

HUNTLEY-JACOBS HOUSE, HESKIN

**LANDSCAPE & VISUAL IMPACT ASSESSMENT
(LVIA)**

DECEMBER 2021

For and on behalf of:

Andrew and Ruth Huntley-Jacobs

HUNTLEY-JACOBS HOUSE, HESKIN
LANDSCAPE & VISUAL IMPACT ASSESSMENT

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1.0 INTRODUCTION

- 1.1 Exterior Architecture (ExA) have been commissioned by the property owners to undertake a Landscape & Visual Impact Assessment to consider the likely landscape and visual effects associated with a detailed planning application for the construction of a residential development of a single dwelling and associated landscape and access. The scheme is to be located off Sanderson Lane, Heskin.
- 1.2 This report describes the findings of a Landscape and Visual Impact Assessment (LVIA) undertaken in light of the proposals. The figures that accompany this report are included in Appendix A. The proposed development is located off Sanderson Lane, a minor road to the south of the village of Heskin. The scope of this report considers the potential landscape and visual effects of the proposed Development on the receiving Study Area. This assessment was carried out during 2021 by a Chartered Landscape Architect, accompanied by other members of the design team to help inform an iterative discussion of the design proposals and plan for meaningful mitigation and enhancement measures.
- 1.3 Within this report, the landscape and visual baseline environment of the site and its surroundings is established and mitigation measures described. Taking these measures into account, the effects of the development are then predicted.

2.0 DESCRIPTION OF SITE AND PROPOSED DEVELOPMENT

Site description

- 2.1 The proposed development is situated off Sanderson Lane, a rural road that ascends Harrock Hill, to the south west of Heskin and south east of Mawdesley.
- 2.2 The site is a single residential property and comprises two existing dwellings – the main house, a large dormer bungalow, and smaller bungalow - both located in the southern, and highest, part of the site. There are several additional outbuildings associated with the property. Access from Sanderson Lane is shared with 'High Hopes', the neighbouring property which lies to the west and is located in the north east corner of the site with an internal access road sweeping centrally towards the dwellings in the south. Beyond the area around the dwellings, which is predominantly hardstanding, with an ornamental pond, much of the site is open grass. A dense woodland belt measuring 25m in width forms the eastern boundary, against Sanderson Lane, with a tree belt also forming the western boundary with Hilltops. To the south, the land continues to rise up Harrock Hill which is covered by woodland and so only the northern boundary is open, preserving long-distance views from the site across Lancashire.
- 2.3 The level change across the site is an important part of its character. It rises approximately 20m from the north (81mAOD) to the south (101mAOD) rising consistently at a gradient of 1:10. The landform has been manipulated in the southern part of the site to provide useable space around the dwellings and create a large ornamental pond which sits to the north of the bungalow. Ditches traverse

the east and west boundaries carrying water down Harrock Hill before conjoining in the north east of the site and continuing downhill beside Sanderson Lane.

Proposed Development

- 2.4 The proposed development comprises the demolition of the existing dwellings and outbuildings on site and the construction of a single new two storey dwelling, with ground floor level adapted to suit the sloping site condition and, located centrally within the southern part of the site, associated structures and outbuildings, landscaped grounds and a new single access from Sanderson Lane.
- 2.5 The proposed house has masonry facades and a flat roof. It is positioned to sit into the existing hill with the two storey, main block running east/west and flanked by smaller blocks to the north east and south east, with the single storey, north eastern block set down half a storey from the main block and proposed to have an accessible roof terrace.
- 2.6 A single storey garage and car port is proposed to the east of the house, whilst to the west of the house a walled kitchen garden is proposed. A series of planted terraces are proposed directly to the north of the house creating flatter spaces for garden uses whilst further to the north the landform generally follows the existing levels. The woodland that flanks the east and west of the site is retained and further tree planting is proposed extending this character into the site whilst retaining the views towards the north. A seasonally fluctuating wetland area with an element of permanent water is proposed in the northern part of the site, capturing water that flows along the site's ditches and storing it, benefitting the storm water drainage of the site and the surrounding area.

3.0 POLICY CONTEXT

3.1 A comprehensive planning policy review has been considered within the supporting Planning Statement (PS) accompanying this application. The relevant landscape and townscape policies at both national and local level are noted below.

NATIONAL PLANNING POLICY FRAMEWORK

3.2 National planning policy for England is defined within the National Planning Policy Framework (herein referred to as the NPPF) that has distilled the content of previous supplementary planning documents into one comprehensive document. The NPPF is the relevant national planning policy document against which to test the proposals.

General considerations

3.3 As a central theme, the NPPF has a presumption in favour of sustainable development (para. 7) for which it defines three mutually interdependent dimensions of sustainability (para. 8) to be jointly sought (economic, social and environmental). With relevance to landscape and visual matters the third dimension states:

“an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment;...”

3.4 The planning system is identified as the vehicle for guiding development to sustainable solutions *“but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.”* (para. 9).

Section 12 – Achieving well-designed places

- 3.5 This section of the Framework identifies that “*the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve*” (para, 126)
- 3.6 Table 1 sets out the key design criteria on which planning decisions should be informed and their applicability to the proposed development.

Table 1 – NPPF design commentary and applicability to Site (para. 130)

NPPF guidance on well-designed places	Applicability to the Site
Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;	The landscape-led proposals and attention to architectural detail will contribute to the quality of the local area.
Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;	The building design and landscape proposals look to create a high-quality and attractive scheme that and is appropriate for the site's rural location.
Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);	The proposals take reference from the existing vernacular of the local area whilst introducing innovative design that champions sustainability.

<p>Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;</p>	<p>The site layout and building design is focused around the creation of an attractive, welcoming and distinctive spaces for residents.</p> <p>Site legibility has been considered to allow users to easily navigate the spaces.</p>
<p>Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;</p>	<p>The direct replacement of a single property with a new dwelling of similar scale is considered an appropriate development when considering the site and its context.</p>
<p>Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.</p>	<p>Accessibility has been considered in the layout of the house and gardens. The site is well concealed by existing woodland, which is proposed to be strengthened, minimising the potential for crime.</p>

3.7 The NPPF goes on to state that “*Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design*” (para. 134). But conversely significant weight should be given to “*outstanding or innovative designs which promote high levels of sustainability,*

or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.” (para. 134 - b)

Section 13 – Protecting Green Belt land

3.8 The NPPF states that *“inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances”* (para. 147)

3.9 It goes on to state that local planning authorities should regard the construction of new buildings as inappropriate in the Green Belt. Listed within the exceptions to this is *“limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development”* (para. 149 - g)

Section 16 – Conserving and enhancing the historic environment.

3.10 This section of the NPPF states that *“local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.”* (para. 194)

3.11 The framework goes on to state that *“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss”* (para. 201)

LOCAL LANDSCAPE POLICY

3.12 A detailed supporting Planning Statement has been produced in conjunction with this project and should be referred to for further details on relevant policies. Below are key policies that relate to landscape and visual matters.

West Lancashire Local Plan – 2012 – 2027 Development Plan Document

3.13 The West Lancashire Local Plan – 2012-2027 Development Plan Document was adopted in 2013 and. *“sets out how the Council wants West Lancashire to develop over the period to 2027. It not only ensures that new homes, jobs and services required by communities are located in the most sustainable places, but also provides the framework for delivering the necessary infrastructure, facilities and other development to make this possible”*

Strategic Objectives

3.14 Strategic Objective 4 - Natural Environment aims to “protect and improve the natural environment, including biodiversity and green infrastructure in West Lancashire.”

it states that *“A range of sites will continue to be protected and enhanced for their biodiversity and geodiversity interest. The number of important sites will be increased where possible and new developments will contribute to increasing biodiversity.”*

3.15 Strategic Objective 7 – Location of development and built environment aims to *“ensure that development is designed to a high quality, is appropriate for its locality and makes efficient use of land and resources, avoiding areas of significant constraint and minimising pollution. Heritage assets and their settings will be conserved and enhanced. The unique character and features of local areas will be*

3.16 *protected and reinforced through new development and other initiatives.*” It states that *“Design quality will be greatly enhanced, with all development respecting the local area. The unique heritage of West Lancashire will be protected and enhanced wherever possible.”*

Policy SP1 – A Sustainable Development Framework for West Lancashire

3.17 This policy states that the local authority takes a positive approach *“in favour of sustainable development ... and to secure development that improves the economic, social and environmental conditions in the area.”*

3.18 In relation to the proposed development, the building and landscape prioritise sustainable development and looks to introduce environmental enhancements that will benefit the site and wider area.

Policy GN1 - Settlement Boundaries

3.19 This policy covers development within and outside of settlement boundaries, and on protected land. The site is located outside of settlement boundaries and not within an area of protected land. The policy states that *“Development proposals within the Green Belt will be assessed against national policy and any relevant Local Plan policies”*

Policy GN3 – Criteria for Sustainable Development

3.20 This policy provides a set of criteria for assessing the sustainability credentials of proposed development. Relevant to this report are:

3.21 *“1. Design/Setting*

Proposals for development should:

- i. Be of high quality design and have regard to the West Lancashire Design Guide SPD;*
- ii. Have regard to the historic character of the local landscape and / or townscape;*
- iii. Retain or create reasonable levels of privacy, amenity and sufficient garden / outdoor space for occupiers of the proposed and neighbouring properties;*
- iv. Have regard to visual amenity and complement or enhance any attractive attributes and / or local distinctiveness within its surroundings through sensitive design, including appropriate siting, orientation, scale, materials, landscaping, boundary treatment, detailing and use of art features where appropriate;*

3.22 "4. Landscaping and the Natural Environment

Proposals for development should:

- i. Maintain or enhance the distinctive character and visual quality of any Landscape Character Areas in which they are located;*
- ii. Provide sufficient landscaped buffer zones and appropriate levels of public open space / green space to limit the impact of development on any adjoining sensitive uses or the open countryside;*
- iii. Minimise the removal of trees, hedgerows, and areas of ecological value, or, where removal is unavoidable, provide for their like for like replacement or provide enhancement of features of ecological value;*
- iv. Incorporate new habitat creation where possible; and*

- v. *Incorporate and enhance the landscape and nature conservation value of any water features, such as streams, ditches and ponds located within the site and provide appropriately sized buffers between them and the development.*

3.23 Regarding the criteria for design and setting, the design of the proposed development including the building and landscape design takes reference from the local character, in terms of layout and material choice. Extensive new garden space is proposed associated with the dwelling. The siting and materiality of the building and proposed landscape works consider views from within the site across the landscape as well as views from surrounding areas towards the site.

