Land at Brownside Road, Worsthorne

Landscape Statement

Appendix 1

Submitted LVIA

(LVIA and Appendices A to C)
BROWNSIDE ROAD, BROWNSIDE

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

September 2016
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INTRODUCTION

1.1 This Landscape and Visual Impact Assessment (LVIA) accompanies an outline planning application for a residential development comprising up to 47 dwellings with open space, access and associated infrastructure at Brownside Road, located in Brownside residential area. It is based upon a development parameter plan ref 601A 23, a landscape strategy plan ref 601A 25 (Appendix A), and takes into account an illustrative development layout included in the D&AS submitted with this application.

1.2 The LVIA will identify and assess the anticipated effects resulting from the development on the character and features of the landscape, and will assess whether visual coalescence would result from the development of this site if taken together with proposals for development at Butchers Farm, Worsthorne being promoted by the same landowner but as part of a separate application. The details of the development at Butchers Farm, Worsthorne are described in the D&AS for that application and are shown the parameter plan ref 601A 24 and landscape strategy plan ref 601A 26 (Appendix B).

1.3 The LVIA describes the assessment methodology; the baseline conditions at the Application site and surroundings; the scheme and the potential effects arising from it; the mitigation measures adopted to prevent, reduce or offset any significant adverse effects; and the likely residual effects when the schemes are operational.

1.4 The LVIA has been prepared by Randall Thorp Chartered Landscape Architects.

Methodology

1.5 The LVIA methodology is based upon guidance contained in ‘Guidelines for Landscape and Visual Impact Assessment’, Third Edition, 2013; Landscape Institute and the Institute of Environmental Management and Assessment (GLVIA3). These guidelines set out the many variables to be considered in LVIA. The assessment has been tailored to the specific requirements of the proposals in accordance with the guidelines.
1.6 A scoping opinion was sought from Burnley Borough Council; the contents of the report, viewpoints to be assessed, and the methodology were all agreed with the Local Planning Authority via email (see Appendix C).

**Baseline studies**

1.7 Baseline studies identify the landscape character and components of the site and surrounding landscape, and the locations where there are views of the open land between Brownside and Worsthorne and which may be sensitive to any visual coalescence between the two sides of the village. *Figure 1* illustrates the two sites in their wider context and demonstrates their position in relation to the wider landscape and settlement pattern.

1.8 Baseline information on the landscape has been gathered through a combination of desk studies, and field surveys.

1.9 The following documents have been reviewed as part of the desk study:
   - Burnley Local Plan 2006;
   - National Character Area 35 – Lancashire valleys;
   - National Character Area 36 – Southern Pennines;
   - Lancashire Landscape Character Assessment.

1.10 A tree survey has been undertaken by Appletons in accordance with BS5837:2012 ‘Trees in relation to design, demolition and construction’. This has been relied upon in order to establish the quality and value of the existing trees on the site. This survey has been submitted to the local planning authority as one of the application documents.

1.11 An Ecological Impact Assessment prepared by Appletons has been undertaken and is submitted with the application. This has been relied upon in respect of the appreciation of the ecological value of landscape features within the site.

1.12 Field work has been carried out to gain a first-hand understanding of the landscape, its character and condition, and to confirm the landscape elements that give a distinct sense of place.
1.13 Field work to establish the visual baseline was undertaken on the 7th April 2016 when the vegetation and foliage were in leaf.

1.14 Viewpoints considered to be representative of potentially sensitive receptors situated within the study area at varying distances and directions have been identified and agreed with the Local Planning Authority; these viewpoints are discussed in this LVIA. Views from public viewpoints, such as Public Rights of Way (PRoW) and roads in the vicinity, have been identified. Four representative viewpoints are used to assess the potential for visual coalescence in the event that the Brownside site and that at Butcher’s Farm are both developed.

**Photography Methodology**

1.15 Photographs have been taken from publically accessible locations with a digital SLR camera (Nikkon D3300) with a 35mm fixed lens. This produces individual photographs with an approximate horizontal field of view of 40 degrees which are similar to those taken with a standard 35mm film camera and a 50mm fixed focal length lens. Individual photographs are then joined as panoramas to obtain fields of view which are as representative as possible of the views obtained from the particular viewpoint. Technical Guidance set out within the Landscape Institute Advice Note 01/11 - Photography and photomontage in landscape and visual impact assessment, has been followed, although tripod mounting and levelling to horizontal and vertical axes has not been employed, and any grid references (where given), are approximate. Photomontages have not been produced in connection with the scheme and photographs are included in the assessment as an aide memoire and evidence of the field study.

**Assessment of Effects**

1.16 In line with published guidance, the assessment is based on consideration of the sensitivity of landscape character, landscape features, and views/viewers to the type of development being proposed, (i.e. – residential development) and on the magnitude of change likely to occur. The sensitivity and magnitude are then considered together, and conclusions drawn on the likely effects on the landscape or on the visual character of the village and the open land between the two parts of it. In accordance with the scoping study, the visual amenity of individual receptors is not considered other than in the context of the potential for visual coalescence of the two parts of the settlement.
1.17 Tables 1A-1C explain the considerations which have informed judgements relating to the significance of landscape effects. Tables 2A-2C explain the considerations which have informed judgements relating to the significance of visual effects.

Table 1: Considerations Contributing to Establishing the Significance of Landscape Effects

<table>
<thead>
<tr>
<th>1A SENSITIVITY OF LANDSCAPES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sensitivity of landscape receptor =</td>
</tr>
<tr>
<td>Value attached to landscape receptor +</td>
</tr>
<tr>
<td>Designations attached to landscape character types or areas which may be affected and their national, regional, local importance</td>
</tr>
<tr>
<td>Landscape quality (condition)</td>
</tr>
<tr>
<td>Scenic quality</td>
</tr>
<tr>
<td>Rarity or representativeness</td>
</tr>
<tr>
<td>Conservation heritage interests</td>
</tr>
<tr>
<td>Recreational value</td>
</tr>
<tr>
<td>Notable perceptual qualities</td>
</tr>
<tr>
<td>Associations with art or literature</td>
</tr>
<tr>
<td>Susceptibility of landscape receptor to change</td>
</tr>
<tr>
<td>The ability of the landscape receptor to accommodate the proposed development without undue consequences for the maintenance of the baseline and/or landscape planning policy or strategy</td>
</tr>
</tbody>
</table>

Overall Judgement in respect of sensitivity: This will be explained in text as High, Medium, Low or Negligible depending on the combination of circumstances

<table>
<thead>
<tr>
<th>1B MAGNITUDE OF CHANGE WITHIN LANDSCAPES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Magnitude of landscape effects =</td>
</tr>
<tr>
<td>Size and scale of changes +</td>
</tr>
<tr>
<td>Extent of existing landscape elements that contribute to character that will be lost</td>
</tr>
<tr>
<td>Degree to which the proposal fits in with or changes existing character</td>
</tr>
<tr>
<td>The contribution made to the landscape by the scheme by virtue of good design, and its relationship to existing character</td>
</tr>
<tr>
<td>Geographical extent +</td>
</tr>
<tr>
<td>Extent of geographical area over which effects are felt eg: at site level; within the immediate setting of the site; at the scale of a landscape type or character area; effects spread over a wider area.</td>
</tr>
<tr>
<td>Duration of effects</td>
</tr>
<tr>
<td>Short term: (0-5 years), medium term: (5-10 years), long term: (10-25 years); Consideration of reversibility and changes which will occur over time.</td>
</tr>
</tbody>
</table>

Overall judgement in respect of magnitude of landscape effects: This will be explained in text as Major, Moderate, Minor or Negligible depending on the combination of circumstances
### 1A x 1B = SIGNIFICANCE OF EFFECTS ON LANDSCAPES

**Judgement of significance of effects:** Combines sensitivity and magnitude in a considered way and will be described as Substantial, Moderate, Slight or Negligible, and as either Beneficial, Adverse or Neutral depending on the circumstances.

