use change and, where appropriate and feasible, access arrangements;
- Rendering of the photomontages will in general be as photorealistic as possible;
- Field of view and image sizes of the completed photomontages will be selected to give a reasonably realistic view of how the landscape will appear when the image is held at the correct specified viewing distance from the eye (usually between 300mm and 500mm).
Figure 1
Site Location Plan

Site boundary
Figure 2

Application Site Boundary
Figure 3

Smallholding Paddock Plan
Figure 4

Landscape Strategy
Figure 5
Zone of Theoretical Visibility (ZTV) Map
of proposed highest roof ridge height AOD

Legend
● Position of highest proposed roof ridge height AOD

Zone of Theoretical Visibility of proposed highest roof ridge height AOD (8m above ground level)

Notes
1. This ZTV is generated from OS Terrain 5 DTM data
2. The ZTV does not include built structures or vegetation which may screen views
3. The ZTV accounts for earth’s curvature
4. Viewer height above ground is 2m
Figure 6

Viewpoint Location Map

**Viewpoint 1**  View from Lane Ends House at junction of Smalden Lane and Barrett Hill Brow

**Viewpoint 2**  View from public footpath (3-21-FP-2) connecting Smalden Lane and Little Cross

**Viewpoint 3**  View from public footpath between Harrop Lodge and Harrop Gate

**Viewpoint 4**  View from open access land on Harrop Fell

**Viewpoint 5**  View from bridleway on Beacon Hill to west of Smalden Lane

---

Site boundary
Replacement Dwelling at Bambers Bungalow, Lane End, Bolton-by-Bowland

Viewpoint 1
View from Lane Ends House at junction of Smalden Lane and Barrett Hill Brow

Figure 7A - Existing View

Viewpoint Information

- Grid Reference: 8270363 450245N
- Ground Height: 193m AOD
- Viewer Height: 1.6m AOD
- Included Angle: 70°
- Distance to proposed building: 55m
- Viewing Distance: 323mm
- Camera Used: Canon 5D II (fixed 50mm focal length lens)
- Date / Time: 14/09/2016 12:21
Replacement Dwelling at Bambers Bungalow, Lane End, Bolton-by-Bowland

Viewpoint 1

View from Lane Ends House at junction of Smalden Lane and Barrett Hill Brow

Figure 7B - Photomontage at completion
Replacement Dwelling at Bambers Bungalow, Lane End, Bolton-by-Bowland

Viewpoint 1

View from Lane Ends House at junction of Smalden Lane and Barrett Hill Brow

Figure 7C - Photomontage after 10 years

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Replacement Dwelling at Bambers Bungalow, Lane End, Bolton-by-Bowland

Viewpoint 2

View from public footpath (3-21-FP-2) connecting Smalden Lane and Little Cross

Figure 8A - Existing View

Viewpoint Information
- Grid Reference: 374880E 450415N
- Ground Height: 211m AOD
- Viewer Height: 1.6m
- Included Angle: 53.5°
- Distance to proposed building: 197m
- Viewing Distance: 323mm
- Camera Used: Canon 5D II (fixed 50mm focal length lens)
- Date / Time: 10/09/2016 16:03

Location Plan

Ordnance Survey © Licence number 100012094

Not to Scale
Replacement Dwelling at Bambers Bungalow, Lane End, Bolton-by-Bowland

Viewpoint 2

View from public footpath (3-21-FP-2) connecting Smalden Lane and Little Cross

Figure 8B - Photomontage at completion

Viewpoint Information

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Location Plan

Ordnance Survey © Licence number 100012094 Not to Scale
Replacement Dwelling at Bambers Bungalow, Lane End, Bolton-by-Bowland

Viewpoint 2

View from public footpath (3-21-FP-2) connecting Smalden Lane and Little Cross

Figure 8C - Photomontage after 10 years

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Location Plan

Ordnance Survey © Licence number 100012094 Not to Scale
Replacement Dwelling at Bambers Bungalow, Lane End, Bolton-by-Bowland

Viewpoint 3
View from public footpath between Harrop Lodge and Harrop Gate

Figure 9A - Existing View
Replacement Dwelling at Bambers Bungalow, Lane End, Bolton-by-Bowland

Viewpoint 3

View from public footpath between Harrop Lodge and Harrop Gate

Figure 9B - Photomontage at completion

Viewpoint Information

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Replacement Dwelling at Bambers Bungalow, Lane End, Bolton-by-Bowland

Viewpoint 3
View from public footpath between Harrop Lodge and Harrop Gate

Figure 9C - Photomontage after 10 years

Viewpoint Information

- Grid Reference: 374670E 450312N
- Ground Height: 206m AOD
- Viewer Height: 1.6m
- Included Angle: 53.5°
- Distance to proposed building: 355m
- Viewing Distance: 323mm
- Camera Used: Canon 5D II (fixed 50mm focal length lens)
- Date / Time: 10/09/2016 15:43

Location Plan

Ordnance Survey © Licence number 100012094 Not to Scale
Replacement Dwelling at Bambers Bungalow, Lane End, Bolton-by-Bowland

Viewpoint 4

View from open access land on Harrop Fell

Figure 10A - Existing View

Viewpoint Information

- Grid Reference: 373815E 449565N
- Ground Height: 300m AOD
- Viewer Height: 1.6m
- Included Angle: 53.5°
- Distance to proposed building: 1402m
- Viewing Distance: 323mm
- Camera Used: Canon 5D II (fixed 50mm focal length lens)
- Date / Time: 10/09/2016 15:04
Replacement Dwelling at Bambers Bungalow, Lane End, Bolton-by-Bowland

Viewpoint 4

View from open access land on Harrop Fell

Figure 10B - Photomontage at completion

Viewpoint Information

Grid Reference: 373815E 449565N
Ground Height: 300m AOD
Viewer Height: 1.6m
Included Angle: 53.5°
Distance to proposed building: 1402m
Viewing Distance: 323mm
Camera Used: Canon 5D II (fixed 50mm focal length lens)

Date / Time: 10/09/2016 15:04
Paper: A3
Replacement Dwelling at Bambers Bungalow, Lane End, Bolton-by-Bowland

**Viewpoint Information**

- **Grid Reference**: 373815E 449565N
- **Ground Height**: 30m AOD
- **Viewer Height**: 1.6m
- **Included Angle**: 53.5°
- **Distance to proposed building**: 1402m
- **Viewing Distance**: 323mm
- **Camera Used**: Canon 5D II (fixed 50mm focal length lens)

**Date / Time**

- **10/09/2016 15:04**

**View from open access land on Harrop Fell**

Figure 10C - Photomontage after 10 years
Replacement Dwelling at Bambers Bungalow, Lane End, Bolton-by-Bowland

Viewpoint 5

View from bridleway on Beacon Hill to west of Smalden Lane

Figure 11A - Existing View

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Date / Time               | 09/09/2016 13:31 |
| Paper                   | A3              |
Replacement Dwelling at Bambers Bungalow, Lane End, Bolton-by-Bowland

Viewpoint 5

View from bridleway on Beacon Hill to west of Smalden Lane

Figure 11B - Photomontage at completion
**Viewpoint Information**

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**Replacement Dwelling at Bambers Bungalow, Lane End, Bolton-by-Bowland**

**Viewpoint 5**

View from bridleway on Beacon Hill to west of Smalden Lane

**Figure 11C - Photomontage after 10 years**