Policy EN2 – Preserving and Enhancing West Lancashire's Natural Environment

3.24 The Local Plan Policies Map shows that the eastern part of the site and land directly to the south lies within a Nature Conservation Site, as covered in policy EN2.1. It states that:

3.25 *“b) Development within or affecting nature conservation sites and ecological networks In addition to the provisions of National and European law, and in accordance with national planning policy, proposals for development within or affecting the above nature conservation sites must adhere to the following principles:*

- i. *proposals which seek to enhance or conserve biodiversity will be supported in principle, subject to the consideration of other Local Plan policies;*

- ii. consideration should be given to the impact of development proposals on the Major Wildlife Corridors defined on the Policies Map and on any additional ecological networks identified by any Supplementary Planning Document in the future and, where possible, opportunities to support the network by incorporating biodiversity in and around the development should be encouraged;*
- iii. where development is considered necessary, adequate mitigation measures and compensatory habitat creation will be required through planning conditions and / or obligations, with the aim of providing an overall improvement in the site's biodiversity value. Where compensatory habitat is provided it should be of at least equal area and diversity, if not larger and more diverse, than what is being replaced.*

3.26 The policy goes on to state that:

3.27 *"c) Damage to nature conservation sites and ecological networks The following definition of what constitutes damage to nature conservation sites and other ecological assets will be used in assessing developments likely to impact upon them:*

- i. loss of the undeveloped open character of a part, parts or the entire nature conservation site or ecological network;*
- ii. reducing the width of part of an ecological network or causing direct or indirect severance of any part of the ecological network or of any part of a nature conservation site;*
- iii. restricting the potential for lateral movement of wildlife within or through an ecological network or nature conservation site;*

- iv. *causing the degradation of the ecological functions of any part of the ecological network or nature conservation site;*
- v. *directly or indirectly damaging or severing links between nature conservation sites, green spaces, wildlife corridors and the open countryside; and*
- vi. *impeding links to the wider ecological network and nature conservation sites that are recognised by neighbouring planning authorities.*

3.28 Part 3 of Policy EN2 covers trees and landscaping. It states that:

“Development involving the loss of, or damage to, woodlands or trees of significant amenity, screening, wildlife or historical value will only be permitted where the development is required to meet a need that could not be met elsewhere, and where the benefits of the development clearly outweigh the loss or damage. In such cases the developer will be required to replace the trees lost on site with ones of at least equal value either on site or in that locality where it is unsuitable for the trees to be located on the particular site. Conditions will be imposed or legal agreements made to ensure such mitigation measures are carried out.”

3.29 Part 6 of Policy EN2 covers landscape character. It states that:

“New development will be required to take advantage of its landscape setting and historic landscapes by having regard to the different landscape character types across the Borough. Development likely to affect landscapes or their key features will only be permitted where it makes a positive contribution to them. The level of protection afforded will depend on the quality, importance and uniqueness of the landscape in question as defined in the Natural Areas and Areas of Landscape History Importance SPG and any subsequent documents.

In addition, development will be permitted where it meets the following criteria:

- vii. The development maintains or enhances the distinctive character and visual quality of the Landscape Character Area, as shown on the Policies Map, in which it is located;*
- viii. It respects the historic character of the local landscape and townscape, as defined by the Areas of Landscape History Importance shown on the Policies Map; and*
- ix. It complements or enhances any attractive attributes of its surroundings through sensitive design which includes appropriate siting, orientation, scale, materials, landscaping, boundary treatment, detailing and use of art features where appropriate.*

3.30 The development proposals consider the criteria set out in policy EN2 and the landscape design aims to enhance the character of the Harrock Hill Nature Conservation Site. New tree planting is proposed and impacts to existing trees have been minimised. The proposed building and landscape respond to the local landscape character. Further consideration on the effect of the proposed development on landscape designations and landscape character is provided in subsequent chapters in this report.

Policy EN4 – Preserving and Enhancing West Lancashire's Cultural and Heritage Assets

3.31 This policy covers the conservation of the historic environment. It states that;

3.32 *“There will be a presumption in favour of the conservation of designated heritage assets. Regard should be had for the following criteria:*

- ❖ *development will not be permitted that will adversely affect a listed building, a scheduled monument, a conservation area, historic park or garden, or important archaeological remains;*
- ❖ *development affecting the historic environment should seek to preserve or enhance the heritage asset and any features of specific historic, archaeological, architectural or artistic interest;*
- ❖ *in all cases there will be an expectation that any new development will enhance the historic environment in the first instance, unless there are no identifiable opportunities available; and*
- ❖ *in instances where existing features have a negative impact on the historic environment, as identified through character appraisals, the Local Planning Authority will request the removal of the features that undermine the historic environment as part of any proposed development.”*

3.33 The effect of the proposed development on heritage assets is discussed in the subsequent chapters in this report.

Chorley Local Plan 2012 - 2026

3.34 The northern part of the Study Area lies within Chorley Council land. The Chorley Local Plan 2012 – 2026 (adopted 2015) sets out policies for determining development proposals within Chorley. As the site lies outside of this local authority area, the majority of the policies are not considered relevant. The following policies are relevant to landscape and visual impacts as a result of development on site:

Policy BNE1: Design Criteria for New Development, Policy BNE6: Light Pollution, Policy BNE8: Protection and Enhancement of Heritage Assets and Policy BNE9: Biodiversity and Nature Conservation.

4.0 ASSESSMENT METHODOLOGY

4.1 In this appraisal, effects are assessed as a function of both the magnitude of the impact or change and the sensitivity of the landscape resource or visual receptor affected. The adopted method of Landscape and Visual Impact Assessment (LVIA) has been devised to address the specific impacts likely to result from the Proposed Development. The methodology draws upon the following established best practice guidance:

- Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA) (2013) Landscape Institute) (LI) and Institute of Environmental Management & Assessment (IEMA);
- Landscape Character Assessment (2016) Technical Information Note 08/2015, Landscape Institute; and
- An Approach to Landscape Character Assessment (2014) Natural England.

4.2 Photographs from representative viewpoints have been produced in compliance with the following:

- Technical Guidance Note 06/19: Visual Representation of Development Proposals (Landscape Institute, 2019).

Study Area

4.3 Geographical desktop models have been created to test the theoretical visibility of the proposed development, which were used to inform both the architectural design and the visual assessment and field surveys. The extent of the area within which the proposed development will be likely to result in visual effects or effects on landscape character, is limited by the local landform and the extent of existing

built-up areas. In line with GLVIA (paragraphs 5.2 and 6.2) the Study Area has been set at a distance of 2km around the site (See Appendix 1, Figure 1), beyond which it is not considered that effects on landscape character or visual amenity will be impacted as a result of the proposed development.

- 4.4 The Zone of Theoretical Visibility (ZTV) has been modelled through a desktop study which has drawn on digital terrain data to identify and illustrate the areas from where the Development could potentially be visible taking account of existing buildings. As a result of other intervening features, in particular trees and other tall vegetation, there are areas within the ZTV where the proposed development will not be visible. Field surveys were undertaken to confirm the desk-based study and refine the ZTV and, in this way, a series of viewpoints were identified to represent views for visual receptors within the actual ZTV.

Methodology for Determining Baseline Conditions and Sensitive Receptors

Landscape Character

- 4.5 Landscape impacts can arise from the addition of, or changes to, physical features in the landscape, which affect its character. The landscape assessment addresses the impacts of the Proposed Development on landscape character and resources. The contribution of conservation areas to the landscape and the way they could be affected by the Proposed Development are discussed in this chapter.
- 4.6 The assessment of landscape impacts is structured around the identification of distinct blocks of landscape defined through homogeneity of scale, materials, land use, heritage, street pattern, open space etc. These Landscape Character Areas (LCA's) allow for a better understanding of impact potentially resulting from direct physical change and the influence this has on the wider character, setting or views.

Effects are evaluated for each LCA based on the sensitivity of the landscape and magnitude or impact resulting from the Proposed Development.

4.7 Each TCA is assigned a sensitivity based on the character and quality of the existing landscape and its ability to accommodate change of the type proposed, classified as set out in Table 2. These classifications are further informed by the criteria set out in Table 3.

Table 2 – Criteria for the Classification of Sensitivity of Landscape Receptors

Classification	Sensitivity of Landscape Character Area
High	Landscape of highly valued or relatively distinctive components and characteristics, sensitive to small changes
Medium	Landscape of relatively common components and characteristics, reasonably tolerant of changes
Low	Landscape of relatively inconsequential components and characteristics, the nature of which is potentially tolerant of substantial change

Table 3 – Criteria for the Classification of Sensitivity of Landscape Character Areas

Resource	Sensitivity of Landscape Resources		
	High	Medium	Low
Landscape quality / condition	High quality / good condition and largely intact	Moderate or low quality / moderate condition demonstrating some intactness	Low quality / poor condition and disparate elements
Sense of place	Strong sense of place/ identity	Moderate sense of place / identity	No sense of place

Unspoilt character	Demonstrates unspoilt characteristics	Demonstrates a degree of change but with some unspoilt characteristics	Demonstrates high degree of change
Scarcity of resource	Particularly scarce or fragile landscape	Mainly common features, but occasional interesting features	Common features found in many cities/towns
Historic interest	Historic interest which contributes significantly to landscape character	Some historic interest which contributes to landscape character	Limited to no historic interest

Visual Amenity

4.8 The visual assessment considers the potential impacts on views for specified receptor groups during the day. Impacts during the night, in a well-lit urban environment, are expected to be broadly analogous with day time impacts and are therefore not considered further.

