

Landscape and Visual Assessment for Gib Hill Stables Crawshawbooth Rossendale

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Penny Bennett *Landscape Architects*

penny@pblandscape.co.uk

Middle Bottomley Bottomley Road Todmorden OL14 6QZ

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1 Introduction

Penny Bennett Landscape Architects have been appointed to provide a landscape and visual appraisal (LVA) arising from the proposed development of land at Goodshaw Lane, Crawshawbooth. This report does not constitute a full Environmental Impact Assessment (EIA) and the scale of the development would deem that this is not required

This Landscape and Visual Assessment considers the effect of the proposed development at Goodshaw Lane, Crawshawbooth on the landscape, that is the elements which make up the landscape and its character, and the visual effects it will have on the people living in and using the immediate area. This assessment has been used to inform the development of the design, and as such it is an iterative report that has changed as the design has evolved. The report has been prepared in accordance with the Guidelines for Landscape and Visual Impact Assessment 3rd Edition 2013.

The scheme proposes the construction of a new Passive Haus dwelling, on the site of the former Gib Hill stables at Goodshaw Lane, Crawshawbooth, Rossendale. The proposals include a single dwelling
Significant factors in the assessment have been:

- the consideration of the effects on the landscape setting
- the effects on local people and visitors to the area using Goodshaw Lane and the public footpaths around the site
- the effects on local residents
- the effects the sense of openness



Figure 1 Aerial photo showing site boundary

The site assessment has been carried out during Spring 2022. Weather conditions were fine and bright.

2 Scope of the Assessment

This assessment considers the effects of the proposed development on the landscape and the visual amenity of the Site and surrounding area.

For the purposes of assessing the landscape and visual effects of this proposal, the study areas have been defined as:

- The Site shown on aerial photograph Figure 1.
- The landscape context, which extends to cover a zone approximately 1000 m in diameter from the Site.
- The visual study area which extends to cover a distance of approximately 1000 m diameter from the Site.

The objectives of the assessment are to:

- Describe and evaluate the landscape of the Site, the landscape context and the visual amenity of the surrounding area which might be affected by the proposed development;
- Consider the development proposals and any effects on the landscape and visual amenity arising as a result of the scheme;
- Describe any enhancements to the landscape or visual amenity that may occur as a result of the proposals;
- Describe mitigation measures which could be used to reduce, offset or avoid potential adverse effects.

The landscape is considered as a shared resource in its own right, while the assessment of visual effects considers the effects on specific views and general amenity experienced by the public. Key aspects of the proposed development which are relevant to the landscape and visual effects have been determined, and baseline conditions established and recorded. This allows the significant effects to be predicted. Landscape and visual effects are each measured separately.

3 Methodology

The European Landscape Convention 2000 defines the landscape as:

'an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors'

In the context of this definition the assessment process seeks to consider the effects in an objective and systematic manner whilst recognising the perceptual and therefore subjective response to the landscape.

The approach adopted in this study follows recognised national guidance produced by the Landscape Institute and Institute of Environmental Management and Assessment, in particular 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA) 3rd Edition 2013.

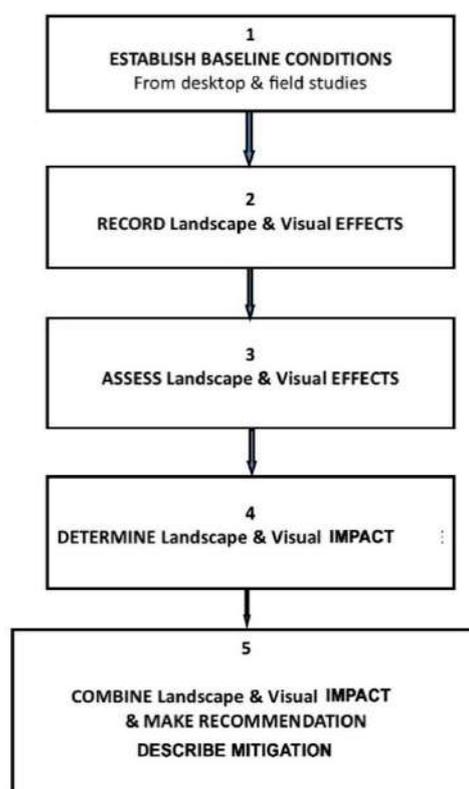
LVIA is a tool to identify the effects of change resulting from development and to assess the significance of those effects. It can be applied *formally* as part of an Environmental Impact Assessment (EIA) or informally as in this study, as a contribution to the 'appraisal' of development proposals and planning applications, in which case it is termed an LVA. The following summarises the philosophy underpinning the assessment and the FIVE key STEPS in the process.

The assessment process combines desk study, field work and follow up analysis, and involved:

- Review of any landscape designations, planning policies relevant to landscape, and landscape character assessments relevant to the area;
- Survey of the Site and its landscape context, from publicly accessible viewpoints including public rights of way and bridleways, and local viewpoints, with photographs taken at key points;
- Evaluation of the features and elements of the landscape and their influence on the landscape character, context and setting;
- Objective consideration of the potential landscape and visual effects of the proposed development and assessment of the sensitivity of the landscape and visual amenity to the changes likely to arise from the development;
- Identification of the visual envelope within which the development might be visible and sensitive view points and receptors (people, individuals or groups, who have the potential to be affected by a proposal);
- Consideration of mitigation measures to reduce, offset or avoid significant adverse effects, and where possible introduce measures which would be beneficial to the landscape.

3.1 The FIVE Steps to Assessment

The methodology can be summarised as:



3.2 STEP 1: Identify the Baseline Conditions

The **FIRST** step in the assessment process is to establish the existing or 'baseline' conditions that will form the basis for identifying and describing the changes that will result from a development proposal.

For the landscape baseline the aim is to understand the landscape in the area that might be affected and identify the landscape receptors including: its character area and type; the individual features; its condition; the way the landscape is experienced and the value attached to it (both nationally or as perceived by the local community); the local green infrastructure (GI) and cultural heritage, and its susceptibility to change.

For the *visual baseline* the aim is to establish the area in which the development may be visible and identify the *visual receptors* i.e. the different groups of people who may experience views of the development, the places where they will be affected and the nature and value of views and visual amenity at those points.

3.3 STEP 2: Record the Effects

The **SECOND** step in the assessment distinguishes between:

- Effects on the landscape as a resource in its own right
- Effects on specific views and general visual amenity experienced by people

Landscape – a professional judgement is made as to how the proposed development would interact with the landscape receptors, including:

- positive/beneficial & negative/adverse effects

- Indirect, short term and cumulative effects
- Is there potential for mitigation to reduce the effects, for example through discrete siting of the buildings in the landscape or through existing or new planting

Susceptibility is the ability of the landscape receptor to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and / or the achievement of landscape planning policies and strategies.¹

Visual – the effect on the receptors is recorded including:

- Places where the receptors will be affected
- Nature of the views
- Importance of the visual amenity
- Value attached to the views by users

The **Value** and **Susceptibility** is recorded and combined in a matrix to give the **Sensitivity**.

3.4 STEP 3: Assess the Effects

Recording the landscape and visual effects identifies *what* will be affected by development. Step THREE determines the *extent* of those effects. This depends mainly upon the **sensitivity** of the landscape and how susceptible it is to changes brought about by development. A consideration of the size or scale of the development is undertaken and recorded as the **magnitude** of the effects noted as large, medium, small or negligible. This is done in a systematic way for both landscape and visual effects for each site.

3.5 STEP 4: Determine the Significance / Notability

The FOURTH step in the assessment is to combine the results for sensitivity and magnitude of the effects of development on both the landscape and the visual amenity. This, combined with professional judgement determines how notable the impact of the effects would be and whether this is adverse or positive.

3.6 STEP 5 Recommendations and Mitigation

Recommendations are then made on the best way to mitigate against any adverse impacts and more detailed mitigation proposals are proposed.

These may include:

- Identifying any areas of the site where the landscape and visual impacts are considered to be large and adverse, and development would be very detrimental on landscape and visual grounds.
- Identifying zones where different scales or styles of development may take place.
- Identifying where new screening planting might be best located to reduce any visual impact.
- Identifying potential enhancements to existing green infrastructure by introducing new natural features such as hedges, native trees and sustainable drainage features.

¹ GLVIA Third Edition para 5.4

- Understanding the scale and grain of existing development and how new development may affect this, particularly where this relates to prominent hillsides within the borough, and then making recommendations about building layout.
- Considering how new development would relate to the existing public footpath network and identifying how links could be made to this.
- Identifying important views and landmarks and considering how these can be retained to protect the sense of place.

4 Planning Context

The specific policies applicable to the Site in relation to landscape and visual matters are detailed below. This section includes a review of planning policies relevant to landscape and visual issues at a national, regional and local level.

4.1 National Planning Policy Framework

National policy is set out in the latest version of the National Planning Policy Framework (NPPF) published in 2021, this supersedes previous policy documents and a range of policy guidance. The NPPF sets out the Government's planning policies for England, with particular emphasis on a '*presumption in favour of sustainable development*'.

Paragraph 8 states that "*The planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive (so that opportunities can be taken to secure net gains across each of the different objectives)*'

- ***an economic objective*** – *to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- ***a social objective*** – *to support strong, vibrant and healthy communities, ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe spaces, with accessible services and open spaces that reflect current and future needs and support communities health, social and cultural well-being; and*
- ***an environmental objective*** – *to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

Paragraphs 15 and 16 state that the planning system should be genuinely plan-led: '*Succinct and up-to-date plans should provide a positive vision for the future of each area : a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings*'.

