

Landscape and Visual Appraisal

Top O'th Hill Farm
Rivington
Horwich

For: Mr Pitalia

Ref: M3304-PA-DOC-01-V3



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1.0 Introduction

- 1.1 Barnes Walker Ltd has prepared this Landscape and Visual Appraisal on behalf of Mr Pitalia, in support of his planning application for the proposed redevelopment of the existing property at Top O'th Hill Farm, Rivington. The illustrative design proposals have been prepared by Studio SDA Architecture with landscape design by Barnes Walker Ltd.
- 1.2 This Appraisal has been undertaken by a Chartered Member of the Landscape Institute and its key objective is to ascertain potential landscape and visual effects associated with the proposed development, whilst concurrently informing the design process for the site.
- 1.3 In order to prepare this document, desk-top studies were undertaken prior to a site-based survey and assessment exercise. This work informed the preparation of the Baseline Setting which confirmed the nature of the site and the surrounding landscape, any relevant landscape character assessments, associated planning policy and heritage assets before ascertaining the key visual receptors. The report then goes on to describe the development proposals before ascertaining any potential landscape and visual effects which may result from the implementation of the proposals.
- 1.4 Anticipated landscape effects may be generated by the proposed development on the landscape resource, which include its physical features, character, fabric and the quality of the landscape. These could include direct, physical effects upon landscape elements, such as the loss of a tree or tangible effects to an existing landscape character.
- 1.5 Visual effects are the predicted changes to a view and the associated effect of those changes upon the relevant visual receptors. Typically, the various visual receptor groups may comprise the residents of properties, the users of Public Rights of Way, the users of recreational facilities, pedestrians, and users of a variety of forms of transport such as road users or rail passengers.
- 1.6 It is generally accepted that the 'openness' of the Green Belt is capable of having both spatial and visual aspects, so consideration of both the visual effects and the volume of built form therein, is undertaken when analysing effects upon the openness of the Green Belt. This appraisal solely addresses the visual aspect in order to inform the overall consideration of the potential effects upon the openness of the Green Belt.
- 1.7 This appraisal has been undertaken with reference to, and using aspects of, the Guidelines for Landscape and Visual Impact Assessment (Third Edition 2013), by the Landscape Institute and the Institute of Environmental Management and Assessment.
- 1.8 The Location and context of the site and the study area associated with this LVA is described by Figure 1. The study area includes the site and the wider landscape which could be influenced by the development proposals and the extent of the area from which the development is potentially visible. Factors determining the extent of the study area are set out within the methodology in Appendix 1.

1.0 Introduction



- Application Site Location
- ▭ Study Area

Fig 1 Aerial Photograph - Site Location and Study Area

2.0 Planning Policy

National Planning Policy Framework

2.1 Since March 2012 the National Planning Policy Framework (NPPF) document has replaced the Planning Policy Guidance (PPG's) and Planning Policy Statements (PPS's). The NPPF distils the content of these documents into a single comprehensive and concise document and now represents relevant planning policy at a national level.

2.2 The original version of the 2012 NPPF was last revised in September 2023. Sections 2 and 3 of the NPPF sets out the underlying principles of sustainable development that should underpin both plan-making and decision-taking. It sets out 3no. over-arching economic, social and environmental objectives to achieve sustainable development and the environmental objective is considered to be particularly relevant to the potential landscape and visual effects associated with the development proposals. The following sections are considered to be of relevance and contain further detail to inform how those principles are to be delivered:

- Section 12: Achieving Well-Designed Places;
- Section 13: Protecting Green Belt Land;
- Section 15: Conserving and Enhancing the Natural Environment; and
- Section 16: Conserving and Enhancing the Historic Environment.

Chorley Council

2.3 Chorley Council adopted their current planning policy document, Chorley Local Plan 2012-2026, in July 2015.

2.4 The following key policies of the document are considered to be of relevance to this LVA and the landscape context of the application site:

- *HS6 Replacement Dwellings*
- *BNE1 Design Criteria for New Development*
- *BNE5 Redevelopment of Previously Developed Sites in the Green Belt*
- *BNE8 Protection and Enhancement of Heritage Assets*
- *BNE9 Biodiversity and Nature Conservation*
- *BNE10 Trees*
- *HW2 Existing Open Space (Green Belt)*

2.5 Policy HS6 Replacement Dwellings:

Permission will be granted for the replacement of dwellings provided that the following criteria are satisfied: a) The proposed replacement dwelling respects the surrounding buildings in terms of scale, size, design and facing materials, without innovative and original design features being stifled; b) There is no

unacceptable adverse effect on the amenity of neighbouring properties through overlooking, loss of privacy or reduction of daylight; c) Safe and suitable access to the site can be achieved; And in the Case of the Green Belt, Safeguarded Land or Area of Other Open Countryside: d) The proposed replacement dwelling would not detract from the openness to a greater extent than the original dwelling; and e) The proposed replacement dwelling would not be materially larger than the dwelling it replaces nor involves enlarging the residential curtilage. Increases of up to 30% (volume) are not considered to be materially larger.

2.6 BNE1 Design Criteria for New Development:
Planning permission will be granted for new development, including extensions, conversions and free standing structures, provided that, where relevant to the development: a) The proposal does not have a significantly detrimental impact on the surrounding area by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, orientation and use of materials. b) The development would not cause harm to any neighbouring property by virtue of overlooking, overshadowing, or overbearing; c) The layout, design and landscaping of all elements of the proposal, including any internal roads, car parking, footpaths and open spaces, are of a high quality and respect the

2.0 Planning Policy

- character of the site and local area; d) The residual cumulative highways impact of the development is not severe and it would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the number of on-site parking spaces to below the standards stated in Site Allocations Policy – Parking Standards, unless there are other material considerations which justify the reduction; e) The proposal would not adversely affect the character or setting of a listed building and/or the character of a conservation area and/or any heritage asset including locally important areas; f) The proposal would not have a detrimental impact on important natural habitats and landscape features such as historic landscapes, mature trees, hedgerows, ponds and watercourses. In some circumstances where on balance it is considered acceptable to remove one or more of these features then mitigation measures to replace the feature/s will be required either on or off-site; g) The proposal would not cause an unacceptable degree of noise disturbance to surrounding land uses; h) The proposal includes measures to help to prevent crime and promote community safety.
- 2.7 BNE5 Redevelopment of Previously Developed Sites in the Green Belt:
- The reuse, infilling or redevelopment of previously developed sites in the Green Belt, will be permitted providing the following*
- criteria are met: In the case of re-use: a) The proposal does not have a materially greater impact than the existing use on the openness of the Green Belt and the purposes of including land in it; b) The development respects the character of the landscape and has regard to the need to integrate the development with its surroundings, and will not be of significant detriment to features of historical or ecological importance. In the case of infill: c) The proposal does not lead to a major increase in the developed portion of the site, resulting in a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. In the case of redevelopment: d) The appearance of the site as a whole is maintained or enhanced and that all proposals, including those for partial redevelopment, are put forward in the context of a comprehensive plan for the site as a whole.*
- 2.8 BNE8 Protection and Enhancement of Heritage Assets:
- a) Applications affecting a Heritage Asset or its setting will be granted where it: i. Is in accordance with the Framework and relevant Historic England guidance; ii. Where appropriate, takes full account of the findings and recommendations in the Council’s Conservation Area Appraisals and Management Proposals; iii. Is accompanied by a satisfactory Heritage Statement (as defined*
- by Chorley Council’s advice on Heritage Statements) and; b) Applications will be granted where they sustain, conserve and, where appropriate, enhance the significance, appearance, character and setting of the heritage asset itself and the surrounding historic environment and where they show consideration for the following: i. The conservation of features and elements that contribute to the heritage asset’s significance and character. This may include: chimneys, windows and doors, boundary treatments, original roof coverings, earthworks or buried remains, shop fronts or elements of shop fronts in conservation areas, as well as internal features such as fireplaces, plaster cornices, doors, architraves, panelling and any walls in listed buildings; ii. The reinstatement of features and elements that contribute to the heritage asset’s significance which have been lost or damaged; iii. The conservation and, where appropriate, the enhancement of the setting of heritage assets; iv. The removal of additions or modifications that are considered harmful to the significance of any heritage asset. This may include the removal of pebbledash, paint from brickwork, non-original style windows, doors, satellite dishes or other equipment; v. The use of the Heritage Asset should be compatible with the conservation of its significance. Whilst the original use of a building is usually the most appropriate one*

2.0 Planning Policy

it is recognised that continuance of this use is not always possible. Sensitive and creative adaptation to enable an alternative use can be achieved and innovative design solutions will be positively encouraged; vi. Historical information discovered during the application process shall be submitted to the Lancashire Historic Environment Record. Development involving the demolition or removal of significant heritage assets or parts thereof will be granted only in exceptional circumstances which have been clearly and convincingly demonstrated to be in accordance with the requirements of the Framework.

2.9 Policy BNE9 Biodiversity and Nature Conservation:

In Chorley, Biodiversity and Ecological Network resources will be protected, conserved, restored and enhanced: Priority will be given to: i. Protecting and safeguarding all designated sites of international, national, regional, county and local level importance including all Ramsar sites, Special Protection Areas, Special Areas of Conservation, national nature reserves, sites of special scientific interest and biological heritage sites, geological heritage sites, local nature reserves and wildlife corridors together with any ecological network approved by the Council; ii. Protecting, safeguarding and enhancing habitats for European, nationally and locally important species; iii. The ecology of the

site and the surrounding area (safeguarding existing habitats / features such as but not exclusive to trees, hedgerows, ponds and streams), unless justified otherwise; iv. When considering applications for planning permission, protecting, conserving, restoring and enhancing Chorley's ecological network and providing links to the network from and/or through the proposed development site. In addition development must adhere to the provisions set out below: a) The production of a net gain in biodiversity where possible by designing in wildlife and by ensuring that any adverse impacts are avoided or if unavoidable are reduced or appropriately mitigated and/or compensated; b) The provision of opportunities for habitats and species to adapt to climate change; c) The support and encouragement of enhancements which contribute to habitat restoration; d) Where there is reason to suspect that there may be protected habitats/species on or close to a proposed development site, the developer will be expected to carry out all necessary surveys in the first instance; planning applications must then be accompanied by a survey assessing the presence of such habitats/species and, where appropriate, make provision for their needs; e) In exceptional cases where the need for development in that location is considered to significantly outweigh the impact on the natural environment, appropriate and proportionate mitigation measures or as a last resort compensatory habitat

creation and/or restoration will be required through planning conditions and/or planning obligations. The following definition of what constitutes damage to natural environmental assets will be used in assessing applications potentially impacting upon assets: 1. Loss of the undeveloped open character of a part, parts or all of the ecological network; 2. Reducing the width or causing direct or indirect severance of the ecological network or any part of it; 3. Restricting the potential for lateral movement of wildlife; 4. Causing the degradation of the ecological functions of the ecological network or any part of it; 5. Directly or indirectly damaging or severing links between green spaces, wildlife corridors and the open countryside; and 6. Impeding links to ecological networks recognised by neighbouring planning authorities. 7. Significant adverse effect on the interest features of a designated nature conservation site.

2.10 BNE10 Trees:

Development proposals which would result in the loss of trees and/or involve inappropriate works to trees which contribute positively to the character and appearance of a Conservation Area will not be permitted. The removal of such trees will only be permitted in exceptional circumstances and where consent is granted, replacement trees will be required to be planted. Proposals that would

2.0 Planning Policy

result in the loss of trees, woodland areas or hedgerows which make a valuable contribution to the character of the landscape, a building, a settlement or the setting thereof will not be permitted. Replacement planting will be required where it is considered that the benefit of the development outweighs the loss of some trees or hedgerows. Tree planting will be required as part of new development proposals and an associated maintenance scheme. Tree Preservation Orders will be used to protect trees of landscape or townscape significance.

2.11 Policy HW2 Protection of Existing Open Space, Sport and Recreational Facilities:

Land and buildings currently or last used as, or ancillary to, open space or sports and recreational facilities will be protected unless:

- a) Alternative facilities of an equivalent or enhanced standard are provided nearby before the existing facilities cease to be available; or*
- b) It can be demonstrated that the loss of the site would not lead to a deficit of provision in the local area in terms of quantity and accessibility; and*
- c) The site is not identified as being of high quality and/or high value in the Open Space Study; and*
- d) It can be demonstrated that retention of the site is not required to satisfy a recreational need in the local area; and*
- e) The site does not make a significant contribution to the character of an area in terms of visual amenity.*

3.0 Baseline Setting

The Application Site

- 3.1 The application site is located within the Green Belt and although it is located outside the Registered Park and Garden known as Lever Park, the site and adjacent fields are completely surrounded by woodland located within the designated parkland.
- 3.2 The site comprises an existing residential property and two agricultural buildings/barns with an associated bitmac parking area to the north of the property and a bitmac driveway to the south-east. The property is set within grounds that comprise garden areas to the rear of the property with areas of mown lawn and field to the north and south.
- 3.3 The existing built form comprises a stone walled two-storey residential dwelling with a pitched slate roof that is orientated east-west, along with a stone walled a slate roofed single storey barn/agricultural building that is perpendicular to the south of the residential property. This is accompanied by a metal clad agricultural structure/barn further to the south on slightly higher ground than the adjacent dwelling and larger in size than the adjacent stone walled buildings. Although the simple form of the modern barn is consistent with the built form in the area and similar to the adjacent stone barn, its steel clad and corrugated finishes are inconsistent and somewhat unsightly/incongruous.
- 3.4 The site is located in close proximity to the eastern edges of Lower Rivington Reservoir, to the east of Rivington Lane and in close proximity to the boundary of Lever Park to the north, east and south. Access to the application site is gained from Rivington Lane via a single lane bitmac track that passes through a woodland block to the east of Rivington Lane and ascends the hillside towards the property, which is positioned circa 15 to 20m above the level of the lane.
- 3.5 The boundaries of the site form a triangular shaped plot that is defined to the south by timber post and rail fencing adjacent to an irregular shaped block of woodland located between the site and Rivington Lane. The woodland block tapers from circa 50m in width between the south-western corner of the site and Rivington Lane to circa 75m in width between the south-eastern corner of the site and Rivington Lane.
- 3.6 The eastern site boundary gains elevation to the north with the surrounding landscape and is defined partially by sections of timber post and rail fencing and an associated access gate. The remainder of the boundary is defined by a low stone wall that continues from the access gate to the northernmost point of the site.
- 3.7 The western site boundary adjoins an adjacent pastoral field and is defined by timber post and rail fencing to the south-east. To the north-west of the property, the boundary is defined by post and wire fencing until it adjoins the stone walling associated with the eastern boundary.



View of the application site looking to the west from its eastern boundary

3.0 Baseline Setting

3.8 A Public Right of Way (Bridleway 9-20-BW 19 & BW 17) tracks along the eastern boundary of the application site and follows the route of the access driveway from Rivington Lane. This Bridleway then continues north-eastwards beyond the site to provide one of a number of access routes into Lever Park. In doing so, the route continues to gain elevation with the surrounding landscape and rises above the levels associated with the application site. The Bridleway is intersected by a Public Footpath to the east (9-20-FP 20) that tracks perpendicular to the eastern boundary of the application site and travels through an adjacent pastoral field.

3.9 The levels across the site undulate significantly in accordance with the surrounding landscape and hillside location of the property. The southern part of the site rises from its lowest point adjacent to Rivington Lane, to a relatively



View of the site access and existing agricultural buildings

level plateau that incorporates the property and its adjacent barn and bitmac parking area. At circa 165m AOD, the plateau is set at a lower level than the access track and footpath to the east and as such there is a fall from the eastern boundary to the plateau that becomes increasingly steep to the north-east. The northern part of the site rises relatively steeply from the plateau level of the property, to the raised level of the footpath and stone walling along the eastern boundary.

3.10 The site has limited landscape features with an area of open lawn on sloping land to the north-east of the site and a lawned area to the south-west forming the rear garden curtilage of the existing house. Land to the south of this is agricultural land for pasture. Overall, the site is lacking trees and vegetation negating the need for an Arboricultural Impact Assessment.



View of the existing residential property and open grassland within the eastern part of the site

The Surrounding Landscape

3.11 The surrounding landscape is predominantly defined by the reservoirs and densely wooded undulating topography associated with Lever Park and Rivington Gardens. To the east of the reservoir the wooded landscape rises from circa 135m AOD up to circa 300m AOD on the edges of Rivington Moor. Thereafter, the levels continue to rise across the moor to the east, culminating at a peak of 456m AOD, some 3km to the east of the application site.

3.12 By contrast, the landscape to the west of the reservoir is predominantly defined by open pastoral fields, reduced and fragmented woodland cover, gently undulating topography at a lower elevation, with localised high points varying between circa 150m and 160m AOD.

3.13 The pastoral fields adjacent to the site are completely enclosed by woodland and form one of a number of open areas of pastoral land set amongst dense woodland within the landscape located between the reservoir and Rivington Moor to the east. The fields around the application site adjoin the boundaries of the Grade II Listed Lever Park (Registered Park and Garden), which occupies a large tract of the landscape to the north, east and south of the site and contributes significantly to the overall defining character of the area. Lever Park incorporates circa 155 ha of wooded parkland that was donated to the public by

3.0 Baseline Setting

Lord Leverhulme in 1902 and features terraced gardens, waterside walks by Rivington reservoir, extensive native species woodland and trails, and a number of historic and architectural features including a replica of Liverpool Castle.