4.9 Studies have been undertaken to establish potential visibility in association with the identification of a selection of representative viewpoints (listed in Table 4). The representative viewpoints cover a range of receptor groups, directions and distances and have been selected in reference to the ZTV. These viewpoint locations have been agreed by Cheshire East Council planning officers.

4.10 To determine the visual effects of the Proposed Development, 15 representative views have been identified by means of a desk study and field work. These have been agreed with West Lancashire District Council as part of the iterative scoping process. The viewpoints have been selected based on receptor type and sensitivity, and distance and direction from the Site and as such they are intended

to provide a suitable representation of the Site and the Proposed Development for assessment purposes.

Visual Receptors

4.11 Visual receptors are assigned a category of sensitivity based on a combination of the activity and expectations of the predominant receptor type (e.g. residents, people at work, recreational visitor areas and so on) and the location, context and importance of the existing view, with reference to the viewpoints. Sensitivity of visual receptors is classified as in Table 4.

Table 4 – Criteria for the Classification of Sensitivity of Visual Receptors

Classification	Sensitivity of Landscape Character Area
High	Views for receptors with proprietary interest and/or prolonged viewing opportunities, or engaged in activity resulting in a high interest or appreciation of the view (e.g. residents or people engaged in outdoor recreation whose attention is focused on the landscape) and/or a high value of existing view (e.g. conservation area).
Medium	Activity resulting in a medium interest or appreciation of the view (e.g. people engaged in outdoor activity that does not focus on an appreciation of the landscape, such as walking or cycling to work) and/or a medium value of existing view (e.g. urban area with no particular historic or aesthetic value).
Low	Activity resulting in a low interest or appreciation of the view, or passing or momentary interest in everyday surroundings (e.g. people at work or people in vehicles travelling through the area) and/or low value of existing view (e.g. mundane urban area).

Methodology for Determining Operational Effects

4.12 Landscape and visual impacts are assessed during the construction and operational phase separately. It is anticipated that construction will start on site in 2021 and full site completion by 2023.

4.13 Landscape and visual impacts are assessed during the operational phase only. The current baseline year is taken as 2021, as this is when the baseline work for the LVIA has been undertaken.

Landscape

4.14 Magnitude of landscape impact is determined through considerations of the scale of the development and its fit within the existing landscape, classified as set out in Table 5.

Table 5 – Criteria for the Classification of Magnitude of Landscape Impact

Classification	Magnitude of Landscape Impact
Major	Ranging from a limited change in landscape characteristics over an extensive area, to an intensive change over a more limited area.
Moderate	Moderate change in a localised area.
Minor	Minor change in a localised area.
Negligible	No discernible change to any component

Visual Amenity

4.15 Magnitude of visual impact is determined from a combination of the degree of change to the view due to the Proposed Development, including the extent of the area over which the changes will be visible, the period of exposure to the view and reversibility, classified in Table 6.

Table 6 – Criteria for the Classification of Magnitude of Visual Impact

Classification	Sensitivity of Landscape Character Area
Major	High degree of change to the existing view (e.g. loss of characteristic features) and/or high degree of exposure to view (e.g. close or open views).
Moderate	Medium degree of change to existing view (e.g. partial loss of characteristic features) and/or medium degree of exposure to view (e.g. middle-distance or partial views).
Minor	Low degree of change to existing view (e.g. limited loss of characteristic features) and/or low degree of exposure to view (e.g. long distance, interrupted or glimpsed views).
Negligible	No discernible change to any part of the view

Landscape and Visual Effects Criteria

4.16 Whilst there is a degree of professional judgement involved in determining landscape and visual effects, they are broadly determined by the interaction of the sensitivity of the receptor and magnitude of impact. This interaction results in categorisation of effects as shown in Table 7. Residual effects after mitigation are then categorised using the same system.

Table 7 – Criteria for informing the Classification of Landscape and Visual Effects

Sensitivity of Resource / Receptor	Magnitude of Impact			
	Major	Moderate	Minor	Negligible
High	Major	Major - Moderate	Moderate - Minor	Negligible
Medium	Major - Moderate	Moderate - Minor	Minor	Negligible
Low	Moderate - Minor	Minor	Minor	Negligible

Consultation

4.17 West Lancashire Borough Council have been consulted to establish an agreed list of viewpoints within the Study Area. The list provided was not commented on by the LPA.

4.18 Consultation between the wider client team and West Lancashire Borough Council has taken place throughout the design development stages, as described in the Design and Access Statement.

Assumptions / Limitations

4.19 This LVIA has been undertaken in accordance with recognised industry guidelines. These include categorising individual visual receptors into receptor groups – for example, it is not practical to assess every point along a street, rather, all pedestrians using a particular street, for whatever purpose, are classified as a single receptor group.

4.20 Guidelines also require visual assessment to be undertaken from publicly accessible vantage points. However, it is also important to assess the likely effects on views from private properties for people living and working in an area. For the purpose of this assessment, assumptions have been made about views from nearby buildings in the wider area, where it is either not possible or not practical to gain access.

4.21 Also, in line with recognised guidelines, visual assessments rely upon photographs from a series of representative viewpoints, in this case 15 no. locations. These are not intended to illustrate every possible location from where there might be a view of the Proposed Development, but rather to present a selection of views from a

variety of angles and distances, sufficient to inform decisions about the Proposed Development.

5.0 BASELINE CONDITIONS

VISUAL BASELINE

Representative Viewpoints

- 5.1 15 viewpoints were considered through a process of desk-based review and field studies.
- 5.2 The representative viewpoints are listed in Table 8 below and their locations shown in Appendix A – Figure 2. provides an overview of the viewpoints in terms of their type, spatial relationship to the development and designations/LCA they are located within. Baseline views for each of the viewpoints are illustrated on the photographic illustrations **Appendix 2**. Illustrations and field visits have been used as the basis for assessment of visual effects in Section 6.0.
- 5.3 Field surveys to identify and assess viewpoints were undertaken by a Chartered Landscape Architect in July 2021 to record baseline conditions and to evaluate potential landscape and visual effects. Fieldwork was undertaken in sunny and overcast conditions with good visibility.

Viewpoint 1 – Sanderson Lane (south east boundary)

- 5.4 This viewpoint on Sanderson Lane, directly to the east of the site and close to the southern boundary. This viewpoint is representative of, pedestrians and road users passing the site on Sanderson Lane.
- 5.5 This view looks west into the site. The foreground takes in the dense woodland belt that forms the site's eastern boundary. Through the trees there are glimpsed views of the red brick main house and the open grass that covers the central part of the

site. The tree belt on the western boundary forms a backdrop and prevents any views beyond the extents of the site

- 5.6 *Receptor Types and sensitivity:* Pedestrians are considered medium sensitivity receptors and road users are considered low sensitivity receptors.

Viewpoint 2 – Sanderson Lane (north east boundary)

- 5.7 This view is located directly adjacent to the north east corner of the site, at the existing shared access point. This view is representative of pedestrians and road users on Sanderson Lane.

- 5.8 This view looks south west, up the hill and into the site. Trees in the foreground funnel views along the access route. Views into the site take in open grass with a partial view of a timer outbuilding is afforded in the middle distance. The tree belt on the western boundary screens views with glimpses of tree canopies higher up Harrock Hill afforded in the far background.

- 5.9 *Receptor Types and sensitivity:* Pedestrians are considered medium sensitivity receptors. Road users are considered low sensitivity receptors.

Viewpoint 3 – Harrock Hill

- 5.10 This view is representative of walkers following footpath 8-17-FP-9 at the summit of Harrock Hill. The viewpoint location is 170m to the south west of the site.

- 5.11 This view looks north east towards the site. The dense woodland in the foreground fills the view and no part of the site can be made out through the trees.

- 5.12 *Receptor Types and sensitivity:* Footpath users are considered high sensitivity receptors.

Viewpoint 4 – Coopers Lane

5.13 This viewpoint is located on Coopers Lane, a rural road that runs parallel to the east of Sanderson Lane. The viewpoint is 290m to the east of the site and is representative of residential receptors in the properties on Coopers lane as well as pedestrians and road users. The viewpoint is also representative of the setting of a Grade II listed cross base.

5.14 This view looks east and takes in the gated entrance to Higher Wrennals Farm, a property on Coopers Lane in the foreground. Beyond this a succession of fenced and hedged boundaries form a visual barrier, preventing views of the site. The canopies of mature trees that line the eastern side of Sanderson Lane are visible in the background of the view

5.15 Receptor Types and sensitivity: Residential receptors are considered to be high sensitivity receptors, pedestrians are considered medium sensitivity receptors and road users are considered low sensitivity receptors.

Viewpoint 5 – Sanderson House

5.16 This viewpoint lies 375m to the north of the site on Sanderson Lane at the entrance to Sanderson House Farmhouse. It is representative residential receptors in the properties here as well as pedestrians and road users. This view is also representative of the group of three grade II listed buildings at Sanderson House which as well as the farmhouse include a barn and pair of gate piers.

5.17 This view looks due south up Harrock Hill. In the right-hand foreground, the converted grade II listed barn at Sanderson House Farmhouse is partially visible. The centre of the view looks along the property boundary and in the left of the view Sanderson Lane is visible, bound on both sides by trees. A partial view of the

pitched roof of the main house on site is afforded between hedgerow trees, and beyond that the tree covered slope of Harrock Hill forms the background of the view.

5.18 *Receptor Types and sensitivity:* Residential receptors are considered high sensitivity, pedestrians are considered medium sensitivity, with road users considered low sensitivity.

Viewpoint 6 – Footpath 8-17-FP-13

5.19 This view is located on the footpath connecting Bentley Lane and Coopers Lane, and is located 465m to the north of the site. This view is representative of footpath users as well as residential receptors in the properties bounding the north eastern section of Sanderson Lane.