Paragraph 79 sets out how sustainable development should be promoted in rural areas, *'housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services....'*

Section 12 considers achieving well designed places, and paragraph 126 states *'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.'*

Paragraph 130 includes policies which are relevant to this development:

Planning policies and decisions should ensure that developments:

a) 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;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) 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)

In section 14, Meeting the challenge of climate change flooding and coastal change, paragraph 157 states that new development should *'take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.'*

Section 15, Conserving and enhancing the natural environment, includes the following paragraphs that are relevant to this study:

Paragraph 174. Planning policies and decisions should contribute and enhance the natural and local environment by :

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Paragraph 180 states:

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Section 16 Conserving and enhancing the historic environment says in paragraph 190 that local authorities should take account of:

b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

c) the desirability of new development making a positive contribution to local character and distinctiveness.

4.2 Local Planning Policy

4.2.1 Local Plan

The Site falls within the Borough of Rossendale for all planning issues. Planning policies relevant to the development of the Site at Gib Hill Stables and this assessment are set out in the Adopted Core Strategy and these are detailed below:

Strategic Policy SD2: Urban Boundary and Green Belt states that: *' All new development in the Borough will take place within the Urban Boundaries, defined on the Policies Map, except where development specifically needs to be located within a countryside location and the development enhances the rural area'.*

Under the Strategic Policy ENV1: High quality Development in the Borough: development will be expected to take account of the character and appearance of the local area including:

- *Siting, layout, massing, scale, design, materials, lighting, building to plot ratio and landscaping;*
- *Safeguarding and enhancing the built and historic environment;*
- *Being sympathetic to surrounding land uses and occupiers, and avoiding demonstrable harm to the amenities of the local area;*
- *The scheme will not have an unacceptable adverse impact on neighbouring development by virtue of it being over-bearing or oppressive, overlooking, or resulting in an unacceptable loss of light;- nor should it be adversely affected by neighbouring uses and vice versa;*
- *Providing landscaping as an integral part of the development, protecting existing landscape features and natural assets, habitat creation, providing open space, appropriate boundary treatments and enhancing the public realm;*

- *There is no adverse impact to the natural environment, biodiversity and green infrastructure unless suitable mitigation measures are proposed and the Council will seek biodiversity net gain consistent with the current national policy;*
- *Designs that will be adaptable to climate change, incorporate energy efficiency principles and adopting principles of sustainable construction including Sustainable Drainage Systems (SuDS);*

Policy ENV3 Landscape Character and Quality outlines the importance of retaining the borough's distinctive landscape character: *'The distinctive landscape character of Rossendale, including large scale sweeping moorlands, pastures enclosed by dry stone walls, and stonebuilt settlements contained in narrow valleys, will be protected and enhanced. The Council will expect development proposals to conserve and, where possible, enhance the natural and built environment, its immediate and wider environment, and take opportunities for improving the distinctive qualities of the area and the way it functions.'*

The policy goes on to state that:

'Development proposals which are in scale and keeping with the landscape character, and which are appropriate to its surroundings in terms of siting, design, density, materials, and external appearance and landscaping will be supported.'

The following sub clauses are particularly relevant to this development:

- *Respond positively to the visual inter-relationship between the settlements and the surrounding hillsides and follow the contours of the site;*
- *Not have an unacceptable impact on skylines and roofscapes;*
- *Retain existing watercourses, trees and green infrastructure features that make a positive contribution to the character of the area;*
- *Incorporate native screen planting as a buffer to soften the edge of the building line in valley side locations;*
- *Take into account views into and from the site and surrounding area, retaining and, where possible, enhancing key views; and*
- *Retain and restore dry stone walls, vaccary stone flag walls and other boundary treatments which are particularly characteristic of Rossendale. And lastly:*

'Development proposals should incorporate a high quality of landscape design, implementation and management as an integral part of the new development. Landscaping schemes should provide an appropriate landscape setting for the development and respect the character and distinctiveness of the local landscape.'

Policy ENV4 Biodiversity, Geodiversity and Ecological Networks states that:

'the design and layout of new development should retain and enhance existing features of biodiversity or geodiversity value within and immediately adjacent to the site. Ecological networks should be conserved, enhanced and expanded. Development proposals will be expected to demonstrate how ecological networks are incorporated within the scheme.' And

'Where appropriate, development should incorporate habitat features of value to wildlife, especially priority species, within the development (including within building design).'

Policy ENV5: Green Infrastructure networks sets out that:

'Development proposals will be expected to support the protection, management, enhancement and connection of the green infrastructure network, as identified on the Policies Map. Proposals which enhance the integrity and connectivity of the green infrastructure network will be supported.'

In particular these proposals would *'...integrate(s) new or enhanced green infrastructure where appropriate, such as natural greenspace and trees;'*

Policy ENV10: Trees and Hedgerows states that:

'Development proposals must seek to avoid the loss of, and minimise the risk of harm to, existing trees, woodland, and/or hedgerows of visual or nature conservation value.' And

- *'make a positive contribution to Green Infrastructure where it is within or adjacent to identified Green Infrastructure networks;*
- *make a positive contribution to biodiversity;*

It concludes: *'To ensure that the benefits of the proposed development outweigh the harm resulting from the loss of trees, woodlands or hedgerows, compensatory planting using native species must take place at a ratio of at least 2:1. Where this ratio cannot be achieved this must be fully justified with the compensatory measures proposed clearly justified.'*

4.3 Rossendale Borough Environmental Network Study Report

This report by TEP aims to identify the key components of the Borough's environmental network and advise on policy for its protection and enhancement. Key policy aims which TEP recommend are adopted by Rossendale, and are relevant to the development at Gib Hill Stables Goodshaw Lane are:

That development which enhances the valley network would be enabled by new policy², while that which harms the valley network would be resisted³ and all new development in or near the valley network should seek to retain (or replace where loss is unavoidable) GI elements through an appropriate environmental assessment and design process.⁴

They go on to state that *'Rossendale's Green Infrastructure will be widely recognised as one of the boroughs key strengths and will attract and support sustainable development and regeneration whilst delivering wider social, economic environmental health and climate change adaption and mitigation benefits.'*

They state in 7.81 of their report that *'local plan policies should ensure that all new development in the rural network should contribute to the objectives of the Borough-wide rural network and result in a net gain in GI.'*

The policies that re of particular relevance to this development are:

- *Enhancing the corridors between core areas, specifically improving environmental management of land in the corridors;*
- *Managing land to increase biodiversity, retain water, reduce run-off, mitigate climate change and improve water infiltration.*

5 Description of Proposals

Initial visual assessment of the site determined that key views into the Site would be from the south and east as well as from Goodshaw Lane, and the design has considered ways in which views into the Site from these directions could be minimised.

The proposals are for a new single storey three bedroomed dwelling with access from Goodshaw Lane, on the site of the former Gib Hill Stables. These are illustrated on figure 2. The stables have been unused for some time and the buildings sited prominently in the south-eastern corner of the site, are dilapidated and an eyesore. Along the frontage to Goodshaw Lane, ramshackle sheds located in the northwest corner of the site were recently demolished.

The proposals present a low stone building, incorporating kitchen and living spaces and a garage, which would be traditional in appearance to the most visible west facing Goodshaw Lane aspect, behind this a more contemporary structure would utilise the south facing slope of the site, siting the bedroom 'spine' so it is tucked into the slope and partially concealed by a green roof which wraps over the top of the building. The living spaces open out onto a south facing courtyard which is kept low exploiting a dip in the ground level, so views of this more domestic space would be minimal from the south and east. Appropriate native screening, using birch trees, along the slightly higher southern boundary and eastern boundary would keep any visual impact to a minimum and reinforce the local green infrastructure.

² Para 7.89 Rossendale Borough Environmental Network Study

³ Para 7.90 Rossendale Borough Environmental Network Study

⁴ Para 7.91 Rossendale Borough Environmental Network Study

The existing drystone walls would be retained and repaired where necessary, retaining the typical enclosure pattern characteristic of the in-by land on the edge of settlements locally. Along the western boundary to Goodshaw Lane, the drystone wall would be reinstated and new tree planting using native bird cherry would be introduced along the frontage of the new development. This would be underplanted with a mix of native bulbs, including bluebell and wild garlic, early flowering snowdrop, celandine and shade tolerant and evergreen native wood sedge.

The existing screen of birch and beech trees along the northern boundary would be retained to screen views from the north, although the eastern spine of the development would be tucked into the ground, and the visibility of this section would be minimal.

A large part of the new grounds to the dwelling would be reinstated as meadow grassland. The area to the north and east of the development would be sown with a mix incorporating typical local meadow flora and this would be managed as meadow grassland to enhance biodiversity and provide appropriate plants for pollinators. Differential mowing – where paths are cut through meadow grassland in summer – would be used to give easy access. The upper meadow area, immediately north of the proposed development would be planted with heritage apple trees and other fruit to create a small orchard, providing for pollinators and birds. Native daffodils would be planted beneath the apples to give interest and colour in early Spring.