- 3.14 Further to the east, another tract of the landscape at a higher elevation is also a Registered Park and Garden. The Grade II Listed Rivington Gardens comprises terraced gardens commissioned by Lord Leverhulme and designed by Thomas Mawson between 1906-1922 and contains a series of terraced gardens that include a Japanese themed garden, a formal lawn, a former bungalow site and tennis court and a number of listed structures including the Pigeon Tower, Lever Bridge and two stone archways, retaining walls and staircases. The gardens also contain an array of ornamental planting specified by Mawson, with an abundance of Rhododendron and a wide variety of tree species.

- 3.15 To the east, the landform rises significantly and steeply to the localised vantage point of Rivington Pike at circa 360m AOD. Rivington Pike Tower is a Grade II Listed structure and is a popular and well visited monument within the region that is accessible via a number of Public Rights of Way. This location offers panoramic and expansive views across the wider open landscape to the south-west, west and north-west.

- 3.16 The wooded, rising landscape between Rivington Pike and the reservoir contains a significant number of Public Rights of Way (PRoW) and routes that are well used by walkers, cyclists and horse riders throughout the year. These footpaths form a well-connected and legible network of routes that track through the surrounding landscape and provide access to various locations around the reservoirs, Rivington Pike and the intervening landscape, via a multitude of routes.

- 3.17 Overall, the surrounding landscape is a popular and well used recreational destination that is well visited by the public throughout the year. As such, the roads through the landscape are often relatively heavily trafficked with an abundance of parked cars along the roadsides, whilst the numerous PRoW and other informal routes are also used intensively by walkers and cyclists. This is further exacerbated by



Rivington Lane

- 3.18 the nearby facilities to the north-west of the site that includes The Great House Barn Tea Room, Rivington Visitors Centre and a Go Ape recreational facility with associated parking, which further contributes to the continuous presence of vehicular, cyclist and pedestrian movements throughout the surrounding landscape. This intensive recreational activity often detracts from the overall levels of tranquillity experienced and diminishes the rural characteristics of the landscape.

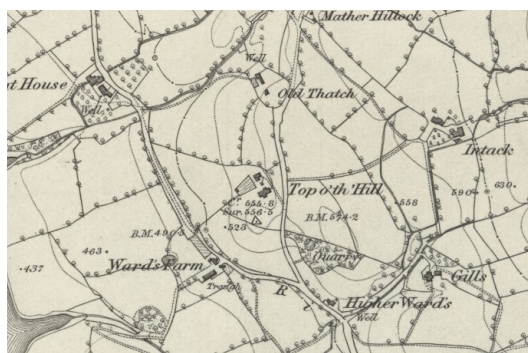
- 3.18 Built form is generally not a prevalent feature within the surrounding landscape and comprises sporadic and intermittent clusters that are mostly located in close proximity to Rivington Lane. Upon leaving the urban edge of Horwich to the south, built form begins to significantly decrease, especially upon passing Rivington and Blackrod School to the north of Roynton Lane.



The rising landscape to the east, looking towards Rivington Gardens

3.0 Baseline Setting

- 3.19 Clusters of built form then occur along Rivington Lane to the north of the School and in close proximity to the east of Rivington Lane. This built form comprises detached residential properties and farmsteads such as Knowle House and Middle Derbyshires. Built form is also located in close proximity to the site and Rivington Lane and includes a detached residential property, known as Ward's Cottage to the south-west, and the Great House Barn Tea Room, Rivington Visitors Centre and the Go Ape recreational facility and associated car parking are in close proximity to the north-west of the site.
- 3.20 The existing built form predominantly comprises stone walled buildings with stone/slate roofs dating from the late 19th century and early 20th century. These buildings establish a semi-rural character that contributes to the overall character of the wider landscape.



1849 Historic Map

- 3.21 Urbanising features and infrastructure occur intermittently throughout the wider landscape. Features include overhead electricity lines in close proximity to the application site, street lighting along the carriageways and extensive signage, parking areas and street furniture such as waste bins and benches associated with the extensive recreational use of the wider landscape.
- 3.22 Beyond the study area to the west, the M61 motorway tracks north-south across the landscape and becomes increasingly visible from vantage points at higher elevations to the east.
- 3.23 Historic mapping shows that some field boundaries have remained in place for extended periods of time, however mapping from 1849 to 1894 shows that the pastoral field adjacent to the north-west of the site previously comprised

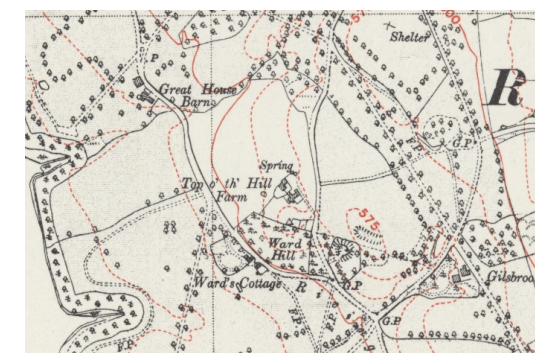


1894 Historic Map

a number of smaller fields that have been combined to create a larger field parcel, by the removal of the previous boundary hedgerows and trees. From 1894 to 1947 the mapping shows the interventions across the wider landscape associated with Lever Park, such as the tree lined avenues, new footpaths and increasing tree coverage.

Access and Circulation

- 3.24 The two Registered Parks and Gardens and the surrounding landscape are traversed by a significant number of Public Rights of Way. These routes form a well-connected and legible network of public access throughout the area and also provide connectivity with longer distance routes such as the The West Pennine Way Long Distance Walking Route.



1947 Historic Map

3.0 Baseline Setting

3.25 Conversely, there are few roads within the wider landscape. Rivington Lane provides one of the only vehicular routes from north-south across the landscape to the east of the reservoir.

3.26 Within the eastern part of the study area, Roynton Road and Belmont Road provide access to the higher ground around Rivington Pike, however these roads are single track with compacted stone surfacing and are not suitable for, or accessible by, regular vehicular traffic. As such, these roads are used by pedestrians, cyclists and maintenance workers, rather than public vehicles.

3.27 To the west of the application site and Lower Rivington Reservoir, the landscape contains a much lower number of public footpaths with a similarly low number of roads. Accessibility within this part of the study area is mostly provided by New Road which is aligned north-south and provides access to The Anderton Centre watersports facility and nearby farmsteads.

3.28 There are no National Cycle Network routes within the study area, however the roads and footpaths are both heavily used by cyclists.

Landscape Character Assessments

3.29 The diverse characteristics of our broader landscape have, in most cases, been ascertained through the process of landscape character assessment (LCA). LCA is a technique used to develop a consistent and comprehensive understanding of what gives England's landscape its character. Assessments for the landscape in the vicinity of the application site have been carried out at national and county scales as follows:

National

3.30 England has been divided into 8 regional volumes which comprise a total of 159 areas with similar landscape character, which are called National Character Areas (NCAs); previously known as Joint Character Areas (JCAs). The 'Character of England Landscape, Wildlife and Cultural Features Map' produced in 2005 by The Countryside Agency with support from English Heritage, was an update to a 1996 original. This map subdivides England into 159 NCAs providing a picture of the differences in landscape character at the national scale.

3.31 The site falls within NCA36 'Southern Pennines' and is close to the borders with NCA56 'Lancashire Coal Measures' to the south-west and NCA35 Lancashire Valleys to the north and north-west.

3.32 The size and scale of the areas encompassed by the National Character Areas are vast and often bear limited relevance to sites of the scale associated with this appraisal. As a result, smaller scale, more detailed assessments carried out by County Councils or Local Planning Authorities will often identify landscape characteristics which offer a better representation of those found within the vicinity of a particular site or surrounding area. Nonetheless the following key characteristics from the NCA36 document have been set out below as they are considered to be relevant to the application site and its surroundings:-

- *Large-scale, open, sweeping landscape with high flat-topped hills providing extensive views, cut into by narrow valleys with wooded sides.*
- *Mosaics of moorland vegetation on the plateau, including blanket bog and heathland, supporting internationally important habitats and assemblages of upland birds, invertebrates and breeding waders.*
- *Enclosed upland pastures and hay meadows enclosed by drystone walls on the hillsides, and narrow valleys with dense gritstone settlements in the valleys, with steep slopes often densely wooded, providing strong contrast with open moorlands.*
- *Many reservoirs on the moors, supplying drinking water to adjacent towns, wintering*

3.0 Baseline Setting

and breeding habitats for birds and high quality recreation experiences.

- *Medieval villages and smallholdings on the higher shelves of land above the valleys, with small fields and a dense network of lanes and paths.*
- *Local stone buildings, with stone flags on roofs, bring a high degree of homogeneity to towns, villages, hamlets and farmsteads.*
- *Rich time depth, from prehistoric features such as carved rocks, to medieval boundary stones, old mineral extraction sites and more recently, mills, factories and non-conformist chapels.*
- *Historic packhorse routes traversing the moorlands, with more recent road, rail and canal routes located along valleys.*
- *Prominent features, including Stoodley Pike, Darwen Jubilee Tower, Rivington Pike, wind farms and communications masts, visible from afar.*

Regional/Local – Lancashire County Council

- 3.33 In December 2000 the Landscape Strategy for Lancashire: Landscape Character Assessment was produced by Lancashire County Council. The document locates the site within Landscape

Character Type (LCT) 9: Reservoir Valleys. The relevant extract of the document is contained in full within Appendix 1, however some of the relevant key characteristics are identified as follows:

The Reservoir Valleys are characterised by large reservoirs constructed in the mid-late nineteenth century to supply water for Lancashire's growing urban population. They are dominated by large expanses of water and their associated engineered landforms of bunds and embankments. The Victorian landscape is evident in the form of mixed woodlands, gothic architectural detailing and sturdy dressed stone walls. The valleys are predominantly rural in character with attractive areas of pasture and broadleaved woodland surrounding and linking the water bodies. The extensive woodlands and plantations allow the valleys to absorb relatively high numbers of recreational visitors from the surrounding urban areas, without becoming overcrowded and recreational use is now an important influence on landscape character.

This over deepened valley is now occupied by the Anglezarke and Rivington reservoirs. The valleys contain much evidence of past mining and quarrying, especially for sandstone. The Leicester Mills sandstone

quarry at Rivington with its high sandstone edge is now an important landscape feature and recreational resource. Important semi-natural woodlands survive, particularly in the Rivington and Belmont valleys. Farmland and embankments adjacent to the reservoirs are often ecologically important; species-rich hay meadows and pastures and grasslands contain nationally rare plants.

In the mid-late 19th century the rural landscape of the valleys was transformed by the construction of numerous large water bodies to supply the growing populations of the surrounding conurbations. The appropriation of the land by the water undertakings and consequent depopulation had a significant landscape impact. The remains of these farms are still extant. The reservoirs represent important feats of engineering and constructions, such as feeder conduits, overflow cascades and slipways, embankments and tunnels, are of historical significance. Victorian detailing of the built features of the reservoirs, including gothic style valve towers and crenellated stone walls with decorative reliefs, are important pieces of architectural heritage. Similarly remnants of construction workers' dwellings and places of worship are important reminders of the massive human input involved in their construction.

3.0 Baseline Setting

Much of the mixed woodland planting associated with the reservoirs originated as 19th century catchment plantings and continues to be managed by the water authorities today. Lever Park is a designed landscape close to Rivington reservoir. Lord Leverhulme, the famous soap manufacturer and art collector, purchased Rivington Hall in 1904 and commissioned Thomas Mawson to design the park and gardens. These were later given to local communities as a public park. It is now an important local recreational resource and feature of the landscape.

3.34 The document also identifies the site is located within Landscape Character Area (LCA) 9a Rivington and provides the following description:

This wide shallow valley is almost entirely water-filled containing the three large reservoirs of Anglezarke, Upper and Lower Rivington and Yarrow. These waterbodies, built by Liverpool Corporation in the mid-nineteenth century, cover the courses of three separate streams on this western edge of the West Pennine Moors. Much of the character of the lower part of the valley is owed to the influence of Lord Leverhulme who had his home at Rivington Hall. His interest in architecture and landscape design is reflected throughout the valley and includes long tree lined avenues, a network of footpaths, the Rivington Terraced Gardens and a replica of Liverpool Castle

3.35

ruins on the banks of the reservoir. The listed historic landscape of Lever Park now forms part of Rivington County Park and is an extremely popular area for recreation. The landscape of the upper part of the valley is dominated by the engineering structures associated with the reservoirs, including the overflow cascades, bridges and embankments. The valley forms the transition from the high West Pennine Moors to the low-lying plain of Leyland Hundred.

The study area also contains land to the east of the application site that is identified as Landscape Character Type (LCT) 4: Moorland Fringe. The relevant extract is contained in full within Appendix 2, however some of the relevant key characteristics are identified as follows:

The fringes of moorland areas are transitional enclosed landscapes between the inhospitable moorland fells and the more intensively farmed land of the lowlands. They occur, generally above the 200m contour, throughout the study area and are characterised by a rolling landscape of marginal pastures divided by stone walls which reflect the underlying geology. Sheep grazing forms the predominant land use of these fringe areas which have often been improved either from semi-natural acidic, neutral or wet grassland. There is a great diversity of landform, colour and texture. Tree cover is sparse in these landscapes although

trees are usually associated with farmsteads and gorse is common along the roadsides. Isolated stone farmsteads are often prominent on the steep slopes and are reached by dead-end lanes. There are also terraces of weavers' and other workers cottages and sparse linear settlements, particularly along the winding roads towards the foot of the slopes. There is good preservation of archaeological sites in these marginal locations as a result of the non intensive agricultural practices adopted.

This landscape type occupies the high ground fringing the main moorland blocks, typically at an altitude of between 215 and 250 m above sea level, sometimes extending to 300m or above.

The hillside areas, which are set above the densely wooded valleys and below the exposed summits of the open moors, have a long history of land use and settlement.

The comparatively small size of some land holdings results from the system of land inheritance whereby land was divided equally between sons. On good farmland this has created a landscape of scattered farmhouses in relatively close proximity. A large number of farmhouses are distinctive 'laithe houses' which were part house, part stall/hay loft. The pace of enclosure grew during the 16th and 17th centuries and continued as a result of the Parliamentary Enclosure Acts of the 18th and 19th centuries.

3.0 Baseline Setting

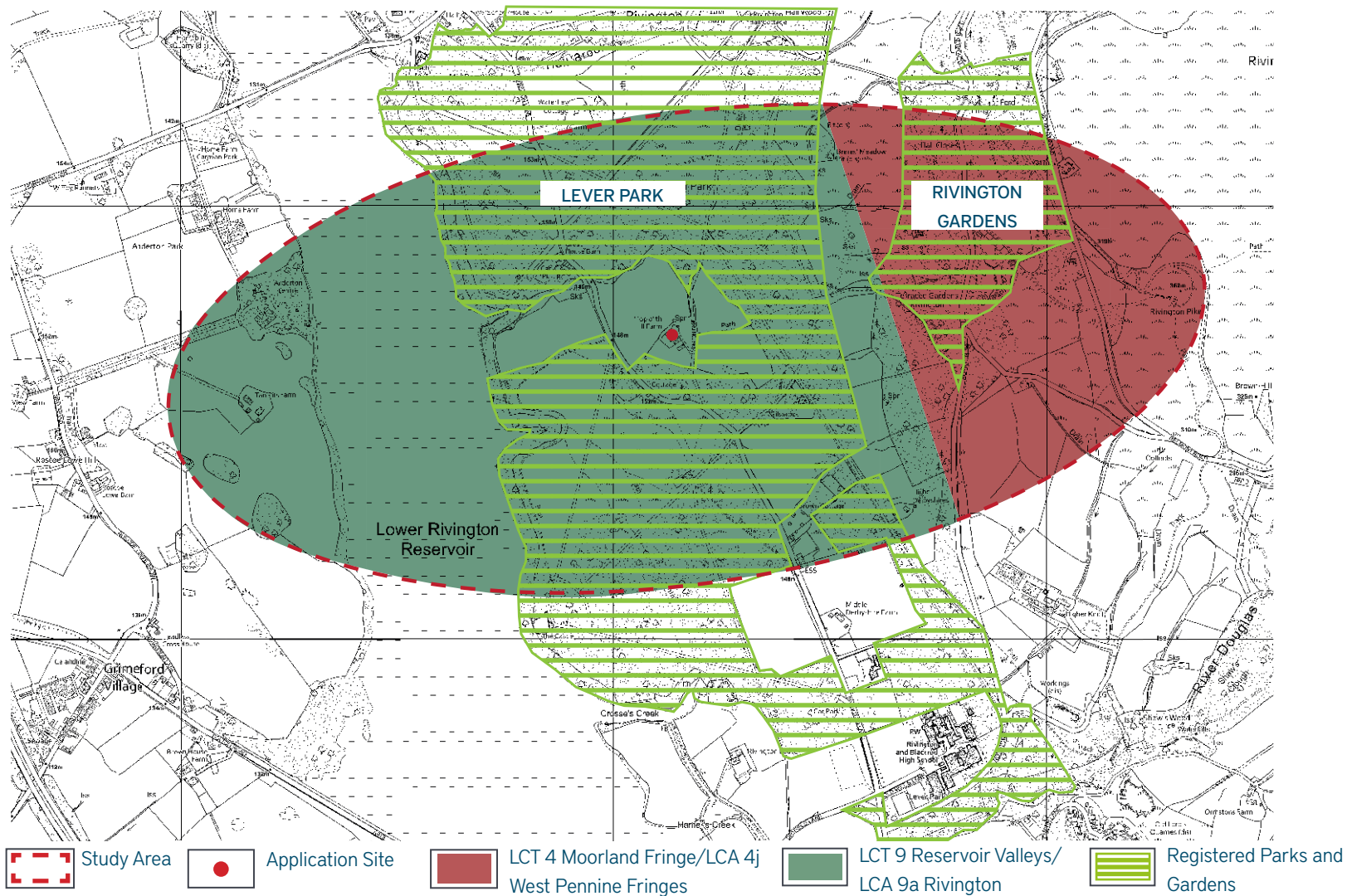


Fig 2 Landscape Character Areas Plan

3.0 Baseline Setting

Recent landuse has focused upon sheep grazing; most farms have rights for summer grazing on the open moorland which forms an integral part of the hill farming system. The land has traditionally been used as in-bye land for winter grazing and to make hay in the summer to feed livestock through the winter months. The lower gentler slopes comprise older enclosures distinguished by their small size and irregular shape. On the higher slopes and steeper areas the later Parliamentary Enclosures are represented by large regular rectangular fields enclosed by robust walls.