5.20 This view looks south at a gap in the boundary hedge to the footpath and takes in an open field in the foreground and beyond that the rear of Glenroy, a newbuild property on Sanderson Lane. In the middle distance there are glimpses of outbuildings to Oakdene, a property on Sanderson Lane with trees bounding the road also visible and screening longer distance views west. The roofline and chimney pots of the main house on site can be seen set amongst the trees that cover Harrock Hill in the background of the view.

5.21 *Receptor Types and sensitivity:* Residential receptors and footpath users are both considered high sensitivity.

Viewpoint 7 – Bentley Lane, Andertons Mill

5.22 The viewpoint is located approximately 655m to the north of the site and is taken standing on Bentley Lane, to the west of the junction with Sanderson Lane. This

view is representative of Residential receptors in the properties along Bentley Lane and visitors to the equestrian centre as well as pedestrians and road users.

5.23 The view looks south up Harrock Hill towards the site. In the foreground is the clipped hedge and timber fence that form the boundary of the show jumping arena at Church Farm Equestrian Centre. A pole top light to the arena, located centrally is the tallest element within the view. In the right hand foreground a property on Bentley road is almost completely concealed by vegetation with a large Oak tree terminating the view after a length of lower hedging. There are restricted views of both the main house and bungalow on site in the middle-distance, set higher than the viewpoint, above open fields and partially concealed by mature hedgerow trees. Beyond the site, the tree covered form of Harrock Hill forms the background of the view.

5.24 *Receptor Types and sensitivity:* Residential receptors are considered high sensitivity, equestrian centre visitors and pedestrians are considered medium sensitivity and road users are considered low sensitivity.

Viewpoint 8 – Bentley Lane, Swift's House Farm

5.25 This view on a farm track off Bentley Lane, close to the Grade II listed Swifts Farmhouse. The viewpoint location is approximately 765m from the site to the north east and is representative of residential receptors at Swift's House Farm and the other properties in the vicinity. It is also representative of Lakeside Coarse Fishery visitors, and pedestrians and road users travelling along Bentley Lane. This viewpoint is also representative of the Grade II listed Swift's Farmhouse and Barn.

5.26 This view looks south west across a shallow valley towards the site. In the foreground an area of pasture drops away to the boundary of Bentley Lane. The

roof of Harrock Glen, a dormer bungalow off Bentley Lane is visible in the middle-distance surrounded by tree canopies. A partial view of the roof of the main house on site is afforded in the background of the view, set within the trees that cover Harrock Hill.

5.27 *Receptor Types and sensitivity:* Residential receptors are considered high sensitivity, fishery visitors and pedestrians are considered medium sensitivity and road users are considered low sensitivity.

Viewpoint 9 – Footpath 8-17-FP-29

5.28 This view is located 550m to the west of the site. It is taken from footpath 8-17-FP-29 which connects Harrock Hill to Bentley Lane, running parallel to the west of Sandersons Lane. It is representative of footpath users.

5.29 This view looks east towards the site. The foreground of the view is taken up by open pasture falling from right to left. In the far right of the view, the edge of the woodland that covers the upper part of Harrock Hill is visible. In the middle-distance, trees that form the western boundary to Hilltops, the neighbouring property to the site screen any views of the site. In the far distance there are views of agricultural land broken by trees and woodland copses.

5.30 *Receptor Types and sensitivity:* Footpath users are considered high sensitivity receptors.

Viewpoint 10 – Ridley Lane, Towngate

5.31 The viewpoint is located 1,280m to the north west of the site on Ridley Lane in the hamlet of Towngate. The view is representative of residential receptors in the properties on Ridley Lane and footpath users on footpath 9-19-FP-9 as well as

pedestrians and road users on Ridley Lane. This view is also representative of the Roman Catholic Church of St Peter and St Paul which is Grade II listed.

5.32 This view looks south east along Ridley Lane. The left-hand portion of the view is completely concealed by trees that line the road. The central and right-hand portion of the view takes in the upper portion of two properties on Ridley Lane. The combination of trees and built form means that no views towards the site are afforded.

5.33 *Receptor Types and sensitivity:* Residential receptors and footpath users are considered high sensitivity, pedestrians are considered medium sensitivity and road users are considered low sensitivity.

Viewpoint 11 – Salt Pit Farm

5.34 This view is located on footpath 19-9-FP-58 close to Salt Pit Farm, approximately 1,350m to the north of the site. It is representative of residential receptors in the cluster of buildings off Salt Pit Lane at Salt Pit Farm as well as walkers on the footpath.

5.35 This view looks due south across an open field. A dense line of hedgerow trees forms the far boundary to the field. The upper part of Harrock Hill is visible in the background with the pitched roof of the main house on the site visible and distinct as the only built element within the view.

5.36 *Receptor Types and sensitivity:* Residential receptors and footpath users are considered to be high sensitivity receptors.

Viewpoint 12 – Footpath 9-19-FP-21, Hurst House Farm

5.37 This view is representative of walkers following footpath 9-17-FP-21 and 9-17-FP-30 As well as residential receptors in Hurst House Farm. The viewpoint location is 1355m to the north east of the site.

5.38 This view looks south west towards the site. In the foreground is an open arable field with a further field set beyond a gappy hedgerow. Hedgerow trees at the far side of the second field conceal much of the landscape beyond. Harrock Hill rises in the background of the view and there are views of the roofs of both the main house and the bungalow as well as a glimpsed view of the timber outbuildings on site.

5.39 *Receptor Types and sensitivity:* Residential receptors and footpath users are considered high sensitivity receptors.

Viewpoint 13 – Junction of Bannister Green and Halfpenny Lane

5.40 This viewpoint is located close to the Junction of Bannister Green and Halfpenny Lane approximately 1360m to the north east of the site. It is representative of residential receptors in the properties at Hampsons Farm as well as pedestrians and road users. This viewpoint is also representative of the three listed buildings located here – Hampsons Farmhouse, Barn of Hampsons Farmhouse and Andertons School House.

5.41 This view looks north west across two open pasture fields separated by a broken hedgerow with mature trees. In the left of the view, the upper portion of houses on Bannister Green can be seen above the hedge. Harrock Hill is visible in the background with the pitched roof of the main house on site visible set within the woodland that covers the upper part of the hill.

5.42 Receptor Types and sensitivity: Residential receptors are considered to be high sensitivity receptors, pedestrians are considered medium sensitivity receptors and road users are considered low sensitivity receptors.

Viewpoint 14 – Salt Pit Lane, Footpath 9-19-FP-56

5.43 This viewpoint lies 1,850m to the north of the site Sanderson Lane just to the south of footpath 9-19-FP-56 close to where it joins Salt Pit Lane. It is representative residential receptors in the properties at Barretts Farm as well as footpath users, pedestrians and road users.

5.44 This view looks south through a gap in the field boundary into a second pasture field. The hedgerow boundary at the far side of this field is tall and screens the landscape beyond. The canopies of a line mature oaks is visible rising above the hedge as is a telegraph pole and wire. In the far background there are restricted views of Harrock Hill with a glimpsed view of the roof of the main house on site afforded through the vegetation in the foreground.

5.45 *Receptor Types and sensitivity:* Residential receptors and footpath users are considered high sensitivity, pedestrians are considered medium sensitivity, with road users considered low sensitivity.

Viewpoint 15 – Heskin Old Hall Farm

5.46 This view is located on the junction of Hall Green Lane, Halfpenny Lane and Tannersmith Lane approximately 1,900m from the site. It is representative of the cluster of residential receptors at this junction which includes the Grade II listed Blackburn House, Heskin Old Hall Farm and associated barn. It is also representative of pedestrians and road users.

5.47 This view looks south over a field gate into an open field with a small copse of trees standing within it in the middle-distance. The far boundary of the field is visible as a consistent line of vegetation, with only the upper part of Salt Pit House visible. In the background Harrock Hill can be seen with an uninterrupted view of the main house and a partial view of the bungalow on site. There are also glimpses of the timber outbuilding and the open grass that covers the lower part of the site to the north of the property.

5.48 *Receptor Types and sensitivity:* Residential receptors are considered high sensitivity whilst pedestrians and road users are considered medium and low sensitivity respectively.

VP No.	Location	Direction from Site	Designations	Visual Receptor Type/s	Global Co-ordinates	Distance to Development
1	Sanderson Lane (south east boundary)	East	Nature Conservation Site	Pedestrians Road users	Easting: 351466 Northing: 413482	0m
2	Sanderson Lane (north east boundary)	North east	Nature Conservation Site	Pedestrians Road users	Easting: 351416 Northing: 413611	0m
3	Harrock Hill	South west	Nature Conservation Site	Footpath users	Easting: 351265 Northing: 413290	170m
4	Coopers Lane	East	Listed Building	Residents Footpath users Pedestrians Road users	Easting: 351737 Northing: 413544	290m
5	Sanderson House	North	Listed Buildings	Residents Pedestrians Road Users	Easting: 351330 Northing: 413990	375m

6	Footpath 8-17-FP-13	North	Public Right of Way	Residents Footpath Users	Easting: 351421 Northing: 414080	465m
7	Bentley Lane, Andertons Mill	North	Listed Building	Residents Equestrian Centre Visitors Pedestrians Road users	Easting: 351198 Northing: 414248	655m
8	Bentley Lane, Swift's House Farm	North east	Listed Building	Residents Fishery Visitors Pedestrians Road users	Easting: 351543 Northing: 414347	765m
9	Footpath 8-17-FP-29	West	Public Right of Way	Footpath users	Easting: 350824 Northing: 413239	550m
10	Ridley Lane, Towngate	North west	Listed Building Public Right of Way	Residents Footpath users Pedestrians Road users	Easting: 350698 Northing: 414691	1,280m
11	Salt Pit Farm	North	Public Right of Way	Residents Footpath users	Easting: 351277 Northing: 414950	1,350m

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12	Footpath 9-19-FP-21, Hurst House Farm	North east	Public Right of Way	Residents Footpath users	Easting: 351655 Northing: 414940	1,355m
13	Junction of Bannister Green and Halfpenny Lane	North east	Listed Building, Public Right of Way	Residents Pedestrians Road Users	Easting: 351928 Northing: 414858	1,360m
14	Salt Pit Lane, Footpath 9-19-FP-56	North	Public Right of Way	Residents Footpath users Pedestrians Road users	Easting: 350977 Northing: 415442	1,850m
15	Heskin Old Hall Farm	North	Listed Building, Public Right of Way	Residents Pedestrians Road users	Easting: 351149 Northing: 415502	1,900m

Landscape designations

5.49 This section identifies landscape designations of national and local significance.

The locations of identified designated landscapes are shown on Appendix A - Figure 3 & 4.

