



Seddon Homes

Garstang Road, Bilborrow

LANDSCAPE AND VISUAL APPRAISAL

September 2020

FPCR Environment and Design Ltd

Registered Office: Lockington Hall, Lockington, Derby DE74 2RH

Company No. 07128076. [T] 01509 672772 [F] 01509 674565 [E] mail@fpcr.co.uk [W] www.fpcr.co.uk

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1.0 INTRODUCTION

- 1.1 This Landscape and Visual Appraisal (LVA) has been carried out for the proposed development at Garstang Road, Bilsborrow by FPCR Environment and Design Ltd (FPCR). The purpose of this LVA study is to provide an assessment of the likely landscape and visual effects of the proposed development. The landscape and visual effects have been considered in relation to the proposals detailed in the planning application and Design and Access Statement (DAS).
- 1.2 FPCR is a multi-disciplinary environmental and design consultancy established over 60 years, with expertise in architecture, landscape, ecology, arboriculture, urban design, masterplanning and environmental impact assessment. The practice is a member of the Landscape Institute and Institute of Environmental Management and Assessment and is frequently called upon to provide expert evidence on landscape and visual issues at Public and Local Plan Inquiries.

Site Location

- 1.3 Figures 1 and 2 show the location and context of the site. The site is located at the southern edge of Bilsborrow, Lancashire and covers an area of approximately 6.88ha. Garstang Road (A6) forms the western boundary of the site.

Proposed Development

- 1.4 The proposed development is a residential development of up to 100 dwellings with associated vehicular access from Garstang Road and associated Green Infrastructure (GI), which would comprise new areas of public open space, retained trees and hedgerows, tree planting, new footpaths and an area of equipped play.
- 1.5 A previous Outline Planning Application (ref: 06/2019/1244) for residential development at land off Garstang Road, Bilsborrow was refused in February 2020. In order to address Officer comments on those proposals, a number of changes have been made to the revised scheme. In summary, the new proposals comprise a reduction in the number of units and developable area and a corresponding increase in the quantum of open space to allow for more planting along the south-eastern boundary and Garstang Road as well as the retention of a greater proportion of existing vegetation within the site. Changes are described in more detail by the Design and Access Statement, which accompanies the planning application.

2.0 METHODOLOGY

2.1 This LVA has been prepared based upon the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013.

2.2 In summary, the GLVIA3 states:

“Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the effects of change resulting from development on both landscape as an environmental resource in its own right and on people’s views and visual amenity.” (GLVIA3 paragraph 1.1.)

2.3 There are two components of LVIA:

- *“Assessment of landscape effects; assessing effects on the landscape as a resource in its own right;*
- *Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.”* (GLVIA3 paragraph 2.21.)

2.4 The GLVIA3 states:

“LVIA can be carried out either as part of a broader EIA, or as a standalone ‘appraisal’ of the likely landscape and visual effects of a proposed development...”

- *As a standalone ‘appraisal’ the process is informal and there is more flexibility, but the essence of the approach – specifying the nature of the proposed change or development; describing the existing landscape and the views and visual amenity of the area that may be affected; predicting the effects, although not their likely significance; and considering how those effects might be mitigated – still applies”.* (GLVIA paragraph 3.2)

2.5 The components of this report include: baseline studies; description and details of the landscape proposals and mitigation measures to be adopted as part of the scheme; and identification and description of likely effects arising from the proposed development.

2.6 In terms of baseline studies, the assessment provides an understanding of the landscape that may be affected, its constituent elements, character, condition and value. For the visual baseline, this includes an understanding of the area in which the development may be visible, the people who may experience views, and the nature of views.

Assessment of Landscape Effects

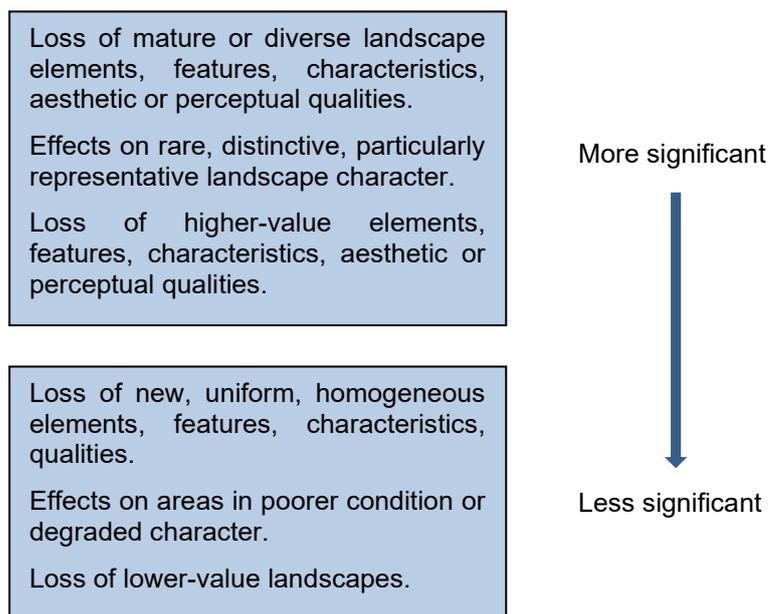
2.7 GLVIA3 states that *“An assessment of landscape effects deals with the effects of change and development on landscape as a resource”* (GLVIA3 paragraph 5.1).

2.8 The baseline landscape is described by reference to existing published Landscape Character Assessments and by a description of the site and its context.

2.9 A range of landscape effects can arise through development. These can include:

- Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;
- Addition of new elements that influence character and distinctiveness of the landscape;

- Combined effects of these changes.
- 2.10 The characteristics of the existing landscape resource are considered in respect of the susceptibility of the landscape resource to the change arising from this development. The value of the existing landscape is also considered.
- 2.11 Each effect on landscape receptors is assessed in terms of size or scale, the geographical extent of the area influenced and its duration and reversibility. In terms of size or scale of change, the judgement takes account of the extent of the existing landscape elements that will be lost or changed, and the degree to which the aesthetic or perceptual aspects or key characteristics of the landscape will be altered by removal or addition of new elements.
- 2.12 The level of effect is determined by considering the sensitivity of the landscape receptors and the magnitude of effect on the landscape. Final conclusions on the overall landscape effects are drawn from the assessment components described. This appraisal describes the nature of the landscape effects, and whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1) and longer term (year 15).
- 2.13 GLVIA3 sets out some guidance on the underlying principles, which are used in this appraisal. This includes Figure 5.10, Scale of significance. Whilst this scheme is not EIA development, and judgements on significance are not therefore required, the Figure does provide useful guidance on reaching an overall judgement on the level of effects. This is repeated below (note this includes the correction of a typo, from the published document)



- 2.14 The criteria used in the appraisal are set out in Appendix A.

Assessment of Visual Effects

- 2.15 An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity. This appraisal describes the nature of the visual effects and, whether these are adverse or beneficial, at the following stages of development; construction, completion (year 0 Winter) and longer term (year 15 Summer).

- 2.16 The first stage in the assessment is to identify approximate visibility/ visibility mapping. This is done by either a computerised Zone of Theoretical Visibility (ZTV)¹, or by manual methods using map study and field evaluation. A series of viewpoints are included within the assessment that are representative of views towards the site from surrounding visual receptors. Other views of the site are included where it supports the description and understanding of the site's landscape and visual characteristics.
- 2.17 The views also typically represent what can be seen from a variety of distances from the development and different viewing experiences.
- 2.18 It is important to remember that visual receptors are all people. For each affected viewpoint, the assessment considers both the susceptibility to change in views and the value attached to views.
- "The visual receptors most susceptible to change are generally likely to include:*
- *Residents at home;*
 - *People, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views;*
 - *Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience;*
 - *Communities where views contribute to the landscape setting enjoyed by residents in the area;*
- Travellers on road, rail or other transport routes tend to fall into an intermediate category of moderate susceptibility to change. Where travel involves recognised scenic routes awareness of views is likely to be particularly high."* (GLVIA3 paragraph 6.33.)
- "Visual receptors likely to be less sensitive to change include:*
- *People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape;*
 - *People at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life (although there may on occasion be cases where views are an important contributor to the setting and to the quality of working life)." (GLVIA3 paragraph 6.34.)*
- 2.19 Each of the visual effects is evaluated in terms of its size or scale, the geographical extent of the area influenced and its duration or reversibility.
- 2.20 In terms of size or scale, the magnitude of visual effects takes account of:
- *"The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including proportion of the view occupied by the proposed development;*
 - *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 form, scale and mass, line height, colour and texture;*

¹ Zone of Theoretical Visibility (ZTV): A map usually digitally produced, showing areas of land within which a development is theoretically visible. [GLVIA3]

- *The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses” (GLVIA3 paragraph 6.39).*
- 2.21 The geographical extent of the visual effect in each viewpoint is likely to reflect:
- The angle of view in relation to the main activity of the receptor;
 - The distance of the viewpoint from the proposed development;
 - The extent of the area over which the changes would be visible.
- 2.22 As with landscape effects, the duration of the effect could be short to long term or permanent and the same definitions apply.
- 2.23 GLVIA3 states that there are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and context and with the type of proposal, but 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. (GLVIA3 paragraph 6.44)*
- 2.24 The criteria used in this appraisal are set out in Appendix A.

Overall Landscape and Visual Effects

- 2.25 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.
- 2.26 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following terms have been used for this appraisal:
- **Major**
 - **Moderate**
 - **Minor**
 - **Negligible**
- 2.27 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

3.0 PLANNING POLICY

National Planning Policy

National Planning Policy Framework (NPPF, February 2019)

- 3.1 The NPPF sets out the Government's economic, environmental and social planning policy and in combination these policies give the Government's vision of sustainable development. The NPPF emphasises the need for well-designed places, promoting healthy and safe communities and conserving and enhancing the natural environment.
- 3.2 Regarding landscape and green infrastructure, the Natural Environment section of the NPPF provides a policy context for the countryside and green infrastructure. The key objectives include protecting and enhancing valued landscapes and, minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 3.3 Paragraph 170 states at part a) that planning policies and decisions should protect and enhance valued landscapes and goes on to clarify that this should be in a manner commensurate with their statutory status or identified quality in the development plan. Part b) states that planning policies and decisions should recognise "*the intrinsic character and beauty of the countryside*".
- 3.4 Paragraph 171 advises that:
"Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries".
- 3.5 Paragraph 172 goes on to add:
"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues".
- 3.6 The site is within an undesignated landscape with no special protected status. The character of the site and its immediate context is assessed within this report to help inform decisions regarding "*the intrinsic character and beauty of the countryside*". The potential to enhance green infrastructure networks is also considered.

Planning Practice Guidance (PPG)

- 3.7 The PPG was first published on 6th March 2014 and is a regularly updated online planning resource which provides guidance on the NPPF and the planning system. The NPPF continues to be the primary document for decision making.

Local Planning Policy

Central Lancashire Core Strategy (2012)

- 3.8 The following policies are of relevance to landscape and visual matters and the proposed development:

Policy 17 Design of New Buildings:

The design of new buildings will be expected to take account of the character and appearance of the local area, including the following

....

- *Safeguarding and enhancing the built and historic environment;*
- *Being sympathetic to surrounding land uses and occupiers, and avoiding demonstrable harm to the amenities of the local area;*

...

- *providing landscaping as an integral part of the development, protecting existing landscape features and natural assets, habitat creation, providing open space, and enhancing the public realm;*

...