3.36 The document also identifies the site is located within Landscape Character Area (LCA) 4j West Pennine Fringes and provides the following description:

A transitional landscape between the unenclosed land of the west Pennine moors and the enclosed landscape of the industrial foothills below on the west fringes of the West Pennine Moors. The underlying millstone grit is close to the surface on the moorland fringe and the landscape is characterised by marginal pastures with scattered farmsteads. As is typical of the West Pennine Moor fringes, the character is influenced by Industrial activity with reservoirs, mines and quarries scattered across the upper hillsides. A high density of public footpaths provides good public access and the wooded gardens on the hillside above Rivington Reservoir provide an unusual feature in the moorland fringe.

Heritage Assets

- 3.37 The application site does not contain any Listed Buildings or designated heritage assets, however two Registered Parks and Gardens, being Lever Park and Rivington Gardens with associated Listed Buildings and structures, are located within the study area.
- 3.38 Lever Park is Grade II Listed and its boundaries surround the application site in close proximity at circa. 100-150m to the north, east and south of the site. Listed Buildings and structures within the park include Rivington Hall, Rivington Barn, Great Farmhouse and Cottage and Rivington Castle, amongst others. With the exception of Rivington Hall, which has a Listing of Grade II*, these structures are Grade II Listed.
- 3.39 Rivington Gardens is also Grade II Listed and is located to the north-east of the application site at a distance of circa 600m. Rivington Gardens also contains a number of Listed stone built structures including Upper and Lower Bridges in 'The Dell' Cascade, Lever Bridge, Pigeon Tower, Loggia and staircases, stone piers and summerhouses, amongst others, all of which are Grade II Listed.

3.40 Other Listed Buildings/structures within the study area are located to the west of Lower Rivington Reservoir. These buildings include Tan Pits Farmhouse (Grade II), which is located to the west of Lower Rivington Reservoir and Rivington Pike Tower, which is positioned at circa 360m AOD on the local peak known as Rivington Pike, circa 1.1km to the east of the application site.

3.41 There are no conservation areas, Scheduled Monuments or any other historically or culturally recognised designations associated with the site or the wider study area.

3.0 Baseline Setting

Landscape Receptors

- 3.42 The landscape within the study area for the appraisal is located within the National Character Area NCA 36 Southern Pennines. National Character Areas cover vast areas of land including both rural areas and settlement areas. The landscape character of the application site and associated study area for this appraisal presents some elements and character that is consistent with the identified key characteristics of the NCA. Given that urban areas form a key characteristic of the NCA and the presence of the existing house and barns, the nature and scale of the proposed development is not expected to affect their inherent characteristics to any great extent.
- 3.43 As a result, the Landscape Receptors for this appraisal comprise the following:
- LCT 9: Reservoir Valleys, specifically LCA 9a Rivington;
 - LCT 4 Moorland Fringe, specifically LCA 4j West Pennine Fringes; and
 - The landscape features of the application site.

Landscape Value

- 3.44 The Methodology sets out how various factors are considered to help determine and inform judgements associated with landscape value. These factors are consistent with GLVIA3 Box 5.1 and Landscape Institute Technical Guidance Note TGN-02-21 Assessing landscape value outside national designations. The tables below provide narrative information associated with each individual factor, which when combined, inform an overall judgement regarding the value of the landscape associated with the parts of the study area that fall within land associated with the above landscape receptors. The landscape value of each of the landscape receptors is therefore judged as being Exceptional, High, Medium, Low or Very Low.

3.0 Baseline Setting

| Table 1a - Considerations associated with the value of Lancashire Landscape Character Type 9 - Reservoir Valleys / LCA 9a Rivington within the study area | |
|---|--|
| Landscape Designations | There are no landscape quality designations, such as AONB or National Park, within the site or study area. |
| Landscape condition | The landscape within the study area is considered to be of Medium/High condition attributed to the Grade II listed status of Lever Park which comprises dense and mature native species woodland that is traversed by a high number of PRoW and other informal routes. To the west of the application site and west of Lower Rivington Reservoir, the landscape becomes increasingly pastoral, with well-maintained, intact field patterns and field boundary hedgerows and trees. |
| Distinctiveness | The land within the study area is generally consistent with the identified key characteristics of the Reservoir Valleys LCT/LCA 9a Rivington. This is largely attributed to the presence of the locally distinctive reservoir valley landscape and the relatively intact field patterns and densely wooded hillside. However, the presence of more modern built form, such as the Go Ape recreational facility, combined with the highly trafficked vehicular and pedestrian routes and high volume of visitors to the area affects the character of the open landscape within the study area and exerts urban influence upon the landscape. |
| Natural Heritage | The study area is rich in biodiversity as there is a plethora of ecological Priority Habitats therein, including areas of Deciduous Woodland and Woodpasture and Parkland BAP Priority Habitat located on the rising ground between the reservoir and the higher ground to the east. Furthermore, the Chorley Local Plan locates the reservoir and areas to its east as a Biological Heritage Area. |
| Cultural Heritage | The study area does not contain any conservation areas, however it does contain the Grade II Listed Lever Park, with Grade II Listed Great House Farmhouse and Cottage within Lever Park to the north-east of the application site. The wider study area is considered to have High cultural heritage value. |
| Recreational value | A number of PRoW and informal routes track across the wider landscape in close proximity to the site, including the bridleway that tracks along the eastern boundary of the application site and connects to the extensive network of routes across the wider study area. Significant lengths of PRoW/informal routes occur across the majority of the eastern part of the study area, particularly within Lever Park. As such, the wider study area is considered to have a High recreational value. |
| Perceptual (scenic) | The landscape has a pleasant, rural character interrupted by large scattered dwellings and agricultural buildings. Elements such as overhead powerlines and the road network urbanise the views. There are longer distance views to the surrounding higher land including Rivington Pike to the east. |
| Perceptual (Wildness and Tranquillity) | Levels of tranquillity are adversely affected by the road network, particularly the M61 motorway beyond the study area to the west and Rivington Lane in close proximity to the site. Vehicle movements through the area present both visible and audible intrusions. Away from the road network there are locations within the study area where levels of tranquillity are higher, such as within Lever Park, however the majority of the wider study area to the east is highly trafficked by walkers and cyclists which also detracts from the perceived levels of tranquillity. |

3.0 Baseline Setting

Table 1a Continued - Considerations associated with the value of Lancashire Landscape Character Type 9 - Reservoir Valleys / LCA 9a Rivington within the study area

| | |
|--------------------------------------|---|
| Associations | The surrounding landscape is associated with the history of Lord Leverhulme, who became renowned both locally and nationally for his successful business endeavours and subsequent influence upon the landscape and surrounding area. The study area includes Lever Park which contributes to the legacy left by Lord Leverhulme. |
| Functional | The Lancashire County Council Landscape Character Assessment identifies the landscape within the study area functioning as a reservoir valley (with associated hydrological systems and infrastructure), as well as a popular, publicly accessible recreational area comprising woodland and parkland within the Grade II listed Lever Park which is also a Country Park. The Go Ape facilities, The Great House Barn and Rivington Visitors Centre to the north-west of the application site are a popular tourist destination and base for people accessing the wider footpath network. |
| Overall Judgement of Landscape Value | Medium/High value - the landscape which falls within the study area, is considered to be of a Medium/High value. |

3.0 Baseline Setting

| Table 1b - Considerations associated with the value of Lancashire Landscape Character Type 4 - Moorland Fringe / LCA 4j West Pennine Fringes within the study area | |
|--|--|
| Landscape Designations | There are no landscape quality designations, such as AONB or National Park, within the site or study area. |
| Landscape condition | The landscape that comprises the wider study area is considered to be of a higher quality than the application site. This is attributed to the Grade II listed status of Rivington Gardens to the east of the site which comprises dense and mature native species woodland that is traversed by PRoW 9-20-FP82 connecting to the wider PRoW network to the east and south of the gardens including those leading to Rivington Pike which falls within the study area. |
| Distinctiveness | The land within the study area is generally consistent with the identified key characteristics of the Moorland Fringe LCT/LCA 4j West Pennine Fringes as a transitional landscape between the moorland fells and the farmed land of the lowlands, however the wooded hillside gardens of Rivington Gardens provide an unusual feature in the moorland fringe. |
| Natural Heritage | The study area is rich in biodiversity as there is a plethora of ecological Priority Habitats therein, including Blanket Bog on the higher moorlands to the east, lowland meadows, lowland heathland and lowland fens on the higher ground, below the level of the moorlands. Rivington Gardens includes areas of Deciduous Woodland and Woodpasture. |
| Cultural Heritage | The study area does not contain any conservation areas, however it does contain the Grade II Listed Rivington Gardens, with a number of Listed Buildings and structures to east of the application site. Grade II Listed Rivington Pike Tower also falls within the study area to the north-east of the site. There are no other designated heritage assets within the study area, such as Scheduled Monuments. The wider study area is considered to have High cultural heritage value. |
| Recreational value | PRoW 9-20-FP82 traverses Rivington Gardens, part of which forms part of the West Pennine Way Long Distance Walking Route. Other PRoWs within the study area lead to the elevated viewpoint at Rivington Pike and Grade II Listed Rivington Pike Tower and as such, the wider study area is considered to have a High recreational value. |
| Perceptual (scenic) | The landscape has a pleasant, rural character. There are expansive long distant views from elevated Rivington Pike to the north-east of the site. |
| Perceptual (Wildness and Tranquillity) | Roads within this part of the study area are generally inaccessible to regular vehicular traffic and as a result levels of tranquillity are higher, however the area is highly trafficked by walkers and cyclists which detracts from the perceived levels of tranquillity. |
| Associations | The surrounding landscape is associated with the history of Lord Leverhulme, who became renowned both locally and nationally for his successful business endeavours and subsequent influence upon the landscape and surrounding area. The study area includes Rivington Gardens, which contributes to the legacy left by Lord Leverhulme. |
| Functional | The land within the study area encompasses popular, publicly accessible Grade II listed Rivington Gardens and several PRoWs that run through the gardens and areas of higher moorland to the east. The study area includes Rivington Pike and a short section of the West Pennine Way Long Distance Walking Route. |
| Overall Judgement of Landscape Value | Medium/High value - the landscape which falls within the study area, is considered to be of a Medium/High value. |

3.0 Baseline Setting

| Table 1c - Considerations associated with the value of the landscape features within the site | |
|---|--|
| Landscape Designations | The landscape within the site is not protected by national or local statutory landscape designations. |
| Landscape condition | The application site forms part of a parcel of pastoral landscape that is enveloped by the densely wooded hillside associated with Lever Park. It includes an existing residential property with associated grounds, driveway, garden area and agricultural buildings, with timber post and rail fencing and stone wall boundaries. These features are considered to be of a low quality in landscape terms. |
| Distinctiveness | The site generally does not include uncommon characteristics or features considered to be rare. There are long distance views to the east of Rivington Pike and views to the west of Lower Rivington Reservoir. |
| Natural Heritage | There are no features designated for their natural heritage value. The site is mostly rough grassland, agricultural land for pasture and areas of bitmac adjacent to the existing house. The site is of limited wildlife value. |
| Cultural Heritage | There are no heritage assets within the site. |
| Recreational value | There is no public access to the site therefore the site itself has no recreational value. |
| Perceptual (scenic) | The previously developed land has a rural character however this is somewhat diminished by the presence of urbanising features such as overhead cables. |
| Perceptual (Wildness and Tranquillity) | Levels of wildness is undermined by the site's land use and urbanising features, whereas levels of tranquillity are elevated by the site's relative isolation from said features. |
| Associations | There is no evidence that the site has any association with notable people, artists, writers, the arts or historical events. |
| Functional | The land within the site is previously developed and has limited ecological value/natural function. |
| Overall Judgement of Landscape Value | Low value – the landscape features within the site are considered to be of Low value. |

3.0 Baseline Setting

Landscape Sensitivity

- 3.45 As described within the Methodology (Appendix 1), the sensitivity of the landscape is a combined judgement of value (as ascertained within the tables above) and susceptibility to change.
- 3.46 GLVIA3 defines susceptibility to change as 'the ability of the landscape to accommodate the proposed development without undue consequences for the maintenance of the baseline and/or landscape planning policy or strategy'. Susceptibility to change is graded on a scale of high, medium or low and will vary according to the nature of the development proposed, which in this instance, is a replacement dwelling on previously developed land within the Green Belt.

3.0 Baseline Setting

| Table 2 - Landscape Sensitivity | | | |
|---|------------------------|---|-----------------------|
| Receptor | Value of the Landscape | Susceptibility to Change | Resulting Sensitivity |
| LCT 9 Reservoir Valleys, specifically LCA 9a Rivington | Medium-High (Table 1a) | Medium-Low – A large proportion of LCA 9a within the study area is also designated as a Registered Park and Garden at Lever Park and the site is defined primarily by woodland associated with Lever Park. However the character of the site is also influenced by the existing built form on site and the proximity and presence of transport and power infrastructure, nearby built form and the vehicular, pedestrian and cyclist traffic that is continuously present throughout the surrounding landscape. Therefore the susceptibility to change is Medium-Low. | Medium |
| LCT 4 Moorland Fringe, specifically LCA 4j West Pennine Fringes | Medium-High (Table 1b) | Medium-Low – This Character Area is located within relatively close proximity to the site to the east and comprises the wooded gardens of Registered Rivington Gardens and the rising wooded slopes towards Rivington Pike. The elevation promotes levels of intervisibility with the site and other built form within the wider landscape to the west, which to an extent, influences the character of this LCA. The susceptibility to change is Medium-Low. | Medium |
| Landscape features within the site | Low (Table 1e) | Low – The landscape surrounding the existing built form on site is predominantly undulating grassland and the site generally lacks notable landscape features and vegetation. Therefore the susceptibility to change is Low. | Low |

3.0 Baseline Setting

| | | | |
|------|--|------|--|
| | Visual Receptors | | |
| 3.47 | Due to the presence of screening vegetation, built form and localised undulations in the topography, publicly accessible views of the application site are limited to short and medium distance views from locations to the north and east. | 3.51 | The survey work associated with this appraisal was undertaken during June 2021 and subsequently in July 2023 when there was an abundance of leaf cover on the deciduous trees in the area. As a result, the visibility of the application site and the features contained therein were assessed at a time of year when surrounding deciduous vegetation was providing the highest levels of screening/ filtering. |
| 3.48 | To the east, the undulating, rising landform, intervening vegetation and increasing distance between the application site and potential receptors limits views of the site. | 3.52 | Photographs of the application site, the surrounding landscape and specific viewpoints were taken on the days when the survey was undertaken. Some of the views included wide panoramas and it was therefore considered beneficial to join some of the individual photographs together to produce panoramic views. All photographs were taken using a Nikon D80 Digital SLR camera and specific viewpoints were photographed using a 50mm lens. |
| 3.49 | The following groups or individual visual receptors have been identified as they experience a view of the application site. The receptors identified and their associated viewpoint photographs are considered to be representative of the current visual prominence of the application site. Individual receptors have been grouped where a number of receptors in a similar location experience similar views. | | 3.53 The following groups or individual visual receptors have been identified as they experience a view of the application site. The receptors identified and their associated viewpoint photographs are considered to be representative of the current visual prominence of the application site. <ul style="list-style-type: none"> • People using PRoW 9-20-BW17 • People using PRoW 9-20-BW19 • People using PRoW 9-20-FP20 • People using PRoW 9-20-FP74 • People using PRoW 9-2-BW108/visitors at Rivington Pike • People using Rivington Lane • People using Roynton Road • Residents of Tan Pits Farm • Visitors and workers at the Anderton Centre |
| 3.50 | The identification of all potential visual receptors, which in the case of this appraisal, were predominantly people using PRoW and road users, was undertaken by way of a desktop survey, followed by site-based survey work. Their identification was primarily determined by the topography of the surrounding area and the presence of screening trees and built form. | | 3.54 The visual receptors and associated viewpoint photograph locations are described by Figure 3. |