5.50 The following designations are noted to exist within 2km of the Proposed Development:

Conservation areas

5.51 There is one conservation area partially within the 2km Study Area. Maltkiln Lane/ Chorley Road conservation area lies approximately 1,500m from the site to the west. The Conservation Area covers a small area (1.25 hectares) and is centred on a tiny Green at the junction of the two roads. It includes all the buildings immediately surrounding that junction and extends westwards along Maltkiln Lane as far as Ashley House. The Conservation Area appraisal notes that "*Views within the conservation area are a little restricted due to the curving nature of the roads and the abundance of mature trees. This however merely adds to the character of the area and enhances the rural feel of the locality.*" The development is not anticipated to be visible from or have any impact on the conservation area or its setting and it is therefore not considered further in this report.

Greenbelt

5.52 The site and entire Study Area are covered by Green Belt policy. The NPPF sets out 5 purposes for Green Belt: to check the unrestricted sprawl of large built-up areas, to prevent neighbouring towns merging into one another, to assist in safeguarding the countryside from encroachment, to preserve the setting and special character

of historic towns; and to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Nature Conservation Sites

5.53 The West Lancashire Borough Council Local Plan has designated four areas within the Study Area as local nature conservation sites. These comprise two former quarries at Hunter's Hill 1.5km to the south west of the site, Bow Wood which is 1km to the south west of the site and Harrock Hill which covers the area directly to the south of the site and includes the woodland belt that lies within the site's eastern boundary. According to the local plan, proposals affecting nature conservation sites should seek to enhance or conserve biodiversity. Further details of Policy EN2 can be found within Chapter 3 of this report.

Listed Buildings

5.54 Numerous Listed Buildings are scattered across the 2km Study Area with a predominance of farms and farm buildings. The closest are a cross base on Coopers Lane and the group of three buildings at Sanderson Farmhouse. On Bentley Lane to the north are Anderton Mill Cottage and Swifts House Farm. Viewpoint 4 is representative of the Cross Base on Coopers Lane, Viewpoint 5 is representative of Sanderson Farmhouse and associated buildings, Viewpoint 7 is Representative of Anderton Mill Cottage and Viewpoint 8 is representative of Swifts Farmhouse. Further to the north, Viewpoint 10 is representative of The Roman Catholic Church of St Peter and St Paul in Towngate, Viewpoint 13 is representative of Hampsons Farmhouse, Barn of Hampsons Farmhouse and Andertons School House and Viewpoint 15 is representative of Blackburn House, Heskin Old Hall Farm and associated barn.

Public Rights of Way

5.55 The Study Area is crossed by a network of footpaths connecting villages and hamlets joining minor roads. The closest footpath to the site (8-17-FP-9) runs along the ridge of Harrock Hill, 130m to the south at its closest. Viewpoints 3,6,9,10,11,12 and 14 assess the visual impact from footpaths within the Study Area and cover those footpaths from which any effect may occur.

Landscape Character

National level landscape character description documents

5.56 Natural England are responsible for managing the key national landscape character descriptions for England, namely the National Character Areas.

5.57 The Study Area lies on the border of Natural England National Character Areas (NCA) 56: Lancashire Coal Measures; NCA 32: Lancashire and Amounderness Plain; and NCA 35: Lancashire Valleys. The site is located within NCA 56 and is the only character area considered within this report as the size and nature of the development means that it is not predicted to have an effect on the setting of the adjacent national character areas.

5.58 NCA 56's key characteristics are identified in Table 9 below.

NCA Profile 56 Key Characteristics	Relevance to Site
Fragmented landscape created by a complex pattern of mining and industrial activity intermixed with housing; this is a densely populated area with a scattered settlement pattern.	The Study Area has a scattered settlement pattern but is less densely populated than many areas within the southern part of the character area. The site and surrounding area have a history of small-scale mining and quarrying.

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<p>Gentle hills and valleys run from the north-west to the south-east, creating a soft but varied topography.</p>	<p>The site is located on Harrock Hill, the summit of which is the highest point within the Study Area. The slope of Harrock Hill runs from north west to south east.</p>
<p>The area is underlain by Coal Measures, which are buried under a patchy layer of glacial deposits, subsequently affected by a long history of mineral working.</p>	<p>The site and Study Area has a history of mining and quarrying. Indications of glacial deposits are also visible within the landscape.</p>
<p>Woodland cover is limited across most of the area (covering 9 per cent), except to the north-west of Wigan.</p>	<p>The Study Area lies to the north west of Wigan and has a higher proportion of woodland than much of the Study Area. There are many small pockets of woodland scattered throughout the site, connected by mature hedgerow trees.</p>
<p>Some large tracts and isolated pockets of agricultural land remain within the urban fabric, principally used for permanent grassland or cereal production, although horse grazing and stabling are also common.</p>	<p>The Study Area is largely agricultural and is a combination of pasture and arable land. There are several stables and a riding school local to the site.</p>
<p>Field patterns are predominantly medium to large and rectangular, mostly resulting from 18th-century and later change, with field boundaries defined by poorly managed hedges or post-and-wire fencing.</p>	<p>The Field pattern is mixed with generally with straight boundaries. Hedgerows in the Study Area are generally well managed with hedgerow trees, often Oaks, an important feature of the landscape.</p>

<p>Widespread ground subsidence, caused by coal mining activities, has resulted in the formation of subsidence flashes. These have created many areas of open water and wetlands, while scattered ponds and fragmented pockets of semi-natural habitat remain elsewhere.</p>	<p>There are many small ponds and water bodies scattered across the landscape of the Study Area. Woodland belts and copses provide pockets of semi-natural habitat.</p>
<p>The area has an increasingly recognised strong cultural and industrial heritage, associated with heavy industry and mineral extraction particularly south of Wigan – while the majority of the pits, spoil heaps and open cast sites have now been reclaimed and landscaped.</p>	<p>The site and Study Area lies outside of the main area of industrial heritage within the Study Area. However, there are still signs of former mining and quarrying activities on the site and its surroundings</p>
<p>The area is significantly influenced by transport and utilities infrastructure, with motorways, major roads and rail lines criss-crossing the landscape.</p>	<p>The M6 lies to the east of the Study Area and there are no major roads or rail lines that pass through it.</p>

Lancashire Landscape Character Assessment

5.59 A Landscape Strategy For Lancashire – Landscape Character Assessment was published by Lancashire County Council in 2000. It adopts an holistic approach which considers the landscapes of Lancashire as a mosaic of different landscape types and character areas, each with particular characteristics and subject to particular forces for change. The report breaks the landscape into Landscape Character Types and designates specific Landscape Character Areas within these.

5.60 According to Lancashire Landscape Character assessment there are three character areas within the Study Area each of a different landscape character type. The southern part of the Study Area, including the site, lies within the Farmed Ridges character type and the Upholland Ridge character area. The northern and eastern part of the Study Area lies with the Industrial Foothills and Valleys character type and the Addlington-Coppull character area. A small part of the north west of the Study Area lies within the Coastal Plain character type and the Croston-Mawdesley character area.

5.61 The landscape character of the Farmed Ridges type is described as having *“distinctive ridge profiles [which] set them apart from the adjacent lowland agricultural landscapes. Wooded sides, which rise sometimes dramatically from the farmed plains, are visible for miles around and provide a sense of orientation when in the lowlands. The ridges themselves support a mosaic of mixed farmland and woodland which provides a textural backdrop to the surrounding lowlands. The landscape character one side of the ridge may be totally different from the character on the other, despite their proximity to each other. The local vernacular is clustered stone built villages with scattered outlying cottages and farmsteads strung out along local roads, but more recent ribbon development and new houses display an incongruous mix of materials. There is a good network of footpaths, parking and picnic spots with views over the surrounding lowlands.”*

5.62 The characteristics described above are applicable to the southern part of the Study Area. Harrock Hill is a visible landmark in the landscape when viewed from the north and the mixture of farmland and woodland on Harrock Hill forms a backdrop to many of the views taken from the north. The properties on site are within a series of outlying cottages and farmsteads following Sanderson Lane.

There are many footpaths crossing the southern part of the Study Area and a picnic spot located 250m to the south east of the site, with views across the landscape.

5.63 The characteristics specific to the Upholland Ridge are described “*as an intensively farmed, but wooded gritstone ridge which stretches from Harrock Hill in the north, past Upholland and the M58 into Greater Manchester and Merseyside. The Upholland Ridge forms an important buffer between the urban landscapes of the NW Manchester conurbations and the rural landscapes of the West Lancashire Coastal Plain. The productive mixed farmland is punctuated by a strong pattern of hedgerows and woodland which provides a textural backdrop to views from the surrounding lowlands...Development has taken advantage of the views - it is a well settled ridge with gritstone walls and terraces. The farmsteads, which are local stone with slate roofs, add further texture and character to the area...This is a popular recreational area for residents of the extensive local urban conurbations and there are many parking areas and viewpoints on top of the ridge...and a number of quarries indicate the mining of local materials for building.*”

5.64 The landscape character of the Industrial Foothills and Valleys type is described as 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 woodlands. Fields are enclosed by gritstone walls or 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 claylands.”

5.65 These characteristics are applicable to the north eastern part of the Study Area. The landform is relatively flat with narrow winding lanes and hedgerows punctuated by hedgerow trees, which tend to screen views across the landscape. The landscape shows signs of both industrial and agricultural activity with stone and brick the predominant building materials.