### Table 2: Considerations Contributing to Establishing the Significance of Visual Effects

#### 2A SENSITIVITY OF VIEWS AND VIEWPOINTS

<table>
<thead>
<tr>
<th>Sensitivity of views and viewers</th>
<th>Value attached to views</th>
<th>Relationship to heritage assets or planning designations</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>+</td>
<td>Indicators of value in publications, maps, art etc</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Susceptibility of viewer to change</th>
<th>Occupation or activity of viewer</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Extent to which their attention or interest is focussed on the view</td>
</tr>
</tbody>
</table>

**Overall Judgement in respect of sensitivity:**
This will be explained in text as High, Medium, Low or Neutral depending on the combination of circumstances.

#### 2B MAGNITUDE OF CHANGE TO VIEWS

<table>
<thead>
<tr>
<th>Magnitude of visual effects</th>
<th>Size and scale of changes</th>
<th>Loss or addition of features and changes in composition, including consideration of proportion of view affected, and whether it will be full, partial or glimpsed.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>+</td>
<td>Degree of contrast or integration with the landscape setting, including the design of the scheme and its visual qualities</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Permanence of the view and its changes over time</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Geographical extent</th>
<th>Angle of view compared to activity of main receptor</th>
</tr>
</thead>
<tbody>
<tr>
<td>+</td>
<td>Distance of viewer from the development</td>
</tr>
<tr>
<td></td>
<td>Extent of area over which changes are visible (including lengths of footpaths etc)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Duration of effects</th>
<th>Short, medium, long term and reversibility</th>
</tr>
</thead>
</table>

**Overall judgement in respect of magnitude of visual effects**
This will be explained in text as Major, Moderate, Minor or Negligible depending on the combination of circumstances.

### 2A x 2B = SIGNIFICANCE OF EFFECTS ON VIEWS

**Judgement of significance of effects:**
Combines sensitivity and magnitude in a considered way and will be described as Substantial, Moderate, Slight, Negligible or Neutral, and as either Beneficial or adverse depending on the circumstances.
1.18 The assessment of the significance of effects will take into account all the variables set out in tables 1 and 2 including:

- The sensitivity of the landscape or visual receptor – i.e. their value and susceptibility to change;
- The magnitude of change experienced by the landscape or visual receptor – i.e. the degree of alteration of the baseline;
- The scale at which any effects will be felt – i.e. site level, at the immediate setting of the site, at the scale of landscape character area etc;
- The visual qualities of the development itself;
- The changes which will occur over time with the development in place and;
- The likelihood of visual coalescence.

1.19 The scheme effects on the landscape and visual receptors will be described as being of substantial, moderate, slight, or negligible significance, and the scale at which any effects may be considered to be significant will be identified. Effects may be either beneficial (positive), adverse (negative) or neutral.

1.20 Depending on the visual qualities of the proposals and the setting of the development major changes in the landscape or view may not always be judged as significant. Slight or negligible effects are not considered to be of significance.

1.21 For general guidance the following table 3 indicates the general relationship between sensitivity and magnitude but the table is not applied automatically and professional judgement is used to weigh the balance according to the individual circumstances.
### Table 3: Guide to the general relationship between sensitivity and magnitude

<table>
<thead>
<tr>
<th>Magnitude</th>
<th>Sensitivity</th>
<th>Medium</th>
<th>Low</th>
</tr>
</thead>
<tbody>
<tr>
<td>Major</td>
<td>Substantial beneficial or adverse effect, or Neutral effect</td>
<td>Substantial or Moderate beneficial or adverse effect, or Neutral effect</td>
<td>Moderate or Slight beneficial or adverse effect, or Neutral effect</td>
</tr>
<tr>
<td>Moderate</td>
<td>Substantial or Moderate beneficial or adverse effect, or Neutral effect</td>
<td>Moderate beneficial or adverse effect, or Neutral effect</td>
<td>Slight beneficial or adverse effect, or Neutral effect</td>
</tr>
<tr>
<td>Minor</td>
<td>Moderate or Slight beneficial or adverse effect, or Neutral effect</td>
<td>Slight beneficial or adverse effect, or Neutral effect</td>
<td>Slight beneficial or adverse effect or negligible effect</td>
</tr>
<tr>
<td>Negligible</td>
<td>Negligible effect</td>
<td>Negligible effect</td>
<td>Negligible effect</td>
</tr>
</tbody>
</table>

**Mitigation**

1.22 Landscape mitigation is most effective if considered as an integral part of the site layout and design in order to avoid, reduce or offset any adverse effects on the landscape or wider environment. Such mitigation should be developed as part of the process of project design, as has happened here. In the development of the parameters, landscape mitigation was therefore part of an iterative process of project planning and design alongside community consultation and pre-application discussions with local authority officers.

1.23 The parameters take account of the constraints and opportunities of the site in order to achieve a good environmental ‘fit’. Avoidance of impact through site planning and design has been the preferred and primary mitigation strategy for the avoidance of adverse landscape and visual effects. This assessment includes a short description of the scheme and its embedded primary mitigation.
1.24 Where it has not been possible to avoid an adverse effect, mitigation in the form of visual screening (using landform and/or vegetation) has been employed, and is described in the assessment.

1.25 Where landscape features cannot be avoided and will be lost, compensation in the form of replacement or creation of other appropriate substitute features are proposed as deemed appropriate.

1.26 Throughout the design process opportunities have been sought to provide additional landscape features and areas appropriate to the new development and its wider context.

Assumptions and Limitations

1.27 The assessment primarily considers daytime effects because the site is located adjacent to existing settlement and the principle viewpoints are along PRoW’s used in daylight hours.

1.28 The visual assessment has considered effects during construction, at initial completion of development, and 15 years post completion i.e. when landscape treatments have matured.

1.29 A simple computer generated model has informed the scheme development and helped in the determination of the extent of development, and is explained in the D&AS. A computer generated map of the Zone of Theoretical Visibility has not been undertaken, rather the visibility of the site has been determined by a study of the existing topographical baseline and field work, with site observations taking in to account the existing terrain, vegetation and intervening development. The prediction of visibility of the development is based on the assumption that overall building heights will match those of existing buildings in the landscape.
2 BASELINE DESCRIPTION

Landscape Context and Character

2.1 **Figure 1** illustrates the location of the two sites at Brownside Road and Butchers Farm, in their broad landscape context. The National Landscape Character Area boundaries as defined by Natural England, and Local Landscape Character Areas as defined within the Lancashire Landscape Character Assessment, are both illustrated on the plan.