3.0 Baseline Setting

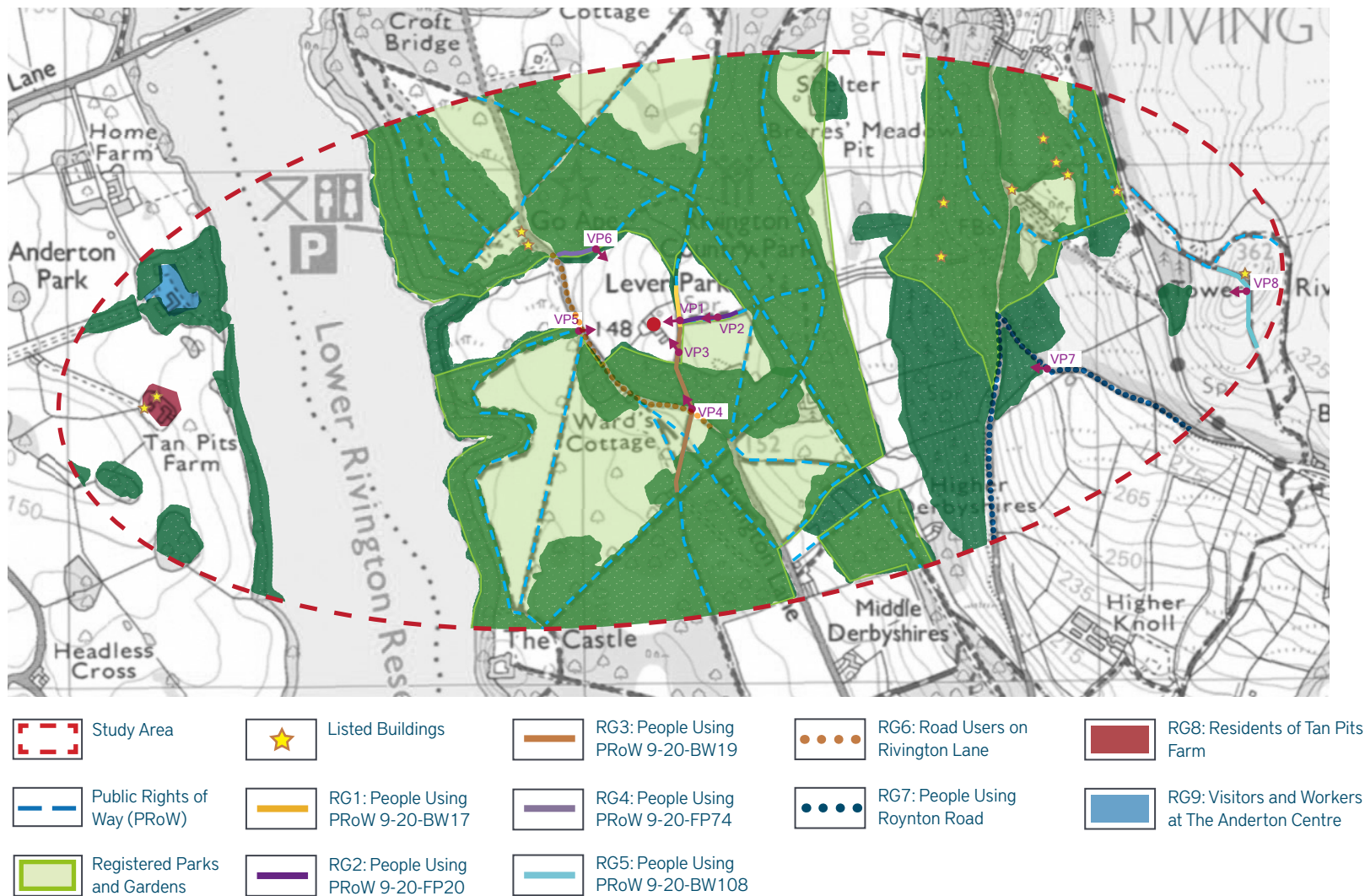


Fig 3 Visual Receptor and Viewpoint Location Plan

3.0 Baseline Setting

People Using Public Rights of Way (PRoWs)

Receptor Group 1 (RG1) - People using PRoW 9-20-BW17 - Viewpoint 1

3.55 People walking/cycling/riding in a northerly or southerly direction experience partially obstructed views of the application site from locations in close proximity to its eastern boundary. Views comprise the low stone wall and intermittent intervening vegetation along the route of the footpath in the foreground, with views of the existing property, agricultural buildings and associated grounds visible over the top of the wall. Views are experienced from an elevated vantage point in this location due to the rising topography to the east of the site and as such, this location provides some glimpsed longer distance views of the wider landscape to the west of the reservoir, and the agricultural buildings at Tan Pits Farm, in the background.

3.56 Overall, the dense and mature woodland block to the south of the site combined with the extensive surrounding woodland and tree cover significantly filters and restricts views beyond the application site.

3.57 From other locations, intervening trees, hedgerows and vegetation contain the route and therefore filter and restrict views of the site in most instances, however the visibility of the site from other locations along the route is likely to vary dependent upon seasonality and levels of leaf coverage on the intervening vegetation. The view described by Viewpoint 1 is experienced from a distance of less than 5m from the site boundary.



VP1

View looking west from PRoW 9-20-BW17, less than 5m from the site boundary.

3.0 Baseline Setting

RG2 - People using PRoW 9-20-FP20 - Viewpoint 2

3.58 People walking in a westerly direction experience views of the application site from a short section of the footpath as it approaches the eastern boundary of the application site, from the boundary of Listed Lever Park. Clear and direct views of the site are experienced from this location due to the lack of intervening vegetation, however the undulating topography limits views of the northern part of the site at ground level, as the property is set at a lower level than the receptor. As such, only the upper floor and roof of the property is visible, however the majority of the agricultural buildings within the south-eastern part of the site can be seen.

3.59 Views comprise the open pastoral field in the foreground, the application site and associated built form in the midground, with the surrounding woodland and wider pastoral landscape in the background. Built form at a farmstead west of the Lower Rivington Reservoir is partially visible between built form on site and intervening vegetation. Views are experienced from a distance of circa 60-70m from the site boundary.



VP2

View looking west from Public Footpath 9-20-FP20, circa 60m from the site boundary.

3.0 Baseline Setting

RG3 - People using PRow 9-20-BW19 - Viewpoint 3

3.60 Walkers, cyclists and riders using this route experience partial views of the eastern and southern part of the application site when looking west. Views are experienced when passing through the woodland block to the south of the site when travelling northwards, and when joining the route from the wider PRow network to the north when travelling southwards.

3.61 Views comprise the timber post and rail fencing, timber access gate and low stone wall in the foreground. The grounds of the site and its large agricultural buildings are visible beyond with the southern most barn (Barn B in Figure 1) and its corrugated metal elevation being prominent in the view. The large agricultural buildings and changing levels/undulating topography limit views of the northern and western parts of the site, whilst the surrounding mature woodland across the wider landscape establishes a medium-range backdrop. Views are experienced from distances of between circa 5-10m from the site boundary.



VP3

View looking north from PRow 9-20-BW19, circa 5m from the site boundary.

3.0 Baseline Setting

Road Users

RG6 - Road Users on Rivington Lane - Viewpoint 4

3.62 Viewpoint 4 represents the view towards the site along Rivington Lane from within the boundary of Lever Park. Glimpsed and extensively filtered views are experienced when passing the private access road, from which the site takes its access, along Rivington Lane. When approaching from the south-east, road users experience glimpsed views of the southern part of the application site set behind the dense block of woodland between the southern site boundary and Rivington Lane.

3.63 Views from elsewhere on Rivington Lane are only experienced from a short section of the carriageway between the site access track and The Great House Barn Tea Room, due to the intervening vegetation and landform restricting views from locations further to the north or south. The views experienced from Rivington Lane are expected to be subject to seasonal variations in leaf cover, which may increase the visibility of the site during winter months. Views are experienced from distances of between circa 100-150m.



VP4

View looking east from PRoW 9-20-BW19 at Rivington Lane, circa 100m from the site boundary

3.0 Baseline Setting

RG6 - Road Users on Rivington Lane - Viewpoint 5

- 3.64 Users experience a glimpsed view of the western part of the application site through a gap in vegetation located along the eastern side of Rivington Lane. Views of the site are restricted from this location by intervening, undulating topography, with the application site elevated above the eye-line and the lower parts of the site screened from visibility by the landform. Elsewhere along Rivington Lane views towards the site are extensively filtered and experienced when passing the application site and looking east, perpendicular to the direction of travel. The views experienced from Rivington Lane are expected to be subject to seasonal variations in leaf cover, which may increase the visibility of the site during wither months. Views are experienced from distances of between circa 100-150m.



VP5

View looking east from PRoW 9-20-BW75 at Rivington Lane, circa 100-150m from the site boundary

3.0 Baseline Setting

RG4 - People using PRow 9-20-FP74 - Viewpoint 6

3.65 People using this route experience glimpsed and partial views of the application site from a short section of the footpath that tracks north to south, from locations to the north-west of the site at the boundary of Lever Park. Views are experienced from a distance of circa 170m and comprise dense and mature intervening vegetation and trees at the edge of Lever Park in the foreground, with the undulating pastoral field that is positioned to the north of the application site visible through the vegetation. The upper storey and roof of the existing property can be seen protruding above the undulating landform, however the topography restricts views of the majority of the site.

3.66 Views of the site are extensively filtered by the intervening vegetation and topography and are only experienced from a short section of the footpath where there are gaps in the vegetation.

Site location



VP6

View looking south-east from Public Footpath 9-20-FP74, circa 170m from the site boundary.

3.0 Baseline Setting

RG7 - People using Roynton Road - Viewpoint 7

3.67 Glimpsed views of the application site are experienced from limited locations to the east of the site on Roynton Road, namely from the switchback close to Rivington Terraced Gardens. Views are experienced from an elevated vantage point as the road ascends the hillside towards Rivington Pike further to the east. Views to the west occasionally incorporate the application site and comprise the densely wooded hillside in the foreground that descends towards the lower level of the reservoir in the midground, with the open and expansive landscape beyond the reservoir visible in the background.

3.68 Views of the application site are afforded via gaps within and over the intervening woodland and are only experienced when road users are descending, or looking west. Views are experienced from a distance of circa. 620-750m from the site boundary.



VP7

View looking west from Roynton Road, circa 700m from the site boundary

3.0 Baseline Setting

RG5 - People using PRow 9-20-BW108/visitors at Rivington Pike - Viewpoint 8

3.69 People using this route experience panoramic and expansive views from the elevated vantage point of Rivington Pike at circa. 360m AOD. Clear and direct views of the application site are experienced from this location, however the site is set down below the natural line of view at this elevated location. Views comprise the expansive wider landscape with the undulating and densely wooded hillside in the foreground that comprises Lever Park descending to the lower level of the reservoir in the midground, with the nearby townscapes of Blackrod and Adlington and scattered Farmsteads and clusters of housing across the lower valley landscape.

3.70 The application site occupies a relatively small proportion of the views experienced and is enveloped by the surrounding woodland to the south, north and west. The lack of intervening vegetation along the north-eastern site boundary allows clear views of the application site from this location. Views are experienced from a distance of circa 1.1 km from the site boundary.



VP8

View looking west from PRow 9-20-BW108, circa 1.1 km from the site boundary.

3.0 Baseline Setting

Private Residents

- 3.71 RG8- Residents at Tan Pit Farm - This property is located to the west of the application site and to the west of Lower Rivington Reservoir. Residents of this property may experience long range and partial views of the application site, particularly from their east-facing upper storey windows. Views are significantly filtered by the extensive intervening vegetation and woodland along the western and eastern sides of the reservoir. The higher woodland and moorland associated with Rivington Pike provides a backdrop to the views, which are experienced from a distance of circa 960m.

Other Receptors

- 3.72 RG9 – Workers and visitors at The Anderton Centre – The Anderton Centre forms an outdoor activity facility and is located to the west of Lower Rivington Reservoir. Workers and visitors to the centre may experience long range views of the application site, particularly from the east facing areas of the facility and from the reservoir edge. Views are partial and extensively filtered by the mature intervening trees and woodland, however the visibility of the site is likely to vary on a seasonal basis due to variable levels of foliage. Views are experienced from a distance of circa 870m.

3.0 Baseline Setting

| Sensitivity - Public Views | | | |
|-----------------------------------|---|------|---|
| 3.73 | As set out within the Methodology (Appendix 1) and in GLVIA3, the sensitivity of visual receptors is derived from judgements made regarding the value attached to the view as indicated by planning designations, relationships to heritage assets, associations with art, recognition in guide books/ tourist maps or the provision of facilities for their enjoyment (such as parking, sign boards, interpretive material etc.), and the susceptibility of the visual receptor to change, which is indicated by their occupation or activity and the extent to which their attention is focussed on the view. | 3.76 | The value of views experienced by visual receptors using PRoW 9-20-FP74 at the boundary of Lever Park is considered to be High. These views are experienced from within the registered Park and Garden where people are likely to be visiting for their enjoyment of the landscape and associated views. |
| | | 3.77 | The value of the views experienced by visual receptors using Roynton Road is considered to be Low-Medium. Whilst the road itself is not a PRoW it has limited vehicular access and is heavily used by walkers accessing the wider PRoW network with a focus on enjoyment of the landscape and associated views. |
| 3.74 | The value of the views experienced by visual receptors using the PRoW network surrounding the site is considered to be Low-Medium. These are attractive yet relatively ordinary views that are not recognised in relation to heritage assets or planning designations. | 3.78 | The value of receptors using Rivington Lane is considered to be Low-Medium. Whilst the road is rural it is predominantly used for access by vehicles with no footpath access. It is noted that a section of the road runs through Lever Park however it is not recognised as a scenic trail. |
| 3.75 | The value of the views experienced by visual receptors using the PRoW network on Rivington Pike is considered to be High. These are long distance, panoramic views experienced from a unique elevated viewpoint in the landscape. | 3.79 | The value of views experienced by residents at Tan Pit Farm is considered to be High. Residents may experience long range and partial views of the site particularly from east-facing upper storey windows. |
| | | 3.80 | The value of the views experienced by workers and visitors to the Anderton Centre is considered to be Medium-High. People visiting the Anderton Centre are likely to be engaged in outdoor recreation with a focus upon enjoyment of the landscape. |

3.0 Baseline Setting

| Table 3 - Summary of Visual Receptor Sensitivity | | | |
|---|-------------------|---|-----------------------|
| Visual Receptor | Value of the View | Susceptibility to Change | Resulting Sensitivity |
| People using PRoW 9-20-BW-108 at Rivington Pike | High | High – People using the routes for walking are engaged in outdoor recreation with a focus upon the enjoyment of the landscape. | High |
| People using PRoW 9-20-BW17, 9-20-FP20 and 9-20-BW19 and PRoW 9-20-FP74 | Medium-High | High – People using the routes for walking are engaged in outdoor recreation with a focus upon the enjoyment of the landscape. | Medium-High |
| People using Roynton Road | Low-Medium | Medium-High – Roynton Road is dominated by walkers/cyclists and has limited vehicular access. Most people using the route are engaged in outdoor recreation with a focus upon enjoyment of the landscape. | Medium |
| Road Users - People using Rivington Lane | Low-Medium | Low – Rivington Lane is dominated by vehicles with people using the route for access, rather than for their enjoyment of the views/landscape. | Low-Medium |
| Private residents - Residents at Tan Pit Farm | High | High – Residents at home, especially using rooms occupied in waking or daylight hours, may experience views for extended periods of time. | High |
| Other receptors - Workers and visitors at The Anderton Centre | Medium-High | Medium-High – Workers and visitors may experience views for extended periods of time and are likely engaged in outdoor recreation with a focus upon the enjoyment of the landscape. | Medium-High |

4.0 Development Proposals

Development Proposals

- 4.1 Proposals include the demolition of the existing buildings (identified by the grey elements on Figure 4 opposite) and the subsequent construction of a replacement dwelling.
- 4.2 The proposed architecture has variety in form, elevational treatments and ridge heights as described by associated drawings prepared by Studio SDA Architecture. Materials proposed include natural stone elevations and slate roof in keeping with other buildings in the local area. The landscape proposals are described by Barnes Walker drawing M3304-PA-01 - see Figure 5 below.
- 4.3 The development utilises the existing access track from Rivington Lane, with the proposed driveway taking a new curved alignment through the existing sloping land to the north-east of the site. This would require some minor re-grading works to the existing slope with the driveway being discrete at a lower level than the surrounding landscape.
- 4.4 New native species scrub mix and native species trees would be planted along the site's north-eastern boundary to create a soft edge between the built form and the farmland to the north and east. Proposed native scrub and tree planting to the site's eastern boundary will soften the edge to the PRoW

and farmland beyond. A new native species hedgerow with tree planting is proposed along the site's north-western boundary. New native species woodland is proposed to the south of the site to bolster the existing woodland that lies beyond the site's southern boundary. The boundary treatments reflect that of the local area where farmland is, for the most part, open and defined by dry stone walls and dispersed farmsteads and residential dwellings are often surrounded by trees.