5.66 The specific character of Adlington-Coppull character type is “*bordered by the Coastal Plain to the west and the town of Chorley to the north. Much of the area lies on the Coal Measures and has been extensively mined in the past... This industrial past is reflected in the expanded industrial settlements of Coppull and Adlington. Whilst there is some evidence of early mine shafts and adits, much of the land has been reclaimed or has re-vegetated naturally... Whilst the area is not generally well wooded, it contains important semi-natural woodland within the Yarrow Valley and plantations associated with large reclamation schemes... The area is under considerable pressure for further built development.*”

5.67 The Coastal Plain is characterised by “*gently undulating or flat lowland farmland divided by ditches in West Lancashire and by low clipped hedges elsewhere... Many hedgerows have been removed to give very large fields, open road verges and long views. Although woodland cover is generally very low, these views are punctuated by small deciduous secondary woodlands, mostly in the form of shelter belts or estate plantations; they provide a backdrop to views. The history of the area as an arable landscape is reflected in the farm buildings, particularly the*

highly distinctive red brick barns with brickwork detailing. Settlement is relatively dense in this lowland landscape; clustered red brick farm buildings, hamlets, rural villages and historic towns are all present. Older farm sites and red brick barns are often surrounded by recent development and the many converted barns now provide characterful homes. There is a dense infrastructure network; meandering roads connect the farms and villages while major roads and motorways provide a fast route across the landscape, linking major towns."

5.68 Some of these characteristics are true of the north western part of the Study Area, for example the predominance of brick rather than stone as a building material in and around Mawdesley.

Embedded Mitigation

5.69 Materiality of built form and external spaces/components: A study of the materiality of existing built-form of the surrounding area has been undertaken and the proposed built form takes cues the existing architecture. The use of locally sourced, natural stone as the primary cladding material responds to the local vernacular to a greater degree than the existing buildings on site. The proposed architecture forms a series of blocks to limit the single visual mass and create visual interest.

5.70 Limited building height: The buildings within the site have been limited to a maximum of two stories to restrict any long-distance views of the development. The built form is designed to be set into the landscape to further reduce its visual mass when viewed from the north. The use of local stone and the associate colour harmonises and softens with the natural environment when compared with the traditional red brick and grey slate roof design of the current two residential buildings.

5.71 New tree and ornamental planting and earthworks to screen views of the development: The incorporation of significant tree planting along the south, east and west boundaries of the site, along with lower-level shrub planting will help soften the visual relationship of the development with the wider area. The form and canopy height of trees will also function to filter views into the development, particularly from Sanderson Lane. The species selected should relate to existing trees on the site and the wider area. The use of earthworks will supplement the screening of the development by trees.

6.0 SITE ASSESSMENT

6.1 The following section sets out the analysis and assessment of the visual and landscape effects of the development. Visual effects have been presented first as these typically inform the effects on landscape designations and landscape character areas. The methodology has been followed as set out in Section 4. The predicted impacts have been assessed during construction, at completion and 15 years post completion

DEMOLITION AND CONSTRUCTION

6.2 Demolition of the existing buildings and construction of the new buildings are likely to result in a number of impacts on landscape character and visual receptors, due to changes to the existing landscape resources and/or views, including impacts of temporary features such as construction plant and construction activity.

6.3 The impacts on visual amenity as a result of demolition and construction have been assessed on the four receptor groups that are prevalent within close proximity to the site, namely residential receptors, footpath users (both high sensitivity), pedestrians (medium sensitivity) and road users (low sensitivity). Predicted impacts on visual amenity during demolition and construction comprise:

6.4 Presence of construction traffic, plant and equipment. Due to the transient nature of this visual effect, a minor magnitude of change is anticipated to residential, pedestrian and road user receptors within close proximity to the site. A moderate-minor adverse effect is anticipated for residents and footpath users and a minor adverse effect for pedestrians and road users.

6.5 Introduction/removal of built fabric. Based on the proposed phasing, the demolition of the existing buildings on site and the introduction of built form

associated with the proposals is anticipated to result in a minor magnitude of visual change to residents footpath users, pedestrians and road users. This effect is considered to be neutral. This will result in a moderate-minor adverse effect is anticipated for residents and footpath users and a minor adverse effect for pedestrians and road users.

6.6 The existing landscape is considered to have a high sensitivity. Demolition and construction will result in temporary impacts on the local landscape through:

6.7 Reduction in landscape quality due to the presence of construction traffic, plant and equipment. The impact of construction traffic, plant and equipment is anticipated to result in minor magnitude of change and a moderate-minor adverse effect is anticipated for the duration of construction; and

6.8 The presence of temporary site cabins, fencing and illumination. Temporary site buildings, fencing and illumination are anticipated to result in a minor magnitude of change to the existing landscape. A moderate-minor adverse effect is anticipated.

VISUAL ASSESSMENT

Representative Viewpoint Assessment

Viewpoint 1 – Sanderson Lane (south east boundary)

6.9 Predicted View (at completion): Additional tree planting along the eastern side of the site will further limit views towards the house. Filtered views of the stone eastern façade of the proposed house are anticipated, in a similar position to the existing house. Visibility is anticipated to be greater in winter.

6.10 Predicted View (year 15 post construction): The proposed vegetation is anticipated to have further matured, providing additional screening of views into the site.

6.11 Magnitude of Visual Change: A minor beneficial magnitude of change is anticipated from this viewpoint as the proposed landscape works will strengthen the woodland in the foreground and provide additional screening. The materiality of the house is anticipated to make it less prominent in the view compared to the existing built form.

6.12 Anticipated visual effect (year 15 post construction): A minor beneficial visual effect is anticipated for pedestrians and road users at this viewpoint location.

Viewpoint 2 – Sanderson Lane (south east boundary)

6.13 Predicted View (at completion): Additional tree and boundary hedge planting in the north eastern part of the site is anticipated to further screen views into the site. The existing entrance, visible in the foreground will cease to become the primary site entrance but will continue to serve the neighbouring property. The existing timber outbuilding that is visible will be demolished and filtered views through the trees will take in meadow and further tree planting on the far side of the site.

6.14 Predicted View (year 15 post construction): Additional tree and hedge planting at the site entrance is anticipated to have further matured, providing additional screening of views into the site.

6.15 Magnitude of Visual Change: A minor beneficial magnitude of change is anticipated from this viewpoint location as the proposed vegetation will strengthen the wooded character along Sanderson Lane and screen views into the site.

6.16 Anticipated visual effect: A minor beneficial visual effect is anticipated for pedestrians and road users at this viewpoint location.

Viewpoint 3 – Harrock Hill

- 6.17 Predicted View (at completion/ year 15 post construction): No views of the site or proposed development are predicted from this viewpoint and the view is not predicted to change.
- 6.18 Magnitude of Visual Change: A negligible magnitude of change is anticipated as the there is not predicted to be a view of the development
- 6.19 Anticipated visual effect: A negligible visual effect is anticipated for footpath users from this viewpoint location.

Viewpoint 4 – Coopers lane

- 6.20 Predicted View (at completion/ year 15 post construction): The proposed development is not predicted to be visible from this viewpoint location and no change to the view is anticipated as a result of the development.
- 6.21 Magnitude of Visual Change: Negligible, as the proposed development would be not be visible.
- 6.22 Anticipated visual effect: Negligible change for all receptor types.

Viewpoint 5 – Sanderson House

- 6.23 Predicted View (at completion): It is anticipated that the demolition of the existing house will mean that there will not be a be a view of built form on the site from this viewpoint. Existing vegetation is predicted to screen views of the proposed built form.
- 6.24 Predicted View (year 15 post construction): Proposed tree planting will have matured, further softening the site and which is predicted to appear indistinguishable from the adjacent woodland.

6.25 Magnitude of Visual Change: A minor beneficial magnitude of change is anticipated from this viewpoint location as the development will result in a perceived reduction in built form.

6.26 Anticipated visual effect: A moderate-minor beneficial visual effect is predicted for residents and a minor beneficial visual effect for pedestrians and road users from this viewpoint location.

Viewpoint 6 – *Footpath 8-17-FP-13*

6.27 Predicted View (at completion): It is anticipated that the partial view of the existing property will no longer be afforded as a result of demolition. The proposed property is not predicted to be visible from this viewpoint as a result of intervening vegetation.

6.28 Predicted View (year 15 post construction): The view is expected to be consistent with the view at completion

6.29 Magnitude of Visual Change: A minor beneficial magnitude of change is anticipated as the development will result in a perceived reduction in built form from this viewpoint location.

6.30 Anticipated visual effect: A moderate-minor beneficial visual effect is anticipated for both residents and footpath users.

Viewpoint 7 – *Bentley Lane, Andertons Mill*

6.31 Predicted View (at completion): The existing buildings on site will no longer be visible as a result of demolition. It is anticipated that there will be a partial view of the proposed building in a similar position to the existing bungalow. This is anticipated to be the only element that is visible on the site.

6.32 Predicted View (year 15 post construction): It is anticipated that tree planting will further soften views of the development.

6.33 Magnitude of Visual Change: A minor neutral magnitude of visual change is anticipated as there will be a small change to the components in the background of the view.

6.34 Anticipated visual effect: A moderate-minor neutral visual effect is anticipated for residents, and a minor neutral effect for equestrian centre users, pedestrians and road users.

Viewpoint 8 – Bentley Lane, Swift's House Farm

6.35 Predicted View (at completion): It is anticipated that the view of the roof of the existing property on site will no longer be visible as a result of demolition. A glimpsed view of the western corner of the roof of the proposed building is predicted. This will be the only discernible element of the development.

6.36 Predicted View (year 15 post construction): The view at 15 years post completion is anticipated to be consistent with the view at completion.

6.37 Magnitude of Visual Change: A minor beneficial magnitude of change is anticipated as the proposed development will result in a reduction in visible built form.