2.2 Brownside and Worsthorne are two residential areas on the eastern outskirts of Burnley 2.5 miles east of the town centre. The two areas are closely linked in respect of service provision but are separated by undeveloped grazing land and the playing fields associated with the local primary school. Worsthorne to the east, is a traditional stone village, and Brownside is a modern estate of a similar size which lies to the west.

2.3 The land off Brownside Road lays directly adjacent to the residential settlement of Brownside.

*National Character Areas (NCA)*

2.4 National Character Areas (NCA) are defined by Natural England and are large areas with common characteristics derived from their geology, landform, and soils and land management systems. The boundary between two NCA character areas is suggested as running between Brownside and Worsthorne, with the implication that the two sites lie within different landscape character areas. This is not borne out by the baseline studies.

2.5 Brownside lies at the eastern edge of NCA 35 Lancashire Valleys close the border with NCA 36 Southern Pennines. Desktop research verifies that the area can best be described as containing key characteristics that are typical of the Lancashire Valleys. A full description of NCA 35 is included as Appendix D but the most relevant key characteristics include:

- *Broad valley of the rivers Calder and Ribble and their tributaries run north–east to south west between the uplands of Pendle Hill and the Southern Pennies;*
- *A Millstone Grit ridge extends between the Ribble and Calder catchments (including Mellor Ridge and part of Pendle Hill)*;
• Field boundaries are regular to the west and more irregular to the east. They are formed by hedges with few hedgerow trees and by stone walls and post and wire fences at higher elevations;

• Agricultural land is fragmented by towns, villages and hamlets, industry and scattered development;

• Farmed land is predominantly pasture for grazing livestock, with areas of acid and neutral grassland, flushes and mires;

• There are many examples of proto-industrial heritage, including lime hushings, important turnpike and packhorse routes involved in the early textile trade, and rural settlement with handloom weavers’ cottages;

• There is evidence of a strong industrial heritage associated with cotton weaving and textile industries;

• Towns including Burnley, which have developed as a result of the Industrial Revolution give the area a strong urban character; and

• Sandstone grit buildings of the quiet rural settlements on the valley sides.

2.6 Worsthorne lies within NCA 36: the Southern Pennines. A full description of NCA 36 is included as Appendix D but the key characteristics include:

• Enclosed upland pastures and hay meadows enclosed by drystone walls on the hillsides, and narrow valleys with dense gritstone settlements in the valleys, with steep slopes often densely wooded, providing strong contrast with open moorlands.

• Local stone buildings, with flags on the roofs, bring a high degree of homogeneity to towns, villages, hamlets and farmsteads.

2.7 As can be ascertained from the descriptions and seen on site the village lies at the interface of the urban/rural area, and there is little justification for the separation of Brownside and Worsthorne into two distinct character areas. The description is at too broad a scale to be definitive about the character of the landscape around the sites.
Local landscape character areas

2.8 Local landscape character areas have been defined by the Lancashire Landscape Character Assessment. Relevant extracts of the character assessment are included within Appendix E.

2.9 In the Lancashire Assessment both Brownside and Worsthorne fall into Landscape Character Type 6: Industrial Foothills and Valleys, and are identified as lying within 6a Calder Valley Landscape Character Area. The assessment describes the area as follows:

‘The Industrial Foothills and Valleys are a complex transitional landscape of relatively small scale with intensive settlement. The area has a more gentle landform and varied vegetation cover than that of the nearby higher ground. Trees thrive around farmsteads, along stone wall boundaries and in small – medium sized woodland. Fields are enclosed by Gritstone walls and hedgerows. There is a dense network of narrow winding lanes in the rural areas and major roads link settlements along the valley floor. Settlement is heavily influenced by a history of industrial development in the villages themselves and the neighbouring urban areas. Thus the landscape character shows a mixture of rural agricultural and industrial land uses. Gritstone is the characteristic material of farm houses, laithe houses, mills, and cottages. The frequent mill terraces, industrial buildings and more modern housing developments (often built of brick), reflect the proximity to large industrial and commercial centres and lowland clay lands.’

2.10 The landscape within the study area is quite typical of this landscape character type with the farmed land being dominated by human activity and influenced by the history of industrial development.

2.11 The Brownside and Butchers Farm sites both lie within the landscape Character area 6a Calder Valley. The following description (included in Appendix E), taken from the Lancashire Landscape Character Assessment, is relevant:

‘This landscape character area encompasses the landscape of the broad valley of the River Calder outside the urban settlements. It extends from the moorland fringes of the South and West Pennines (to the south) and Pendle Hill and Mellor Ridge (to the north) to the urban fringes of Blackburn, Darwen, Accrington, Burnley, Nelson and Colne. Agricultural activity is productive with lush, improved pastures utilised for dairy farming as well as sheep grazing. Stone walls remain the predominant boundary type on higher
ground, although there are frequently hedgerows and post and wire fencing on the lower slopes and valley bottom. The landscape is well populated; there are many houses, footpaths and large farms. Stone walls and farm buildings are important remnants of earlier land uses, particularly where modern developments threaten to obscure the visual and cultural appeal of the area. Modern houses are conspicuous for their rendering or use of alien materials and their gardens and ornamental plants. Designed landscapes, such as Huntroyde and Read Park, are important locally to the visual and cultural qualities of this character area; they also contribute an important wooded element to the landscape. Mills, mill terraces and handloom weavers houses are reminders of a very different lifestyle and are usually located closer to the centres of urban areas. The urban fringes of Colne, Nelson and Burnley exert an influence over the landscape; close to the urban edge there are pockets of neglected land and urban fringe land uses such as horse paddocks, garden centres and retail or industrial buildings.’

2.12 From this description of 6a Calder Valley area, the key characteristics which are demonstrated by the Brownside site are the improved pastures for dairy farming and sheep grazing, grit stone wall boundaries, and the well-populated landscape with many houses, footpaths and large farms.

Policy context

2.13 The Burnley Local Plan Second Review was adopted April 2006 and replaced the Burnley District Local Plan First Review (1991). Figure 2 shows the principal planning policy designations within and around the sites as shown on the Burnley Policy Map.

Burnley Local Plan

2.14 The Brownside site falls within an area of ‘Rural area’ defined by policy GP2 the landscape of which is subject to policy E27.

E27 Landscape Character and Local Distinctiveness in Rural Areas states:

‘All proposals for new development in Rural Areas and the Green Belt will be expected to contribute to the protection, enhancement and restoration of the Borough’s distinctive landscape character by:

...
a) protecting critical environmental capital and key features in the landscape,
b) protecting the setting of rural and urban settlements;
c) protecting, enhancing and restoring archaeological and historical features;
d) protecting farmsteads, barns, mills and other prominent buildings, and manmade features such as ponds, lodges, and bridges;

2.15 At some distance from either site, open land to the north, south and east is covered by policies E1 and E2. These policies seek to protect the landscape and nature conservation of the nationally important SSSI South Pennine Moor and county wide Biological Heritage Areas at Swinden Waters and along the River Brun at Hurstwood. These special areas are too distant from the sites to be of concern.