New beehives would be established in a sheltered area between two new low walls and climbing plants like ivy and honeysuckle would help to provide a long season of nectar. The edges of this meadow area, where it meets the existing tree screen, and the edge of the proposed native shrub planting to the eastern and part of the southern boundaries, would be sown with a hedgerow mix of flora, to give visual interest particularly in Spring and enhancing the biodiversity.

The skylights for the partly buried bedroom wing are visible at this upper level, and a new herb garden area using drought tolerant sun loving herbs such as sage and thyme varieties would be developed in shallow planters between the skylights, these along wild marjoram are excellent food plants for pollinators.

Immediately south of the single storey spine incorporating the bedroom wing and conservatory, would be a more formal area of lawn associated with a small terrace area which the bedrooms would open on to. The planting immediately south of the lawn would be more ornamental in character, although would incorporate native trees, primarily birch, but with oak to give long term structure. This area would be tucked away below the southern boundary and would not be visible in the wider landscape. Ornamental planting would be proposed within the enclosed courtyard space near the entrance, which would have limited visibility from Goodshaw Lane.

Gritstone setts are proposed for the drive area immediately off Goodshaw Lane, which would complement the reinstated and new stone walls, and the stone of the proposed building. This would be used in conjunction with sandstone flags immediately adjacent to the new stone building incorporating the kitchen and living spaces. A more contemporary porcelain tile would be used within the inner courtyard and to the rear, north facing part of the building where its non-slip character would be a more practical paving solution.

The new building and landscape proposals will replace a dilapidated and un-used stable block which is an eyesore widely visible from the south and east and currently offers little biodiversity. The new landscape proposals will introduce new native tree and shrub planting enhancing wildlife corridors, and a rich

resource for pollinators such as bees, hoverflies and moths. The new proposals would be appropriate in this Settled Valley setting and will greatly improve the view of the site from Goodshaw Lane, and the reinstatement of the lane side boundary walls would contribute to enhancing the local character.

6 Landscape Baseline

This section considers the landscape character of the area and the landscape context of the area within which the Site exists

6.1 Landscape Designations

There are no statutory designations covering the Site.

6.2 Listed Buildings

There are seven listed buildings within 1000m of the Site. These are:

- Goodshaw Chapel Grade II* 290 m to the north
- Church of St Mary and all Saints Grade II 160 m to the northwest
- Friends Meeting House Grade II* 750 m to the southwest
- Former Rakefoot Methodist Church Grade II 840 m to the southwest
- Rakefoot Methodist Church Grade II 840m to the southwest
- Church of St John the Evangelist Grade II* 940 m to the southwest
- Gravestone in grounds of Orchard Cottage 690 m to the south
- Crawshawbooth War Memorial 930 m to the south

The Site is not visible from any of these buildings, and their setting would not be affected adversely by the proposed development. The church of St Mary and All Saints is 160 m north of the site, however no new development would be visible from the church.

6.3 Conservation Areas

There are two Conservation within 1000 m of the Site:

- Goodshaw Fold Conservation Area lies 740 m west of the Site
- Love Clough Fold lies 1350 m northwest of the Site

A further Conservation Area is proposed to include the centre of Crawshawbooth which would be around 420 m south of the Site. Neither of the of the existing conservation areas, nor the proposed Crawshawbooth conservation area would be affected by the proposals would be affected by the proposals.

6.4 Ecological designations

There are two Biological Heritage Sites (BHS) within 1000 m of the Site. These are:

- Goodshaw Chapel Grounds 290 m to the north
- Woodland west of Limy Water 940 m to the south

None of the woodland areas are designated as ancient woodland. Neither of the BHS areas would be affected by the proposals.

6.5 Landscape Character Areas and Types

6.5.1 National Character

Natural England has divided England into 159 distinct landscape character areas, and each has a profile which describes the natural and cultural elements which have shaped the landscape. The Site lies within National Character Area (NCA) 36 Southern Pennines. The wider landscape is very typical of the NCA, and key characteristics of this NCA which are evident at Goodshaw Lane are:

- Buildings made of local stone, bring a high degree of homogeneity to local settlements.
- Large-scale open sweeping landscapes with high flat-topped hills providing extensive views cut into by narrow valleys with wooded sides.
- Upland pastures and hay meadows enclosed by drystone walls on the hillsides, and narrow valleys with dense gritstone settlements with steep often densely wooded slopes, providing strong contrast with open moorlands.

6.5.2 Local Character

A Landscape Strategy for Lancashire (LCTs) considers twenty-five different landscape character types within Lancashire, some of which are subdivided into different landscape character areas, eight of these LCTs lie in Rossendale, and the Site at Gib Hill Goodshaw Lane lies within the Settled Valleys LCT and the Enclosed Upland Landscape lies immediately east of the site.

6.5.2.1 The Settled Valleys landscape type is scarcely found outside Rossendale in Lancashire but does extend over the border into Yorkshire. This LCT epitomises Rossendale: narrow steep sided valleys with a ribbon of dense settlement along the valley bottom characterised by grit stone terraces and textile mills with distinctive chimneys. A Landscape Strategy for Lancashire does not subdivide this LCT into smaller Landscape Character Areas (LCAs) and the LCA Irwell, 8a covers the same area as the LCT. However, in my study for Rossendale, Lives and Landscapes Appraisal⁵ I divide the LCT into two, 8a Irwell and 8b Irwell Valley south. This site falls within the Irwell 8a LCA.

Settled Valley LCT encompasses the upper part of the Limy Valley, Crawshawbooth and northwards and extends southwards to Rawtenstall. In the upper valley the landform is shallower and the valley sides consequently less extensive. The key features of the Settled Valleys Landscape which are relevant to this Site are:

- Some stratification of land use from valley bottom to the moorland or enclosed upland fringe;
- Dense ribbon development of the valley floor with mills and gritstone terraces and Victorian churches, chapels and schools;
- Broad leaved woodland on steep north and east facing slopes and along narrow valley side cloughs;
- Adjacent farmland is often underused with attendant derelict structures;

⁵ Lives and Landscapes Assessment volume 1 Appraisal for Rossendale Borough Council

- Original medieval settlement would have focused on the 'Booths' or farmsteads within the forest and these subsequently developed as small hamlets;
- The corridor of the Limy Water, a tributary of the Irwell provides an important green link along the valley.

The Landscape Strategy goes on to describe some of the positive and negative forces for change that the Settled Valley landscape type faces and goes on to make recommendations to manage these.

Those pressures which may be associated with the development include:

- Pressure for expansion of urban areas onto steep highly visible valley sides;

Strategies to manage these pressures include:

- Conserving the distinctive character of valley settlements by encouraging the use of local building materials;
- Restoring walls, respecting local differences in style and construction and those adjacent to settlements, roads or footpaths should be considered a priority for action;
- Woodland restoration should include a combination of new planting and natural regeneration.

6.5.2.2 The Enclosed Upland LCT is only found in one area, largely within Rossendale but including the southernmost fringes of Burnley BC and Hyndburn BC and originates from the historic settlement of these upland areas, and their exploitation for small scale mining and quarrying, as well as marginal agriculture.

The Enclosed Upland LCT lies 200 m east of the Site. Characteristics of this LCT which are relevant to this Site are:

- A somewhat derelict landscape with rush infested pasture and tumbled stone walls;
- Openness, but not remoteness;
- Absence of trees;
- Scattered upland dwellings;
- Dense network of footpaths.

6.6 Review of existing landscape character assessments

Landscape character assessments may differ from the actual landscape on site, as such studies can only achieve a certain level of detail, and landscapes change and evolve over time, so it is good practice in an LVA to review any landscape character assessments used and identify any significant differences or relevant similarities.

6.6.1 Review of National Character Profiles

The Site lies within the western side of the Southern Pennines NCA, and most of the key characteristics of this NCA are very visible within the local landscape. It is considered that the NCA gives an appropriate description of this upland area.