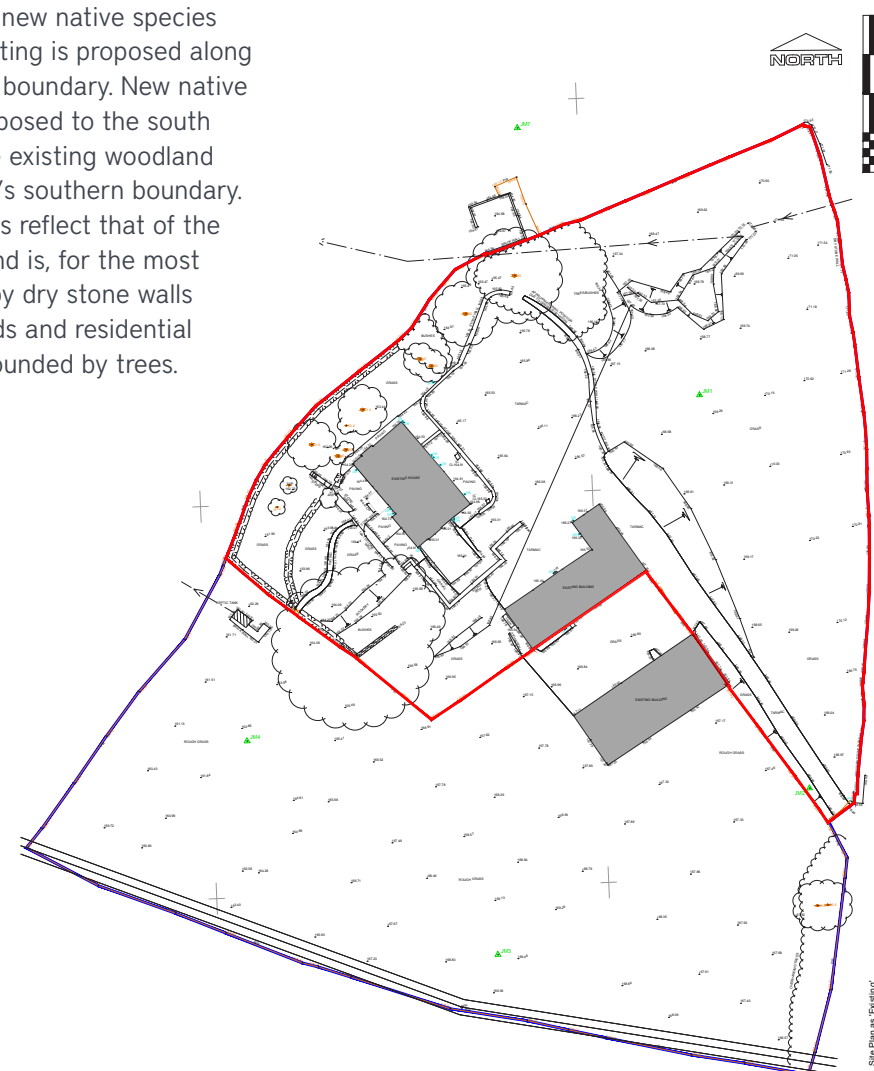


Fig 4

Extract from Architect's existing site plan illustrating the arrangement of existing buildings on site.

4.0 Development Proposals

KEY & NOTES

Application Boundary

Approximate Line of Existing Drainage

Existing Septic Tank

Existing Dry Stone Wall to be Retained

Existing Overhead Wires

Existing Stockproof Fencing to be Retained

Proposed Trees
A variety of trees selected for their form, site suitability and seasonal interest

| | | |
|------------------------|---------------|----|
| T1 - Alnus glutinosa | 16-18cm girth | RB |
| T2 - Betula pendula | 16-18cm girth | RB |
| T3 - Carpinus betulus | 16-18cm girth | RB |
| T4 - Fagus sylvatica | 16-18cm girth | RB |
| T5 - Malus x domestica | 12-14cm girth | RB |
| T6 - Malus sylvestris | 12-14cm girth | RB |
| T7 - Pinus sylvestris | 4m height | RB |
| T8 - Prunus avium | 12-14cm girth | RB |
| T9 - Prunus padus | 12-14cm girth | RB |
| T10 - Quercus robur | 20-25cm girth | RB |
| T11 - Salix alba | 20-25cm girth | RB |
| T12 - Sambucus nigra | 16-18cm girth | RB |
| T13 - Sorbus aria | 12-14cm girth | RB |
| T14 - Sorbus aucuparia | 12-14cm girth | RB |

Proposed Native Species Woodland
New native woodland planting to complement existing species palette in the context of the site as follows:
Understorey planting at 1m spacing

| | | |
|------------------------|----------|----|
| 70% Crataegus monogyna | 90-120cm | BR |
| 10% Ilex aquifolium | 45cm | 5L |
| 20% Prunus spinosa | 90-120cm | BR |

Interplanted with feathered trees at 4m spacings

| | | |
|----------------------|--------------|-----------|
| 10% Betula pendula | 8-10cm girth | feathered |
| 30% Fagus sylvatica | 8-10cm girth | feathered |
| 20% Pinus sylvestris | 4m height | feathered |
| 40% Quercus robur | 8-10cm girth | feathered |

Proposed Native Species Scrub Mix

| | | |
|------------------------|----------|----|
| 10% Ilex aquifolium | 45cm | 5L |
| 70% Crataegus monogyna | 90-120cm | BR |
| 20% Prunus spinosa | 90-120cm | BR |

Planted at 1m spacing.

Proposed Native Species Hedge

| | | |
|------------------------|----------|----|
| 70% Crataegus monogyna | 90-120cm | BR |
| 10% Ilex aquifolium | 45cm | 5L |
| 10% Prunus spinosa | 90-120cm | BR |
| 10% Rosa canina | 45cm | 5L |

Planted at 5 per linear metre in a double staggered row, 30cm apart, planted in random distribution with no more than 5 planted consecutively.

Proposed Ornamental Hedge
Taxus baccata, 1-1.25cm high, 3.5 per lin. metre, planted in a single row

Proposed Parasol Trees
20-25cm girth, Morus alba, parasol form, air potted

Proposed Areas of Shrub Planting
A selection of shrubs, herbaceous plants, climbers and ground cover chosen for their site suitability, form, texture and colour. Refer to table for schedule of typical species, size and density.

Lawn

Wildflower Meadows
Native seed mix suitable for site soils

Proposed Pond
With native marginal pond planting

Buildings
Refer to drawings by SDA Architects

Entrance Arrangement
Reclaimed gritstone sett threshold

Proposed Drive
Loose gravel in stable pave, reclaimed gritstone sett kerbs, 50mm upstand

Existing Timber Post and Rail Fencing to be retained

Proposed Walls
Stone to match that of existing walls

Proposed Dwarf Wall with Railings
Stone walls with railings painted black

Proposed Estate Rail Fence
Painted black, matching gates where necessary

Proposed Walls with Railing
Where retaining wall drop is greater than 600mm

Proposed Water Feature
Behind Stone Dwarf Wall

Proposed Paths & Patios
Sawn sandstone, 600mm courses with random lengths, feature panels as appropriate, 70mm thick where vehicular passing required.

Proposed Parking Court
Sawn, tumbled sandstone setts with matching frame and kerbs.

Proposed Levels
Existing Levels

P+6.25
E+6.83

Notes

- 1 Natural stone paving to paths and patios
- 2 Native hedgerow planting with trees to northern boundary
- 3 Wildflower meadows surround the property with mown paths and edges
- 4 Parasol trees frame the front of the property
- 5 Informal orchard planting to front of property
- 6 Embankment with native species understorey planting either side of a retaining wall
- 7 Loose gravel driveway with sett edge
- 8 Reclaimed setts at thresholds
- 9 New native woodland planting to bolster existing woodland south of the site
- 10 Parking court laid with reclaimed setts and framed by natural stone paths
- 11 Proposed pond



Fig 5 Landscape Layout prepared by Barnes Walker Ltd

5.0 Landscape Effects

- 5.1 Section 5.1 of the GLVIA 3rd Edition states '*An assessment of landscape effects deals with the effects of change and development on landscape as a resource.*'
- 5.2 In order to determine the significance of the potential landscape effects which may result from the development, the sensitivity of each of the landscape receptors has been established within the baseline of this appraisal. Table 4 below considers the magnitude of effect upon each of the landscape receptors and combines that judgement with the already defined sensitivity in order to determine the nature of the anticipated landscape effects, which may result from the implementation of the development proposals.

5.0 Landscape Effects

| Table 4 Landscape Effects - Year 1 | | | | |
|---|-----------------------|--|------------|---|
| Receptor | Sensitivity (Table 2) | Size and scale of change/geographic extent and duration | Magnitude | Significance of Effect - Year 1 |
| LCT 9 Reservoir Valleys, specifically LCA 9a Rivington | Medium | <p>The site is situated within this LCA, which covers the wide shallow valley, the three reservoirs and historic Lever Park which shares some intervisibility with the site. The Lancashire Landscape Character Assessment describes the landscape as '<i>an extremely popular area for recreation</i>' and which is evident in the volume of vehicular, pedestrian and cyclist traffic that is present throughout the LCA. The development proposals rationalise and simplify the existing built form on the site by proposing a single dwelling which is consistent with other dispersed residential properties along Rivington Lane within the LCA. In addition, the proposed materiality comprising stone elevations and a slate roof would be locally appropriate and the removal of the modern steel clad barn would have a beneficial effect on the landscape character, as its materiality is inappropriate. As a result the size, scale and geographic extent of the changes brought about by the proposed development are considered to be minimal. The resulting effects of the development proposals on LCA9a Rivington would be Negligible at Year 1.</p> <p>The duration of the effect would be long term however, the establishment of the proposed planting would, over time, become increasingly effective in assimilating the proposed development into its rural setting and the wider landscape. This would result in Minor Beneficial effects upon maturity of the proposed planting.</p> | Negligible | Negligible reducing to Minor Beneficial upon maturity of the planting |
| LCT 4 Moorland Fringe, specifically LCA 4j West Pennine Fringes | Medium | <p>The site does not lie within this LCA and as such there would be no direct effects upon it. The existing built form on site is discernible in long distance views in the context of other scattered built form and areas of settlement across the lowland landscape. The establishment of proposed planting would, over time, become increasingly effective in assimilating the proposed development into its rural setting and wider landscape. Due to the nature of the development proposals and distance from the LCA, the size, scale and geographic extent of the changes would be Negligible.</p> | Negligible | Negligible |

5.0 Landscape Effects

| Table 4 Landscape Effects - Year 1 | | | | |
|------------------------------------|-----------------------|---|------------------|--|
| Receptor | Sensitivity (Table 2) | Size and scale of change/geographic extent and duration | Magnitude | Significance of Effect - Year 1 |
| Landscape features within the site | Low | <p>The nature of the development proposals would result in some loss of the existing undulating grassland within the application site. Proposals include new native species hedgerow, several areas of new native species scrub planting, a significant number of new native species trees, areas of wildflower meadow and a pond which would enhance biodiversity of the site and provide increasing levels of beneficial landscape effect, particularly as planting becomes established. Proposed planting would be native, characteristic of the locality and would increase the quantum and quality of the landscape features of the site whilst softening the appearance of the proposed built form. The majority of the existing dry stone wall to the site's eastern boundary would be retained with a short section being reconfigured to allow for the proposed access arrangement. This stone would be re-used in the construction of new stone walls adjacent to the proposed entrance.</p> <p>At Year 1 beneficial effects of the proposed landscape works would be moderated by its juvenile nature resulting in Minor Beneficial effects. However, upon maturity the effects of the proposed development and associated landscape works upon the landscape features of the site would be Minor-Moderate Beneficial.</p> | Low & Beneficial | Minor Beneficial reducing to Minor - Moderate Beneficial upon maturity of the proposed landscape works |

6.0 Visual Effects

- 6.1 It has been ascertained that the key groups of people or individuals who experience a view of the application site or part thereof, comprise those using footpaths and road users (public views).
- 6.2 The type of visual receptor, the nature of the various existing views of the application site and the sensitivity of the visual receptors have been considered and ascertained within section 3 of this appraisal.
- 6.3 The objective of this section of the appraisal is to understand how those views may be affected, in order to ascertain the nature of any visual effects which may arise from the implementation of the development proposals. In line with the relevant guidance and the methodology (see Appendix 1), the sensitivity and the magnitude of effect was ascertained for each visual receptor, in order to inform the process of determining the likely significance of any visual effects at Year 1.
- 6.4 The assessment of the potential visual effects which may result from the implementation of the development proposals on the application site, has been ascertained for each of the visual receptors within Table 5 – Visual Effects.

| Table 5 – Visual Effect - Year 1 | | | | |
|-----------------------------------|-----------------------|--|---------------|---|
| Visual Receptor | Sensitivity (Table 3) | Size and scale of change/geographic extent and duration | Magnitude | Significance of Effect - Year 1 |
| RG1 - People using PRow 9-20-BW17 | Medium-High | <p>VP1 - Viewpoint 1 is representative of the view from the PRow looking west when travelling in a north-south direction past the site. There is a partially obstructed view of the existing buildings on site and there would be a similar view of proposed built form. Proposed buildings are slightly larger in scale and consolidated into one mass and would interrupt a small portion of the view towards to the western valley of Lower Rivington Reservoir. The proposed materials, including stone elevations and a slate roof, are in keeping with other buildings in the local area and the removal of the modern steel clad barn would have a beneficial effect in itself, as its materiality is inappropriate. New native scrub planting and several trees are proposed along the eastern site boundary that would filter views of proposed built form.</p> <p>The nature of the change would be increased by the larger scale of the proposed built form and the juvenile nature of the proposed landscape works. In the longer term the nature of the change would be moderated by the establishment of the proposed landscape works. Therefore the resulting magnitude of change would be Low & Adverse at Year 1.</p> <p>The establishment of the proposed planting would, over time, become increasingly effective in filtering and softening views of built form. Whilst mature planting would increase the degree of visual enclosure experienced when using the PRow, it would also soften and filter views of proposed built form. On balance, and in comparison to the exposed nature of the existing built form on site, this would result in Negligible effects on the view upon planting maturity.</p> | Low & Adverse | Minor / Moderate Adverse reducing to Negligible upon maturity of the proposed landscape works |

| Table 5 – Visual Effect - Year 1 | | | | |
|---|-----------------------|--|---------------|---|
| Visual Receptor | Sensitivity (Table 3) | Size and scale of change/geographic extent and duration | Magnitude | Significance of Effect - Year 1 |
| RG2 - People using PRoW 9-20-FP20 - Viewpoint 2 | Medium-High | <p>VP2 - Viewpoint 2 shares a similar view to Viewpoint 1, set further east along the PRoW at a slightly elevated and more distant viewpoint. Viewpoint 2 represents the view looking west from the PRoW on the approach to the site at the boundary of Lever Park. The view of the existing buildings on site are partially obstructed by the low stone wall along the site's eastern boundary and intervening vegetation. There would be a similar filtered and partially obstructed view of the proposed built form.</p> <p>The proposed architecture has variety in form, elevational treatments and ridge heights appropriate in scale and appearance and similar in nature to that of the existing built form on site. Proposed buildings are slightly larger in scale and consolidated into one mass and would interrupt a small portion of the view towards to the western valley of Lower Rivington Reservoir. The proposed materials, including stone elevations and a slate roof, are in keeping with other buildings in the local area and the removal of the modern steel clad barn would have a beneficial effect in itself, as its materiality is inappropriate. There would be a lack of built form visible where the existing, southern most green barn is situated in the existing view. New native scrub planting and several trees are proposed along the north-eastern site boundary which would, over time help to soften and filter views of built form, to a greater extent than they are currently.</p> <p>From this slightly elevated position and distance from the site the proposed buildings would be visible in the middle-ground of the view, forming a small portion of a wider view however the view is direct on the approach from the PRoW. The proposed built form is larger in scale than the existing built form and therefore the resulting magnitude of change would be Low & Adverse at Year 1.</p> <p>The establishment of the proposed planting would, over time, become increasingly effective in filtering and softening views of built form. This would have Negligible effects on the view upon planting maturity.</p> | Low & Adverse | Minor / Moderate Adverse reducing to Negligible upon maturity of the proposed landscape works |

6.0 Visual Effects

| Table 5 – Visual Effect - Year 1 | | | | |
|--|-----------------------|---|------------------|---|
| Visual Receptor | Sensitivity (Table 3) | Size and scale of change/geographic extent and duration | Magnitude | Significance of Effect - Year 1 |
| RG3 - People using PRow 9-20-BW19 - Viewpoint 3 | Medium-High | <p>VP3 - Viewpoint 3 is representative of the view looking north from the PRow where the site takes its access. The existing barns are visible on higher ground above and through the access gate to the site, with the southern most incongruous corrugated barn is prominent in the view due to its scale, materiality and proximity to the footpath/viewpoint location. The proposed built form would be similarly visible and whilst proposed built form is larger in scale and mass it would of a better quality and condition than the existing visible built form, set further back in the view and filtered by proposed intervening tree planting. Proposed stone walls to the site entrance, with hedge planting behind, will improve the view. The resulting magnitude of change would be Low & Beneficial at Year 1.</p> <p>The establishment of the proposed planting would, over time, become increasingly effective in filtering and softening views of built form. This would have Moderate Beneficial effects on the view upon planting maturity.</p> | Low & Beneficial | Minor / Moderate Beneficial reducing to Moderate Beneficial upon maturity of the proposed landscape works |
| RG6 - Road Users on Rivington Lane - Viewpoint 4 | Low-Medium | <p>VP4 - Viewpoint 4 represents the view from Rivington Lane, from within the boundary of Lever Park, at the junction to the private road from which the site takes its access. There is a glimpsed view of the southern part of the site where there is a break in vegetation along the private access road. The dense block of woodland between the southern site boundary and Rivington Lane effectively screens views of the site from the south, further west along Rivington Lane. The views experienced are expected to be subject to seasonal variations in leaf cover, which may slightly increase the visibility of the site during winter months, however this effect will be limited by the density of the intervening mature tree cover.</p> <p>The proposed built form will be located further back into the site from this viewpoint location and will therefore have a reduced level of visual prominence when compared to the existing built form. It is anticipated that proposed built form would be barely discernible from this viewpoint resulting in a Negligible magnitude of change at Year 1.</p> | Negligible | Negligible |

| Table 5 – Visual Effect - Year 1 | | | | |
|--|-----------------------|---|---------------|---|
| Visual Receptor | Sensitivity (Table 3) | Size and scale of change/geographic extent and duration | Magnitude | Significance of Effect - Year 1 |
| RG6 - Road users on Rivington Lane - Viewpoint 5 | Low-Medium | <p>VP5 - Viewpoint 5 is representative of the view from Rivington Lane looking east towards the site. There is a glimpsed view of existing built form through a gap in vegetation along the eastern side of Rivington Lane. There would be a similar view of proposed built form, which would be similar in nature to that of the existing although larger in scale and therefore proposed built form would occupy a slightly larger proportion of the view. The view is glimpsed when looking east, perpendicular to the direction of travel along Rivington Lane. The resulting magnitude of change is considered to be Low & Adverse at Year 1.</p> <p>The establishment of the proposed planting along the site's north-western boundary, and proposed tree planting south of the site would, over time, become increasingly effective in filtering and softening partial, glimpsed views of built form. This would result in Negligible effects upon the view upon planting maturity.</p> | Low & Adverse | Minor Adverse reducing to Negligible upon maturity of the proposed landscape works |
| RG4 - People using PRoW 9-20-FP74 - Viewpoint 6 | Medium-High | <p>VP6 - Viewpoint 6 represents the view from PRoW 9-20-FP74 within the boundary of Lever Park looking south-east towards the site. Views of existing built form are limited to the roof and gable end wall which is visible above intervening landform. Whilst proposed built form is larger in scale and mass it would be similarly partially screened by intervening landform and filtered through proposed tree planting along the sites north-western boundary. Views would be glimpsed through gaps in foreground vegetation and views of proposed built form would not be the main focus of the view for extended periods of time. The majority of the PROW is flanked by thick vegetation which effectively tunnels views in the direction of travel. Therefore the resulting magnitude of change at Year 1 would be Negligible.</p> <p>The establishment of the proposed planting would, over time, become increasingly effective in filtering and softening partial views of built form. This would have Minor Beneficial effects on the view upon planting maturity.</p> | Negligible | Negligible reducing to Minor Beneficial upon maturity of the proposed landscape works |