Policy 18 Green Infrastructure:

Manage and improve environmental resources through a Green Infrastructure approach to:

protect and enhance the natural environment where it already provides economic, social and environmental benefits;

- a) *invest in and improve the natural environment, particularly;*
 - a. *the river valley networks including:*
 - i. *the River Ribble at Penwortham and south to Lostock Hall and Bamber Bridge, to create a 'central park' area incorporating footpaths, cycleways and a Local Nature Reserve;*
 - ii. *Savick Brook upstream of Preston;*
 - iii. *the River Darwen between Roach Bridge and Walton-le-Dale; and*
 - iv. *the Yarrow and Cuerden Valley Parks.*
 - b. *the canal networks including:*
 - i. *the Lancaster Canal into Preston; and*
 - ii. *the Leeds and Liverpool Canal through Chorley and Adlington.*
- b) *where it contributes to the creation of green wedges and the utilisation of other green open spaces that can provide natural extensions into the countryside.*
- c) *secure mitigation and/or compensatory measures where development would lead to the loss of, or damage to, part of the Green Infrastructure*

Policy 21: Landscape Character Areas

New Development will be required to be well integrated into existing settlement patterns, appropriate to the landscape character type and designation within which it is situated and contribute positively to its conservation, enhancement or restoration or the creation of appropriate new features.

Preston Local Plan 2012-26 Site Allocations and Development Management Policies

- 3.9 The following policies are of relevance to landscape and visual matters and the proposed development:

Policy EN1: Development in the Open Countryside

Development in the Open Countryside, as shown on the Policies Map, other than that permissible under policies HS4 and HS5, will be limited to:

- a) that needed for purposes of agriculture or forestry or other uses appropriate to a rural area including uses which help to diversify the rural economy;*
- b) the re-use or re-habitation of existing buildings;*
- c) infilling within groups of buildings in smaller rural settlements.*

Policy EN2: Protection and Enhancement of Green Infrastructure

Development proposals should seek to protect and enhance existing green infrastructure as identified on the Policies Map. Proposals which would involve the loss of green infrastructure will only be granted planning permission where:

- a) it can be clearly shown that the site is surplus to requirements; or*
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- c) the development itself is for alternative green infrastructure provision, the needs for which clearly outweigh the loss; and*
- d) policy EN10 is adhered to where the site is part of an ecological network*

Policy EN9: Design of New Development

All new development proposals, including extensions to existing buildings, should be designed with regard to the following principles as set out and explained in the Central Lancashire Design Guide SPD:

- Movement and Legibility*
- Space and Enclosure*
- Mix of Uses and Tenures*
- Adaptability and Resilience*

- *Resources and Efficiency*
- *Architecture and Townscape*

Applications will be approved where they:

- *Accord with the principles and guidance set in the Design SPD, the relevant policies in the Core Strategy, national policy on the historic environment and the relevant Design Council Caba guidance; and*
- *Take the opportunity to make a positive contribution to the character and local distinctiveness of the area through high quality new design that responds to its context...:*

Other Relevant Strategies, Guidelines or Documents

Central Lancashire Design Guide SPD (2012)

- 3.10 This document provides an overview of design principles to be considered for new development. The document sets out a number of design principles including movement and legibility, space and enclosure, architecture and townscape.

4.0 BASELINE CONDITIONS

Landscape Character

National Character

4.1 National Character Area (NCA) profiles have been prepared by Natural England for the 159 NCAs defined across England. These NCA profiles include a description of the natural and cultural features that shape the landscape, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics. Figure 3 illustrates the NCAs and other defined character areas within the context of the site.

4.2 At this very broad landscape scale, the site lies within Natural England's National Character Area (NCA) 32 'Lancashire and Amounderness Plain'. The Key Characteristics for the NCA are:

- *A rich patchwork of pasture, arable fields and drainage ditches, on a relatively flat to gently undulating coastal landscape.*
- *Extensive views across the plain, within which small to medium-sized blocks of mixed woodland (wind-sculpted near the coast) provide punctuation and vertical accents.*
- *Thickly blanketed by glacial till, with poorly-drained peat-filled hollows that give rise to mosses and meres (now mainly remnants).*
- *Medium-sized to large fields form an open, large-scale agricultural landscape. Pasture is more dominant north of the Ribble Estuary, with arable to the south. There is a high density of relict pastoral field ponds on the eastern side of the NCA.*
- *Localised areas of intensive market gardening provide seasonally varied colours and textures.*
- *A complex network of wide meandering rivers, raised drainage ditches and dykes divide and drain the landscape. Along with fragmented relicts of reedbeds and mosses, and historic place names, these provide a reminder of the area's heritage of wetland reclamation*
- *Coastal habitats and large areas of open water are of international importance for their migratory and wintering wildfowl and wading bird populations.*
- *Mixed arable and pastoral farmland habitats support a nationally important assemblage of breeding farmland bird species.*
- *A complex network of channelised rivers, canals, drainage ditches and dykes supports a nationally important population of water vole.*
- *The Fylde coast, which extends from Fleetwood in the north to the mouth of the Ribble Estuary, includes significant urban areas along the coastal strip (such as Blackpool and Fleetwood).*
- *Urban settlement is concentrated in the planned Victorian coastal resorts (including Blackpool) and inland towns (the largest of which is Preston).*
- *The Ribble Link, Lancaster Canal, and Leeds and Liverpool Canal all cross the NCA.*
- *Designed landscapes associated with large houses are locally common in the south, where they provide enclosure in an otherwise open landscape.*
- *A rectilinear network of lanes and tracks – usually without fences or hedges – subdivides the landscape, and isolated brick farmsteads occur in rural areas.*

- *Tourism is an important contributor to the local economy, with many opportunities for informal recreation – particularly along the Fylde coast.*
- *Several long-distance paths cross the NCA, including the Lancashire Coastal Way, the Ribble Way and the Wyre Way, as well as canal towpaths.*

4.3 Statement of Environmental Opportunity (SEO) 3 states the following:

“Promote the sense of place of the coastal and inland settlements, and protect the remaining rural character of the wider landscape from further loss and change from development pressures. Manage urban fringe development to ensure that it does not negatively impact the rural character of the area, and ensure that all development is of an appropriate type and scale. Provide good green infrastructure links to enhance people’s enjoyment of and access to the varied landscapes and valuable recreational assets that the area provides.”

4.4 Examples of how this could be achieved include the following:

- *Incorporating green spaces into new developments, in particular around the urban fringe. Connecting green spaces with semi-natural habitats where possible, providing communities with recreational green space and wildlife corridors;*
- *Encouraging landscaped buffers for any development that impacts on land outside settlement boundaries, in order to limit the effect on the landscape;*
- *Ensuring that significant built developments do not adversely impact the open character of the area. Through grant schemes, seeking opportunities to enhance and conserve traditional farm buildings, and encouraging the use of traditional building materials where appropriate.*

Lancashire Landscape Character Assessment (2000)

4.5 The Lancashire Landscape Character Assessment has been undertaken at a County level. The site is located at the western edge of the ‘*Undulating Lowland Farmland*’ Landscape Character Type (LCT) and ‘*Goosenargh-Whittingham*’ Landscape Character Area (LCA).

Undulating Lowland Farmland Landscape Character Type

4.6 This LCT is described as follows:

4.7 *“Generally below 150m, the Undulating Lowland Farmland lies between the major valleys and the moorland fringes. The underlying geology is largely masked by heavy boulder clays and hedgerows predominate over stone walls. This lowland landscape is traversed by deeply incised, wooded cloughs and gorges. There are also many mixed farm woodlands, copses and hedgerow trees, creating an impression of a well wooded landscape from ground level and a patchwork of wood and pasture from raised viewpoints on the fells. Some of the most picturesque stone villages of the county occur within this well settled landscape type. The towns of Longridge and Clitheroe also occur within this type, but are not typical of the settlement pattern. The area also has many country houses whose boundary walls and designed landscapes add to the species diversity and visual appeal. There is a high density of farms and scattered cottages outside the clustered settlements, linked by a network of minor roads.”*

4.8 In relation to physical influences, the study includes the following descriptive text:

“This landscape type, whether composed of limestone, grit, shale or sandstone, is of gentle topography when compared to the fells and hills”

“Hedges and hedgerow trees are also important as habitats in an otherwise intensively managed landscape.”

- 4.9 In relation to human influences, the study includes the following descriptive text:

“This created a small-scale intimate landscape of scattered farms linked by winding roads with irregular fields and patches of surviving woodland on stream and field edges, a landscape which has remained intact to this day. The majority of enclosure dates from the medieval period and has created a landscape of small fields which are mostly hedged although stone walls are evident where geology lies close to the surface.”

- 4.10 The ‘Goosenargh-Whittingham’ LCA is described as follows:

“The undulating lowland farmland on the north-east fringes of Preston Whittingham forms a transitional landscape between the upland landscape of the Bowland Fells to the north-east and the agricultural Amounderness Plain to the west. It is an historically interesting area on the fringe of the Forest of Bowland AONB. The landform gently descends from 150m at the moorland fringe of Beacon Fell to the 30m contour (approximately) which defines the edge of the sandstone agricultural plain of the Fylde.

However, this is not a clear boundary and the visual transition from one to the other occurs across a broad area between the M6 and main Preston to Lancaster railway line. As a result of this gradual transition it demonstrates characteristics of both the Fylde and the Bowland fringes. It is a pastoral landscape which is relatively open and intensively farmed with much hedgerow loss and few trees or woodlands although hedgerows along the network of lanes are important landscape features. There are often clear views over the plain below. The area is under pressure from built development as a result of its proximity to Preston. Vernacular buildings are of local stone, although a number of incongruous materials are seen throughout the area. The area is rich in evidence for Roman occupation.”

Coastal Plain Landscape Character Type

- 4.11 The site is located immediately adjacent to the ‘Coastal Plain’ LCT and ‘Forton-Garstang-Catterall’ LCA. The description of the LCT notes the following:

“Generally below 50m, this landscape type is characterised by gently undulating or flat lowland farmland divided by ditches in West Lancashire and by low clipped hedges elsewhere. The Fylde landscape in particular is characterised by a high density of small marl pit field ponds. Many hedgerows have been removed to give very large fields, open road verges and long views. Although woodland cover is generally very low, these views are punctuated by small deciduous secondary woodlands, mostly in the form of shelter belts or estate plantations; they provide a backdrop to views.

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

- 4.12 In relation to physical influences, the study includes the following descriptive text:

“The landscape is gently rolling, and, until recently, peat accumulated in low-lying areas within the glacial till to form mosses which have largely been reclaimed for agriculture.

The land is highly productive and has a very low proportion of semi natural vegetation. Wildlife habitats are therefore typically small scale and fragmented.”

- 4.13 In relation to human influences, the study includes the following descriptive text:

“The regularity of street plans in many settlements of the period suggests the planned rebuilding or extension of some villages as a result of population pressure. Elsewhere settlement remained as isolated hamlets and farmsteads. This traditional settlement pattern is still evident in the landscape today between Parbold and Mawdesley. Older settlements are generally located on higher, free draining deposits and are typically brick built.

The Leeds and Liverpool Canal is a feature and created important links to the cities for the export of produce and the import of manure and ash for fertilisers. The flat topography and strong prevailing winds have historically provided good conditions for wind power.”