6.6.2 Review of Local Landscape Character Profiles

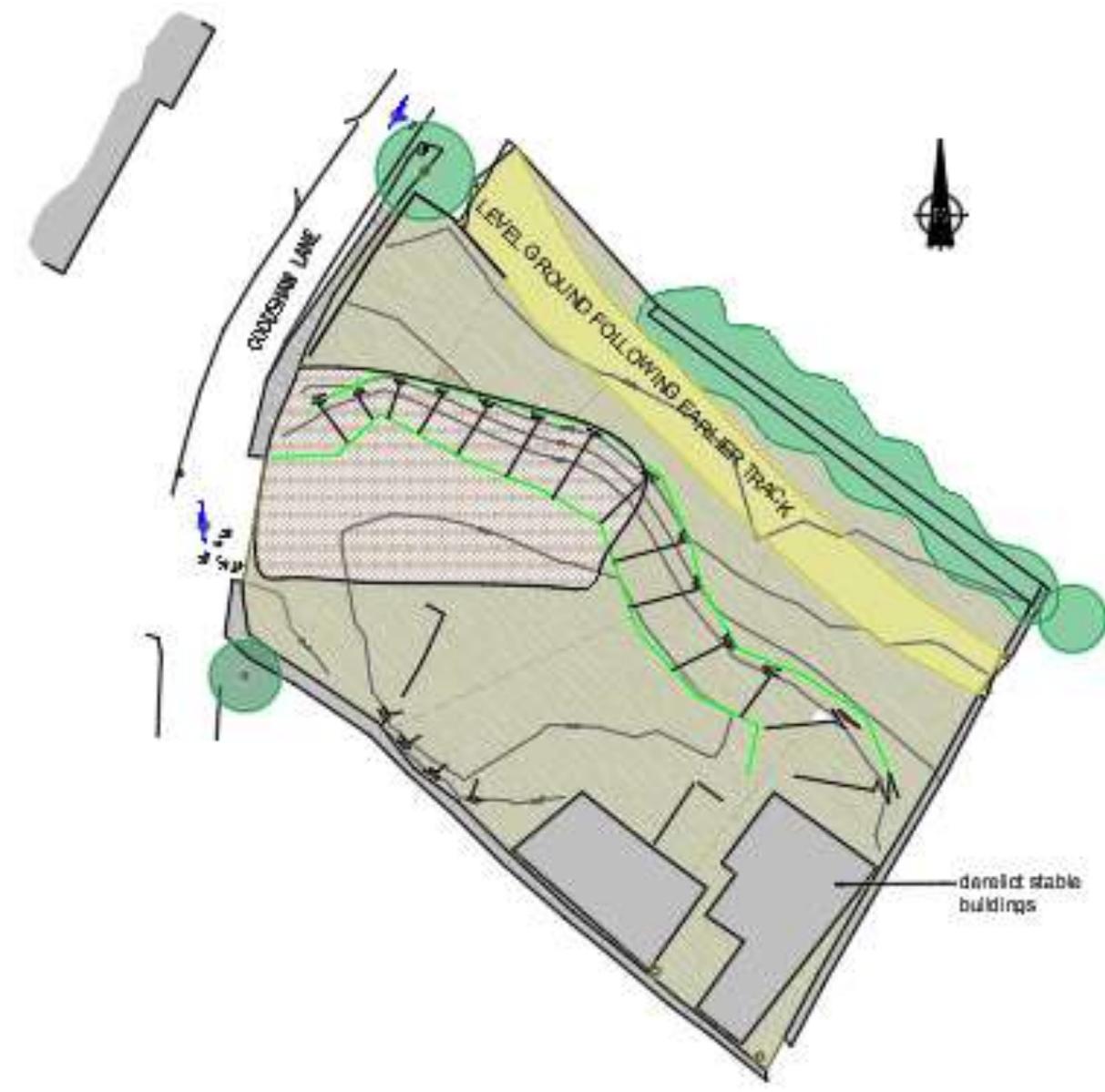
The Lancashire Landscape Strategy dates from 2000 and the local landscape has evolved and developed since it was written. The key elements where change is most recognisable in this period is the gradual increase in residential development within the area around Crawshawbooth, and the disappearance of industrial sites and quarry's as they are reclaimed by nature or by more formal restoration.

The many of the key characteristics of the Settled Valley LCT are present in the area around Goodshaw Lane, particularly the distinctive settlement patterns. The strong communication patterns with rail and road filling the valley bottom were never a feature of this upper part of the valley, nor the large civic buildings which tend to be in the larger towns of Rawtenstall, Bacup and Haslingden further south. Factories still dominate part of the valley floor here but have never entirely displaced nature.

It is considered that the Lancashire Landscape Strategy is still relevant to this appraisal as a description of the landscape character and the local forces for change, though it is recognised that more recent forces for change such as the impacts of climate change are not discussed.



View southwards from footpath 40 above the site showing typical Settled Valley landscape. The arrow indicates the Site's location which would be behind the existing trees



LEGEND

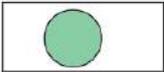
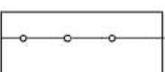
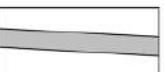
	Existing trees		Unmanaged grass
	Cleared ground with ruderal growth		Sloping ground
	Bare earth		Post and wire fence
	Remains of former drystone wall		Drystone wall, intact and partially intact

Figure 3 Existing Features Plan

6.7 Site Description and Context

Development is proposed on the site of the former Gib Hill Farm Stables, the key elements are illustrated on the Existing Features Plan. The Site is approximately 550 m from the centre of Crawshawbooth, with vehicular access from Goodshaw Lane and lies on the east side of Goodshaw Lane. The Site slopes unevenly to the south rising slightly to the southern boundary, the land then continues to fall away to the south beyond the southern boundary. Historically this land was classified as ancient enclosure and during the 19th C, there was a small sandstone quarry here which accounts for the uneven topography. A steeper slope runs approximately east west across the Site which probably defines the extent of the quarry although there is now no recognisable evidence of a quarry face. Small quarries such as this were very common in the immediate locality providing stone for the rapidly expanding local communities in the early part of the industrial revolution.

Gib Hill Stables occupied the Site until recently, and the dilapidated remains of some buildings are still apparent in the lower southeast corner of the site. A series of ramshackle timber sheds were located in the northwestern part of the site, fronting onto Goodshaw Lane, these were demolished in 2021. Immediately west of the existing buildings the land levels off before rising to a short steep bank along the southern boundary, this creates a shallow secluded hollow on the southern side of the site.

The east and south boundaries of the site are bounded by drystone walls in variable states of repair, parts are substantially intact while short sections are badly damaged or missing. The remains of a dry stone wall continue along part of the frontage to Goodshaw Lane.

There are a two mature sycamore trees on the boundary to Goodshaw Lane, and groups of seedling trees, ash and sycamore have established in the remains of the stone wall along the frontage. A belt of young mature beech and birch trees extends along part of the northern boundary, which forms a partial screen from the north.

There are long views eastwards from most of the site, and views southwards from the upper part of the site, the slight bank along the southern boundary limits views southwards in the lowest part of the site. Views northwards up Goodshaw Lane are constrained by rising ground and existing trees, Hawthorn Farm and Hawthorn Farm Cottage are visible between the trees 70 m to the north.



Photo looking due east along northern boundary of site towards Liver Hill



Photo looking due south from lowest part of the site showing how ground rises slightly long southern boundary to contain the site



Photo looking due north towards Hawthorn Farm from lowest part of site, the steep bank running east west across the site is visible in the foreground



Photo looking west across Goodshaw Lane towards adjacent properties numbers 120 – 124 Goodshaw Lane

A terrace of cottages was located immediately due north of the Site also on the east side of Goodshaw Lane⁶, these appeared to have been demolished sometime in the late 1990s. The retaining wall running along what would have been the rear of the cottage yards is still evident.

To the west there are views directly to Goodshaw Lane towards residential properties: Heathercombe, and 120 – 124 Goodshaw Lane, 20 – 50 m away.

⁶ OS map 1956 National Library for Scotland archives

7 Visual Baseline

7.1 Zone of visual influence

Initial visual assessment of the site determined that key views into the Site would be from the south and east and from Goodshaw Lane, immediately to the west, while longer views from the north and west would be limited.

An area 1000m in diameter has been considered for the visual assessment, it is not considered that there are any views from publicly accessible space.

7.2 Public access in the vicinity of the Site

There are no public footpaths crossing the Site and the only public access immediately adjacent to the Site follows Goodshaw Lane. Footpath 375 runs through Hawthorn Farm 70 m north of the site, footpath 40 runs from Folly Clough Lane 130 m east of the Site and footpath 341 runs 150 m due south of the Site. Footpath 336 runs east west between Goodshaw Lane and Crawshawbooth, finishing immediately opposite the Site. There are a number of paths further afield primarily to the south of the Site which would have views into the Site.

8 Assessment of Landscape Effects

8.1 Landscape Effects

The landscape effects are the effects on the landscape as a resource. Having obtained the baseline information, and an understanding of the landscape receptors, the landscape effects are described and predicted by identifying how the proposed development will interact with the landscape receptors, and where appropriate whether this might be positive or negative. For example:

- How will noise levels and the sense of tranquillity be affected?
- Are there opportunities to remove eyesores?
- Will the Landscape Character be affected?
- How will the local green infrastructure be affected?
- What is the density of development and building types locally?
- What are the patterns of land use, including historic uses?

The description of the landscape effects also considers:

- **Indirect effects:** e.g. infrastructure, access roads;
- **Secondary effects:** e.g. where management changes and vegetation cover or hydrology might change;
- **Short term effects,** relating to construction phase, and
- **Positive effects,** e.g. opportunity to improve biodiversity

8.2 Construction Phase

It is considered that the construction phase for the project would be short and assessment of this phase is considered unnecessary.

8.3 Landscape Value

This is the relative value given to different landscapes by society. Landscapes may be designated at an international, national, local or community level. This study is concerned with landscapes of regional, community, and local importance.

The aspects of the landscape that might be affected by the proposed development are identified from the existing character assessments at all levels. The characteristics, sensitivities, and guidelines in the character assessments are taken account of as indicators of the aspects of the landscape important to character and evaluated. Where landscape effects can be mitigated against, these are described.

Local – Locally or regionally designated landscapes (e.g. Area of High Landscape Value, Regional Scenic Areas, National Trust properties, Sites of Biological Interest, Conservation Areas); and also areas which local evidence indicates as being more valued than the surrounding area.

Community – ‘everyday’ landscape which is appreciated by the local community but has little or no wider recognition of its value.

Limited – despoiled or degraded landscape with little or no evidence of being valued by the community, or areas with very limited public access and no features of significance.

For local and community landscapes, there will need to be a greater emphasis on the consideration of Landscape Character Types and to what extent the area being considered conforms to that type. Individual landscape features, e.g. particularly good quality stone walls or hedges, can be considered in their own right, but also in the way they contribute to the wider pattern of the landscape.