6.0 Visual Effects

| Table 5 – Visual Effect - Year 1 | | | | |
|--|-----------------------|---|------------|---|
| Visual Receptor | Sensitivity (Table 3) | Size and scale of change/geographic extent and duration | Magnitude | Significance of Effect - Year 1 |
| RG7 - People Using Roynton Road - Viewpoint 7 | Medium | <p>VP7 - Viewpoint 7 represents the view from Roynton Road at an elevation of circa. 270m AOD and a distance of circa 700m from the site. From limited locations, there are clear and direct views of the existing built form on site and there would be similar views of proposed built form. From this angle of view and distance from the site, the removal of the incongruous modern barn would form a slight beneficial effect, however the overall level of change to this view would be very subtle. The resulting effects would be Negligible at Year 1.</p> <p>The establishment of proposed planting along the site's eastern boundary would, over time, become increasingly effective in filtering and softening views of built form. This would have Minor Beneficial effects on the view upon planting maturity.</p> | Negligible | Negligible reducing to Minor Beneficial upon maturity of the proposed landscape works |
| RG5 - People using PRow 9-20-BW108/ visitors at Rivington Pike - Viewpoint 8 | High | <p>VP8 - Viewpoint 8 is representative of the view from Rivington Pike at an elevation of circa. 360m AOD and a distance of circa 1.1km from the site. From this elevated viewpoint there are long distance, panoramic views across the Rivington Reservoir valley landscape, Lever Park and Rivington Gardens. Scattered built form and settlement areas of Blackrod and Adlington Village are visible across the valley landscape. Existing built form on site is visible in the lower valley landscape amongst the surrounding woodland of Rivington Park and Lever Park.</p> <p>Proposed built form would be similarly visible in the context of surrounding areas of settlement and scattered built form. The view of the site occupies a small portion of the much wider panoramic view, set down below the natural line of view at this elevated location. At this distance the size, scale and geographic extent of the change brought about by the development proposals would be barely discernible. The resulting effects would be Negligible from this distant viewpoint.</p> <p>The establishment of the proposed planting along the site's eastern boundary would, over time, become increasingly effective in filtering and softening views of built form. Upon maturity of the proposed planting the site would be well assimilated into its woodland setting. This would have Minor Beneficial effects on the view upon planting maturity.</p> | Negligible | Negligible reducing to Minor Beneficial upon maturity of the proposed landscape works |

| Table 5 – Visual Effect - Year 1 | | | | |
|---|-----------------------|--|-------------------|---------------------------------|
| Visual Receptor | Sensitivity (Table 3) | Size and scale of change/geographic extent and duration | Magnitude | Significance of Effect - Year 1 |
| RG8 - Residents at Tan Pit Farm | High | Residents at Tan Pit Farm may experience long range and partial views of the application site and the existing built form therein. There would be a similar view of the proposed built form, filtered by intervening vegetation. The view of the site would occupy a small portion of the much wider panoramic view and at this distance the size, scale and geographic extent of the change brought about by the development proposals would be barely discernible. The resulting effects would be Negligible at Year 1. | Negligible | Negligible |
| RG9 - Workers and visitors at the Anderton Centre | Medium-High | Workers and visitors at the Anderton Centre may experience heavily filtered views of the application site and the existing built form therein. Intervening vegetation between the Anderton Centre and Lower Rivington Reservoir, and vegetation along the eastern edge of the reservoir, would heavily filter any potential views of the site. Views experienced are expected to be subject to seasonal variations in leaf cover, which may slightly increase the visibility of the site during winter months. The view of the site would occupy a small portion of the much wider panoramic view and at this distance the size, scale and geographic extent of the change brought about by the development proposals would be barely discernible. The resulting effects would be Negligible at Year 1. | Negligible | Negligible |

7.0 Summary and Conclusion

Landscape Character

- 7.1 The site lies within the Lancashire LCA 9a Rivington. Much of the character of the reservoir valley is influenced by Lord Leverhulme with the listed historic landscape of Lever Park forming a popular area for recreation. The wooded landscape of Lever Park surrounds the site to the north, east and south and shares varying levels of intervisibility with the site from several viewpoints located within and close to the boundary of Lever Park.
- 7.2 The existing built form is visible, in varying degrees, from these viewpoints and proposed built form would be similarly visible although larger in scale and consolidated into one mass, and unlike the existing built form (specifically the modern barn), the materiality of the proposed dwelling will be wholly appropriate to its location and landscape context. As a result, the proposed house is considered to be consistent with other dispersed, residential properties within the LCA. Therefore the changes brought about by the proposed development are not expected to affect the overall character of the LCA to any particular extent. As a result, the Year 1 landscape effect upon the character of LCA 9a Rivington is assessed as Negligible.

- 7.3 The establishment of the proposed planting would, over time, become increasingly effective in assimilating the proposed development into its rural setting and the wider landscape. Upon maturity of the proposed planting, the effects of the proposed development on LCA 9a Rivington, within which the site is situated, is assessed as Minor Beneficial.
- 7.4 LCA 4j West Pennine Fringes covers the transitional landscape between the unenclosed land of the West Pennine moors and the enclosed landscape of the industrial foothills below on the west fringes of the West Pennine Moors. Within the study area this LCA includes the Grade II Listed Rivington Gardens, although there is no intervisibility with the site. There are levels of intervisibility between the site and the elevated ground within LCA4j however, the clarity of the views are limited by their extensive nature and the distances involved.
- 7.5 The existing built form on the site is discernible in long distance views in the context of other areas of mature tree cover, the reservoir, other scattered built form and areas of settlement across the lowland valley landscape. Due to the nature of the development proposals and distance from LCA 4j West Pennine Fringes, the changes brought about by the proposed development is assessed as Negligible.

Landscape Features

- 7.6 The landscape features of the site are limited to areas of rough grassland and a bitmac parking area associated with the existing house. Whilst there would be some loss of the existing grassland the proposals include new native species hedgerow, areas of new native species scrub planting, a significant number of new native species trees, areas of wildflower meadow and a new pond which would increase the quantum and quality of the landscape features of the site and enhance biodiversity. There is a dry stone wall along the eastern boundary of the site that would mostly be retained, with a small section being reconfigured to allow for the proposed access arrangement. This stone would be re-used in the construction of new stone walls adjacent to the proposed entrance.
- 7.7 The effects of the proposed landscape works upon the landscape features of the site are therefore considered to generate a Minor Beneficial effect at Year 1. Upon maturity of the proposed planting the effects upon the landscape features of the site are considered to be Minor-Moderate Beneficial.

7.0 Summary and Conclusion

Visual Effects

- 7.8 Viewpoints 1 & 2 are taken from locations on the Public Footpaths within the vicinity of the site. The existing buildings are partially visible from both viewpoints. The development proposals are of a similar nature to that of the existing built form although larger in scale and consolidated into one mass. Proposed planting along the site's north-eastern boundary would filter and soften views of proposed built form, however this would be moderated in the short term by the juvenile nature of proposed landscape works. Therefore the resulting visual effects of the proposed development is assessed as Minor/Moderate Adverse in these close proximity views at Year 1, however, Upon maturity of the proposed planting the visual effects are anticipated to be Negligible.
- 7.9 In Viewpoint 3 the side elevation of the existing corrugated metal barn (Barn B in Figure 1) is visible beyond the site entrance gate. The proposed built form would be of a better quality, condition and materiality than that of the existing barn and it would be set further back in the view, on lower ground and filtered by proposed intervening tree planting. In addition, the view would be improved by the removal of the existing post and rail fence to the left of the entrance and replaced by a new section of stone walling matching the existing. The resulting visual effects of the proposed development are therefore considered to be Minor / Moderate Beneficial from this close proximity viewpoint at Year 1. In the longer term the establishment of proposed soft landscaping would become increasingly effective in filtering and softening views of proposed built form resulting in Moderate Beneficial visual effects from this close proximity viewpoint upon maturity of the proposed planting.
- 7.10 Viewpoints 4 & 6 experience partial glimpsed views of the existing built form on site and, due to the similar nature of the development proposals and glimpsed, partial nature of the view experienced, the resulting visual effects are assessed as Negligible at Year 1. Upon planting maturity it is anticipated that their would be Minor Beneficial effects on the view experienced from Viewpoint 6.
- 7.11 Viewpoint 5 is taken from Rivington Lane. There is a glimpsed view of the existing built form on site through a gap in vegetation along the eastern side of Rivington Lane. Proposed built form would be larger in scale and in closer proximity, and would therefore occupy a larger proportion of the view that the existing built form. Proposed planting would filter and soften views of the proposed built form however this would be moderated by its juvenile nature at Year 1. Therefore the resulting visual effects have been assessed as Minor Adverse at Year 1. In the longer term, as the proposed planting establishes it will become increasingly effective in filtering and softening views of proposed built form resulting in Negligible visual effects from this viewpoint upon maturity of the proposed planting.
- 7.12 Viewpoints 7 & 8 are taken from locations on Roynton Road and Public Footpaths on Rivington Pike between 700m - 1.1km to the north-east of the site. The site occupies a very small portion of the wider, expansive and distant views experienced from these elevated locations. As a result, the size, scale and geographic extent of the changes brought about by the development proposals would be barely discernible. The resulting visual effects of the proposed development are therefore assessed as Negligible at Year 1.
- 7.13 Upon the maturity of the proposed planting the site would be well assimilated into its woodland setting. This would have Minor Beneficial effects on these long distant views in the longer term.
- 7.14 Due to distance and nature of the views experienced from the Anderton Centre and Tan Pits Farm, the visual effects of the proposed development are assessed as Negligible.

7.0 Summary and Conclusion

Green Belt

7.15 Due to the relative containment of the existing site, the relatively discreet built form therein and the nature of the development proposals for the site, its proposed redevelopment is not expected to generate any significant adverse visual effects. Some closer range views would be affected by the redistribution of the built form on the site, as the proposals would consolidate the built form into a single form, as opposed to the existing scenario, which comprises three distinctly separate elements. This increases the massing of the single built form, whilst concurrently reducing the area over which the built form will be spread upon the site. As a result, the visual aspect of the openness of the wider Green Belt is not expected to be affected to any particular degree.

Conclusion

7.16 At Year 1 the effects of the development proposals upon the landscape character is expected to be Negligible.

7.17 The provision of a comprehensive scheme of landscape works will ensure that the landscape effect upon the landscape features of the site will be Minor Beneficial at Year 1. The establishment of the proposed landscape works are expected to assimilate the proposed development into its wider wooded setting and generate increasingly beneficial landscape effects and as a result, the longer term landscape effect upon the landscape features of the site is expected to be Minor to Moderate Beneficial.

7.18 The proposed planting would also become increasingly effective in filtering and softening views of the development proposals, resulting in either Negligible or Beneficial long term visual effects upon the views experienced from locations in close proximity to the site, with Minor Beneficial visual effects expected from more distant locations.

7.19 This Landscape and Visual Appraisal has ascertained that the implementation of the application scheme would not result in any significant/unacceptable levels of adverse landscape or visual effect, or adverse affects upon the visual aspect of the openness of the Green Belt.



Appendices

A.1 Appendix 1 - Methodology

Introduction

The assessment of landscape and visual effects will be undertaken with reference to and using aspects of the guidance found within 'Guidelines for Landscape and Visual Impact Assessment' 3rd Edition, published by the Landscape Institute (LI) and the Institute of Environmental Management & Assessment (IEMA) 2013 (termed GLVIA3 hereafter).

As stated within GLVIA3 paragraph 1.20, the guidelines are not prescriptive and the approach and methodology has been tailored to the specific requirements of the proposals.

GLVIA3 recommends the following five key stages in the assessment of landscape and visual effects:-

- Scope;
- Establishing the landscape and visual baseline;
- Describing the landscape and visual effects;
- Assessing the significance of the landscape and visual effects;
- Ascertaining the overall significance of landscape and visual effects

These five stages are applied separately to the landscape assessment and the subsequent visual assessment. GLVIA3 recognises that landscape and visual assessments are separate, although linked procedures.

Landscape effects are the predicted effects on the landscape as a resource in its own right. Landscape effects can be generated by a developments effect upon the physical landscape and or upon its character, fabric and quality. These could include direct physical impacts upon landscape elements, but also includes aesthetic, perceptual and experiential aspects of a landscape which may contribute to an existing landscape character.

Visual effects are the predicted changes to a view and the related impact on the general visual amenity experienced by people (visual receptors). The various visual receptor groups comprise individuals or groups of people that experience a view of the application site from a publicly accessible location. They will typically include the users of Public Rights of Way, users of recreational facilities, pedestrians and users of a variety of forms of transport such as the drivers and passengers of vehicles, cyclists or rail passengers.

With regards to the visual amenity of the residents of private properties, GLVIA3 recommends that private views can be dealt with by a separate 'residential amenity assessment' as in planning terms, residents are not entitled to a view. The presence of residents experiencing a view of the application site and the nature of the views experienced will be acknowledged and considered within the baseline. The LVA will only fully assess the visual effects upon the receptors that experience publicly accessible views.

Study Area

The overall study area for the landscape and visual assessment will be established by undertaking a desk-based survey and refined by subsequent site-based survey work.

The site-based work will be undertaken by a chartered member of the Landscape Institute with experience of landscape and visual assessment.

Site-based work will initially involve travelling throughout the area around the site, in order to inform and confirm the extent of the study area.

The study area will therefore include the site and the wider landscape which could be influenced by the development proposals and the extent of the area from which the development is potentially visible.

This desk and subsequent site-based work will also establish the representative viewpoints for the visual appraisal.

Landscape Effects

GLVIA3 paragraph 5.1 states '*An assessment of landscape effects deals with the effects of change and development on landscape as a resource.*'

The Landscape Baseline - Desk Based Assessment

The assessment will include a review of the relevant planning policy and other guidance and relevant information including:

A.1 Appendix 1 - Methodology

- National Planning Policy Framework (NPPF 2012) and subsequent revision (July 2021);
- Chorley Local Plan 2012-2026 (adopted July 2015);
- Landscape Strategy for Lancashire: Landscape Character Assessment (December 2000)
- Supplementary Planning Documents;
- Ordnance Survey mapping;
- Historic Mapping;
- Defra (MAGIC) website;
- Online aerial mapping;
- Sustrans website; and
- Published walking or cycling routes.

The Landscape Baseline – Site Based Assessment

Site assessment work will initially entail travelling around the confirmed study area by car/cycle and by foot to understand the landscape features within the site and the surrounding area and to confirm the accuracy of the relevant published character assessments.

The landscape baseline will incorporate descriptions of the application site and the surrounding landscape, before referencing all published landscape character assessments and ascertaining the presence of any designated heritage assets such as Conservation Areas, Listed Buildings and Scheduled Ancient Monuments.

GLVIA3 paragraph 5.33 states that the landscape

baseline should map describe and illustrate the character of the landscape and its individual elements and aesthetic and perceptual aspects, emphasising any key characteristics that contribute to the distinctive character of the landscape. It also states that the condition of the landscape should be indicated with reference to elements therein, such as buildings, hedgerows or woodland.

Landscape Value

In accordance with paragraph 5.44 of GLVIA3, the Landscape Baseline will also consider the value of the landscape resource within the study area.

GLVIA3 paragraph 5.45 states ‘the value of the landscape receptors will to some degree reflect landscape designations and the level of importance which they signify, although there should not be over reliance on designations as the sole indicator of value.’

The fact a landscape is not subject to a designation, does not mean that it does not have any value. Where there is no evidence to indicate landscape value, the assessment will utilise an approach akin to the Box 5.1 assessment as set out within GLVIA3 paragraph 5.28 and Landscape Institute Technical Guidance Note TGN-02-21, Assessing landscape value outside national designations, which draw on the factors that are generally agreed to influence value, which can be Exceptional, High, Medium, Low or Very Low. In addition to acknowledging the presence of any landscape designations, these factors comprise the following:

- Landscape Condition (Table 1 below to be utilised to assist judgements on condition): A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.
- Distinctiveness: Consideration as to whether the landscape has a strong sense of identity through reference to relevant Landscape Character Assessments.
- Natural Heritage: Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape.
- Cultural Heritage: Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape.
- Recreational Value: Landscape offering recreational opportunities where experience of landscape is important.
- Perceptual (scenic): Landscape that appeals to the senses, primarily the visual sense.
- Perceptual (wildness and tranquillity): Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies.
- Associations: Landscape which is connected with notable people, events or the arts.
- Functional: Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape.

