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**VISUAL IMPACT ASSESSMENT
(VIA)**

FOR THE SITING OF A NEW SETTLEMENT TANK

AT

**STANLEY VILLA FARM
BACK LANE
WEETON
PRESTON
PR4 3HN**

Prepared by: Fiona Patterson BSc Hons MRICS FAAV
Our Ref: FFF/960/2953/FP
Date of Assessment: March 2021



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
Valuers ■■■ Property Agency ■■■ Property Management



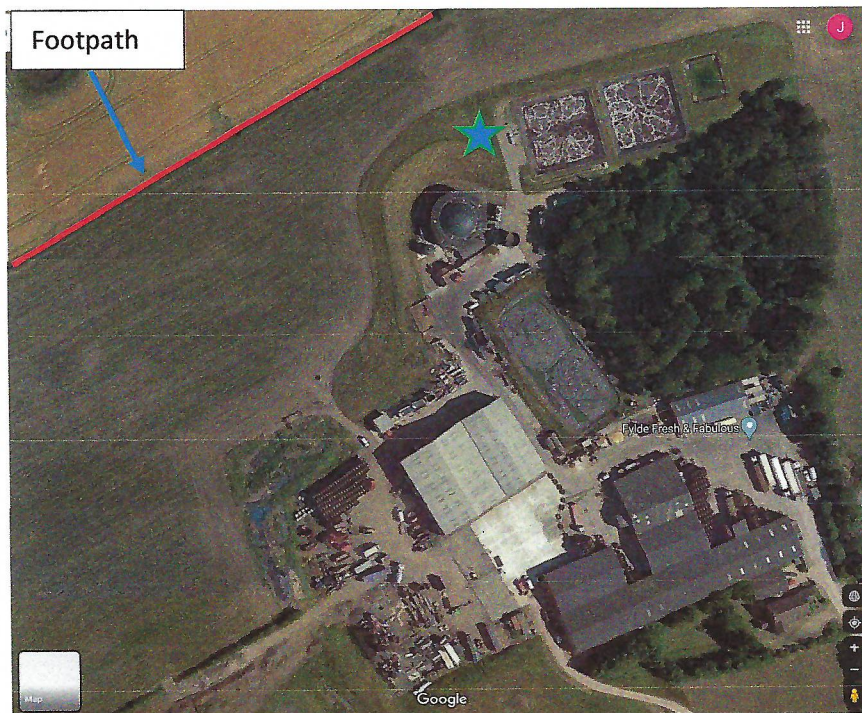
Introduction

This LVIA has been submitted to illustrate to the Council that the proposed tank will not have a negative visual impact on the landscape and especially from the footpath located directly to the north of the farm.

Topography

The existing complex of buildings at Stanley Villa Farm are located within gently rolling countryside that is situated on and around a relatively flat parcel of land. The tank proposed in the application are located directly to the north east of the farm.

The tank will be approximately 50m from the closest point of the footpath.



Tank

The footpath was walked and photographs taken looking back to the site. The hedgerow is very dense and therefore the site cannot be seen from the majority of the footpath. The footpath is on the north side of the hedge.



Current Land Uses

The proposed development will be on part of an agricultural field that will be directly adjacent to the Anaerobic Digester Plant which provides screening from the south and south west.

Existing Trees, Hedges, Woodland

The dense hedgerow and trees screen the site from the highway off Back Lane, Singleton Road and the footpath. The woodland parcel directly to the east of the application site screen the development from Back Lane. Hedges screen the site and we would comment that, when viewed from more distant vantage points the development would be screened by roadside and field boundary hedgerows and trees.

Man-made Features

The main man-made features, of course, are the existing buildings at Stanley Villa Farm. When viewed from many directions, the proposed development will be either screened by the existing buildings or will be viewed against the existing buildings. As the proposed tank will be of a design and built with external materials to match the existing buildings we consider the proposal to be unobtrusive and acceptable within the context of the existing buildings and landscape features.

Views

We do not consider there to be any particular key views of the proposed development but, for reasons stated elsewhere in this Assessment, we contend that any views of the development will be entirely in keeping with the character and appearance of the locality, both with regards to built-form and landscape features.

Habitat Character

The proposal is not located either on or adjacent to land that could provide priority habitats for wildlife.

Heritage Assets and Non-designated Heritage Assets

There will be no historic features affected.

Conclusion

We consider that, in this Assessment, we have demonstrated that the proposal will not have any significant impact upon the appearance of the local landscape such that the Council will consider the application to be acceptable in this particular regard. If, however, the Council requires any additional or amended information in respect of this particular matter would you please give us the opportunity to provide this prior to your determination of the application.

Signed 

Date... 3/3/2021

Fiona Patterson BSc Hons MRICS FAAV

For and on behalf of Gary Hoerty Associates.