Field work observations are carried out and retained for future reference.

8.4 Landscape Receptors

The baseline information has identified the landscape receptors which include:

- Landscape Character Areas, national, regional, and local
- Listed buildings
- Existing site features: drystone walls, existing shelter belt
- Sense of openness

The receptors susceptibility is judged by its’ ability to accommodate the proposed development without undue consequences for the maintenance of the baseline circumstances.

SENSITIVITY	SUSCEPTIBILITY		
	High	Medium	Low
National/International	High	High-Moderate	Moderate
Local/District	High-Moderate	Moderate	Moderate-Low
Community	Moderate	Moderate-Low	Low
Limited	Low	Low-Negligible	Negligible

The table above illustrates how value is assessed and then combined with the receptors' level of susceptibility to give an indication of sensitivity.

8.5 Magnitude of Landscape Effects

For the purposes of this study the magnitude of the landscape effects will relate to the size, or scale of the development, the geographical extent is at the level of the immediate setting of the Site. It is assumed that this proposed residential development will be permanent and irreversible.

LANDSCAPE EFFECT		MAGNITUDE			
		Negligible	Small	Medium	Large
SENSITIVITY OF RECEPTOR	Negligible	Negligible impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low-negligible	Negligible – slight impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low	Negligible – slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Moderate Low	Slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Moderate	Slight impact	Slight - moderate impact	Moderate impact	Moderate substantial impact
	High Moderate	Slight impact	Slight - moderate impact	Moderate impact	Moderate substantial impact
High	Slight – Moderate impact	Moderate impact	Moderate substantial impact	Substantial impact	

The table above shows how the sensitivity of the receptor is combined with the magnitude to give the overall impact.

8.6 Description of Landscape Effects on Receptors

8.6.1 Wider Landscape Character Area

The landscape in the immediate vicinity of the former Gib Hill Stables has many features typical of The National Character Area Southern Pennines, NCA 36, there are long views out to the surrounding flat topped hills to the east and south east, with typical clough woodland in the middle distance, while settlement is concentrated along the valley communities, with scattered farmsteads lying more remotely. The proposals re-use a former stable site on the edge of the existing settlement, and there is a precedent

for settlement on the east side of Goodshaw Lane, with existing properties at 121 Goodshaw Lane and an earlier terrace immediately north of the site. Existing features of value, the belt of trees and stone walls would be retained and enhanced. There would be no impact on the NCA resulting from these proposals.

8.6.2 Local Landscape Character

8.6.2.1 Settled Valleys LCT

Lancashire Landscape Strategy for Lancashire states that the Settled Valley LCT is one of the most distinctive character types in Lancashire,⁷ and is almost exclusively found in Rossendale, it is consequently of **Local / District** value.

This landscape character type is characterised by a linear pattern of terraced urban settlement and outside those areas classified as urban, most development in Rossendale has taken place within the Settled Valleys LCT. However, there is pressure for expansion of urban areas⁸ with potential for loss of identity for the valley communities. The proposed development at the former Gib Hill Stables although immediately outside the urban boundary, (which runs along Goodshaw Lane with the urban area lying to the west) utilises land which was previously stabling and agricultural buildings but has been derelict for some time. The proposed single dwelling while changing the land use from agricultural to domestic would not increase the sense of suburbanisation along Goodshaw Lane, replacing series of ramshackle sheds with a new, modest single storey building incorporating the garage and kitchen and living room which would reflect the local vernacular style. The adjoining contemporary bedroom accommodation would be located to the east of this and would be partly built into the hillside, with new landscaping wrapping over the top of it, so it would not be visible from Goodshaw Lane nor from the north and east. Views of the bedroom accommodation from the south would be limited by the slight rise in the land along the southern boundary, and new tree planting along this boundary would screen this further.

The susceptibility of this LCT to change as a result of this proposal is **Low** and this combines with the value to give **Low-Moderate** sensitivity.

The magnitude of the effect takes account of the extent, scale and duration of the development. The geographic extent of the proposals is small and would have a limited footprint on previously developed land, and the scale is domestic, the development would be permanent. The unobtrusive design that means that much of the development would be hidden from view, would give a magnitude of effect of **Small**. It is considered that there would be beneficial outcomes of the proposals:

- the repair and rebuilding of partially dilapidated drystone boundary walls, retaining the pattern of enclosure to the east of Goodshaw Lane;
- introduction of new areas of meadow grassland and additional native tree and shrub planting and pollinator species which would enhance biodiversity;
- The removal of the derelict stable buildings that were an eyesore. These would have a positive, impact on the Settled Valley LCT and it is considered that combining the magnitude with the sensitivity would give an overall impact of Slight Beneficial.

⁷ A landscape Strategy for Lancashire Landscape Character Assessment /Settled Valleys

⁸ A landscape Strategy for Lancashire Landscape Strategy/Settled Valleys

8.6.2.2 Enclosed Uplands

The Enclosed Upland Landscape Type is of regional importance within the Lancashire Landscape Strategy. It is a unique landscape type occurring nowhere else, with a strong historic rationale based on the diverse land-uses arising from the geology, climate and location. It is considered to be of **Local / District** value.

The susceptibility of this landscape character type is considered to be **Low** as the proposals would have a very limited impact on the landscape character. The sensitivity to change is judged to be **Low - Moderate**.

The magnitude of the effect is assessed by considering the scale, extent and permanency of the development. The Enclosed Landscape LCT relates to areas east of the Site, which will not be physically affected by the proposals. Since the proposals are directly adjacent to the urban boundary, there would be no perceptible additional impacts on the Enclosed Uplands Landscape. It is considered that the magnitude of the effect would be **Negligible** and the overall impact **Slight Beneficial** as the improvements to the biodiversity on the site and enhancement of field boundaries would be positive effects.

8.6.2.3 Listed buildings

St Mary's and All Saints church lies 160 m north of the site and is the closest listed building, the proposals would not be visible from the church and it is not considered that the setting of the church would be affected by the proposals.

8.6.2.4 Existing Features: Shelter belt trees on the site

A line of birch with a few beech lie along part of the northern edge of the site extending about 45 m, these are young mature trees and in good condition. As deciduous trees they provide a good screen to the Site during the summer, and a partial screen in winter. Small groups of trees associated with settlement are typical features of the Settled Valley landscape and provide some connectivity for wildlife between the edge of the urban area of Crawshawbooth and the wider countryside. The trees would not be affected by the development proposals apart from the proposed establishment of a native hedge mix along the southern edge of the belt. The value of the trees is **Limited - Community** as they are a very small-scale feature, though very locally offer some screening, their susceptibility is considered to be **Low** as they would be unaffected by the proposals, and proper tree protection measures would be incorporated into the plans to ensure they are not damaged during the construction process. Combining the value and the susceptibility would give a sensitivity of **Negligible-Low**. The magnitude of the effect would be **Small** due to the limited extent and scale of the proposals. The overall impact is judged to be **Negligible - Slight Beneficial**, due to the introduction of a new hedge wild flower mix to the southern edge.

8.6.2.5 Existing features: Drystone walls

The site is bounded on two sides, the southern and eastern boundaries by drystone walls that are in a mixed state of repair, the eastern wall is largely intact and incorporates a gateway with typical gritstone gate posts, the southern most section of this is damaged. The southern boundary is damaged to a greater extent with several sections requiring repair. The wall along the western boundary fronting Goodshaw Lane, is almost entirely dilapidated, with only a tiny section at the southwestern corner of the Site remaining intact, elsewhere the lowest two or three courses of stone survive. The value of the walls is considered to be **Community**, although they are damaged, they reflect the historic field patterns along Goodshaw Lane and are important features of the Settled Valley Landscape. The walls would be repaired along the southern and eastern boundaries and re-built along the frontage with Goodshaw Lane, reinstating an important characteristic of this section of lane. The susceptibility of the walls to the

proposed scheme is judged to be **High** as they would be repaired and reinstated. This would give a sensitivity of **Moderate**. The magnitude of the effect in the wider landscape would be small but at a very local scale it would be **Medium**. The overall impact is judged to be **Moderate Beneficial**, as the proposals including the repair of the walls would enhance the Settled Valley landscape.

8.6.2.6 Sense of openness

The sense of openness is experienced by people, visitors and members of the local community alike, while there is some overlap with visual assessment of different views, the sense of openness is more perceptual: in a landscape context it is usually associated with the ability to see long panoramic views, and experience wide open spaces. It includes the ability to appreciate long views and specific vistas, but also the ability to connect to the wider open country and be able to appreciate the context of local areas by being able to see into open country whether compelling or not. Historically the view from Goodshaw Lane across the site was impaired by the presence of a number of sheds, these are clearly shown on Google Street View, these were demolished in 2021, and currently views are more open, see figure 4.