A.1 Appendix 1 - Methodology

Assessment of Landscape Effects

Having established the landscape baseline, the relevant landscape components or 'receptors' are identified and will normally comprise physical landscape features, such as trees, hedgerows, dry-stone walls etc. and identified landscape character areas within the study area.

Having ascertained the landscape receptors, the assessment will then identify interactions between those receptors and the development proposals at Year 1.

In order to determine the significance of the potential landscape effects which may result from the development, the sensitivity and the magnitude of effect of each of the landscape receptors must be established. The sensitivity and magnitude of effect can then be combined to ascertain the significance of effect for the landscape receptors – see Table 4.

Landscape Sensitivity

Sensitivity determines the degree to which individual landscape receptors may be affected by a development proposal. In order to establish the sensitivity of the relevant landscape receptors, their susceptibility to specific change must be considered alongside a judgement on their respective value (the value, susceptibility and associated sensitivity of the landscape resource is established within the Landscape Baseline).

Susceptibility to change means the ability of the landscape receptor to accommodate the type of the proposed development (whether it be housing,

warehouses, a wind farm etc.), without undue consequences for the maintenance of the baseline and/or the achievement of landscape planning policies and strategies and with reference to Table 2 below, is graded on a scale of High, Medium or Low.

Combining the value and susceptibility judgements attributed to each landscape receptor then informs a judgement regarding their sensitivity, which is graded on a scale of High, Medium or Low.

Magnitude of Effect

GLVIA3 recommends that the magnitude of effect upon landscape receptors is assessed using three considerations as follows:

- The size or scale of the change to the landscape resulting from the implementation of the development proposals - Determining the size or scale of landscape effect takes account of landscape elements which are lost and those which are improved, the degree to which aesthetic or perceptual aspects of the landscape are altered and whether the effects change the key characteristics of the landscape;
- The geographical extent of the area influenced by the development proposals - this could comprise the site only, its immediate setting or possibly the wider landscape at the scale of the landscape type or character area within which the development is located, or also at a larger scale where more than one landscape type or character area within the wider study area is influenced;

- The duration of the effect is judged on a scale of short term (0-6 years), medium term (7-15 years) and long term (15 years and beyond). Reversibility is a judgement about the prospects and the practicality of a particular effect being reversed and is judged on a scale of reversible, partially reversible and permanent. For example, housing can be considered permanent, whereas a wind turbine can be considered as reversible as they have a limited life and could be removed and the land reinstated.

The overall magnitude of effect is judged as High, Medium, Low or Negligible and this judgement can be adverse or beneficial. Table 3 below describes the magnitude of effect criteria for the landscape assessment.

Landscape Effects

In order to draw conclusions about the nature of landscape effects, the separate judgements about the sensitivity of the landscape receptors and the magnitude of the landscape effects need to be combined to allow a final judgement to be made (see Table 4 below). The resulting effect may be Major, Moderate, Minor or Negligible and can be either beneficial or adverse. It must be noted that the table is a guide to aid the assessor in the decision-making process, therefore in some instances, the ascertained level of effect may not be consistent with the sensitivity/magnitude combinations given in Table 4.

A.1 Appendix 1 - Methodology

| Condition | Criteria |
|-------------|--|
| Exceptional | <ul style="list-style-type: none"> • Strong landscape structure, characteristics, patterns, balanced combination of landform and landcover; • Appropriate management for land use and landcover; • Distinct features worthy of conservation; • Strong sense of place; and • No detracting features. |
| High | <ul style="list-style-type: none"> • Robust landscape structure, characteristics, patterns and balanced combination of landform and landcover; • Appropriate management for land use and landcover with potential scope to improve; • Distinct features worthy of conservation; • Sense of place; and • Occasional detracting features; |
| Good | <ul style="list-style-type: none"> • Recognisable landscape structure, characteristic patterns and combinations of landform and landcover are still evident; • Scope to improve management for land use and land cover; • Some features worthy of conservation; and • Some detracting features. |
| Ordinary | <ul style="list-style-type: none"> • Distinguishable landscape structure, characteristic patterns of landform and landcover; • Scope to improve management of vegetation; • Some features worthy of conservation; and • Some detracting features. |
| Low | <ul style="list-style-type: none"> • Weak landscape structures, characteristic patterns of landform and landcover are often masked by land use; • Mixed land use evident; • Lack of management and intervention has resulted in degradation; and • Frequent detracting features. |
| Very Low | <ul style="list-style-type: none"> • Degraded landscape structure, characteristic patterns and combinations of landform and landcover are masked by land use; • Mixed land use dominates; • Lack of management/intervention has resulted in degradation; and • Extensive detracting features. |
| Damaged | <ul style="list-style-type: none"> • Damaged landscape structure; • Single land use dominates; • Disturbed or derelict land requires treatment; and • Detracting features dominate. |

Table 1 – Landscape Condition

A.1 Appendix 1 - Methodology

| Level of Susceptibility | Definition |
|-------------------------|--|
| Higher Susceptibility | <ul style="list-style-type: none"> The landscape is of an open nature/ is large scale/has natural topographical variations and/or there is a negligible/low level of containment so is susceptible to the introduction of uncharacteristic elements/features; The landscape is of a small, intimate scale that is susceptible to the introduction of uncharacteristic elements/features; There are historic assets/features present, such as remnant parkland and semi-natural woodland; There is an overriding rural character; Many of the valued existing landscape characteristics and features would be difficult to replace or mitigate, although it may be possible to enhance/mitigate to some extent; There are higher levels of wildness and tranquillity. |
| Lower Susceptibility | <ul style="list-style-type: none"> There are limited variations in the topography; There is a limited presence of natural landform; The landscape is of a more enclosed nature that results from a strong woodland structure; Predominantly agricultural land which is intensively farmed, leaving limited semi-natural habitat; There is a perceived prominence and presence of human activity. |

Table 2 – Indicators of Landscape Susceptibility Change

Landscape Assessment Timeframes

The landscape effects are considered at one point in time as follows:

Year 1 – Operational

Where appropriate, *medium/longer term effects are considered via an appropriate narrative.*

Visual Effects

GLVIA3 paragraph 6.1 states '*An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity.*'

The Visual Baseline - Desk and Site Based Assessment

The desktop studies undertaken, combined with site-based analysis will inform the visual baseline for the appraisal. The site-based work will be undertaken by a chartered member of the Landscape Institute with experience of landscape and visual assessment.

Site-based work will initially involve travelling throughout the area surrounding the site in order to ascertain levels of visibility on the ground (taking account of screening trees, hedgerows and built form), in order to inform and confirm the extent of the study area, the key relevant visual receptors (individuals or groups of people who experience a view of the application site) and the associated representative viewpoints. This information will be set out within the appraisal with descriptions of the views experienced.

A.1 Appendix 1 - Methodology

Viewpoint photography will be undertaken in accordance with Landscape Institute Technical Guidance Note 06/19 – Visual Representation of Development Proposals, using a digital single lens reflex camera (Canon EOS 6D MkII) with a 50mm F/1.4 USM lens (guidance recommends the use of a 50mm lens as it provides imagery akin to that of the human eye).

It is important to note that the visual receptors and in particular, the representative viewpoints are representative of the visual prominence of the application site and will not necessarily form an exhaustive list of all receptors and associated viewpoints.

Assessment of Visual Effects

In order to determine the significance of the potential visual effects which may result from the development, the sensitivity and the magnitude of effect associated with each of the visual receptors must be established. The sensitivity and magnitude can then be combined to ascertain the nature of the anticipated visual effect for each individual visual receptor.

Receptor Sensitivity

Sensitivity determines the degree to which visual receptors will be affected by a development proposal. In order to establish the sensitivity of the visual receptors, their susceptibility to specific change in the views experienced, must be considered alongside a judgement on the respective value of those views. The resulting sensitivity is graded on a scale of High, Medium and Low.

| Magnitude of Effect | Typical Criteria |
|---------------------------------------|--|
| Higher (adverse or beneficial) | Major alteration to key features or characteristics in the existing landscape and or the introduction of elements considered totally uncharacteristic/ characteristic. Typically, this would be where there would be a great scale of change to the character of the landscape for the long or medium-term. |
| Medium (adverse or beneficial) | Partial alteration to key features or characteristics of the existing landscape and or the introduction of prominent elements. Typically, this would be where there would be a notable scale of change to the character of the landscape for the medium and long- term; or where there would be a great scale of change on the landscape for the short-term. |
| Low (adverse or beneficial) | Minor alteration to key features and characteristics of the existing landscape and or the introduction of features which may already be present in the landscape. Typically, this would be where there is a notable or low scale of change to the character of the landscape for the short-term; or where there would be a low scale of change on the landscape in the medium or long-term. |
| Negligible (adverse or beneficial) | A very minor alteration to key features or characteristics of the existing landscape. Typically, this would be where in the short, medium or long term the scale of change on landscape character would be barely perceptible. |

Table 3 – Criteria for the Assessment of the Magnitude of Effect of Landscape Character

A.1 Appendix 1 - Methodology

Susceptibility – The susceptibility of different visual receptors to potential changes in views and visual amenity is subject to the occupation or activity of people experiencing a view and the extent to which their attention is focussed on the views (see Table 5).

GLVIA3 paragraphs 6.32 to 6.35 provides general guidance upon the levels of susceptibility associated with different, yet common types of visual receptor. A level of Susceptibility to Change of High, Medium or Low will be attributed to each of the visual receptors.

Judgements associated with assigning a level of susceptibility to the visual receptors will not necessarily always accord with Table 5. As indicated with Road Users, the susceptibility may vary up or down from the values set out within Table 5 and instances where such variations occur, the basis for the judgement will be set out within the assessment.

Value of the View – The value of the views experienced is determined as High, Medium or Low, with reference to GLVIA3 paragraph 6.37, which states that the following should be taken account of:

- *recognition of the value attached to particular views, for example in relation to heritage assets, or through planning designations; and*
- *Indicators of the value attached to views by visitors, for example through reference to a view in a guidebook or on a tourist map, provision of facilities for their enjoyment (such as parking places, sign boards and interpretative material) and references to them in literature and art that indicates a highly*

valued view, which often can be experienced by many people.

Receptor Sensitivity – The sensitivity of the visual receptors is ascertained by combining the judgements associated with their susceptibility and the value of the views they experience, to inform a judgement regarding their sensitivity, which is graded on a scale of High, Medium or Low.

Magnitude of Effect

Each of the visual effects identified will be evaluated in terms of its size or scale, its geographical extent of the area influenced and its duration and reversibility. The resulting magnitude of effect is graded on a scale of High, Medium, Low or Negligible.

When considering the size or scale of the change in the view the following criteria are considered:

- loss or addition of features within the view including the proportion of the view occupied by the proposed development e.g. introducing housing into a view where housing is already present will represent a lower level of change than the introduction of housing into a view where there is no housing present;
- the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of scale, mass, form, height and colour; and

| Sensitivity | Magnitude | | | | |
|-------------|-----------|--------------------|--------------------|--------------------|------------|
| | | High | Medium | Low | Negligible |
| | Low | Moderate | Minor/ Moderate | Minor | Negligible |
| | Medium | Major/ Moderate | Moderate | Minor/ Moderate | Negligible |
| High | Major | Major/ Moderate | Moderate | Negligible | |

Table 4 – Landscape Effects - Method for Assisting Decision Making When Determining Landscape Effects

| Visual Receptor | Susceptibility to Change |
|---|--------------------------|
| Users of Public Rights of Way and other recreational routes | High |
| Public Open Space and visitor attractions where views contribute to the experience | High |
| Road Users (drivers and passengers of vehicles, cyclists and pedestrians) – Susceptibility could be lower from main roads or higher from rural lanes/tourist routes | Varies |
| Rail Passengers | Medium/ Low |
| Golfers | Medium/ Low |
| Users of sports pitches | Low |
| Employees/workers in their workplace | Low |

Table 5 – Susceptibility to Change

A.1 Appendix 1 - Methodology

- The nature of the view of the development proposal in terms of the length of time over which it will be experienced and whether the views will be full, partial or glimpses.

The geographical extent of a visual effect will vary with different viewpoints and is likely to be reflected by the following:

- The angle of view in relation to the main activity of the receptor – changes to direct views will generally be considered to be of greater importance than changes to oblique views;
- The distance of the viewpoint from the proposed development; and
- The extent of the area over which the changes would be visible.

The duration of visual effects is judged on a scale of short term (0-6 years), medium term (7 to 14 years), to long term (15 years and beyond), taking account of the establishment of proposed planting. Reversibility is a judgement about the prospects and the practicality of a particular effect being reversed and is judged on a scale of reversible, partially reversible and permanent. For example, housing can be considered permanent, whereas a wind turbine can be considered as reversible, as they have a limited life and could be removed and the land reinstated.

The overall magnitude of effect is judged as High, Medium, Low or Negligible and this judgement can

be adverse or beneficial. Table 6 below describes the magnitude of effect criteria for the visual appraisal.

Visual Effects

In order to draw conclusions about the anticipated levels of visual effect, separate judgements about the sensitivity of the visual receptors and the magnitude of the visual effects need to be combined to allow a final judgement to be made (see Table 7). The resulting significance of effect may be Major, Moderate, Minor or Negligible and can be either beneficial or adverse. It must be noted that the table is a guide to aid the assessor in the decision-making process, therefore in some instances, the ascertained level of visual effect may not be consistent with the sensitivity/magnitude combinations given in Table 7.

GLVIA3 paragraph 6.44 states '*In making a judgement about the significance of the visual effects, the following points should be noted:*

- *Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant;*
- *Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant;*
- *Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view.'*

Visual Appraisal Timeframes

The visual effects are considered at one point in time as follows:

Year 1 – Operational

Where appropriate, additional narrative regarding longer term visual effects will be provided within the visual tables.

This appraisal does not specifically assess landscape and visual effects for Year 15, however where relevant the longer term effects of the development proposals are considered within the narrative associated with the magnitude of effect.

A.1 Appendix 1 - Methodology

| Magnitude of Effect | Typical Criteria |
|---------------------------------------|---|
| High (adverse or beneficial) | Major alteration to the existing view and/or the introduction of elements considered totally uncharacteristic/characteristic. Typically, the development will be in close proximity to the receptor, with a large proportion of the view affected with little or no filtering. The scale of change would be great and would exist from the medium-term and beyond. |
| Medium (adverse or beneficial) | Partial alteration to the existing view and or the introduction of prominent elements in the view. Typically, the development would affect a moderate proportion of the view up to and beyond the medium term or the development would be seen in close proximity, with a large proportion of the view affected in the short term. |
| Low (adverse or beneficial) | Minor changes to the existing view and or the introduction of features that are already present within the view. Typically, this would result from a low scale of change to the existing view; where a moderate to low proportion of the view would be affected in the short term; where the development would be visible in distant views beyond the medium term; where only a small proportion of the view is affected beyond the medium term; or, where high degrees of screening/filtering reduce the effect beyond the medium term. |
| Negligible (adverse or beneficial) | A very minor alteration to the existing view. Typically, this would result where a development is barely perceptible at any point in time; where the change would be barely perceptible within a longer distance view; where a small proportion of the view is affected; or, where the scale of change from the existing view would be barely perceptible. |

Table 6 – Criteria for the Assessment of the Magnitude of Effect on Views

| | | Magnitude | | | |
|-------------|--------|--------------------|--------------------|--------------------|------------|
| | | High | Medium | Low | Negligible |
| Sensitivity | Low | Moderate | Minor/ Moderate | Minor | Negligible |
| | Medium | Major/ Moderate | Moderate | Minor/ Moderate | Negligible |
| | High | Major | Major/ Moderate | Moderate | Negligible |
| | | | | | |

Table 7 – Visual Effects - Method for Assisting Decision Making When Determining Visual Effects

A Landscape Strategy for Lancashire Landscape Character Assessment



Landscape Character

The Reservoir Valleys are characterised by large reservoirs constructed in the mid-late nineteenth century to supply water for Lancashire's growing urban population. They are dominated by large expanses of water and their associated engineered landforms of bunds and embankments. The Victorian landscape is evident in the form of mixed woodlands, gothic architectural detailing and sturdily dressed stone walls. The valleys are predominantly rural in character with attractive areas of pasture and broadleaved woodland surrounding and linking the water bodies. The extensive woodlands and plantations allow the valleys to absorb relatively high numbers of recreational visitors from the surrounding urban areas, without becoming overcrowded and recreational use is now an important influence on landscape character. Typical view - photo 24 below.

RESERVOIR VALLEYS

- Character Areas*
- 9a Rivington
 - 9b Turton-Jumbles
 - 9c Haslingden Grane
 - 9d Belmont
 - 9e Roddlesworth



A Landscape Strategy for Lancashire Landscape Character Assessment

Physical Influences

The Reservoir Valleys follow faults in the bedrock along a roughly south-east to north-west axis. The whole area was heavily glaciated during the Pleistocene and the retreat of the glaciers formed a deep overflow channel from Brinscall to Horwich. This over deepened valley is now occupied by the Anglezarke and Rivington reservoirs. The valleys contain much evidence of past mining and quarrying, especially for sandstone. The Leicester Mills sandstone quarry at Rivington with its high sandstone edge is now an important landscape feature and recreational resource. Important semi-natural woodlands survive, particularly in the Rivington and Belmont valleys. Farmland and embankments adjacent to the reservoirs are often ecologically important; species-rich hay meadows and pastures and grasslands contain nationally rare plants.