- 4.14 The ‘Forton-Garstang-Catterall’ LCA is described as follows:

“This area of lowland farmland forms a transition between the fringes of Catterall the Bowland Fells and the lowland raised bog of Winnmarleigh. A geological fault runs along the eastern boundary of the area and, although the motorway and railway broadly follow this line, the transition between the Millstone Grits to the east and the sandstones to the west is masked by glacial deposits and river alluvial fans which produce a gently undulating landscape. The area is a rural farmed landscape dominated by improved pasture and scattered with historic halls, farms and woodland. A network of lanes link the villages of Cockerham, Forton, Garstang and Catterall, although the A6 provides a fast route along the length of the character area. Garstang and Catterall have seen a particularly large amount of urban development and this area is affected by urban fringe activities such as golf courses, hotels and schools which have eroded the rural character of the landscape. The area forms a sudden edge with the mosslands at Winmarleigh; stone built houses on this higher land overlook the moss.”

Designations

- 4.15 The following should be read in conjunction with Figure 4. The site and its immediate context are not covered by any national or local landscape designations such as National Park or Area of Outstanding Natural Beauty (AONB). Designations within the wider study area include the following:
- The Forest of Bowland Area of Outstanding Natural Beauty (AONB) is located approximately 4.0km to the north-east of the site;
 - The nearest listed building is a Grade II listed Milestone, which is located approximately 150m to the north along Garstang Road. Other Listed Buildings include St Hilda’s Church to the north along Bilsborrow Lane and bridges across the canal to the north and south;
 - The Lancaster Canal is locally designated as a non-statutory Biological Heritage Site (BHS). The canal is located approximately 50m to the east of the site.
 - Trees to the north of the site, located around the Bowls Club are subject to a Tree Protection Order.

Topography

- 4.16 The following should be read in conjunction with Figure 5.

Context – Landform

- 4.17 The topography of the site's context is primarily lower-lying and gently rolling with Bilsborrow itself largely located between the 20-25m contours. The land descends gently towards the coastal plain to the west and more steeply in the wider landscape to the north to form the Forest of Bowland AONB.

Site - Landform

- 4.18 The topography of the site is varied and undulating. Areas of higher ground are located to the south (approximately 25.5m AOD) where the site adjoins the A6 and the north-east near Anderton Fold (approximately 24.5m AOD). The land descends to form areas of lower ground at the centre of the site (approximately 18m AOD) and along the northern boundary with Bacchus Brook (18-19.5m AOD).
- 4.19 As detailed in the Flood Risk Assessment (FRA) for the application, much of the northern section of the site is located within Flood Zone 3.

Site and Immediate Context

- 4.20 An assessment of landscape character of the site and its immediate context has been carried out, providing a finer level of assessment than the published studies.
- 4.21 The site comprises four irregularly shaped small-medium scale field parcels, which were in use for grazing at the time of the site visit. The site boundary along the A6 is defined by a mature hedgerow and trees. York House, a large detached property, is located centrally along the western boundary and set within landscaped grounds bound by hedgerows and a belt of coniferous trees. The south-eastern boundary is defined by a mature hedgerow and trees. To the north, a dense belt of trees and scrub defines the course of Bacchus Brook, a small watercourse. The fields are bound internally by fencing, semi-mature hedgerows and occasional hedgerow trees.
- 4.22 A bowling green, Premier Inn Hotel and Pub are located beyond Bacchus Brook to the north and surrounded by mature trees which are covered by a Tree Protection Order (TPO). Also, to the north are a number of small fields and large rear gardens associated with residential properties along Bilsborrow Lane. Further to the north, the village extends north with built development located to either side of the A6 and the Lancaster Canal and interspersed by small agricultural fields and areas of informal and formal open space. A large marina and garden centre are located at the northern edge of the village.
- 4.23 To the east, Bacchus Fold Residential Park Homes and Anderton Fold are located within and partially bounded by a belt of coniferous trees and hedgerow. The West Coast Mainline is located directly to the east of Anderton Fold and extends north-south between Preston and Lancaster. Beyond the railway line is open farmland and the M6. Residential properties are located to either side of Bilsborrow Lane between the railway line and M6.

- 4.24 Garstang Road forms the western boundary of the site. To the west of this, the Lancaster Canal meanders through the open farmland to the south of the village and through the village itself. A large café and pub with associated parking and a caravan park are located to the west of the canal.
- 4.25 Whilst no Public Rights of Way are located within the site, a number of footpaths and bridleways are located within the immediate context of the site and wider study area. Public Right of Way FP13 extends along the south-eastern boundary of the site between Bilsborrow Lane and the A6. Public Rights of Way are also located in the wider landscape surrounding the village. A towpath is also located along the Lancaster Canal.

Landscape Value

- 4.26 In terms of "landscape value" it is appropriate to examine the role of the site and its immediate context in terms of the range of local factors set out in the GLVIA3 (Box 5.1, page 84), and summarised in the methodology. This considers the landscape in terms of a range of factors as set out below. As a starting point, landscape designations have been considered.
- 4.27 Landscape Designations: The site and its immediate landscape context are not subject to any national, local or other landscape designations.
- 4.28 Landscape Quality (Condition): The site comprises four parcels of agricultural land which are bound externally by mature hedgerows and trees and internally by more recently planted vegetation. The Bacchus Brook extends along the northern boundary and is defined by a belt of mature trees and scrub. Further hedgerows and tree groups are present in the immediate context of the site. Some of these features are in good condition whilst others are more variable. Urban influences within the vicinity of the site include the A6, M6, West Coast Mainline, electricity pylons and built development at the existing settlement edge. Overall, the landscape condition of the site and its immediate context is considered to be moderate.
- 4.29 Scenic Quality: The gently rolling topography, hedgerows and mature trees along the Bacchus Brook at the southern edge of Bilsborrow and Lancaster Canal make the most positive contribution to the appearance of the site and settlement edge landscape. The trees and hedgerows along the site boundaries also contribute positively to the appearance of the landscape in views from the A6 as vehicles approach the village from the south. It is considered that the scenic quality of the land which makes up the site and its immediate context is moderate.
- 4.30 Rarity and Representativeness: With the exception of Bacchus Brook, the mature trees and hedgerows, the site comprises areas of land which contain few features of intrinsic landscape interest. It is not a rare landscape or one that includes rare examples of particular features. With the exception of the Lancaster Canal, the immediate landscape context of the site similarly includes no characteristics or features that are particularly notable or rare.
- 4.31 Conservation Interest: Whilst the Lancaster Canal is locally designated as a Biological Heritage Site, the site itself is not of any designated nature conservation value. The brook, hedgerows and trees provide some cover and habitat but the agricultural uses limit biodiversity and the site is ecologically unremarkable. The arboricultural assessment confirms that the majority of trees within the site are of low-moderate quality. The trees to the north are covered by a Tree Protection Order. There are no significant heritage interactions. St Hilda's Church is located to the north but is largely screened by trees along Bacchus Brook and is not considered to make any significant contribution to the immediate landscape context of the site.

- 4.32 Recreational Value: There are no PROWs located within the site itself. PROW FP13 passes along the south-eastern boundary so the site does possess some value in terms of visual amenity for those people with views to or across it but this is considered to be limited and localised and these views are influenced by the existing settlement edge.
- 4.33 Perceptual Aspects and Associations: There are no notable or distinctive perceptual qualities to the site and no relevant associations with artist, writers or known events in history have been identified. Whilst the site and its immediate context do possess a degree of tranquillity, this varies and is influenced by traffic along the A6 and West Coast Mainline and its settlement edge location.
- 4.34 In conclusion and having appraised the above factors it is judged that the site and the immediate landscape is of **Medium** landscape value.

Visual Baseline

- 4.35 A visual appraisal has been undertaken for the site. This has explored the nature of the existing visual amenity of the area and sought to establish the approximate visibility of the site from surrounding locations and receptors. A series of photo viewpoints have been selected which support this analysis.
- 4.36 Photographs have been taken to illustrate a view from a specific vantage point, or to demonstrate a representative view for those receptors that are moving through the landscape, e.g. rights of way users. The photographs may demonstrate varying degrees of visibility and include both short and long range views. The photographs were taken during July 2020 and seasonal differences have been taken into account when determining the visual effects on these receptors.
- 4.37 'Photo Viewpoints', as referred to in this report are 'Type 1 Visualisations' or 'Annotated Viewpoint Photographs', as referred to in the Landscape Institute Technical Guidance Note on 'Visual Representation of Development Proposals' (TGN 06/19).

Photo Viewpoints

- 4.38 An assessment of the likely visual effects of the proposed development upon surrounding receptors is detailed in the subsequent section. Figure 6 details the location of the Photo Viewpoints and Figures 7-13 illustrate the photo viewpoints. They are briefly described below.

Viewpoints 1-2: Garstang Road

- 4.39 These viewpoints represent the views of users of Garstang Road (A6). Views of the site are limited to a relatively short section of Garstang Road where it approaches and passes along the western boundary of the site. Viewpoint 1 demonstrates how views into the main body of the site are restricted by the mature hedgerow and trees along the site boundary and York House. Occasional longer distance views towards the Forest of Bowland AONB are possible from certain location along the A6.
- 4.40 Vegetation restricted views from further to the south at the time of the site visit. It is possible that visibility of the site would increase during the winter months and after intervening hedgerows have been cut.

Viewpoint 3: St Michael's Road

- 4.41 This represents the views of users of St Michael's Road. Views are restricted to a short section of St Michael's Road as users travel over the canal towards the western boundary of the site. Views across the site towards Anderton Fold are possible. The existing settlement edge is effectively screened by tree cover along the A6 and Bacchus Brook.
- 4.42 Vegetation restricted views from further to the west at the time of the site visit. It is possible that visibility of the site would increase during the winter months and after intervening hedgerows have been cut.

Viewpoints 4-6: Public Right of Way FP13

- 4.43 These viewpoints represent the views of users of Public Right of Way (PROW) FP13, which wraps around the south-eastern boundary of the site. Viewpoints 4 and 5 represent views through occasional gaps in the mature hedgerow which defines the south-eastern boundary of the site. The hedgerow effectively screens and filters views into the site along the length of the PROW. Viewpoint 4 shows the existing agricultural fields and York House along the western boundary. Whilst glimpsed views of existing residential properties are possible from this location, the belt of tree cover along Bacchus Brook effectively screens and filters views of the settlement edge. Viewpoints 4 and 5 also show the electricity pylons located within the wider landscape to the west of the site. Viewpoint 6 demonstrates how views from the east are effectively screened by vegetation along Bacchus Brook.
- 4.44 Vegetation restricted views from further to the south at the time of the site visit. It is possible that visibility of the site would increase during the winter months.

Viewpoint 7: Bilsborrow Lane

- 4.45 This represents the views of users of Bilsborrow Lane, which is located to the north of the site. The view shows land with planning consent to the north of Bacchus Brook and the timber boundary fence of a residential property along Bilsborrow Lane. Views towards the site are effectively screened by intervening tree cover and scrub along Bacchus Brook.

Viewpoints 8-9: Lancaster Canal and Towpath

- 4.46 These viewpoints represent the views of users of the Lancaster Canal, which extends through the landscape to the west of the site. Visibility of the site from the towpath is limited to a short section of the canal to the north and south of St Michael's Road. Views are partially screened and filtered by intervening tree cover and hedgerows along field boundaries and the A6.

Viewpoint 10: Bowling Green

- 4.47 This represents the views of users of the bowling green located immediately to the north of the site. The view shows the bowling green in the foreground with the hedgerow and mature trees along the northern boundary of the site providing varying degrees of screening.

Viewpoint 11-12: Public Right of Way FP14

- 4.48 These viewpoints represent the views of users of PROW FP14, which is located within the wider landscape to the east of the site. The availability of views west varies along the length of the PROW.