2.16 Other relevant policies from the Local Plan are:

- Policy GP 3 Design and Quality ‘make a positive contribution to the distinctive character and be of good design and quality’
- Policy GP 6 Landscaping and Incidental Open Spaces ‘development should include incidental open spaces and high standard of landscaping to an appropriate scale’

2.17 The Preferred Options Emerging Local Plan July 2016 is currently under review, and has been considered within this assessment, however, until adopted the policies from this local plan have not informed the assessment/design.

**Description of the landscape**

2.18 **Figure 3** shows both the Brownside site and the site at Butcher’s Farm in the landscape context of the village.

**Topography and drainage**

2.19 **Figure 3** illustrates the topography of the landscape around Worsthorne. Brownside is a west facing hillside settlement on high ground above Burnley. Ground levels within Brownside rise from 160m AOD on the western side just above the River Brun, to 197m AOD on the eastern edge. Worsthorne village is located on a shoulder of land, and rises from 205m on the western
edge to levels of around 230m AOD on the eastern edge of the village. To the eastern side of the village of Worsthorne the land rises steeply towards the Southern Pennines.

2.20 The River Brun drains in a north westerly direction at the foot of the hillside forming a steep valley and green corridor. A tributary stream/brook to the River Brun runs in a south-westerly direction away from Worsthorne in a steep valley. The Butcher’s Farm site lies at the head of the Valley.

Vegetation

2.21 **Figure 3** shows that the greatest abundance of vegetation in this landscape is located along the river valleys but there are small blocks of woodland on the hillsides to the south of Brownside and east of Worsthorne. Mature trees tend to be associated with dwellings and can be seen dotted through and at the periphery of the residential areas, for example, around the school playing field. There are some isolated trees within the agricultural land, and some hedgerows, but these tend not to be significant landscape features.

Public Rights of Way (PRoW)

2.22 Both sites lie within land area defined by Brownside Road to the north, Ormerod Street and Salterford Road to the east and Red Lees Road to the south. Red Lees Road runs along the crest of the southern valley slope to the River Brun.

2.23 There is a network of footpaths linking Worsthorne and Brownside to the countryside to the north of Brownside Road, but no significant views of the sites from these views. (see **Figure 3**).

2.24 Between the two settlements there is one footpath that runs in an east to west direction linking Brownside and Worsthorne (Fp 12 11 9), and Fp 12 11 10 runs north directly to Brownside Road. This footpath lies within the Brownside site.

2.25 To the south of Worsthorne, there is a footpath along the River Brun (Fp 12 11 90) and a shortcut between roads across a field to the south of Worsthorne (Fp12 11 42), but no paths to the south of Brownside except for Footpath 12 4 88 on the far side of the River Brun. This path runs from Red Lees Road in a north easterly direction joining with Salterford Road. The footpath
is signposted from the road and forms a trodden track through the middle of a field approximately 1km away from the Brownside and Butcher’s Farm sites.

**Settlement Character**

2.26 Historical maps show that the oldest parts of Worsthorne village are clustered around the junction of Brownside Road, Ormerod Street and Extwistle Road known as the Church Square. Brownside lies to the west of the old village and occupies an area where the ‘Brownside Sheds’ and associated workers cottages were formed creating a micro industry. The traditional village of Worsthorne grew following the construction of the cotton mills and the growth of the economy in Burnley which became the center of the cotton weaving industry. Following the removal of the Brownside Sheds, which were replaced with residential development, Brownside Road continued to grow as a residential settlement.

2.27 Brownside appears to have expanded after the war and rapidly in the 1970’s with the building of housing areas to the north and south of Brownside Road. This post war housing is a mix of semi-detached and detached houses and is constructed from various brick and render with concrete and pantile roofs. There are a large number of bungalows concentrated within close proximity to Brownside Road. In the Lancashire Landscape Character Assessment Brownside is mapped as being contiguous with the urban area of Burnley.

2.28 Worsthorne Village has a conservation area at its heart. It comprises mainly cottages and mill workers terrace houses of Gritstone. The village grew rapidly following the war and now has a mix of property including private and council owned semi-detached and detached houses constructed from varied brick and render. Newer housing on Hall Street makes use of buff coloured render and reconstituted stone in order to tie in with the stone terraced housing located within the village. Old Hall Square forms an area of white rendered houses that are distinguishable on the horizon. There are a number of bungalows within this part of the village, mainly located along the southern and eastern boundary.
The Brownside Site

2.29 The Brownside and Butchers Farm application sites are shown in more detail on Figure 4.

2.30 The Brownside site is a roughly rectangular shaped piece of land, 2.4ha, located at the eastern boundary of Brownside abutting the rear of the properties at Lindsay Park. The site is currently pastoral fringe farmland used for grazing sheep and cattle. Images of the site can be seen on photographs 9 and 10 in Appendix F.

2.31 The site slopes fairly uniformly to the west from a high of 200m at its eastern edge to the established residential boundary. Gradients average around 1 in 16 across the site.

2.32 There are no buildings within the site.

2.33 Two footpaths lie within the site. Fp12 11 10 runs along the eastern boundary, and PRoW Fp 12 11 9 passes west-east through the southern part of the site, emerging from between the properties at Lindsay Park on the western boundary site boundary. It intersects with Fp 12 11 10 close to the south east corner of the site.

Site boundaries

2.34 To the west the site borders the rear of the properties located on Lindsay Park. The boundaries are mixed and reflect the individual garden owner’s preferences, including close boarded fencing, timber post and three-rail fence, and sections of hedgerows. There is vegetation within some gardens including some conifers and mature broadleaved trees.

2.35 The northern boundary of the site is formed by a post and wire fence abutting Brownside Road, beyond this is residential development opposite to the site to the north west and open countryside to the north east.

2.36 The eastern boundary to the site follows the line of FP 12 11 10 crossing the open field and leaving an area of open land between the site and Worsthorne Primary School and its associated Playing Fields. The boundary is currently unmarked in the ground.
2.37 The southern boundary extends the existing development boundary at Lindsay Park in a north easterly direction to create a logical extension to the Brownside settlement.

*Hedgerows and trees*

2.38 There is 1 tree (T5, sycamore) located within the site, as identified in the tree survey and a group (G7 oaks) immediately at the south east edge of the site. There is a dead tree located within the field recommended for removal. The live trees are to be retained and included within garden frontages as part of the proposals. There are a number of trees located within the gardens of the adjacent properties at Lindsay Park.

2.39 There are no hedgerows within the site and none of the existing trees are protected by a TPO.

*Visual context and character (Appendix F: Photographic Study)*

2.40 **Figure 5 (Appendix F)** shows the visual context of the sites and identifies a range of viewpoints which have been agreed with the LPA.