6.38 Anticipated visual effect: A moderate-minor beneficial visual effect is predicted residential receptors and a minor beneficial effect for fishery visitors, pedestrians and road users.

Viewpoint 9 – Footpath 8-17-FP-29

6.39 Predicted View (at completion/ year 15 post construction): There is not predicted to be a view of the proposed development from this viewpoint location and no change to the view is anticipated as a result of the development.

6.40 Magnitude of Visual Change: Negligible, as the proposed development would be not be visible.

6.41 Anticipated visual effect: Negligible change for all receptor types.

Viewpoint 10 – Ridley Lane, Towngate

6.42 Predicted View (at completion/ year 15 post construction): Due to the intervening built form and vegetation it is not predicted that the proposed development will be visible from this location and there will be no change to the view as a result of the development.

6.43 Magnitude of Visual Change: Negligible as the view is not expected to change.

6.44 Anticipated visual effect: A negligible visual effect is predicted for all receptor types from this viewpoint location.

Viewpoint 11 – Salt Pit Farm

6.45 Predicted View (at completion): There will no longer be a view of the existing property on site following its demolition. A partial view of the western edge of the proposed building is anticipated. This is predicted to be the only element of development on the site that will be visible.

6.46 Predicted View (year 15 post construction): As at completion, there is predicted to be only a glimpsed view of the development.

6.47 Magnitude of Visual Change: A minor beneficial magnitude of change is anticipated as the proposed development is predicted to result in a reduction in visible built form.

6.48 Anticipated visual effect: A moderate-minor beneficial visual effect is anticipated for residents and footpath users at this viewpoint location.

Viewpoint 12 – *Footpath 9-19-FP-21, Hurst House Farm*

6.49 Predicted View (at completion): The existing house and bungalow, which are visible, will be demolished as part of the proposed development. A glimpsed view of the upper part of the proposed house is anticipated to the left of the position of the main house and in a similar position to the bungalow.

6.50 Predicted View (year 15 post construction): It is predicted that proposed tree planting will provide additional screening of the proposed built form in the view.

6.51 Magnitude of Visual Change: A minor neutral magnitude of change is anticipated from this viewpoint location as there will be a small change in the visible elements of built form in the background of the view.

6.52 Anticipated visual effect: A moderate-minor neutral visual effect is anticipated for both residents and footpath users at this viewpoint location.

Viewpoint 13 – *Junction of Bannister Green and Halfpenny Lane*

6.53 Predicted View (at completion): It is anticipated that there will be a glimpsed view of the proposed house in the background of the view from this location. The existing house, which is currently visible is proposed to be demolished.

- 6.54 Predicted View (year 15 post construction): As at completion, there are predicted to be views of the proposed development, although tree planting associated with the development is anticipated to further filter views.
- 6.55 Magnitude of Visual Change: A minor neutral magnitude of change is anticipated as the proposed development will be partially visible, replacing the existing properties.
- 6.56 Anticipated visual effect: A moderate-minor neutral visual effect is anticipated for residents and a minor neutral effect for pedestrians and road users.

Viewpoint 14 – *Salt Pit Lane, Footpath 9-19-FP-56*

- 6.57 Predicted View (at completion): It is anticipated that the filtered view of the existing property on site will no longer be afforded as a result of demolition. Instead, a glimpsed view of the western corner of the proposed building is predicted. This is likely to be the only discernible element of the development.
- 6.58 Predicted View (year 15 post construction): The view at 15 years post completion is anticipated to be consistent with the view at completion.
- 6.59 Magnitude of Visual Change: A minor neutral magnitude of change is anticipated as there will be a small change in the visible built form in the view.
- 6.60 Anticipated visual effect: A moderate-minor neutral visual effect is predicted residential receptors and footpath users and a minor neutral effect for pedestrians and road users.

Viewpoint 15 – *Heskin Old Hall Farm*

- 6.61 Predicted View (at completion): It is anticipated that the demolition of the existing house and bungalow will mean that they are no longer part of the view. The

proposed built form is anticipated to be visible, in a similar position to the existing bungalow, and of a similar scale to the existing main house.

6.62 Predicted View (year 15 post construction): Proposed tree planting will have matured, further softening the site and filtering views of the proposed built form.

6.63 Magnitude of Visual Change: A minor neutral magnitude of change is anticipated from this viewpoint location as the development will result in a minor change to built form elements in the background of the view.

6.64 Anticipated visual effect: A moderate-minor neutral visual effect is predicted for residents and a minor neutral visual effect for pedestrians and road users from this viewpoint location.

Table 10 – Summary of representative viewpoints

VP No	Location	Receptor Type	Receptor Sensitivity	Magnitude of Change	Visual Impact
1	Sanderson Lane (south east boundary)	Pedestrians Road users	Medium Low	Year 15 post construction	
				Minor beneficial	Minor beneficial Minor beneficial
2	Sanderson Lane (north east boundary)	Pedestrians Road users	Medium Low	Year 15 post construction	
				Minor beneficial	Minor beneficial Minor beneficial
3	Harrock Hill	Footpath users	High	Year 15 post construction	
				Negligible	Negligible
4	Coopers Lane	Residents Footpath users Pedestrians Road users	High High Medium Low	Year 15 post construction	
				Negligible	Negligible Negligible Negligible Negligible

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5	Sanderson House	Residents Pedestrians Road Users	High Medium Low	Year 15 post construction	
				Minor beneficial	Moderate-minor beneficial Minor beneficial Minor beneficial
6	Footpath 8-17-FP-13	Residents Footpath Users	High High	Year 15 post construction	
				Minor beneficial	Moderate-minor beneficial Moderate-minor beneficial
7	Bentley Lane, Andertons Mill	Residents Equestrian Centre Visitors Pedestrians Road users	High Medium Medium Low	Year 15 post construction	
				Minor neutral	Moderate-minor neutral Minor neutral Minor neutral Minor neutral

HUNTLEY-JACOBS HOUSE, HESKIN
 LANDSCAPE & VISUAL IMPACT ASSESSMENT

8	Bentley Lane, Swift's House Farm	Residents Fishery Visitors Pedestrians Road users	High Medium Medium Low	Year 15 post construction	
				Minor beneficial	Moderate-minor beneficial Minor beneficial Minor beneficial Minor beneficial
9	Footpath 8-17-FP-29	Footpath users	High	Year 15 post construction	
				Negligible	Negligible
10	Ridley Lane, Towngate	Residents Footpath users Pedestrians Road users	High High Medium Low	Year 15 post construction	
				Negligible	Negligible Negligible Negligible Negligible
11	Salt Pit Farm	Residents Footpath users	High High	Year 15 post construction	
				Minor beneficial	Moderate-minor beneficial Moderate-minor beneficial

HUNTLEY-JACOBS HOUSE, HESKIN
 LANDSCAPE & VISUAL IMPACT ASSESSMENT

12	Footpath 9-19-FP-21, Hurst House Farm	Residents Footpath users	High High	Year 15 post construction	
				Minor beneficial	Moderate-minor beneficial Moderate-minor beneficial
13	Junction of Bannister Green and Halfpenny Lane	Residents Pedestrians Road Users	High Medium Low	Year 15 post construction	
				Minor neutral	Moderate-minor neutral Minor neutral Minor neutral
14	Salt Pit Lane, Footpath 9-19-FP-56	Residents Footpath users Pedestrians Road users	High High Medium Low	Year 15 post construction	
				Minor neutral	Moderate-minor neutral Moderate-minor neutral Minor neutral Minor neutral
15	Heskin Old Hall Farm	Residents Pedestrians Road users	High Medium Low	Year 15 post construction	
				Minor neutral	Moderate-minor neutral Minor neutral Minor neutral

LANDSCAPE ASSESSMENT

6.65 The following sections set out the analysis and assessment of the landscape effects of the development

Landscape and Designations

6.66 This section identifies landscape designations of national and local significance within the 2km Study Area. Section 5 of this report reviews the baseline character of the landscape designations within the Study Area and indicates which designations are not anticipated to be impacted and are therefore not considered in this section of the report.

Greenbelt

6.67 There are five purposes for Green Belt against which the proposed development has been tested. Firstly, to check the unrestricted sprawl of large built-up areas. The site's rural location, on the edge of a village means that this purpose will remain unaffected by the proposed development. Secondly, to prevent neighbouring towns merging into one another. Again, the site location, existing character and nature of proposed development means that this is not a material concern. Thirdly, to assist in safeguarding the countryside from encroachment. The proposed development is a replacement of the existing residential property on the site and there is no expansion of the site area into the surrounding countryside. The proposed buildings are located in a similar position to the existing buildings on site and, as discussed in the Planning Statement prepared by LSH, the size of the development is comparable to the existing development on site. Therefore, this purpose is considered to be unaffected by the proposed development. Fourthly, to preserve the setting and special character of historic towns. No historic towns are

considered to be affected by the proposed development and the single conservation area within the Study Area will remain unaffected. Further discussion on the effect of the development to listed buildings within the Study Area is provided below. Finally, to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. The proposed development has been designed to be specific to its rural setting. Whilst the site is not derelict, the use of an existing developed, residential site for a development of this nature is considered to be more appropriate than development on previously undeveloped land.

- 6.68 Anticipated landscape effect: it is anticipated that as a result of the nature and scale of the proposed development, the existing land use and the limited visibility of the proposed development from the surrounding landscape, the effect on the openness of the Greenbelt will be **negligible** as a result of the proposed development.

Nature Conservation Sites

- 6.69 The West Lancashire Borough Council Local Plan has designated four areas within the Study Area as local nature conservation sites. These comprise two former quarries at Hunter's Hill 1.5km to the south west of the site, Bow Wood which is 1km to the south west of the site and Harrock Hill which covers the area directly to the south of the site and includes the woodland belt that lies within the site's eastern boundary. Due to the intervening distance, no effect is anticipated for the Nature Conservation Sites at Hunter's Hill or Bow Wood. It is anticipated that the landscape proposals included as part of the development which comprise the extension of the woodland on the southern boundary and tree belts that extend

along the east and west boundaries, the creation of meadow and wetland areas and areas of shrub and ornamental planting will enhance the biodiversity value of Harrock Hill Nature Conservation Site..