Viewpoint 11 shows how views are restricted by intervening tree and hedgerow cover along field boundaries. Viewpoint 12 represents a section of the PROW from which more open views in the general direction of the site are possible. Views of the site itself are restricted by the gently rolling topography and built development and trees associated with Bacchus Fold and Anderton Fold, which are visible on the skyline. Views from further to the south are typically screened by intervening vegetation along field boundaries.

Viewpoint 13: Public Right of Way BW3

- 4.49 This represents the views of users of PROW BW3, which is located within the wider landscape to the south of the site. This longer distance view shows the railway line and farmland to the south of the village. Views of the site itself are largely screened due to the screening effects of overlapping trees and hedgerows along field boundaries. The tall coniferous trees which are located within the grounds of York House are visible on the skyline.
- 4.50 Vegetation restricted views at the time of the site visit. It is possible that visibility of the site would increase during the winter months and after intervening hedgerows have been cut.

Viewpoint 14: Public Right of Way FP33

- 4.51 This represent the views of users of PROW FP33, which is located within the wider landscape to the south-west of the site, where it rises over the bridge crossing the Lancaster Canal. The view shows the Lancaster Canal and towpath in the foreground and looks across the farmland to the south of Bilsborrow towards the hills of the AONB on the skyline. Views of the site itself are effectively screened by intervening vegetation along field boundaries and the A6. The tall coniferous trees which are located within the grounds of York House are visible on the skyline

Summary of Visual Baseline

- 4.52 The baseline analysis results in a number of reasoned conclusions which are summarised below:
- Views towards the site from the wider landscape to the north are restricted to close proximity views from the bowling green and rear gardens of adjoining residential properties along Bilsborrow Lane by trees and vegetation associated with Bacchus Brook;
 - Public Right of Way FP13 extends along the south-eastern boundary of the site. At the time of the site visit, the tall mature hedgerow along the site boundary restricted open views across the site to access locations. During the winter months, it is likely that visibility of the site would increase;
 - Close proximity views of the site are possible from Anderton Fold and residential properties at Bacchus Fold Residential Park. Visibility of the site from individual properties varies due to screening effects of intervening vegetation;
 - Close proximity views across the site are possible from the rear windows and garden of York House. Views are filtered by vegetation within the garden of York House and along the site boundary;
 - Visibility of the site from Garstang Road and St Michael's Road at the time of the site visit was limited to relatively short sections of highway where users approach the site from the south and west respectively. The mature hedgerows and trees along the site boundaries partially screen

views into the main body of the site. It is likely that visibility of the site would increase during the winter months and that views would be possible from further to the south and west;

- Occasional views towards the site from a relatively short section of the towpath along the Lancaster Canal are possible. Views are filtered and screened to varying degrees by intervening tree and hedgerow cover;
- Longer distance views towards the site from the central section of Public Right of Way FP14. Visibility of the site is restricted by the gently rolling topography and built development at Anderton Fold and Bacchus Fold Residential Park, which are located on higher ground than the site;
- Longer distance views from the Public Rights of Way network to the south, which includes Public Right of Way BW3, are largely screened by intervening vegetation and the gently rolling topography. At the time of the site visit, a view was available from PROW BW3 where it rises to cross the bridge over the railway;
- Occasional longer distance views from Public Rights of Way and roads to the south-west are filtered and screened to varying degrees by intervening vegetation along field boundaries and the A6.

5.0 LANDSCAPE PROPOSALS

Introduction

- 5.1 The development proposals are described in the Design and Access Statement and other information accompanying the planning application. The existing landscape resource and the visual receptors and amenity of the site have been considered by the planning and design process and have informed the resultant scheme. This approach has entailed collaboration between landscape, urban design, ecological and other professionals. The landscape components of the scheme are an important integral part of the proposals.

Landscape Design and GI Objectives

- 5.2 The key objectives of the landscape and GI proposals for the scheme are to:
- Promote a high-quality sustainable design solution, creating a 'place' which is both safe and attractive and which positively contributes towards quality of life, health and social wellbeing;
 - Create a strong positive settlement edge where the site adjoins the existing Public Right of Way and Garstang Road
 - Respect and relate to the character and appearance of the settlement and to the particular characteristics and features of the site landscape and context;
 - Conserve, restore or enhance the site's existing environmental assets and use them as part of the framework for the creation of new Green Infrastructure (GI) and public open space, which respects the existing landscape features and character, promotes bio-diversity and enhances public access and recreation.

Landscape and Green Infrastructure (GI) Proposals

- 5.3 The landscape and GI proposals for the scheme are detailed in the Design and Access Statement accompanying the planning application. In summary these proposals include:
- The provision of a substantial proportion of the total site area dedicated to landscape, GI, public open space, play and habitat related proposals;
 - Retention of existing hedgerows and trees along the site boundaries wherever possible. Where it is necessary to remove trees and hedgerow to create the site access, losses would be mitigated by replacement planting within areas of public open space;
 - Retention of existing hedgerows and trees considered to be of higher value within the site itself. Where it is proposed to remove sections of hedgerow to create the development parcels, this would be mitigated by replacement planting along the edges of the residential area and within areas of public open space;
 - The creation of a large area of public open space adjacent to the Bacchus Brook. This area would include new areas of habitat creation, tree and hedgerow planting, new pedestrian routes and an equipped play area;
 - Setting back the development with tree planting along the south-western boundary with Garstang Road and the provision of a landscape buffer along the south-eastern boundary following the Public Right of Way. Planting would comprise a mix of native tree and scrub

species, which would be designed to blend with existing tree cover and retained hedgerow and create a strong positive settlement edge;

- Provision of tree planting along the A6 to the north of York House;
- Provision of street trees and on plot planting to help soften and integrate built development within its landscape setting;
- All the green infrastructure components would be designed and managed as an integrated whole. There will be an increase in both recreational resource and biodiversity as a result of the GI proposals.

Landscape Management

- 5.4 All of the landscape areas and public open space features will be managed and maintained. This would be achieved through the implementation of a comprehensive Landscape Management Plan (LMP), to ensure the successful establishment and continued thriving of the landscape proposals.

6.0 LANDSCAPE AND VISUAL EFFECTS

6.1 The following section outlines the likely landscape and visual effects that would arise from proposed development on the site. Schedules detailing these likely landscape and visual effects for the receptors are included in Appendices B and C respectively. Please refer to these in conjunction with the following descriptions.

Landscape Effects

Construction

6.2 During the construction phase there would inevitably be some adverse landscape effects arising from the temporary work and disturbance. These effects are anticipated to include:

- *Enabling works and clearance and set up of compound area;*
- *Works to Garstang Road facilitate access into the site;*
- *Erection of tree protection fencing around existing vegetation as required;*
- *Creation of sustainable drainage (SuDS) features;*
- *Creation of spoil heaps to temporarily store topsoil within the site;*
- *Building works; and*
- *Construction traffic, including cranes, HGVs and staff cars travelling to and from the site.*

6.3 All construction works would be carried out in accordance with best practice procedures to minimise any adverse impact on landscape character. Some existing vegetation would be removed to enable vehicular access and to create the development parcels and appropriate methods will be adopted to protect retained trees and vegetation based upon BS 5837.

6.4 The construction phase is likely to be over a relatively short duration and the landscape effects are judged to be no greater than **minor adverse** on the County landscape character area, but **moderate-major adverse** at the level of the site and its immediate context

Operation (following Completion)

National Landscape Character

6.5 At a national level, the site lies within National Character Area 32 'Lancashire and Amounderness Plain'. The Natural England assessments cover extensive landscape areas and provide a broad analysis of each area's characteristics.

6.6 The proposed development is located on a green field site which is not covered by any local or national landscape designations such as Area of Outstanding Natural Beauty (AONB) or National Park. The site is situated immediately adjacent to the existing settlement edge and the identified Strategic Environmental Opportunities (SEOs) of relevance to the site include the provision of green spaces and landscape buffers for development that impacts land outside settlement boundaries in order to limit the effect on the landscape. Areas of tree planting and public open space are proposed within the site where it is considered that the green infrastructure proposals would result in some beneficial effects at a local scale. Overall, given the context of the site and green infrastructure proposals, it is considered that the proposed development results in a **negligible landscape effect** on the National Character Area.

County Landscape Character

- 6.7 At a County level, the Lancashire Landscape Character Assessment (LLCA) (2003) locates the site within the ‘*Undulating Lowland Farmland*’ Landscape Character Type (LCT) and ‘*Goosenargh-Whittingham*’ Landscape Character Area (LCA). A full description of the LCT and LCA is provided at Section 4.0 above.
- 6.8 As noted by the Lancashire Landscape Character Assessment, this is a well settled landscape type. Whilst the brook, agricultural fields and hedgerows which are present within the site and its immediate context are broadly representative of the overall character area, local character is also influenced by the existing settlement edge and other features such as the A6, railway line and electricity pylons. The historic maps in the Design and Access Statement (DAS) illustrate how Bilborrow has expanded along Garstang Road with development largely contained to the west and east by the Lancaster Canal and West Coast Mainline.
- 6.9 In the context of Bilborrow, it is considered that the proposals represent a logical continuation of the existing settlement pattern, which is characterised by areas of both lower and higher density development interspersed by small agricultural fields and greenspace. New built development would result in the loss of some open farmland at the edge of the village but existing key landscape features such as the hedgerows and trees would be retained wherever possible as an integral part of the green infrastructure. A significant proportion of the total site area would be retained in green uses and allow for the introduction of new tree planting and habitats, which would reinforce and enhance existing landscape features.
- 6.10 The site is well contained by mature hedgerows along the south-eastern boundary and the A6. New development would be set back from the south-eastern boundary to allow for the establishment of a swathe of woodland planting, which would help integrate built development within its wider landscape setting and restrict the spread of landscape effects. New planting would comprise locally appropriate mixes of native and primarily deciduous species and include a proportion of heavy and extra heavy standard specimens for a degree of immediate impact.
- 6.11 The LLCA notes in relation to the LCT that “*there are also many mixed farm woodlands, copses and hedgerow trees, creating an impression of a well wooded landscape from ground level*” whilst the LCA “*is a pastoral landscape which is relatively open and intensively farmed with much hedgerow loss and few trees or woodlands*”. New woodland planting proposed along the south-eastern boundary would reinforce the impression a well-wooded landscape. Other beneficial effects include the extension of the existing Public Rights of Way network through the creation of new pedestrian connections between Public Right of Way FP13 and Garstang Road.
- 6.12 It is therefore considered that new development represents a relatively modest extension of the existing settlement edge, which would be well contained by new woodland planting. Overall, that the proposed development would result in a **minor adverse** landscape effect upon the local character area at completion. This would decrease to a **negligible-minor adverse** landscape effect in the medium term as tree and hedgerow planting matures to further soften and help integrate built form within its landscape setting.

Site and Immediate Context

- 6.13 The site and its immediate context are considered to have a medium susceptibility to change being an area of agricultural land located at the settlement edge. An analysis of landscape value has determined that the site and its immediate context has a **medium** landscape value overall.