**Figures 6-11 (Appendix F).** Include a series of photographs which are used to illustrate views from the selected locations.

*Views from Red Lees Road (Figure 6)*

2.41 Photographs 1-3 are taken from Red Lees Road to the south of Brownside and Worsthorne looking north-north- east towards the villages. The view is generally across the valley of the River Brun to the agricultural land beyond with the village of Worsthorne and Brownside in the middle distance. The properties at Old Hall Square in Worsthorne can be seen and due to the topography of the land are dominant on the horizon.. The backs of properties located Lindsay Park are visible, and land off Brownside Road can be seen. Although In these views the two sites can be seen together, there is a substantial gap between the two village areas.

2.42 Photograph 4 is taken from Red Lees Road further north than photographs 1-3. At this point there is a gap in the roadside vegetation and there are clear views across the valley towards
Worsthorne, but vegetation to the south of Brownside village screens the land off Brownside Road which is not visible.

*Views from Ormerod Street and Hurstwood Lane to the south east of Worsthorne (Figures 7 and 8)*

2.43 Photographs 5-8 are taken from Ormerod St and Hurstwood Lane to the south east of the sites. The views are across the agricultural land associated with Butcher’s Farm, and are dominated by the large agricultural shed on the Butchers Farm site. In the distance at over 10km away Pendle Hill is visible. The land off Brownside Road is not visible from these viewpoints, although some of the roof tops of the properties on Lindsay Park can be seen in the middle distance. The extent of any gap between the residential areas of Brownside and Worsthorne is not evident in views from these locations.

*Views from Brownside Road (Figure 9)*

2.44 Photograph 9 is taken from Brownside Road looking west towards the settlement of Brownside. In the foreground the properties backing onto the site at Lindsay Park and number of properties fronting onto Brownside Road can be seen. Beyond this the land rises and the rooftops of Briercliffe, an adjacent settlement, can be seen. In the far distance at over 10km the land rises again and Pendleton moor is visible.

2.45 Photograph 10 is taken from Brownside Road looking east towards Worsthorne village. Views towards the east are dominated a row of large mature willow trees that border Worsthorne Primary School, these large willow trees largely screen views towards the older side of the village of Worsthorne but the school building is visible as are properties at Old Hall square and The Crescent.

2.46 Photograph 11 is taken from the north-east corner of the Brownside site looking east towards Worsthorne. Worsthorne village lies beyond the trees and is not visible and this open view will be unaffected by either of the proposals.
Views from footpaths to the north of Brownside/Worsthorne (Figures 10 - 11)

2.47 Photograph 12 is taken from the PRoW FP 12 11 11 looking south west towards the site. The properties to the north of Brownside Road are clearly visible. The roof tops of the properties Lindsay park can be seen, however they disappear into the distance as the land falls to the south and west. The trees to the western boundary of Worsthorne Primary School are also clearly visible.

2.48 Photographs 13-16 are taken from the PRoW’s located north of Brownside and Worsthorne. Neither site is clearly visible from these viewpoints being screened by intervening topography and vegetation.
3 KEY ISSUES AND POTENTIAL LANDSCAPE IMPACTS

3.1 A review of the baseline descriptions suggests that issues of most importance and relevance at outline planning stage, will include:

- Effects on landscape character in the context of the Calder Valley local landscape character area;
- Effects on any existing vegetation;
- Effects on village character in views from Red Lees Road where both the Brownside and Butchers Farm sites are visible.

3.2 There will be local visual effects arising from the development of the Brownside site on views from Brownside Road and to a much lesser extent on more distant views from the footpath network to the north, but as this is an outline scheme and the details of the development are unknown at this stage these effects cannot be properly considered in this assessment.

3.3 During the construction period there is the likelihood of the following temporary changes which could affect the landscape and views for a relatively short period of time:

- Movement of plant and heavy goods vehicles
- Site compounds
- Earthworks.
- Temporary stockpiling of earth and storage of materials on site.
- Temporary fencing, including tree protection fencing.
- Services and drainage infrastructure works
- Building construction including housing.
- Highway construction.
- Implementation of the embedded mitigation (landscape strategy) which will comprise tree planting and the creation of new publicly accessible open space between Brownside and Worsthorne.

3.4 During the operational period the landscape spaces around the scheme will be managed in accordance with a management plan to ensure that they remain in good order and that the long term objectives and character are achieved. The housing areas will settle into their permanent structure, and garden areas will mature. There will be night-time lighting commensurate with usual standards for an edge of village housing area.
4 DESCRIPTION OF THE SCHEME AND ITS EMBEDDED MITIGATION

4.1 The parameters are set out on the application drawings and explained in the D&AS which also includes an illustrative layout plan. The parameter plan and landscape strategy plan are appended to this LVIA (Appendix A).

4.2 Mitigation measures have been incorporated into the proposal in order to ensure that the development fits harmoniously into its setting. The parameters for the development include the following:

Extent of Development area

4.3 The development area has been determined by 3D modelling as set out in the D&AS, to define the area which will have the lowest landscape impact on views from Red Lees Road and Brownside Road, and which will ensure that a visual gap is maintained between Brownside and Worsthorne village.

Development height

4.4 The height of the development within the northern section of the site will match that of the adjacent residential buildings, 9m to the ridge height. The southern half of the site as set out by the parameters plan will include lower ridge heights, the ridge heights should not exceed 205m AOD/ 7m to the ridge height. This will ensure that views from Brownside Road to across the valley to the south and the landscape beyond, are retained.

Public rights of Way

4.5 Public ROW 12/11/10 will be retained along its existing alignment within public open space, and new tree planting will enhance the route.

4.6 Public ROW 12 11 9 will be retained within the development area, with housing overlooking the route to provide natural surveillance and tree planting along the route.
Open space

4.7 A 20-40m wide public open space along the eastern boundary is proposed which responds sensitively to the location of the site adjacent to open land; and retains a physical gap between Brownside and Worsthorne. The area of open space proposed satisfies policy requirements for the development of both the Brownside and Butchers Farm sites. (total of 71 units)

Biodiversity and Habitat Creation

4.8 New planting within the public open space would incorporate native trees/ hedgerow planting and wildflower grasslands, this would enhance ecological values within the site.

Urban Design Principles

The road pattern would be designed to run generally along the contours of the site and properties would be laid out to create secure development blocks. Properties will face outwards onto open green spaces providing natural surveillance.
5 LANDSCAPE AND VISUAL IMPACT ASSESSMENT

5.1 This assessment addresses the three key issues identified at paragraph 3.1, i.e:

- Effects on landscape character in the context of the Calder Valley local landscape character area;
- Effects on any existing vegetation;
- Effects on village character and the separation of Brownside and Worsthorne in views from Red Lees Road where both the Brownside and Butchers Farm sites are visible;

5.2 Appendix G provides a summary of the various considerations which have contributed to the assessment of landscape effects.

Effects on Calder Valley Landscape character area

5.3 The character within the Brownside site will inevitably change as a result of the proposals, but it is inappropriate to assess these changes other than in their effect on the landscape character of the wider area or in their effect on the nature and effectiveness of the open break between Brownside and Worsthorne.