6.70 Anticipated landscape effect: it is predicted that the proposed landscape enhancements will result in a minor beneficial magnitude of change to the Harrock Hill Nature Conservation Site, as this is considered to be a high sensitivity receptor, a moderate-minor beneficial landscape effect is anticipated.

Listed Buildings

6.71 Numerous Listed Buildings are scattered across the 2km Study Area with a predominance of farms and farm buildings. Listed buildings are considered to be high sensitivity receptors. The impact of the development on the following listed buildings has been assessed:

6.72 The cross base on Coopers Lane: viewpoint 4 demonstrates that there will be no view of the development from the Cross Base and the effect as a result of the proposed development is anticipated to be negligible.

6.73 The group of three buildings at Sanderson Farmhouse; Viewpoint 5 demonstrates that the proposed development will result in a perceived reduction in visible built form from the listed buildings at Sanderson Farmhouse. The partial view of the existing property is not considered to affect the setting of these listed buildings and the proposed development is therefore anticipated to have a negligible effect.

6.74 Anderton Mill Cottage: Viewpoint 7 is representative of views from Anderton Mill Cottage. A minor neutral magnitude of change is anticipated from this viewpoint location as the proposed building will be visible in a similar location to the existing

buildings on site. Due to the intervening distance, the effect of the proposed development on the setting of Anderton Mill Cottage is likely to be negligible.

6.75 Swifts House Farm: Viewpoint 8 predicts a minor beneficial magnitude of visual change from this viewpoint location as the proposed built form will be less visible than the existing. As a result of the limited indivisibility and intervening distance, the effect of development on the listed building is predicted to be negligible.

6.76 The Roman Catholic Church of St Peter and St Paul in Towngate: Viewpoint 10 demonstrates that there is likely to be no intervisibility between this listed building and the proposed development. The anticipated effect is therefore negligible.

6.77 Hampsons Farmhouse, barn of Hampsons Farmhouse and Andertons School House; Viewpoint 13 is representative of these listing buildings. The visual effect as a result of the proposed development is considered to be minor neutral. Due to the intervening distance and limited intervisibility, the development is not anticipated to affect the setting of these listed buildings and a negligible landscape effect is predicted.

6.78 Blackburn House, Heskin Old Hall Farm and associated barn; Viewpoint 15 is representative of these listed buildings. A minor neutral visual effect is anticipated. The development is anticipated to be visible from these listed buildings but the intervening distance means that a negligible landscape effect is predicted.

Public Rights of Way

6.79 The visual impacts of footpaths within the Study Area are discussed above. From the footpaths that lie closest to the development, namely following footpath 8-17-FP-9 on Harrock Hill, footpath 8-17-FP-29 the development is not anticipated to be

visible. from footpath 8-17-FP-13 a minor beneficial visual effect is anticipated as the proposed built form concealed and the existing built form demolished. From footpaths further afield where intervisibility is predicted, the visual effect is anticipated to be either minor beneficial or minor neutral. The intervening distance, limited visibility and scale and nature of the proposed development means that the landscape effect on public rights of way within the Study Area is predicted to be **negligible**.

Landscape Character

This section sets out the assessment of operational impacts on the landscape character areas at a National and local level.

Natural England National Character Areas

6.80 The site lies within NCA 56 Lancashire Coal Measures. This area is defined being *"dominated by its industrial heritage, long associated with mining activity. The resulting landscape is a complex mosaic of farmland, scattered urban centres, industry, active mineral sites and derelict or reclaimed workings, giving this area a strong and distinctive identity"*

6.81 Predicted magnitude of landscape change: It is predicted that the nature and location of the development will result in a negligible change to the key landscape characteristics of the Lancashire Coal Measures Character Area.

6.82 Receptor type(s) and sensitivity: The Lancashire Coal Measures NCA is considered to have a medium landscape sensitivity.

6.83 Significance of landscape effect (year 15 post construction): A negligible effect is predicted to landscape character at a national level as a result of the development.

A Landscape Strategy For Lancashire – Landscape Character Assessment

6.84 According to Lancashire Landscape Character assessment there are three character areas within the Study Area each of a different landscape character type. The southern part of the Study Area, including the site, lies within the Farmed Ridges character type and the Upholland Ridge character area. The northern and eastern part of the Study Area lies with the Industrial Foothills and Valleys character type and the Addlington-Coppull character area. A small part of the north west of the Study Area lies within the Coastal Plain character type and the Croston-Mawdesley character area.

6.85 The nature of the development, which is a direct replacement of a residential property of a similar scale and in a similar position on the site is likely not to have an effect on the landscape character at a local level. A negligible landscape effect is therefore anticipated to each of the character areas discussed above.

7 MITIGATION

7.1 By suggesting landscape mitigation measures it does not follow that the proposals have an unacceptable adverse effect on the townscape character or visual amenity of the area but rather the presence of the development within this setting would benefit from considered landscape works. The purpose of mitigation for these proposals at this location are primarily two-fold;

- To reduce adverse visual and landscape effects identified through the wider LVIA process; and
- To enhance the character of the proposals and assist in their assimilation into the wider landscape scene.

7.2 The GLVIA 3 in Sections 4.21 through to 4.34 discusses aspects of mitigation of landscape and visual effects in considerable detail. Following this guidance measures have been identified. It is considered that the embedded mitigation included within the proposed development is sufficient to reduce and remove any potentially adverse effects. For this reason, the requirement for supplementary mitigation is limited.

7.3 **Considerate Construction:** Due to the proximity of Lostock Park and the Bridgewater Canal, site care should be taken during the construction period to minimise the impact of the development to these assets. Best practice measures will be implemented through a Construction Environmental Management Plan (CEMP) which will be prepared for the site and secured by a planning condition. The CEMP will set out measures to minimise the adverse effects of construction. Relating

to townscape and visual matters this could cover site hoardings, construction lighting, construction traffic routes.

7.4 **Local Planning Authority Liaison:** Following good practice and embracing the need to work positively and co-operatively with local planning authorities and their technical advisors the finer detail of reasonable and appropriate mitigation measures would need to be developed after engagement with planning, landscape and bio-diversity officers. Other officer liaison may include Transport and Tree Officer.

8 SUMMARY

8.1 Considering all the baseline evidence collected and the Site survey undertaken, the following conclusions are presented.

POLICY CONTEXT

8.2 The proposed development has been reviewed against the NPPF as well as the West Lancashire Local Plan and Chorley Local Plan. The proposed development satisfies the criteria for well designed places as set out in Section 12 of the NPPF (see table 1).

8.3 With regards to the West Lancashire Local Plan the proposed development conforms with the strategic objectives and satisfies the policy tests set out in each policy relevant to the site and development, namely: SP1- A Sustainable Development Framework for West Lancashire, GN1 - Settlement Boundaries, GN3 – Criteria for Sustainable Development, EN2 - Preserving and Enhancing West Lancashire's Natural Environment and EN4 - Preserving and Enhancing West Lancashire's Cultural and Heritage Assets.

8.4 A comprehensive planning policy review has been provided within the supporting Planning Statement (PS) accompanying this application.

VISUAL EFFECTS

8.5 With reference to the ZTV and as identified in the visual assessment, views of the development are limited to the immediate surroundings and the northern part of the Study Area.

8.6 Of the 15 identified viewpoints, the assessment finds that the development would not be visible from four viewpoints (3, 4, 9 and 10).

8.7 From each of the remaining viewpoints, the magnitude of visual change is predicated to be minor and either beneficial or neutral. No adverse visual effects are predicted as a result of the proposed development.

8.8 Where a minor beneficial magnitude of change is predicted (viewpoints 1, 2, 5, 6, 8, and 11) this has resulted in a moderate-minor visual effect for high sensitivity receptors which comprise residents and footpath users and a minor visual effect for less sensitive receptors. From these viewpoint locations the demolition of the existing buildings on site and construction of the proposed dwelling will result in less built form being visible.

8.9 Where a minor neutral magnitude of change is anticipated (viewpoints 7, 12, 13, 14 and 15) this is due to the proposed built form being likely to be visible to a similar extent to the existing built form on site. The development forms a small part of the background of the view. From these viewpoint locations a moderate-minor neutral effect is predicted for high sensitivity receptors and a minor neutral effect for less sensitive receptors.

LANDSCAPE EFFECTS

Landscape designations

8.10 Appendix A – Figures 3 to 5 show the location of landscape, historic and planning designations and notable movement corridors in relation to the site.

8.11 The assessment finds that the proposed development would result in a moderate-minor beneficial landscape effect on the Harrock Hill nature conservation site as a result of the proposed landscape enhancements.

8.12 The proposed development is anticipated to have a **negligible effect** on the Green Belt due to its limited visibility, the nature of the development as a replacement for an existing dwelling and taking into account the embedded mitigation described in this report.

8.13 The impact of all other designations within the Study Area have been determined to be **negligible**. This includes listed buildings, Maltkiln Lane/ Chorley Road conservation area and public rights of way.

Landscape Character

8.14 Any changes as a result of the proposed development to the landscape character area at a national and local level have been evaluated. This report finds that at a national and local level the effect of the development on landscape character will be negligible.

Mitigation measures

8.15 Embedded mitigation has been identified and the assessment has been made assuming these measures are implemented. As a result, no adverse landscape or visual effects are predicted and the need for further mitigation is limited.

8.16 Mitigation measures have been considered in line with good practice as recommended in the GLVIA3 Chapter 4. The suggestion of mitigation does not mean that the proposals are unacceptable in either landscape or visual terms but rather that adverse effects can be avoided or reduced and that carefully considered landscape treatment can make an improvement to the overall proposals.

8.17 Embedded mitigation that has been identified includes choice of materiality, limited heights to buildings and tree planting and landform manipulation to conceal views.

8.18 Further mitigation is proposed in the form of considerate construction and continued liaison with the local authority.