- 6.14 The most noticeable landscape effects would occur within the site itself where built development is proposed that would replace the existing farmland. Whilst the nature of this change will be adverse, the proposed housing and overall scheme will be of a similar scale and nature to other areas of modern development within the village. In this regard, it will not contrast with nor be out of keeping with the village which includes areas of both lower and higher density development as identified by the accompanying Design and Access Statement. The proposed development would be set back from more sensitive landscape receptors such as the existing hedgerows, trees and Public Right of Way. Where it is proposed to remove existing vegetation to create the main vehicular access and development parcels, replacement planting would be carried out at the edges of the residential area and within areas of public open space.
- 6.15 At the time of the site visit, existing built development at the southern edge of Bilsborrow was largely screened to views from the south by a continuous belt of mature tree cover along Bacchus Brook, which creates a soft green settlement edge. It is also noted that built development immediately adjacent to the site comprises larger detached properties set within expansive plots alongside the Premier Inn, Pub and Bowls Club. It is therefore proposed to set built development back from the south-eastern boundary in order to allow for the creation of a landscape buffer, which will reflect these positive characteristics of the existing settlement edge. The landscape buffer would comprise a belt of native woodland and scrub planting. Combined with lower density arrangements of detached dwellings and some single storey development adjacent to Bacchus Fold Residential Park, it is considered that this would effectively screen and filter views in the medium term and reinforce the containment provided by the existing hedgerow and site landform.
- 6.16 As a result of the flood zone to Bacchus Brook, an area of open space is proposed within the northern section of the site adjacent to the Bowls Club and Premier Inn. The proposed residential area would wrap around and enclose the open space. Whilst this arrangement would result in a degree of separation between the proposed residential area and existing settlement edge, the aerial plan at Figure 2 shows how existing settlement pattern is comprised of areas of built development interspersed by small agricultural fields and green spaces. It is considered that the proposed development would represent a logical continuation of this pattern. New tree planting, accessible public open space and pedestrian connections to Garstang Road and PROW FP13 would also assist in integrating new housing with the existing settlement edge.
- 6.17 New tree and hedgerow planting will be designed to blend with existing landscape features and include a locally appropriate mix of native species. New pedestrian routes would include the creation of a new footpath linking Public Right of Way FP13 with Garstang Road thereby increasing access across the fields to the south of the village and connectivity and integration with the existing settlement edge.
- 6.18 Overall, it is therefore considered that there would be a **moderate adverse landscape effect** upon the site and its immediate context at completion. Once planting within areas of open space has had the opportunity to establish, this would reduce to a **minor-moderate adverse landscape effect**.

Visual Effects

Visual Envelope (VE)

- 6.19 The VE (Figure 6) of the proposed development identifies the surrounding land from within which views towards any part of the proposed development are likely to be possible. The VE is not however, an indicator of the effect of the proposed development on the view but simply, its visible extent in the surrounding landscape.
- 6.20 A hand drawn VE for the proposed development was initially prepared based upon the local topography context and proposed building heights. This has then been reviewed on site and refined to take account of the visual 'screening' provided by buildings, trees and other features.
- 6.21 The VE of the proposed development is limited to the north due to the trees along the northern boundary. To the east and west, the VE extends further due to the relatively flat landform but is limited by overlapping vegetation within field boundaries. The VE also extends to the south but is limited by development at North Planks and South Planks along the A6 corridor.
- 6.22 There could be some limited locations (beyond the extent of the VE shown) that could have a potential distant or very limited view to a part of the development. Equally, there could be some locations shown within the VE that would not experience any views to the resultant development.

Construction

- 6.23 During the construction phase there would be some temporary visual effects arising from the construction activities. All construction works would be carried out in accordance with best practice procedures to protect and to minimise, as far as possible, adverse effects upon visual amenity.
- 6.24 During the construction phase, adverse effects upon the local visual resource will occur and this depends on the actual extent of visibility of the site for receptors. Inevitably, those receptors in closest proximity that have direct views of the site will experience views of construction activity to include vehicles and associated machinery, site compounds and earthworks/ground modelling.

Operation (following Completion)

- 6.25 The following provides a summary of the visual effects assessment included at Appendix C.

Residential Properties and Settlement

- 6.26 The visual effects of the proposed development would be largely restricted to residential properties located within close proximity of the site boundaries. The most noticeable visual effects would be experienced by residents at York House, Anderton Fold and Bacchus Park Residential Homes. The views of a number of residential properties to the south of Bilborrow Lane would also be affected by proposals.
- 6.27 Existing views from the rear windows and garden of York House across the agricultural fields of the site would be largely replaced by views of the proposed development. Views of built form would be softened in the medium term by vegetation along the site boundary and planting within rear gardens and along streets.
- 6.28 Approximately eight residential properties are located directly to the east of the site at Bacchus Fold Residential Park and Anderton Fold. As detailed in the Design and Access Statement,

reduced scale development is proposed adjacent to Bacchus Fold in order to minimise the visual effects of the proposed development. The existing mature hedgerow along the site boundary would be retained and managed to provide partial screening of built form.

- 6.29 Approximately five residential properties are located directly to the north of the site along Bilsborrow Lane. Residential properties are set within large plots which extend down the slope to Bacchus Brook. Views of the proposed development would be heavily filtered and partially screened by existing planting along the brook and new tree planting proposed within the new open space.
- 6.30 A small number of residential properties are located along the A6 adjacent to the site. The proposed development would be set back from the southern corner in order to allow for a new landscape buffer to be established. New planting would include a proportion of heavy and extra heavy trees for immediate impact. It is considered that new planting would effectively screen and filter views of new development in the medium term.
- 6.31 It is considered that the proposed development would result in a **moderate-major adverse effect** on the views of residents at York House at completion. Residents at Anderton Fold and Bacchus Fold would experience a **moderate adverse effect** at completion. Residents at Bilsborrow Lane would experience a **minor adverse effect** at completion declining to **negligible-minor adverse** in the medium term as a result of the proposed green infrastructure. Residents at Garstang Road would experience a **moderate adverse effect** at completion declining to **minor adverse** in the medium term as a result of the proposed woodland planting.

Public Rights of Way (PROW) and Other Footpaths etc

- 6.32 The most noticeable visual effects would initially occur along PROW FP13, where it extends along the south-eastern boundary of the site. Existing views across the agricultural field would initially be replaced by views of the proposed development. The existing mature hedgerow would be retained and new housing would be set back to allow a belt of woodland planting to be established. Where the development is located adjacent to Bacchus Fold Residential Park, new housing would be of reduced scale. New planting would effectively screen and heavily filter views of the new development in the medium term. At the time of the site visit, views into the site were largely screened by the existing hedgerow with visibility restricted to field gate openings. Views from the eastern section of the PROW would be largely screened by vegetation along Bacchus Brook. It is considered that there would be a **moderate adverse effect** upon users of the PROW at completion declining to **minor-moderate adverse** in the medium term due to the screening provided by woodland planting.
- 6.33 Partial views of the proposed development would be possible from a relatively short section of PROW FP14, which is located in the wider landscape to the west of the site. Views of the proposed development would be seen in the context of intervening built development at Anderton Fold and largely screened by the gently rolling topography and intervening vegetation along field boundaries and Bacchus Brook. It is considered that there would be a **minor adverse effect** upon users of the PROW at completion declining to **negligible-minor adverse** in the medium term due to the proposed tree planting
- 6.34 Occasional glimpsed views from PROWs BW3 and FP33 would be possible including locations where they rise to cross bridges over the railway line and Lancaster Canal. These are longer distance views in which new housing would be effectively screened by existing vegetation and proposed woodland planting along the south-eastern boundary in the medium term. It is considered

that there would be a **minor adverse effect** upon users of these PROWs at completion declining to **negligible** in the medium term due to the screening provided by woodland planting.

- 6.35 Users of Lancaster Canal towpath would experience partial views of the proposed development from a relatively short section of the canal where it is located opposite the site near the large café to the west of the village. Views would be partially screened and filtered by vegetation along the A6 and field boundaries. New planting along the western edge of the site would assist in further softening views in the medium term. It is considered that there would be a **minor-moderate adverse effect** upon users of the PROW at completion declining to **minor adverse** in the medium term due to the green infrastructure proposals.
- 6.36 Occasional glimpsed views may also be possible from the wider Public Rights of Way network to the south-east and south-west. However, these would be longer distance views in which the proposed development would form a small element and be seen in the context of existing built development. Visual effects are therefore considered to be **negligible** for more distant PROWs in the medium term.

Roads & Transport Users

- 6.37 Views of the proposed development from Garstang Road would be limited to a relatively short section of the highway as users approach Bilsborrow from the south and pass along the western boundary. The A6 is primarily used by fast-moving traffic and is therefore considered to be of lower sensitivity than users of PROWs overall. A landscape buffer and woodland planting are proposed along the south-eastern boundary, which would effectively screen and heavily filter views in the medium term. Where it is necessary to remove a section of hedgerow along the A6 to create the site access, this would be replaced by new tree and hedgerow planting outside the visibility splays. Visibility of the proposed development is likely to increase during the winter months. It is considered that there would be a **moderate adverse effect** upon users of the A6 at completion declining to **minor-moderate adverse** in the medium term due to the screening provided by woodland planting.
- 6.38 Views of the proposed development from St Michael's Road would affect users of the road as they approach the village from the west and cross over the canal. At the time of the site visit, visibility of the site was restricted to a short section of the highway between the Lancaster Canal and the A6. During the winter months and after hedgerows are cut, views of the proposed development may be possible from further to the west. New tree and hedgerow planting would be established to replace vegetation lost in order to create the site access and visibility splays. This would provide a degree of softening and filtering to new housing and reduce visual effects in the medium term. It is considered that there would be a **moderate adverse effect** upon users of the highway at completion declining to **minor-moderate adverse** in the medium term due to the green infrastructure proposals.

Other Visual Receptors

- 6.39 The proposed development would be set well back from the bowling green behind an area of public open space, which would incorporate new tree and hedgerow planting. The existing tree and hedgerow cover along the northern site boundary would be retained. This would assist in preserving a sense of openness in views south from the Bowls Club. It is considered that there

would be a **moderate adverse effect** upon users of the highway at completion declining to **minor-moderate adverse** in the medium term due to the green infrastructure proposals.