Conclusions in respect of sensitivity of the landscape character area

5.4 The landscape is consistent with the ‘Calder Valley’ described within the Lancashire Landscape Character Assessment; it is influenced by its urban fringe location and is closely related to Burnley. Human activity and housing dominate the landscape. The landscape is not of any national or regional value and there is nothing to indicate that the landscape character of the site is unusual or special in this context. The scenic quality is adversely influenced by the urban edge; but there are some pleasant extensive views towards the open countryside and Pendle Hill. Tree cover is sparse and hedgerows are generally fragmented. The site is not rare or representative in terms of landscape character and has no features of conservation or heritage interest. As such the value of the landscape has been judged as medium. Residential development is part of the existing local character area.
5.5 Given that there would be no consequences for nationally or regionally designated landscapes and that the type of development proposed is in keeping with the landscape character the susceptibility to change within the site is considered to be low, however as the site lies within an open area between the two parts of the village this increases its susceptibility to change and the overall sensitivity of the site is considered to be medium.

5.6 Although the site has not been allocated as an area for future development, there is a strong landscape case why this site should be preferred over the alternative sites currently put forward by the LPA. A comparative assessment of preferred options housing allocation sites with the Land off Brownside Road and the Butcher’s Farm sites has been completed and submitted to LPA; a copy of this report has been included in this assessment as Appendix H.

Magnitude of change during construction

5.7 At site level and within the immediate setting the construction activity would be uncharacteristic but on a wider scale, it would not have a defining influence on the landscape character. Due to the close proximity to urban development the development would integrate with the existing urban setting of the site. The magnitude of effect on landscape character as a result of proposed construction has therefore been assessed as minor-moderate.

Magnitude of change upon completion and during operations.

5.8 Upon completion of the proposals, the grain of the scheme will respond positively to the existing urban areas and the wider landscape pattern. The proposed layout will deliver a permanent area of public open space that will be continuous between the two separate settlement areas. Housing will face out onto the wider landscape removing the uncontrolled private garden boundaries which do little to enhance the wider landscape. New planting within the public open space and at the front of the properties will provide a soft edge to the development.

5.9 Any existing mature vegetation will be retained to provide maturity to the landscape setting of the proposed development. New planting will deliver strong boundary treatments and will retain the amenity of the PRoW Fp 12 11 9 through the site.
5.10 The creation of a public open space to the east of the Brownside site will preserve the visual amenity to PRoW 12 11 10 and provide a landscaped setting. In short, the proposed mitigation would assimilate the proposed development into its landscape setting.

5.11 The close relationship of the site with the urban edge of Brownside means that the magnitude of change to the scenic quality of the wider landscape character area, as a result of the proposed development would be minor.

Conclusions in respect of effects on landscape character

5.12 The landscape has a medium sensitivity to change. Construction activity will result in a minor-moderate level of change and it is considered will result in a temporary moderate to minor adverse effect on landscape character in the immediate locality for a limited period of time.

5.13 Upon completion the proposal would result in minor alterations to the landscape pattern and characteristics of the baseline, which will result in a slight to negligible effect on the landscape character of the immediate locality. This change will be insignificant in the broader local context.

Effects on Landscape Features

Sensitivity of the landscape features

5.14 There is only one tree within the site (T5 Sycamore) which will be retained within the development area. The tree is considered to be of medium sensitivity. Care will be required when constructing within root protection zones.

Magnitude of change to landscape features

5.15 The landscape strategy presented in the D&AS includes proposals to create an area of Public Open Space around PRoW Fp12 11 10. Wildlife attracting and amenity areas will be laid out with new planting. In addition there will be street trees and garden planting. There will be a moderate magnitude of change.
Conclusion in respect of effects on landscape features

5.16 Overall the scheme will result in a gain in landscape features within the site which will have a moderate beneficial effect on landscape features within the site.

5.17 Effects on views from Red Lees Road Appendix G Figure 12 sets out the visual assessment in tabular form.

Sensitivity of viewers

5.18 The transient views for motorists, cyclists and users of the highways footpaths are considered to be of medium sensitivity.

Magnitude of change during construction

5.19 In views from Red Lees Road to the south of Brownside and Worsthorne, the construction of housing within the two sites across the valley would be noticeable; however visually there will be a gap between the two construction sites. The construction works would be temporary and the magnitude of change to the view would be minor.

Magnitude of change on completion

5.20 Effects on the views of village character from Red Lees Road to the south of Brownside and Worsthorne there will be no visual coalescence as a result of the development and the magnitude of visual change to the view would be minor reducing to negligible upon establishment.

Conclusion in respect of effects on views from Red Lees Road

5.21 During construction there would be a minor change to the view for viewers of medium sensitivity, and the overall assessment concludes that there would be adverse effect of minor significance. Upon completion and establishment the magnitude of change would be negligible and the overall impact also negligible.
6 CONCLUSIONS

6.1 The parameters of both development proposals have been designed to ensure that on completion there will be no visual coalescence between the two settlements in views from the south.

6.2 The proposal would result in minimal alterations to the landscape pattern and characteristics of the baseline, which will result in a negligible effect on the landscape character of the immediate area around Brownside. This change will be insignificant in the broader local context.

6.3 The scheme will result in a substantial gain in landscape features within the site. This would result in a high magnitude of change and a moderate beneficial effect on landscape features overall.

6.4 In views of the village from Red Lees Road to the south of Brownside and Worsthorne there will be no visual coalescence between Brownside and Worsthorne as a result of the development, and the visual changes to the view are assessed as minor adverse reducing to negligible upon establishment.
Figure 2

Scale: 1:10,000

Landscape Policy Plan
Figure 3

Sites and their immediate surroundings

Brownside Road, Brownside

Scale: 1:10,000
Figure 4

Scale: 1:5,000

The Application Site
BROWNSIDE ROAD, BROWNSIDE
LANDSCAPE AND VISUAL IMPACT ASSESSMENT

Appendices

Appendix A  Brownside Rd Parameter plan (601A 23) & Landscape Strategy plan (601A 25)
Appendix B  Butcher’s Farm Parameter plan (601A 24) & Landscape Strategy plan (601A 26)
Appendix C  Scoping Report and LPA Responses
Appendix D  Extract from National Character Area
Appendix E  Extract from Lancashire Landscape Character Assessment
Appendix F  Photographic Survey
Figures 5 - 11  Site viewpoint locations and Photographs
Appendix G  Tabulated assessment of the effect on keys views
Figure 12  Assessment of effects on views from Red Lees Road
Appendix H  Landscape Advice Note: Appraisal of alternative Land allocations in Preferred Options July 2016

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September 2016
Appendix A

Brownside Rd Parameter plan (601A 23)
& Landscape Strategy plan (601A 25)
Brownside Road, Brownside

Landscape Strategy

Scale: 1:1000

Brownside Road Landscape Strategy
Plan
Illustrative Purposes
BROWNSIDE ROAD, BROWNSIDE

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

Appendix B

Butcher’s Farm Parameter plan (601A 24)

& Landscape Strategy plan (601A 26)