The sense of openness would be experienced by pedestrians, cyclists horse riders and vehicle users on Goodshaw Lane, with views opening up eastwards towards the Enclosed Uplands. The value of the sense of openness on Goodshaw Lane is considered to be **Limited – Community**, as there are other places locally where the sense of openness can be experienced. The susceptibility of the sense of openness to the proposed development at Gib Hill is judged to be **Low** as until recently the stable buildings and self-seeded saplings facing Goodshaw Lane would have created some sense of enclosure, impeding the sense of openness. Combining the value and sensitivity would give a **Negligible – Low** sensitivity. The new proposals will result a very small reduction in the sense of openness for a short distance where the proposed new dwelling and the new tree planting will block views eastwards slightly more than the original timber sheds. The proposed dwelling, while single storey would be taller than the earlier sheds. The new tree planting along the frontage and to the southern and eastern boundaries will reduce long views, although some of this planting is replacing vegetation which has been lost. The magnitude of the effect is judged to be **Negligible – Small** and this would give an overall impact of **Negligible-Slight Adverse**.



Figure 4 Google Street View looking due east from Goodshaw Lane, note: the Street View camera is at a higher vantage point than a pedestrian motorist or cyclist, which gives a different perspective.

Summary Table: Landscape Effects

RECEPTOR	SUSCEPTIBILITY	VALUE	SENSITIVITY	MAGNITUDE	OVERALL IMPACT
NCA 36 Southern Pennines					No effect
Settled Valley LCT Irwell 8a	Low	Local / District	Low - Moderate	Small	Slight Beneficial
Enclosed Uplands LCT	Low	Local / district	Low - Moderate	Negligible	Slight Beneficial
Listed Buildings					No effect
Existing features: Trees	Low	Limited - Community	Negligible - Low	Small	Negligible – Slight Beneficial
Existing features: Dry stonewalls	High	Community	Moderate	Medium	Moderate Beneficial
Sense of openness	Low	Limited - Community	Negligible - Low	Negligible - Small	Negligible – Slight Adverse

9 Assessment of Visual effects

The assessment of the visual effects considers the significance of the effect by evaluating the sensitivity of each receptor and the magnitude of the change that will be experienced by each, these are then brought together to give the significance of the impact and recording whether it is beneficial or adverse. The cross sections, elevations and perspectives prepared by the architect have been used to assist with the visual assessment process.

9.1 Visual Receptors

The following visual receptors are considered in this study:

- Users of footpaths and bridleways
- Users of Goodshaw Lane
- Residents

9.2 Susceptibility

The susceptibility of the receptors is assessed as:

- **High:** where the landscape and a particular view is an important part of a receptors' focus.
- **Medium:** where the landscape is of some interest but is not of overriding importance to the receptor.
- **Low:** where the receptors' enjoyment or use of a landscape does not depend on appreciation of views of the landscape.

9.3 Value of Views

Where views are widely recognised, because of their cultural associations for example or because there are viewing points associated with them, these are recorded and indicate that these are of particular importance. Views are described in terms of the landscape character and the elements making up the view and whether these detract or add to the view. The value may be defined as High, Medium or Low.

9.4 Sensitivity

Sensitivity is established by combining the susceptibility and value assessments as shown in the table below:

SENSITIVITY		VALUE OF VIEWS		
		Low	Medium	High
OF SUSCEPTIBILITY RECEPTORS	Low	Low	Moderate-Low	Moderate
	Medium	Moderate-Low	Moderate	High-Moderate
	High	Moderate	High-Moderate	High

9.5 Magnitude:

The nature of the effect likely to occur (magnitude) is described in the following table:

MAGNITUDE	
Where the proposals would form a dominant and unavoidable part of the scene, very significantly affecting the impression of the view	Very large
Where the proposals would form a prominent and immediately apparent element of the scene and would affect the overall impression of the view.	Large
Where proposals would form a visible and recognisable new development but where it is not intrusive within the overall view.	Moderate
Where proposals constitute only a minor component of the wider view, which could be missed by the casual observer or where awareness does not affect the overall quality of the scene	Small
Where the change is so small that any change is barely perceptible within the viewed landscape	Negligible

The sensitivity and the magnitude are combined to give an overall degree of impact as shown in the table below:

VISUAL EFFECT		MAGNITUDE				
		Negligible	Small	Moderate	Large	
SENSITIVITY OF RECEPTORS	Low	Minimal impact	Slight impact	Slight – Moderate impact	Moderate impact	Moderate impact
	Moderate	Slight impact	Slight - Moderate impact	Moderate impact	Moderate impact	Moderate-Substantial impact
	High	Slight impact	Slight - Moderate impact	Moderate impact	Moderate - Substantial impact	Substantial impact

9.6 Factors Affecting Visibility of the Site

The Site lies on land sloping southwards towards Folly Clough and faces the north side of the Folly Clough valley. The most widely seen view into the Site would be from Goodshaw Lane immediately to the west, however the dense network of footpaths surrounding the site and described in section 7.0 is well used by local people and visitors enjoying longer walks around the area.

The Site is overlooked by three properties on Goodshaw Lane to the north-west, and by Hawthorn Farm and the adjoining cottage to the north.

The existing buildings, located in the south-east corner of the Site are widely visible in the local landscape, while the new proposals would be in part be tucked down into the landscape and would be less prominent than what is there at present from many angles.

The visible elements of this proposal would be the new single storey living quarters facing Goodshaw Lane which would be traditional in style reflecting the materials and style of older properties on Goodshaw Lane, while the more contemporary single storey section would be hidden from view, concealed by the dip in the landform and the carefully placed landscaping.

Photographs taken from each viewpoint are illustrated in appendix 1, Figure 5 indicates the location of each photo.

9.7 Description of Visual Effects on Receptors

9.7.1 Users of Public Footpaths

All users of public footpaths are considered to have **High** sensitivity, and any development within areas of open countryside is generally adverse from the walker's perspective.

9.7.2 Footpaths in the vicinity of the Site

These are illustrated on Figure 4 below. Those referenced in the visual assessment are named, other footpaths in the vicinity have been assessed but have not been included in the assessment where they present a similar viewpoint from one included in the assessment, or where it is considered there would be no views into the Site.