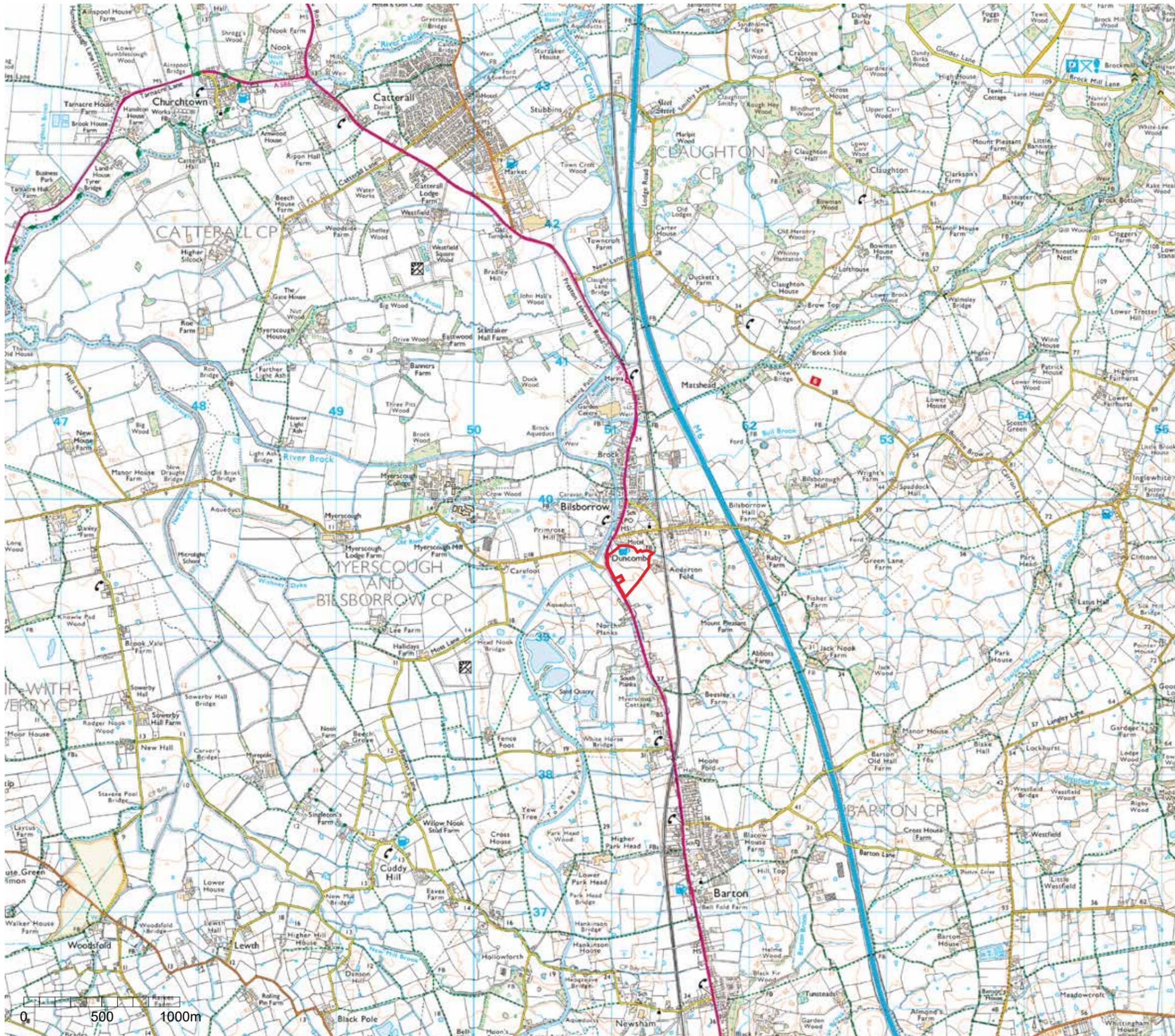
Night-time Visual Effects

- 6.40 The site is located adjacent to, and would therefore be influenced by a degree of light spill and illumination from, the existing settlement edge. The proposed development would follow best practice to minimise and control the effects of lighting on the surrounding landscape. Luminaires and columns would be strategically located to achieve the required lighting levels for safety and operation whilst ensuring that light spillage is minimised.
- 6.41 Inevitably, there would be some illumination and light spill from the proposed development (as there would be for any new development) but this would be observed in the context of existing lighting at the settlement edge and light-spill from within the village. The development would be set back from the site boundaries in order to allow for enhanced perimeter planting that would help to reduce illumination and light-spill

7.0 SUMMARY AND CONCLUSIONS

- 7.1 The proposed development would create a high-quality residential development at the existing settlement edge of Bilsborrow. The proposed development would be set back from the site boundaries to the south-east to allow for the establishment of a robust landscape buffer and woodland planting.
- 7.2 The landscape and green infrastructure proposals for the scheme are detailed in the Design and Access Statement accompanying the planning application. In summary, the main features of these proposals are:
- The provision of a substantial proportion of the total site area dedicated to landscape, GI, public open space, play and habitat related proposals;
 - Retention of existing hedgerows and trees along the site boundaries wherever possible. Where it is necessary to remove trees and hedgerow to create the site access, losses would be mitigated by replacement planting within areas of public open space;
 - Retention of existing hedgerows and trees considered to be of higher value within the site itself. Where it is proposed to remove sections of hedgerow to create the development parcels, this would be mitigated by replacement planting along the edges of the residential area and within areas of public open space;
 - The creation of a large area of public open space adjacent to the Bacchus Brook. This area would include new areas of habitat creation, tree and hedgerow planting, new pedestrian routes and an equipped play area;
 - Setting back the development with tree planting along the south-western boundary with Garstang Road and the provision of a landscape buffer along the south-eastern boundary following the Public Right of Way. Planting would comprise a mix of native tree and scrub species, which would be designed to blend with existing tree cover and retained hedgerow and create a strong positive settlement edge;
 - Provision of tree planting along the A6 to the north of York House.
- 7.3 At a County level, the Lancashire Landscape Character Assessment (LLCA) (2003) locates the site within the '*Undulating Lowland Farmland*' Landscape Character Type (LCT) and '*Goosenargh-Whittingham*' Landscape Character Area (LCA). New built development would result in the loss of some open farmland at the edge of the village but existing key landscape features such as the hedgerows and trees would be retained wherever possible as an integral part of the green infrastructure. A significant proportion of the total site area would be retained in green uses and allow for the introduction of new tree planting and habitats, which would reinforce and enhance existing landscape features.
- 7.4 It is therefore considered that new development represents a relatively modest extension of the existing settlement edge, which would be well contained by new woodland planting. Overall, that the proposed development would result in a **minor adverse** landscape effect upon the local character area at completion. This would decrease to a **negligible-minor adverse** landscape effect in the medium term as tree and hedgerow planting matures to further soften and help integrate built form within its landscape setting.

- 7.5 The site and its immediate context are considered to have a medium susceptibility to change. An analysis of landscape value has determined that the site and its immediate context has a **medium** landscape value overall.
- 7.6 The most noticeable landscape effects would occur within the site itself where built development is proposed that would replace the existing farmland. Whilst the nature of this change will be adverse, the proposed housing and overall scheme will be of a similar scale and nature to other areas of modern development within the village such as The Willows. In this regard, it will not contrast with nor be out of keeping with the village which includes areas of both lower and higher density. The proposed development would be set back from more sensitive landscape receptors such as the existing hedgerows, trees and Public Right of Way. Where it is proposed to remove existing vegetation to create the main vehicular access and development parcels, replacement planting would be carried out at the edges of the residential area and within areas of public open space.
- 7.7 It is proposed to set built development back from the south-eastern boundary in order to allow for the creation of a landscape buffer, which will reflect these positive characteristics of the existing settlement edge. The landscape buffer would comprise a belt of native woodland and scrub planting. Combined with lower density arrangements of detached dwellings and some single storey development adjacent to Bacchus Fold Residential Park, it is considered that this would effectively screen and filter views in the medium term and reinforce the containment provided by the existing hedgerow and site landform.
- 7.8 Overall, it is therefore considered that the proposed development would result in a **moderate adverse landscape effect** upon the site and its immediate context at completion. Once planting within areas of open space has had the opportunity to establish, this would reduce to a **minor-moderate adverse landscape effect**.
- 7.9 Field survey work has determined the most noticeable visual effects would be experienced by users of PROW FP13, Garstang Road, St Michael's Road, the bowling green and residential properties which are located directly adjacent to the site at York House, Anderton Fold, Bacchus Fold and along the A6. Occasional longer distance views are also possible from relatively short sections of PROW FP14 to the east of the site; PROW BW3 to the south, PROW FP33 to the south-west; and the towpath along the Lancaster Canal. The landscape buffer and new woodland planting along the site boundaries would assist in screening and filtering views in the medium term.
- 7.10 Overall, it is considered that the proposed development and associated green infrastructure are of a relatively modest scale and nature in the context of Bilsborrow and could be accommodated within the site and local landscape with limited and localised landscape and visual effects.



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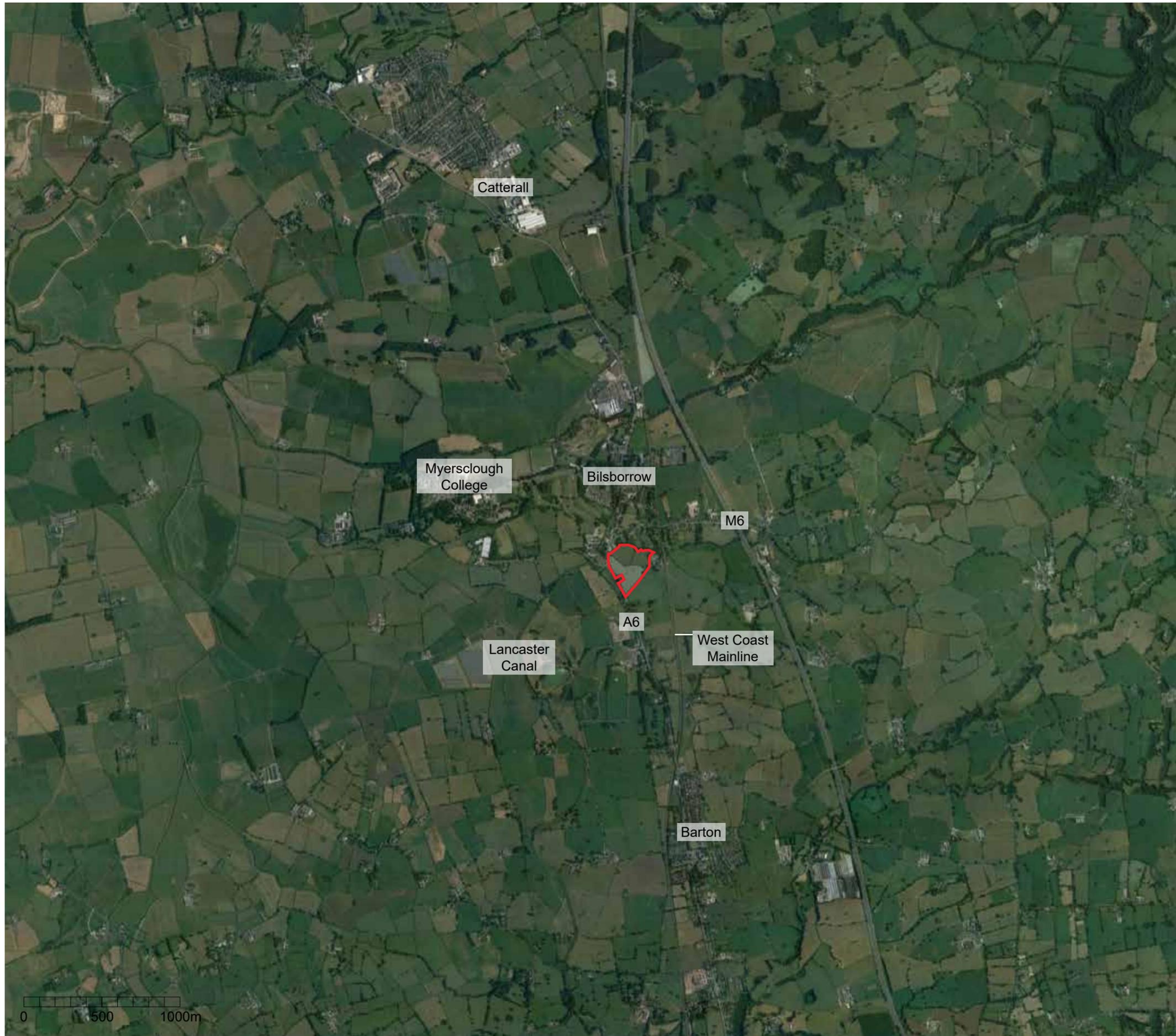
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client
Seddon Homes
project
Garstang Road,
Bilberraw
drawing title
SITE LOCATION