PREPARED BY

September 2016
Landscape Strategy

Scale: 1:1000

Butcher's Farm Landscape Strategy
Plan
Illustrative Purposes

Site Boundary
Development area
Amenity grass
Existing trees
Proposed native hedge with trees
Proposed amenity tree planting
Proposed pond/ wetland habitat
Proposed hedgerow planting within development area
BROWNSIDE ROAD, BROWNSIDE

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

Appendix C

Scoping Report and LPA Responses

PREPARED BY

September 2016
BROWNSIDE ROAD AND BUTCHERS FARM, WORSTHORNE

Scoping Report for

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

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May 2016
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1. Scope of Assessment
2. Viewpoint Locations
3. Criteria for Assessment

Tables

Table 1  Considerations contributing to establishing the significance of landscape effects
Table 2  Considerations contributing to establishing the significance of visual effects
Table 3  Indicative relationship between sensitivity and magnitude of change when determining significance of landscape effects

Appendices

Appendix A  Plans
Figure 1  Context, Study Area & Viewpoint Locations
Figure 2  Site Photographs
1 SCOPE OF THE ASSESSMENT

1.1 A Landscape and Visual Impact Assessment (LVIA) is proposed to accompany a planning application for two residential developments with open space, access and associated infrastructure at Brownside Road and Butchers Farm. The following report has been prepared in order to agree a methodology with the Local Planning Authority (LPA) that would be appropriate and specific to proposed residential development of these two sites.

1.2 The LVIA is required to address the key issue of visual coalescence. This will be prepared in accordance with the Guidance contained within GLVIA3 2013 and will include the following:

- Desktop study to establish landscape character descriptions, locations of public rights of way, planning context and identification of any particular areas of sensitivity (conservation areas, listed buildings etc), and preliminary topographic analysis to determine likely extent of visibility of the site.
- Field study to endorse landscape character descriptions and to identify and confirm extent of visibility of the sites.
- Discussion with Council landscape officers to agree extent of visibility and key viewpoints for inclusion in the study, and agree the appropriate criteria for assessment.
- Preparation of desktop report and analysis of any landscape issues arising for discussion with the design team, alongside recommendations for landscape mitigation if applicable
- Preparation of final assessment of
  A) Effects on landscape character and the setting of the village, and
  B) Effects on views and visual amenity from public viewpoints around the site.

2 VIEWPOINT LOCATIONS

2.1 Figure 1 (Appendix A) has been prepared for the purposes of the 3rd bullet point above and illustrates the two sites in their visual context.

2.2 Viewpoints considered to be representative of potentially sensitive receptors situated within the study area have been identified and the LPA are invited to comment/agree them. It is proposed that representative viewpoints 1-4 identified in Figure 1 are used to assess the potential for visual coalescence in the event that the two sites are both developed.
2.3 Field work has been carried out to ascertain the visual envelope, and viewpoints 5-10, which are shown Figure 1 will be included within the baseline description to demonstrate the landscape, its character and condition, and to confirm the landscape elements that give a distinct sense of place.

3 CRITERIA FOR ASSESSMENT

3.1 In line with published guidance, the assessment would be based on consideration of the sensitivity of landscape character, landscape features, and views/viewers to the type of development being proposed, (i.e. – residential development) and on the magnitude of change likely to occur. The sensitivity and magnitude are then considered together, and conclusions drawn on the likely effects on the landscape or on people’s visual amenity and the significance of these effects for each receptor.

3.2 Table 1 illustrates the considerations which would inform the judgement relating to the establishment of the significance of landscape effects. Table 2 illustrates the considerations which would inform the judgement relating to the establishment of the significance of visual effects.
Table 1: Considerations Contributing to Establishing the Significance of Landscape Effects

### 1A SENSITIVITY OF LANDSCAPES

<table>
<thead>
<tr>
<th>Sensitivity of landscape receptor =</th>
<th>Value attached to landscape receptor +</th>
<th>Designations attached to landscape character types or areas which may be affected and their national, regional, local importance</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>- Landscape quality (condition)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Scenic quality</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Rarity or representativeness</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Conservation heritage interests</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Recreational value</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Notable perceptual qualities</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Associations with art or literature</td>
</tr>
<tr>
<td>Susceptibility of landscape receptor to change</td>
<td>The ability of the landscape receptor to accommodate the proposed development without undue consequences for the maintenance of the baseline and/or landscape planning policy or strategy</td>
<td></td>
</tr>
</tbody>
</table>

Overall Judgement in respect of sensitivity: This will be explained in text as High, Medium, Low or Negligible depending on the combination of circumstances

### 1B MAGNITUDE OF CHANGE WITHIN LANDSCAPES

<table>
<thead>
<tr>
<th>Magnitude of landscape effects =</th>
<th>Size and scale of changes +</th>
<th>Extent of existing landscape elements that contribute to character that will be lost</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Degree to which the proposal fits in with or changes existing character</td>
</tr>
<tr>
<td></td>
<td></td>
<td>The contribution made to the landscape by the scheme by virtue of good design, and its relationship to existing character</td>
</tr>
<tr>
<td>Geographical extent +</td>
<td></td>
<td>Extent of geographical area over which effects are felt eg: at site level; within the immediate setting of the site; at the scale of a landscape type or character area; effects spread over a wider area.</td>
</tr>
<tr>
<td>Duration of effects</td>
<td></td>
<td>Short term: (0-5 years), medium term: (5-10 years), long term: (10-25 years); Consideration of reversibility and changes which will occur over time.</td>
</tr>
</tbody>
</table>

Overall judgement in respect of magnitude of landscape effects: This will be explained in text as Major, Moderate, Minor or Negligible depending on the combination of circumstances

### 1A x 1B = SIGNIFICANCE OF EFFECTS ON LANDSCAPES

Judgement of significance of effects: Combines sensitivity and magnitude in a considered way and will be described as Substantial, Moderate, Slight or Negligible, and as either Beneficial, Adverse or Neutral depending on the circumstances
Table 2: Considerations Contributing to Establishing the Significance of Visual Effects

### 2A SENSITIVITY OF VIEWS AND VIEWPOINTS

<table>
<thead>
<tr>
<th>Sensitivity of views and viewers =</th>
<th>Value attached to views +</th>
<th>Relationship to heritage assets or planning designations</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Indicators of value in publications, maps, art etc</td>
</tr>
<tr>
<td>Susceptibility of viewer to change</td>
<td>Occupation or activity of viewer</td>
<td>Extent to which their attention or interest is focussed on the view</td>
</tr>
</tbody>
</table>

**Overall Judgement in respect of sensitivity:**
This will be explained in text as High, Medium, Low or Neutral depending on the combination of circumstances