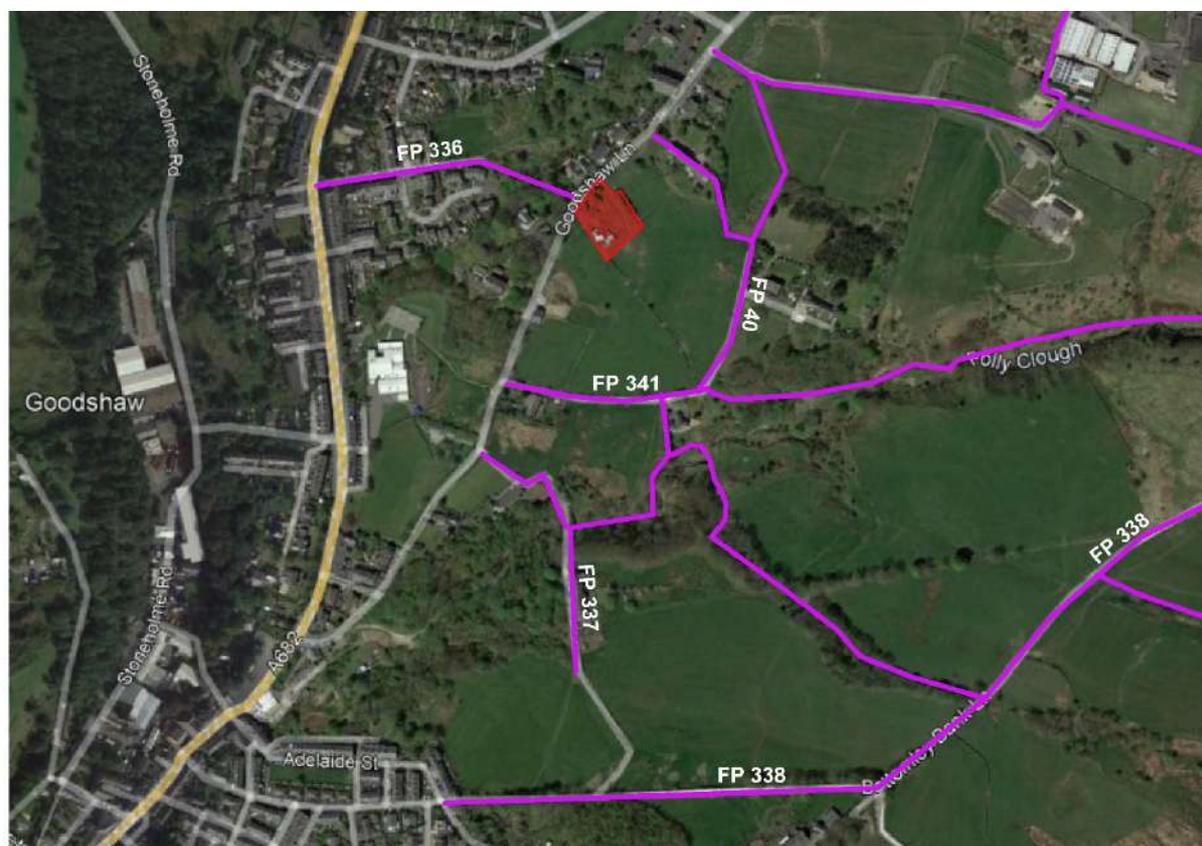


Figure 4 Footpaths in the immediate area

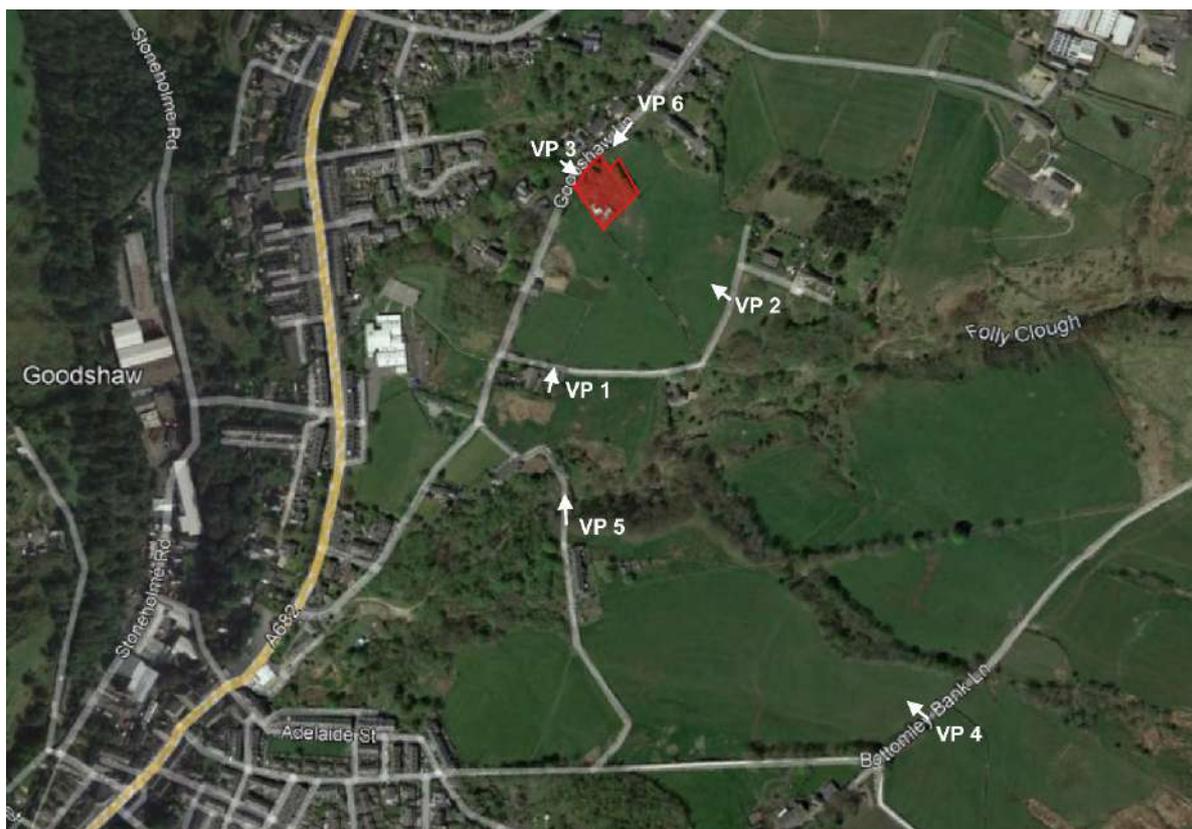


Figure 5 Viewpoint locations

9.7.1.1 Footpath 341 Folly Clough Lane

Footpath 341 linking Goodshaw Lane with the upper sections of Folly Clough runs due south of the Site. This path, along with others in the locality, is popular with dog walkers who can make a circular route returning to Crawshawbooth via Folly Bank House or Folly Terrace. See viewpoint 1.

The site is visible along the crest of the hillside due north of the footpath, by virtue of the existing dilapidated sheds which are clearly visible, though not prominent along the horizon. The value of the view here is **Low - Medium**, it is a typical view of Settled Valley landscape with no particular focus, with some minor detracting elements such as slightly run-down boundaries and the tumbled down sheds themselves. The receptors are considered to have a **High** susceptibility as enjoyment of the view is an important element of using the footpath, this would give a sensitivity of **Moderate**. The magnitude of the effect would be **Negligible** as the new development would be set well back from the southern boundary, and would not be visible from this viewpoint. The proposed tree planting along the southern boundary would be visible to a moderate extent, and this would be in context with the trees along the northern boundary which are also visible in this location. Combining the sensitivity and the magnitude would give a **Slight Beneficial** impact, since the existing stable block which is a detracting element would be removed.

9.7.1.2 Footpath 40

This path runs from Folly Clough Lane northwards towards Goodshaw Chapel, about 70 m from the eastern boundary of the site. See viewpoint 2. Views are channelled to the west and south and north by a large boundary hedge along the east side of the path. The site would be visible looking west along a stretch of path of about 100 m, with part of the boundary walls and the existing stable block being clearly visible, the residential properties and the mature trees within gardens form a backdrop, with the western

hills visible in the distance. The value of the view is **Medium**, it is a typical Settled Valley view, the characteristic flat-topped hills and the patchwork of small fields, woodland and settlement are visible in the background, the most stable block visible clearly on the eastern boundary of the site is a prominent detracting element in the view. Receptors are judged to have **High** susceptibility, and this gives a sensitivity of **High – Moderate**. The magnitude of the effect would be **Small** as the proposals would constitute a minor component of the wider view, the bedroom wing on the eastern side of the new dwelling would be tucked down into the landscape, while the upper part of the living quarters facing onto Goodshaw Lane would be visible and would be set in a context of other residential development on Goodshaw Lane. The overall impact would be **Slight - Moderate Beneficial** as the dilapidated stable block, clearly visible from the path at present would be removed and replaced by the new dwelling which would fit into the landscape more successfully and be significantly less visible.

9.7.1.3 Footpath 336

This path runs east to west from Goodshaw Lane to Crawshawbooth, walkers coming from Crawshawbooth would see the Site opposite as they arrive at Goodshaw Lane, see viewpoint 3. Formerly views eastwards would have been partially blocked by the recently demolished sheds. The value of the view is **Low** as the view into the site is to a cleared area of land, with demolition debris in the foreground and boundary trees in the middle distance. The existing stable buildings are visible but not prominent to the right. The susceptibility of the receptors is **High**, and this would give a sensitivity of **Moderate**. The entrance courtyard and the western, traditional stone part of the new dwelling would be visible from this location, along with the reinstated and new stone walls to the frontage with Goodshaw Lane and the new landscaping to the front courtyard and the western edge of the Site. The visible part of the building would be in keeping with other traditional stone buildings in the immediate locality. The magnitude of the effect would be **Large** as views here would be channelled towards the site, this would give an overall **Moderate Neutral impact**, there would be some minor adverse effects, as the scale and permanence of the new dwelling would be greater than the pre-existing timber sheds, which would have allowed some views over rooves to the hillside beyond, the new dwelling although single storey would be a taller structure and would block these long views at this point. The positive effects would be an unsightly building would be replaced with a new building in keeping with other properties in the area and the reinstatement of the drystone walls along a 30m section of Goodshaw Lane.

9.7.1.4 Footpath 338

This path follows a track, Bottomley Bank Lane, which contours round the high ground south of Folly Clough. There are long views northwards down into the clough and across towards the Site on the opposite hillside, see viewpoint 4. The existing stable buildings would be discernible here although as a very minor component in the wider scene, would be seen against the backdrop of other dwellings on Goodshaw Lane. The value of the view is **Medium** as it is a fine view across typical Settled Valley countryside, looking towards the higher moorland hills in the distance. This is a popular route for walkers and horse riders enjoying the countryside around Crawshawbooth, the susceptibility of the receptors would be **High**, and this combined with the value would give a sensitivity of **High – Moderate**. The magnitude of the effect would be **Small – Negligible**, as the new proposals would be barely discernible. The existing stable buildings are visible, however they are situated in a prominent position on the southeast edge of the site, whereas the new structures to the east would be lower in the landscape with a green roof wrapping over the top. The stone part of the proposed dwelling facing Goodshaw Lane would be just discernible but at this distance it would be difficult to distinguish between this building and those dwellings behind to the northwest. The overall impact obtained by combining the magnitude and the

sensitivity would be **Slight Beneficial** as the new proposals would be less prominent than the existing situation.

9.7.1.5 Footpath 337

Footpath 337 is a track heading southwest from Folly Clough, and gives access to properties at Folly Terrace, linking into Folly Bank Lane (FP 338). Viewpoint 5 is taken from the southside of the bridge across Folly Clough. The Site is just perceptible on the hillside opposite, the existing stables sitting prominently along the southern border. The value of the view is **Low – Medium**, the hazard fencing and damaged bridge walls are detracting elements, but the remainder of the scene is typical of Settled Valley landscape. The susceptibility of the receptors is **High**, and the sensitivity would be **Moderate**.

The magnitude of the effect would be **Negligible** as the new proposals would not be visible from this angle, the structure being set back down and further north into the site. The proposed tree planting would be visible along the southern and eastern boundaries. The overall impact would be **Slight Beneficial** as there would be a reduction in visible built form from this viewpoint.

9.7.3 Users of Goodshaw Lane

Users of Goodshaw Lane include walkers and riders and cyclists who are considered to have High susceptibility as appreciation of the view is an important part of their experience. Vehicle users and pedestrians who may be members of the local community, local residents, delivery personnel and visitors are considered to have **Medium** susceptibility, as the view has some importance, and is part of the context for the local area but is not the overriding reason for their journey.