scale
1:25,000 @ A3
drawing / figure number
Figure 1

drawn
CEP / EAF
issue date
September 2020
rev
A



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Site Boundary

client
Seddon Homes

project
Garstang Road,
Bilsborrow

drawing title
AERIAL PHOTOGRAPH

scale
1:25,000 @ A3

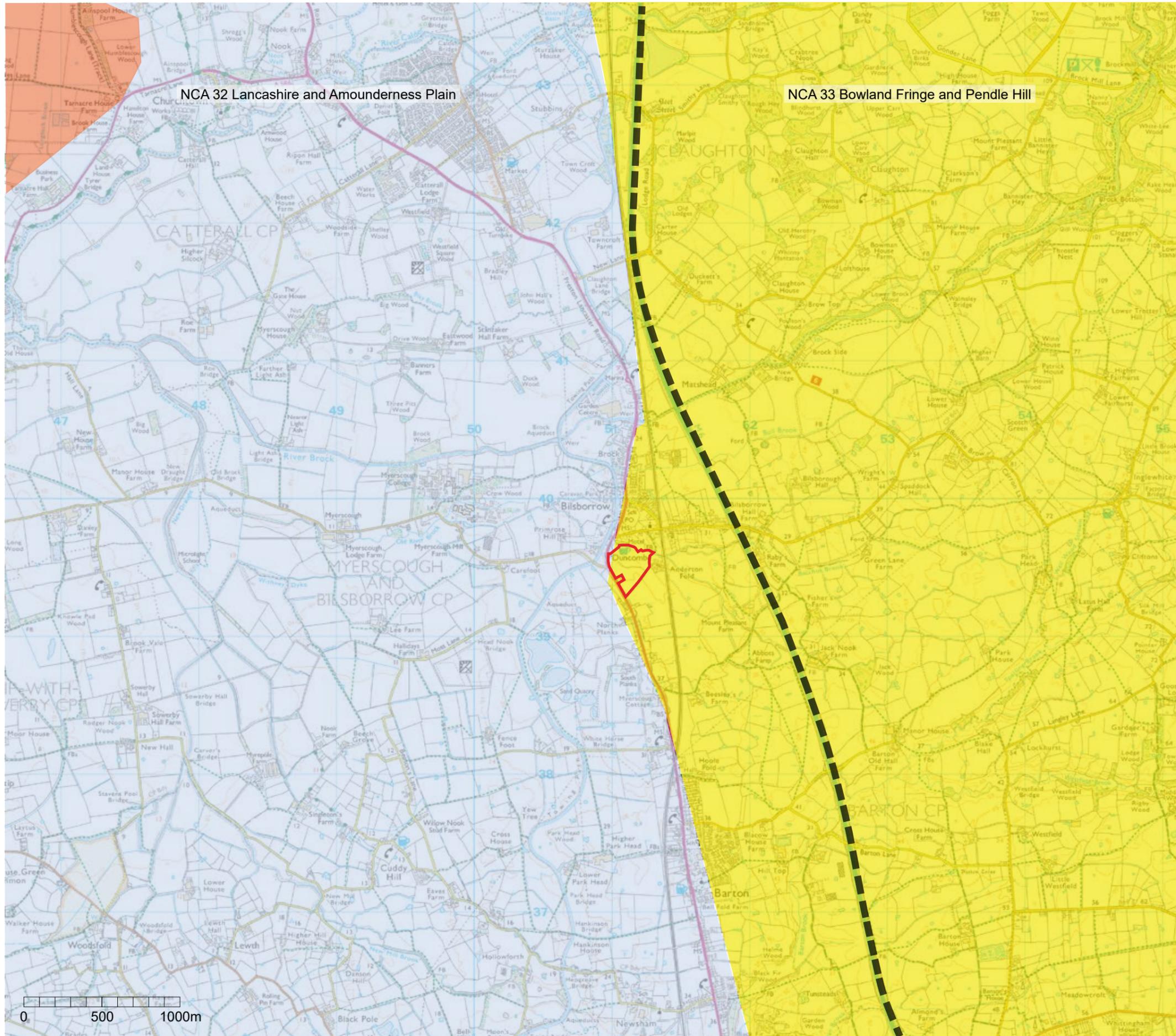
drawn
CEP / EAF

issue date
September 2020

rev

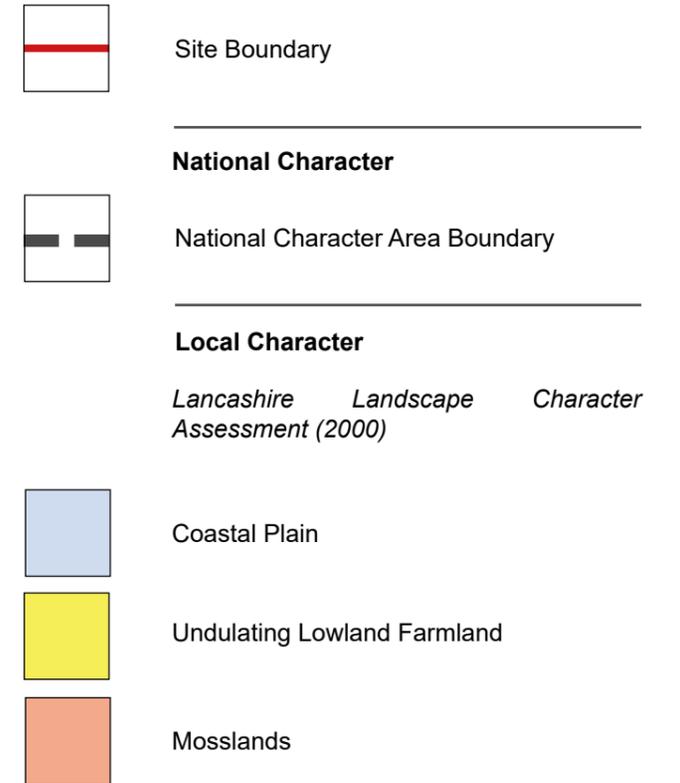
Figure 2

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client
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project
Garstang Road,
Bilsborrow

drawing title
LANDSCAPE CHARACTER

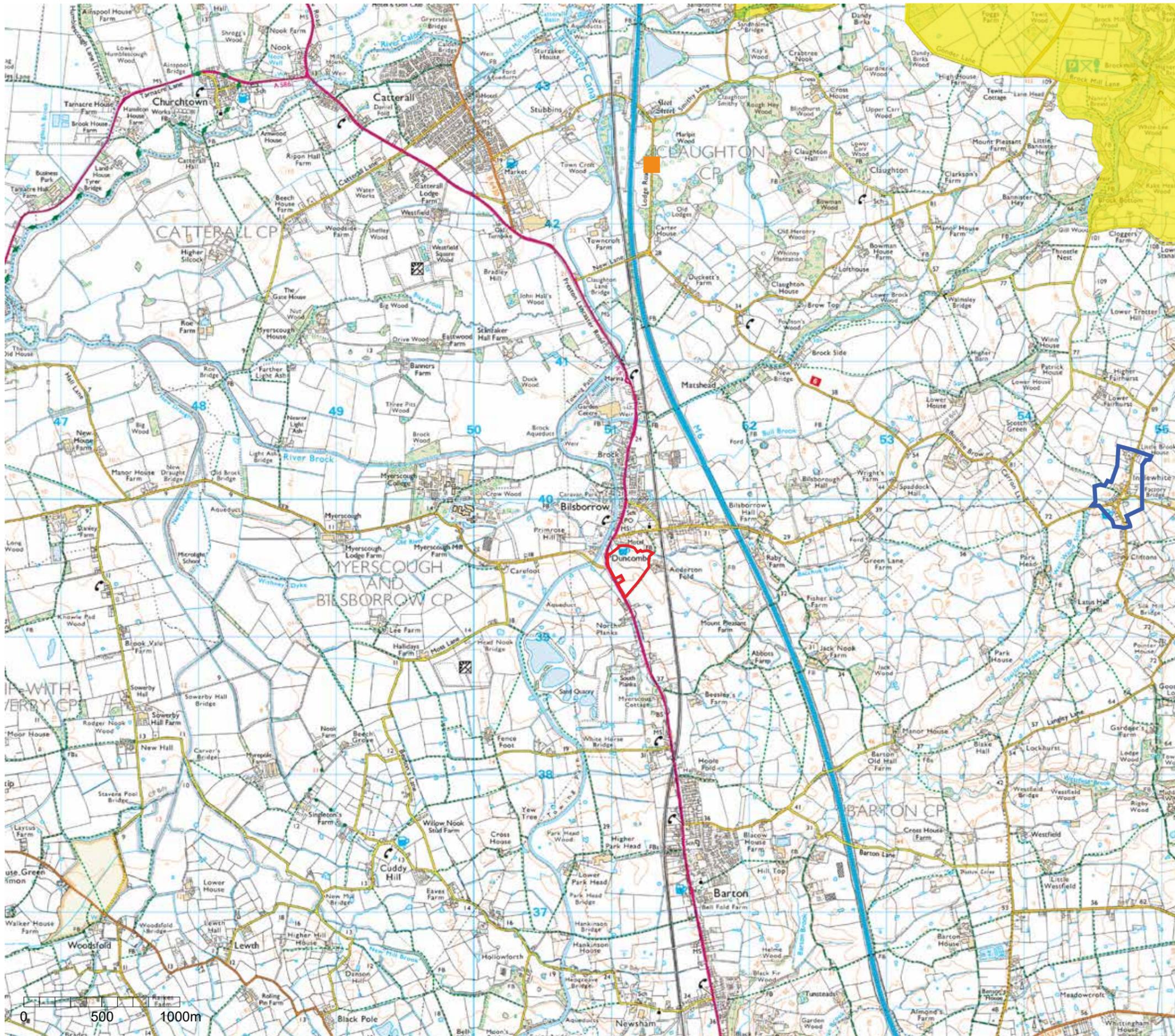
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drawn
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issue date
September 2020

rev
A

Figure 3



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-  Site Boundary
-  Scheduled Monument (SAM)
-  Conservation Area
-  Forest of Bowland Area of Outstanding Natural Beauty (AONB)