### 2B MAGNITUDE OF CHANGE TO VIEWS

<table>
<thead>
<tr>
<th>Magnitude of visual effects =</th>
<th>Size and scale of changes +</th>
<th>Loss or addition of features and changes in composition, including consideration of proportion of view affected, and whether it will be full, partial or glimpsed.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Degree of contrast or integration with the landscape setting, including the design of the scheme and its visual qualities</td>
</tr>
<tr>
<td></td>
<td>Geographical extent +</td>
<td>Permanence of the view and its changes over time</td>
</tr>
<tr>
<td></td>
<td>Duration of effects</td>
<td>Duration of effects Short, medium, long term and reversibility</td>
</tr>
<tr>
<td>Angle of view compared to activity of main receptor</td>
<td>Distance of viewer from the development</td>
<td>Extent of area over which changes are visible (including lengths of footpaths etc)</td>
</tr>
</tbody>
</table>

**Overall judgement in respect of magnitude of visual effects**
This will be explained in text as Major, Moderate, Minor or Negligible depending on the combination of circumstances

### 2A x 2B = SIGNIFICANCE OF EFFECTS ON VIEWS

**Judgement of significance of effects:**
Combines sensitivity and magnitude in a considered way and will be described as Substantial, Moderate, Slight, Negligible or Neutral, and as either Beneficial or adverse depending on the circumstances
3.3 The assessment of the significance of effects will take into account all the variables set out in tables 1 and 2 including:

- The sensitivity of the landscape or visual receptor – i.e. their value and susceptibility to change;
- The magnitude of change experienced by the landscape or visual receptor – i.e. the degree of alteration of the baseline;
- The scale at which any effects will be felt – i.e. site level, at the immediate setting of the site, at the scale of landscape character area etc;
- The visual qualities of the development itself,
- The likelihood of visual coalescence and,
- The changes which will occur over time with the development in place.

3.4 The scheme effects on the landscape and visual receptors will be described as being of substantial, moderate, slight, or negligible significance, and the scale at which any effects may be considered to be significant will be identified. Effects may be either beneficial (positive), adverse (negative) or neutral.

3.5 Depending on the visual qualities of the proposals and the setting of the development major changes in the landscape or view may not always be judged as significant. Slight or negligible effects are not considered to be of significance.

3.6 For general guidance the following table 3 indicates the general relationship between sensitivity and magnitude but the table is not applied automatically and professional judgement is used to weigh the balance according to the individual circumstances.
Table 3: Guide to the general relationship between sensitivity and magnitude

<table>
<thead>
<tr>
<th>Magnitude</th>
<th>Sensitivity</th>
<th>Medium</th>
<th>Low</th>
</tr>
</thead>
<tbody>
<tr>
<td>Major</td>
<td>Substantial beneficial or adverse effect, or Neutral effect</td>
<td>Substantial or Moderate beneficial or adverse effect, or Neutral effect</td>
<td>Moderate or Slight beneficial or adverse effect, or Neutral effect</td>
</tr>
<tr>
<td>Moderate</td>
<td>Substantial or Moderate beneficial or adverse effect, or Neutral effect</td>
<td>Moderate beneficial or adverse effect, or Neutral effect</td>
<td>Slight beneficial or adverse effect, or Neutral effect</td>
</tr>
<tr>
<td>Minor</td>
<td>Moderate or Slight beneficial or adverse effect, or Neutral effect</td>
<td>Slight beneficial or adverse effect, or Neutral effect</td>
<td>Slight beneficial or adverse effect or negligible effect</td>
</tr>
<tr>
<td>Negligible</td>
<td>Negligible effect</td>
<td>Negligible effect</td>
<td>Negligible effect</td>
</tr>
</tbody>
</table>

Mitigation

3.7 Landscape mitigation is most effective if considered as an integral part of the site layout and design in order to avoid, reduce or offset any adverse effects on the landscape or wider environment. It is anticipated that such mitigation will be developed as part of the process of project design as the project develops.

Assumptions and Limitations

3.8 The assessment will primarily consider daytime effects because the site is located adjacent to existing settlement and the principle viewpoints are PRoW’s used in daylight hours.

3.9 The visibility of the site will be determined by a study of the existing topographical baseline and field work, with site observations taking in to account the existing terrain, vegetation and intervening development. The prediction of visibility of the development will be based on the assumption that overall building heights will match those of existing buildings in the landscape.
Brownside Road & Butchers Farm, Worthorne

Figure 1

Viewpoint Location Plan

Scale: 1:10,000

Key
- Site Boundary
- Public Rights of Right
- Burnley Way
- Area of Built Form

Potential Visual Receptors
- Photographs taken on site visit
- Photographs taken to assess the potential for visual coalescence

Photographs taken on site visit

Photographs taken to assess the potential for visual coalescence

Figure 1
Figure 2

Scale: 10,000

Photographs 1-4
Good afternoon Cassie,

Apologies for the delay in coming back to you.

On the whole I agree with the scope of the assessment and information provided within the statement and accompanying appendices, however I would suggest adding two viewpoints from the north to assess the potential for visual coalescence. The attached document suggests four potential points along the PROWs in the area where you may be able to view the two sites (from a distance of approx. 1km). On reflection the assessment would appear a little south viewpoint heavy.

Kind regards,

Graeme Thorpe

Morning Graeme,

I left you a message yesterday, not sure if it reached you, but I wondered if you had had chance to review the email I sent you regarding the above proposal sites?

I have a tight deadline for completing the Landscape Appraisal and would like to complete my assessment this week if possible.

I look forward to hearing from you.

Many thanks

Cassie

RANDALL THORP TEAMS COMPLETE CHARITY CHALLENGE RAISING £3,390!

On Saturday 4th June 2016 two teams from Randall Thorp completed the Taylor Wimpey ‘Beat the Builder’ charity challenge in 9h 1min and 10h 42min.

We are so grateful for all the sponsorship and support. Take a look at our photographs from the day on our Facebook page by clicking here.
Dear Graeme,

I am currently working on a Landscape Appraisal in relation to the development of the two sites named above. In pre application discussions it was established that an assessment addressing visual coalescence is required.

Please find the attached statement and accompanying appendices that I have prepared in order to agree the scope of this assessment.

Whilst on site I walked along a section of the Burnley Way identified on the attached plan, due to the typography of the landscape I would like to confirm I was unable to see the two sites over the roll of the hill; and the sites cannot be viewed to together from this public right of way.

If you wish to discuss the matter further please do not hesitate to contact me.

I look for to hearing from you.

Many thanks,

Cassie

Cassandra Wheadon
Landscape Architect
please reply to: cassandra@randallthorp.co.uk

RANDALL THORP RISES TO TAYLOR WIMPEY NORTH WEST ‘BEAT THE BUILDER’ CHARITY CHALLENGE
On Saturday 4th June 2016 two Randall Thorp teams will complete three punishing challenges in one day, in order to support Derian House Children’s Hospice and North West Air Ambulance.
A 15km fell walk up and down the Old Man of Coniston, a 25km mountain bike ride through Grizedale Forest and a 8km canoe crossing of Lake Coniston!

We hope you will be kind enough to sponsor our two intrepid teams. It is incredibly easy to donate online:
http://uk.virginmoneygiving.com/team/twbtb16RandallThorp

You can also follow our training exploits on Twitter and Facebook

Graeme Thorpe MRTPI
Planning Team Manager
01282 425011 ext. 7285
Figure 1

Scale: 1:0,000

Viewpoint Location Plan