All of the reservoirs, and particularly Jumbles, Wayoh, Delph and Belmont and Rivington are important to wintering wildfowl. Belmont is also significant for the breeding wader assemblage associated with adjacent in-by-pastures. The woodlands and plantations are also valuable for breeding birds including woodcock, redstart and pied flycatcher.

Human Influences

Evidence of pre-industrial uses of the valleys include field patterns on the lower valley sides, abandoned farmsteads and features such as the medieval manor house at Turton. However the construction of the reservoirs and pre-reservoir mining has destroyed many early remains of land use and settlement. Evidence of later settlement is widespread throughout the valleys for example near Anglezarke remnants of 18th century lead mines containing a waterwheel pit, pumping shaft and stream sluices can still be seen.

In the mid-late 19th century the rural landscape of the valleys was transformed by the construction of numerous large water bodies to supply the growing populations of the surrounding conurbations. The appropriation of the land by the water undertakings and consequent depopulation had a significant landscape impact. The remains of these farms are still extant. The

reservoirs represent important feats of engineering and constructions, such as feeder conduits, overflow cascades and slipways, embankments and tunnels, are of historical significance. Victorian detailing of the built features of the reservoirs, including gothic style valve towers and crenellated stone walls with decorative reliefs, are important pieces of architectural heritage. Similarly remnants of construction workers' dwellings and places of worship are important reminders of the massive human input involved in their construction.

Much of the mixed woodland planting associated with the reservoirs originated as 19th century catchment plantings and continues to be managed by the water authorities today.

Lever Park is a designed landscape close to Rivington reservoir. Lord Leverhulme, the famous soap manufacturer and art collector, purchased Rivington Hall in 1904 and commissioned Thomas Mawson to design the park and gardens. These were later given to local communities as a public park. It is now an important local recreational resource and a feature of the landscape.

A Landscape Strategy for Lancashire Landscape Character Assessment

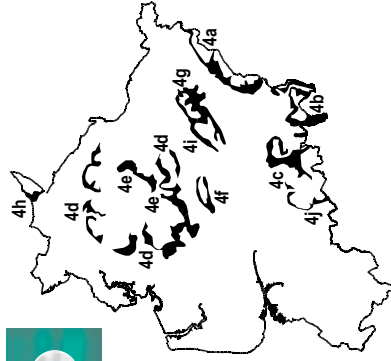
CHARACTER AREAS - RESERVOIR VALLEYS

The Reservoir-Valleys are a distinctive type of flooded valley which emerge from the West Pennine Moors in the south of the study area.

| Local | Character Areas | Description |
|-------|------------------|--|
| 9a | Rivington | <i>This wide shallow valley is almost entirely water-filled containing the three large reservoirs of Anglezarke, Upper and Lower Rivington and Yarrow. These waterbodies, built by Liverpool Corporation in the mid-nineteenth century, cover the courses of three separate streams on this western edge of the West Pennine Moors. Much of the character of the lower part of the valley is owed to the influence of Lord Levehulme who had his home at Rivington Hall. His interest in architecture and landscape design is reflected throughout the valley and includes long tree lined avenues, a network of footpaths, the Rivington Terraced Gardens and a replica of Liverpool Castle ruins on the banks of the reservoir. The listed historic landscape of Lever Park now forms part of Rivington County Park and is an extremely popular area for recreation. The landscape of the upper part of the valley is dominated by the engineering structures associated with the reservoirs, including the overflow cascades, bridges and embankments. The valley forms the transition from the high West Pennine Moors to the low-lying plain of Leyland Hundred.</i> |
| 9b | Turton - Jumbles | <i>This valley is formed by a line of three reservoirs to the north of Bolton, two of which (Entwistle and Wayoh) supply Bolton with the majority of its drinking water. Each is surrounded by extensive woodland, much of which is in the form of conifer plantations. Originally the valleys in which these reservoirs are sited fed the Bradshaw Brook, which became a local focus of industrial activity. The success of textiles and bleaching provided the stimulus for reservoir construction in the area. Entwistle was the first in the 1830's and indeed one of the first in the country at such a scale, followed by Wayoh thirty years later; and more recently by Jumbles in 1971 to provide compensation water to Bradshaw Brook. The reservoirs are now a focus for recreation and nature conservation, with walking, fishing and informal pursuits located at Entwistle and Wayoh, and the County Park centred around Jumbles Reservoir offering more formal recreation. A feature of particular note is the Armsgrove Viaduct which carries the Bolton to Blackburn railway over the Wayoh Reservoir. The valley includes the attractive settlements of Chapel Town and Turton Bottoms.</i> |
| 9c | Haslingden Grane | <i>The Grane valley is a somewhat remote wide valley to the west of the town of Haslingden. The valley floor is occupied by three large reservoirs; Calf Hey, Ogden and Holden Wood, while the valley sides contain a mix of coniferous and broadleaved plantations and open pastures. Quarried crags and edges overlook the valley and border the surrounding high moorland. This was once a well populated valley with farmers, quarry workers and a number of mills. The entire valley was depopulated in association with the reservoir construction in a effort to reduce the risk of waterborne diseases. Today, the scattered abandoned farmsteads, ruined cottages and pastures and packhorse tracks are remnants of the pre-reservoir landscape. The Grane valley is gradually being discovered by visitors and is increasingly used for informal recreation with car parks and footpath links established.</i> |

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| Local | Character Areas | Description |
|-------|-----------------|--|
| 9d | Belmont | <i>The Belmont, Delph, Springs, Dingle and Wards Reservoirs are sited in an incised valley high above Bolton. The village of Belmont, on the route of the A675, forms a focus for this area. Despite the presence of settlement it is a quiet valley with few recreational opportunities compared to the other reservoir valleys. There are a few public footpaths including the Witton Weaver's Way which passes through the coniferous plantation surrounding the Delph Reservoir. This valley is more rural than many of the other reservoir valleys; ancient woodland still clings to the steep cloughs which have not been dammed. These also contain important wetland habitats.</i> |
| 9e | Roddlesworth | <i>The Roddlesworth and Rake Brook Reservoirs sit within an extensively wooded valley of mixed plantations above the towns of Blackburn and Darwen. A number of public footpaths pass through the valley and roads pass either side of it. It is a quiet and remote landscape dominated by the reservoirs.</i> |



Landscape Character

The fringes of moorland areas are transitional enclosed landscapes between the inhospitable moorland fells and the more intensively farmed land of the lowlands. They occur, generally above the 200m contour; throughout the study area and are characterised by a rolling landscape of marginal pastures divided by stone walls which reflect the underlying geology. Sheep grazing forms the predominant land use of these fringe areas which have often been improved either from semi-natural acidic, neutral or wet grassland. There is a great diversity of landform, colour and texture. Tree cover is sparse in these landscapes although trees are usually associated with farmsteads and gorse is common along the roadsides. Isolated stone farmsteads are often prominent on the steep slopes and are reached by dead-end lanes. There are also terraces of weavers' and other workers cottages and sparse linear settlements, particularly along the winding roads towards the foot of the slopes. There is good preservation of archaeological sites in these marginal locations as a result of the non intensive agricultural practices adopted. Typical view - photo 18 below.

MOORLAND FRINGE

Character Areas

- 4a Trawden Fringe
- 4b Rossendale Moorland Fringe
- 4c Blackburn Moorland Fringe
- 4d Bowland Gritstone Fringes
- 4e Bowland Limestone Fringes
- 4f Longridge Fell Fringes
- 4g South Pendle Fringe
- 4h Leck Fell Fringe
- 4i North Pendle Fringe
- 4j West Pennine Fringes



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Physical Influences

The Moorland Fringes are almost entirely underlain by rocks of the Millstone Grit Series. The solid geology is overlain by soils whose thickness varies according to elevation and topography; the gentler, more sheltered slopes and broad terraces above the valleys have a thicker covering of soils than the moorland summits. This landscape type occupies the high ground fringing the main moorland blocks, typically at an altitude of between 215 and 250 m above sea level, sometimes extending to 300m or above.

The land which remains as unimproved agricultural grassland is extremely valuable for nature conservation and, with the moorlands, forms an intimate part of the rich mosaic of upland habitats in Lancashire, especially in Bowland. Of the drier meadows, the few which are traditionally managed to produce a summer hay crop, support a range of characteristic plants including lady's mantle, sneezewort and adder's tongue. Where parts of the in-bye land are still undrained, moisture loving plants such as marsh marigold, yellow iris, ragged robin and marsh thistle thrive. Traditionally managed meadows also provide feeding grounds valuable for twite, while the wet rushy pastures support nationally important populations of birds such as curlew, redshank, lapwing and snipe. Acidic grasslands are also important for the survival of several upland bird species.

Human Influences

The hillside areas, which are set above the densely wooded valleys and below the exposed summits of the open moors, have a long history of land use and settlement. A particularly good example of this continuity is evident at High Park above Leck Beck. The comparatively small size of some land holdings results from the system of land inheritance whereby land was divided equally between sons. On good farmland this has created a landscape of scattered farmhouses in relatively close proximity. A large number of farmhouses are distinctive 'laithes houses' which were part house, part stall/hay loft. The pace of enclosure grew during the 16th and 17th centuries and continued as a result of the Parliamentary Enclosure Acts of the 18th and 19th centuries.

There are a number of important trackways including the Long Causeway from Burnley to Halifax. Whilst some may have an ancient origin, possibly dating back to the prehistoric period, the network grew from industrial pressures and the need to transport finished goods and raw materials between urban centres. The packhorse ways associated with the transport of salt and wool, form particularly distinctive features of the landscape.

Recent landuse has focused upon sheep grazing; most farms have rights for summer grazing on the open moorland which forms an integral part of the hill farming system. The land has traditionally been used as in-bye land for winter grazing and to make hay in the summer to feed livestock through the winter months. The lower gentler slopes comprise older enclosures distinguished by their small size and irregular shape. On the higher slopes and steeper areas the later Parliamentary Enclosures are represented by large regular rectangular fields enclosed by robust walls. In the late 20th century, big bale silage has replaced hay making and many of the upland fields have been improved by drainage and reseeded to enhance productivity. Changes in farming practices ensure that damp pastures and hay meadows are now rare. With the decline in upland farming, more marginal farms have been abandoned and the fields taken over by rushes. Increasingly farmers are seeking to diversify to supplement falling incomes. Diversification is evident in occasional 'weavers' cottages which incorporated a weaving workshop.

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CHARACTER AREAS - MOORLAND FRINGE

The Moorland Fringe landscape type occurs on the edges of moorland, generally above the 200m contour; throughout the study area. Their character is influenced by the underlying geology which reflects the character of buildings and field boundaries.

| Local | Character Areas | Description |
|-------|----------------------------|--|
| 4a | Trawden Fringes | <i>The narrow moorland fringe of the western escarpment of the South Pennine ridge is a relatively narrow band of small-medium sized fields enclosed by gritstone walls and supplemented by post and wire fences. The grassland is generally improved, but some acid grassland remains in places. Shallow valley cloughs, containing remnants of semi-natural woodland, feed into the Calder. Many of these valley heads have been dammed to create small reservoirs at the junction with the moorland. There are also a number of small quarries which now support rich wildlife habitats. The settlement pattern is of scattered isolated local stone farmsteads. There are a number of parking and picnic places which have encouraged visitors; rubbish and fly-tipping indicate proximity to large centres of urban population. The wind farm at Coal Clough is a dramatic landscape feature on the edge of the moorland plateaux.</i> |
| 4b | Rosendale Moorland Fringe | <i>This character area fringes the smaller, fragmented blocks of moorland within Rosendale. The moorland fringe is generally above 350m here, a higher altitude than is typical. The field patterns indicate a late stage of enclosure with large regular fields enclosed by stone walls, which are generally in a poor state of repair, and large farmhouses at the end of narrow lanes at a high altitude. The predominant land use is agriculture with a combination of sheep and cattle grazing. However, there are also strong links with the urban/industrial economy and activities such as haulage, scrap metal recycling and small scale forestry; the farm complexes frequently include large sheds/barns and makeshift structures associated with these diversification activities. Quarrying has been an important land use with both active and disused quarries seen at the junction with the moor. Most grassland is improved, but the remaining unimproved/lacid grassland provides important wildlife habitats.</i> |
| 4c | Blackburn Moorland Fringe | <i>These steep north facing slopes are cold and exposed, forming a link between the Pennine uplands and the urban fringes of Blackburn and Accrington. The character of the landscape is influenced by its proximity to these urban areas; a large number of roads and footpaths diminish its rural and remote character. It is a bleak upland landscape of fields, many reverting back to rushy moor grass due to lack of management. The walled field boundaries are also in a poor state of repair and the whole area conveys a sense of neglect. The presence of roads, traffic and views over the urban areas diminish its sense of remoteness and enclosures. The tower on top of Darwen Hill provides a local landmark.</i> |
| 4d | Bowland Griststone Fringes | <i>The northern and western edges of the Central Bowland Fells are marginal farmed landscapes in the narrow, steep transitional zone between upland unenclosed moorland and the lower wooded fringes of the River Lune to the north and the Lancashire Plain to the west. This area falls at a relatively low altitude, between approximately 150m and 250m AOD. It is highly rural, unaffected by exploitation of resources, and sparsely populated; isolated farm dwellings at the end of dead-end tracks</i> |

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| Local | Character Areas | Description |
|-------|---------------------------|---|
| 4e | Bowland Limestone Fringes | <p>are built of distinctive, dark local gritstone. The underlying geology is also reflected in the gritstone walls whose dark colour contributes to the bleak appearance of the landscape. Rough pasture, low growing gorse, bramble and small windswept hawthorns add to the texture and exposed character of the gritstone fringes.</p> <p>These fringes contrast with the gritstone fringes in that they have a distinctive brightness of character. The underlying limestone influences the soils, vegetation and landform of the limestone fringes; although the moorland fringe occurs again between 150m and 250m AOD the landform is less dramatic and this transitional zone therefore occurs as a wider belt. The distinctive brightness is a result of the lush and greener pastures, and the strong patterns of white limestone walls and barns. The landscape of the limestone fringes is also more wooded than that of the gritstone fringes. Limestone knolls, sometimes still supporting species-rich limestone grassland, are distinctive features in these limestone fringe areas. They are seen as smoothly rounded hills, although occasional rock outcrops and the presence of disused lime kilns are other clues to the underlying geology.</p> |
| 4f | Longridge Fell Fringes | <p>The undulating edges of Longridge Fell, are above the 150m contour line, and are influenced by its proximity to urban settlement. This area has been particularly affected by built development such as caravan parks, reservoirs, suburban development and golf courses, which offer alternative uses to agriculture but diminish its rural character. The settlement of Longridge, which overlooks the Ribble Valley, influences the character of the moorland fringe at its western end where the suburban edges of the settlement encroach into the rural upland landscape of the Moorland Fringes. Stone walls and Victorian reservoirs are particularly distinctive features of this landscape, although lack of management has led to barbed wire fences acting as stock proofing where walls are degraded and gaps have appeared. Well used roads, which travel through the area, afford excellent views to the surrounding lowlands.</p> |
| 4g | South Pendle Fringe | <p>The South Pendle Fringe surrounds the gritstone moors of Pendle Hill, White Moor and Burn Moor. It is a highly textural landscape; gorse, rushes, wind blown trees and upland stone walls all contribute to the traditional character of the moorland fringe. Although it is a typical gritstone fringe, it is influenced by its proximity to the East Lancashire valleys below, both in terms of development and recreational pressure.</p> <p>There is a particularly dense network of footpaths and winding lanes; and the distinctive form of Pendle Hill forms a backdrop to views from them. The settlement pattern is dominated by scattered stone farmsteads and hamlets, with the villages of Barley and Roughlee nesting within the valley of Pendle Water. Tourism impact is evident at Roughlee where there are two caravan parks and at Barley, which has a visitor centre and outdoor activity centre and is the focus for outdoor activities, as well as a base for walking in the surrounding hills. The narrow valley of Pendle Water is a significant feature and contains areas of woodland, mainly conifer plantations.</p> |
| 4h | Leck Fell Fringe | <p>The fringe of Leck Fell is notable for its large scale smooth landform, limestone walls field barns and farmsteads. Farms are marginal and pasture is rushy. The area contains a number of regular plantations and other mixed woodland, mainly associated with large estates. Leck Beck is</p> |

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| Local | Character Areas | Description |
|-------|----------------------|---|
| | | <i>a significant feature, traversing the area on its route from the fells to join the river Lune. High Park is an extensive area of multi-period settlement from the Neolithic to post Roman times. The presence of a medieval deer park has contributed to the excellent preservation of these early earth works.</i> |
| 4i | North Pendle Fringe | <i>The North Pendle Fringe has a much smoother landform and more rural character than the South Pendle Fringe. Although the main features of the moorland fringe are all present, this area is sheltered from the impacts of the urban conurbations by the dramatic grit outcrop of Pendle Hill. The difference in topography may be attributed to its geology; layers of limestone and sandstone and boulder clay overlie the millstone grit on this edge producing a relatively smooth profile.</i> |
| 4j | West Pennine Fringes | <i>A transitional landscape between the unenclosed land of the west Pennine moors and the enclosed landscape of the industrial foothills below on the west fringes of the West Pennine Moors. The underlying millstone grit is close to the surface on the moorland fringe and the landscape is characterised by marginal pastures with scattered farmsteads. As is typical of the West Pennine Moor fringes, the character is influenced by Industrial activity with reservoirs, mines and quarries scattered across the upper hillsides. A high density of public footpaths provides good public access and the wooded gardens on the hillside above Rivington Reservoir provide an unusual feature in the moorland fringe.</i> |