9.7.2.1 Goodshaw Lane

Viewpoint 6 represents a view from Goodshaw Lane to the north of the site looking south across the Site and the dilapidated stables which are prominent along the southern boundary. The existing shelter belt along the northern boundary, partially screens views east to Liver Hill, views of the uplands south of Rawtenstall are visible on the horizon beyond the stables. The value of the view is **Low** as the stables are a detracting element in the scene, the susceptibility of receptors are **High** (walkers etc) and **Medium** (vehicle users) giving a susceptibility of **Moderate** and **Moderate-Low** respectively. The magnitude of the effect is considered to be **Large** as the new dwelling would be a prominent and immediately apparent part of the view, though views southwards to the hills south of Rawtenstall over the roof of the building would still be possible. The dilapidated stable block would be removed and replaced by views of the new landscaping around the property, principally the new low drystone retaining walls and the tree and shrub planting along the boundary. Combining the magnitude and the sensitivity would give an overall impact of **Moderate Neutral**, as there would be both beneficial and adverse effects, the removal of the dilapidated stables which is an eyesore would be positive while the new building and associated landscaping would restrict some views across the site to the south.

9.7.4 Residential Receptors

This assessment considers the potential landscape and visual impacts of the proposed housing development on character and users of the landscape. The users or visual receptors experience the landscape from areas that are accessible to the public. While it is recognised that Residents are also visual receptors and susceptible to visual effects, they are assessed separately. This is in line with the Guidelines for Landscape and Visual Impact Assessment, which recognises that residential amenity assessments are separate from landscape and visual impact assessments. Although for planning consideration, occupants do not have a right to a view, mitigation may be recommended to minimise the impact on local residents where appropriate.

For this study, residential properties are identified, and the magnitude of change noted for mitigation purposes, but they are not assessed.

The following properties are judged to potentially have views of the proposed development:

120, 122 and 124 Goodshaw Lane are all single storey properties, located west and northwest of the Site would have views across the Site. No 120 would have direct views across the site though intervening vegetation within the garden of 120 would filter these views, the magnitude of the effect would be **Large**.

Nos 122 and 124 would have oblique views to the southeast, and the magnitude of the effect would be **Moderate**.

No 126 Goodshaw Lane is a two-storey property which would have oblique views to the southeast of the proposals, and the magnitude of the effect here would be **Small** as the proposals would represent a minor component within the overall scene.

Heathercombe and Fourwinds lying southwest of the site would have views north-eastwards across the site, mature trees around these properties would reduce the impact to some extent which is considered to be **Large** in the case of Heathercombe and **Moderate** in the case of Fourwinds.

Hawthorn Farm and Hawthorn Farm Cottage lie due north of the site, the existing tree screen will filter views southwards, particularly in summer, the magnitude of the impact for these properties would be no more than **Moderate**.

.4 Summary Table: Visual Effects

RECEPTOR	SUSCEPTIBILITY	VALUE	SENSITIVITY	MAGNITUDE	OVERALL IMPACT
FOOTPATHS					
Footpath 341 Viewpoint 1	High	Low-Medium	Moderate	Negligible	Slight Beneficial
Footpath 40 Viewpoint 2	High	Medium	Moderate - High	Small	Slight-Moderate Beneficial
Footpath 336 Viewpoint 3	High	Low	Moderate	Large	Moderate Neutral
Footpath 338 Viewpoint 4	High	Medium	High-Moderate	Negligible - Small	Slight Beneficial
Footpath 337 Viewpoint 5	High	Low - Medium	Moderate	Negligible	Slight Beneficial
ROADS					
Goodshaw Lane Viewpoint 6, Walkers, cyclists, riders	High	Low	Moderate	Large	Moderate Neutral
Hollingworth Road Viewpoint 6, vehicle users	Medium	Low	Low - Moderate	Large	Moderate Neutral
RESIDENTS					
120 Good Shaw Lane	High			Large	

120 – 124 Goodshaw Lane	High			Moderate	
126 Goodshaw Lane	High			Small	
Heathercombe, Goodshaw Lane	High			Large	
Fourwinds Goodshaw Lane	High			Moderate	
Hawthorn Farm and Hawthorn Farm Cottage	High			Moderate	

10 Mitigation

Mitigation measures are proposed to prevent, reduce and offset adverse effects where these have been identified and these are described below. Initial iterations of this landscape assessment have allowed issues to be identified at an early stage in the design process to enable the site layout and building design to develop in a way that is sympathetic to the local landscape.

It has flagged up areas where the proposals could be enhanced from a landscape and biodiversity perspective, to reduce the landscape and visual impact and to create a scheme that could offer benefits to the surrounding landscape and community.

The following mitigation measures have been incorporated into the design to reduce the landscape and visual impact and enhance the biodiversity of the site:

- Setting the eastern part of the building into the hollow on the southern side of the site, back from the southern boundary.
- Minimising what is visible of services and ventilation from the north.
- Utilising a sedum roof to the eastern end of the building to minimise its visibility.
- New native tree planting to the south and east boundaries which would tie in with the existing trees on the site, with the addition of native shrub planting to improve connectivity for wildlife and create new habitat.
- New native tree planting to the boundary with Goodshaw Lane, to replace seedling sycamore which had established along the frontage, which would provide a more attractive frontage while offering benefits for wildlife.
- Extensive areas of new meadow grassland to the northern and eastern parts of the Site which would wrap around the eastern end of the house and abut the more formal area to the south of the bedroom wing, and shade adapted hedgerow mixes to the new shrub edges and existing tree belt to give additional biodiversity. The meadow grass areas will require no topsoil and will benefit from being established in nutrient poor subsoils reducing the need for importation of valuable topsoil. The new meadow areas will enrich the local habitat, providing nectar rich plants for pollinators.
- Introduction of native climbing plants to boundary walls and walls within the site to provide additional nectar sources.
- The use of native shade tolerant wildflowers, bulbs and grasses along the main frontage to create an attractive ground flora which would be typical of the local area.

- A new orchard area, incorporating apple trees which are recommended as suitable heritage species for growing in the cooler wetter Lancashire climate by Lancashire County Council. These would be small trees, which would not impede long views east from Goodshaw Lane, and would provide for Spring pollinators, while any windfall would benefit birds and small mammals. Underplanting with native daffodil would provide for early pollinators.

It is considered that the large and medium visual effects which would be experienced by some residents would be adequately addressed by the proposed mitigation and there would be no adverse effects as a result of the proposals.

In addition, the repair and reinstatement of the substantially damaged drystone wall along the frontage with Goodshaw Lane will reinstate the lane boundary, while repairs to the drystone walls along the southern and eastern boundaries will enhance features which are important to the local landscape character.

Within the Site drystone walls have been used as new dividing features to provide private enclosure to the southern courtyard and retention where level changes are necessary. York stone paving and traditionally laid gritstone setts are proposed in the entrance courtyard that would be seen from Goodshaw Lane which would reflect the local hard landscaping. It is proposed that a permeable grout is used with the setts to reduce run off.

11 Conclusions

This assessment has considered the landscape effects of the proposed development on the Settled Valley and Enclosed Uplands landscape character types and has judged that there would be beneficial impacts arising from the proposals. The removal of an existing derelict building, the introduction of a series of improvements to the local biodiversity are considered to be slight positive impacts while the reinstatement and repair of drystone walls would have a moderate positive impact. The only adverse impact would be on the sense of openness where the proposals would be considered to have a negligible to slight impact on the sense of openness, and this is in part due to the introduction of additional tree planting to the southern edge of the site.

The visual effects of the scheme are considered to be largely positive, due to the proposed removal of the prominent dilapidated stable block which is widely visible, sitting on the south eastern boundary of the site. The new building would be located further north with the site and would exploit the old quarry face and a dip in the landform, so it can be set very low in the landscape, so only the section facing directly on to Goodshaw Lane would be visible from beyond the site. This part of the building would be traditional in style and materials and would be seen in the context of other dwellings on Goodshaw Lane.

This assessment concludes that this would be an appropriate development within the Settled Valleys landscape, re-using a currently derelict site to create a sustainable home for the C21st set in newly landscaped grounds which will enhance the local green infrastructure and add to local biodiversity.

Appendix 1



Viewpoint 1: View looking north from FP 341 on Folly Clough Lane

Description: The existing stable buildings are visible on the horizon, the new proposals would not be visible, save for new tree planting.

Date: 15th March 2022

Landscape and Visual Assessment for Gib Hill Stables Goodshaw Lane



Viewpoint 2: View looking west from FP 40

Description: Existing stables visible on the east edge of the Site, the proposed living quarters facing Goodshaw Lane would just be seen.

Date: 15th March 2022



Viewpoint 3: View looking due west from FP 336 between Goodshaw Lane and Crawshawbooth

Description: The traditional style building and reinstated boundary walls and entrance courtyard would be visible from here.

Date: 15th March 2022

Landscape and Visual Assessment for Gib Hill Stables Goodshaw Lane



Viewpoint 4 View looking northwest from Bottomley Bank Lane, FP 33

Description: Site just discernible in middle distance with existing trees on Goodshaw Lane forming backdrop.

Date: March 15th 2020



Viewpoint 5: View looking north from FP 337

Description: The existing stable block is just visible on the horizon the new proposals would not be seen from here.

Date: 15th March 2022



Viewpoint 6 View looking south from Goodshaw Lane

Description: The dilapidated stable block is clearly visible, the new proposals fronting Goodshaw Lane would be visible in the foreground.

Date: 15th March 2022

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