client
Seddon Homes

project
Garstang Road,
Bilberraw

drawing title
DESIGNATIONS

scale
1:25,000 @ A3

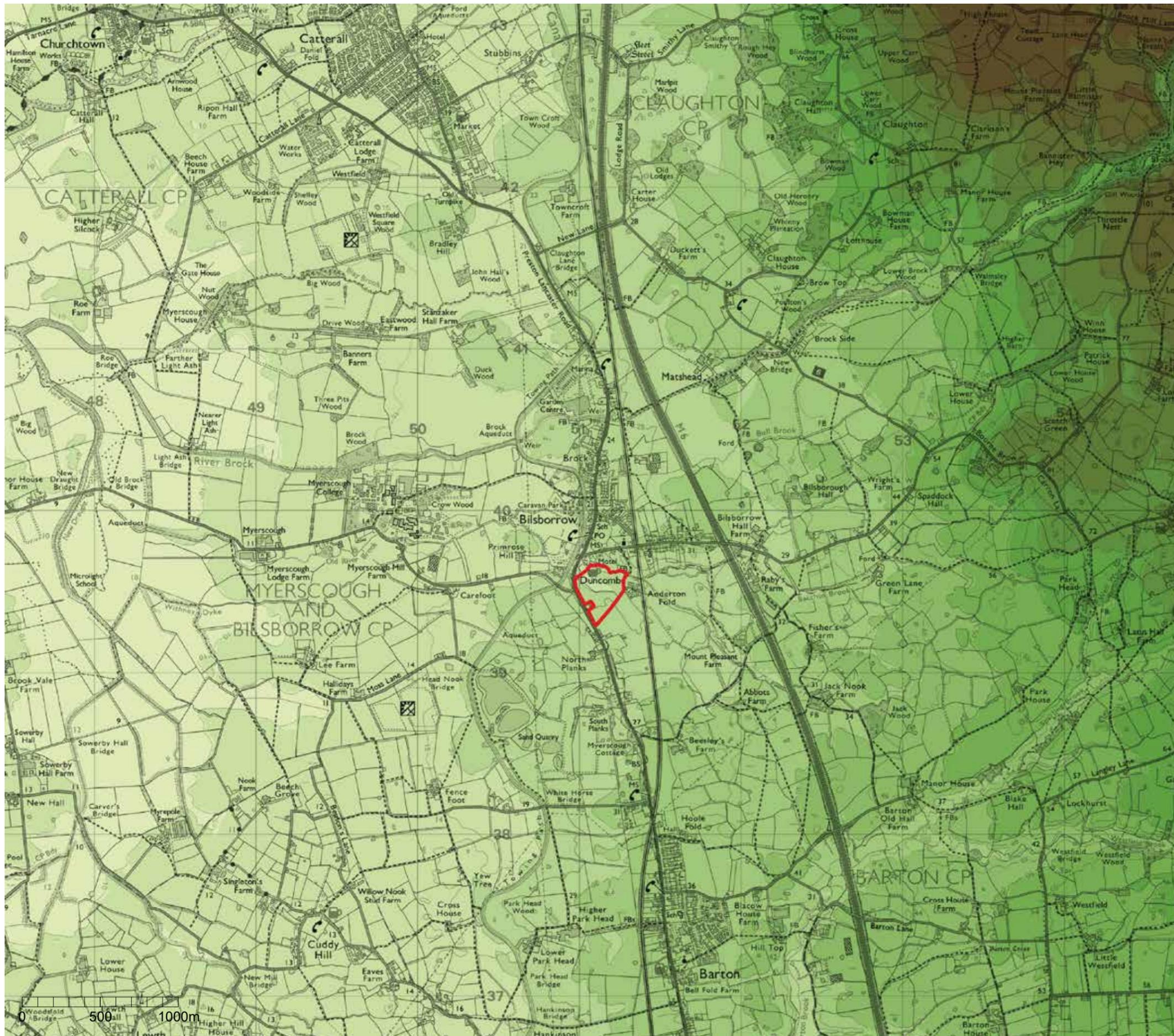
drawn
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issue date
September 2020

rev

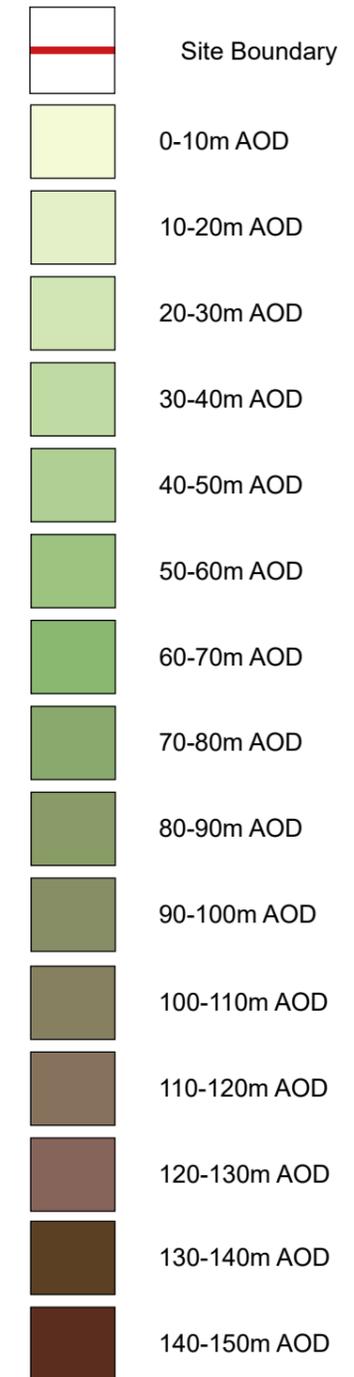
Figure 4

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client
Seddon Homes

project
Garstang Road,
Bilborough

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TOPOGRAPHY

scale
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issue date
September 2020

rev



Figure 5

A



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-  Site Boundary
-  Viewpoint Location
-  Visual Envelope (VE)¹

Receptor Reference

-  Users of Garstang Road (A6)
-  Users of St Michael's Road
-  Users of Public Right of Way 6-3 FP13
-  Users of Bilborough Lane
-  Users of Lancaster Canal
-  Users of bowling green
-  Users of Public Right of Way 6-3 FP14
-  Users of Public Right of Way 6-3 BW3
-  Users of Public Right of Way 2-17 FP33
-  Residents at York House
-  Residents at Anderton Fold
-  Residents along Bilborough Lane
-  Residents along Garstang Road

Notes:

1. The VE provides a representative boundary and representative area of visual influence. Within the VE, existing landscape and / or physical features provide localised screening effects. Further distant views may occur outside the VE boundary, although the effects of the proposed development upon these views is considered to be negligible as a result of the distance and intervening screening effects.

Seddon Homes
 project
 Garstang Road,
 Bilborough
 drawing title
VISUAL APPRAISAL

scale
 1:25,000 @ A3
 drawing / figure number

drawn
 CEP / EAF

issue date
 September 2020
 rev

Figure 6

A

Garstang Road

York House

Hedgerow along site boundary

Anderton Fold



Photo Viewpoint 1: View north from Garstang Road

St Hilda's Church

Garstang Road



Photo Viewpoint 2: View east from St Michael's Road

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Lancaster Canal

Approximate location of site

Garstang Road

St Michael's Road



Photo Viewpoint 3: View east from St Michael's Road

Hedgerow along site boundary with Garstang Road

York House

The Roebuck Pub

Existing development at settlement edge



Photo Viewpoint 4: View north from Public Right of Way 6-3 FP13

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Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Photo Viewpoint 5: View north-west from Public Right of Way 6-3 FP13

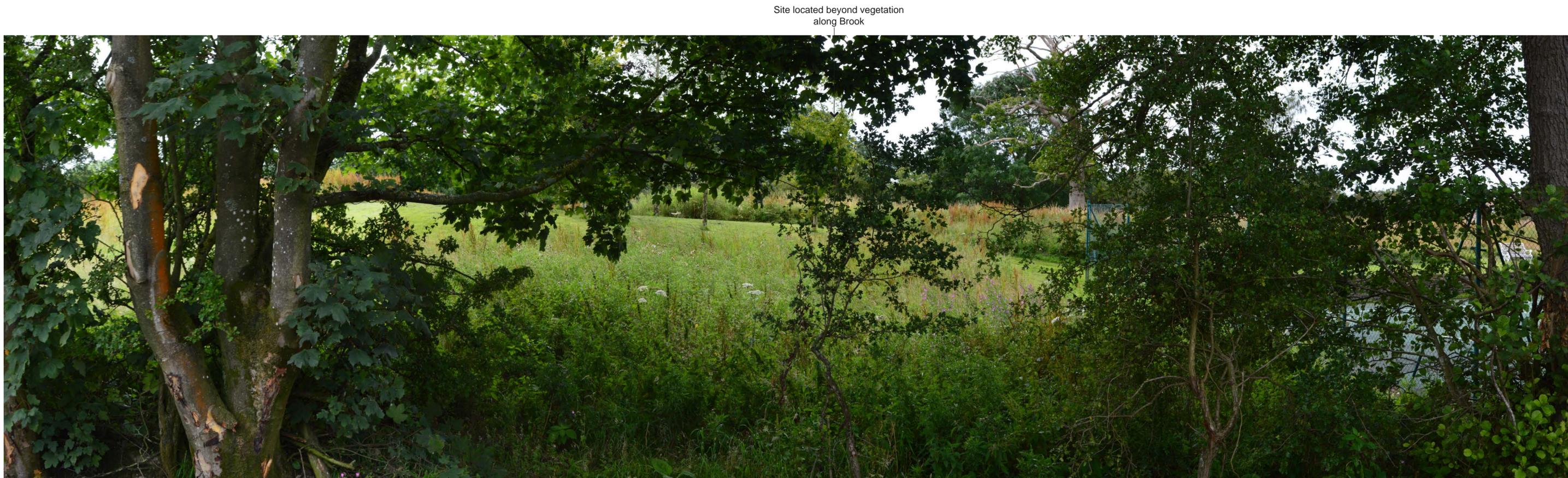


Photo Viewpoint 6: View west from Public Right of Way 6-3 FP13

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Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Tree cover and vegetation along
Brook and northern boundary of site



Photo Viewpoint 7: View south from Bilsborrow Lane

Garstang Road Approximate location of site Lancaster Canal



Photo Viewpoint 8: View east from towing path along Lancaster Canal

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Photo Viewpoint 9: View north-east from towing path along Lancaster Canal



Photo Viewpoint 10: View south-east from Garstang Road

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Approximate location of site



Photo Viewpoint 11: View west from Public Right of Way 6-3 FP14

York House

Approximate location of site

Anderton Fold

Existing settlement edge



Photo Viewpoint 12: View north-west from Public Right of Way 6-3 FP14

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Projection: Cylindrical
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Photo Viewpoint 13: View north from Public Right of Way 6-3 BW3

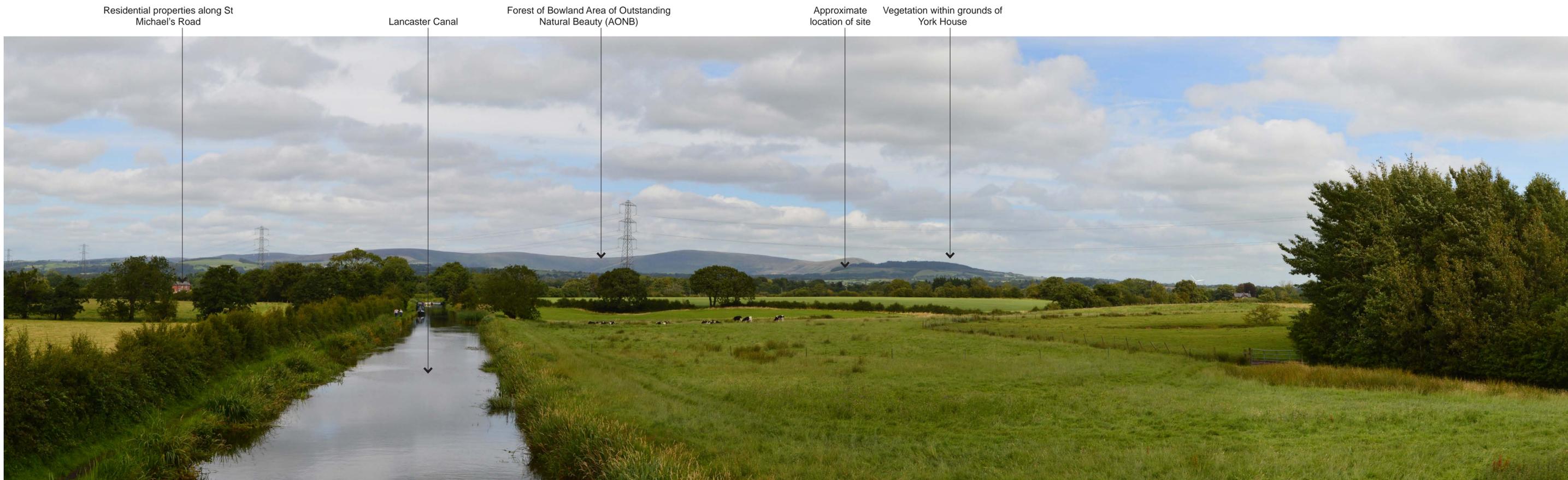


Photo Viewpoint 14: View north-east from Public Right of Way 2-17 FP33

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Appendix A
LVA Methodology and Appraisal Criteria

1.0 METHODOLOGY

1.1 This Landscape and Visual Appraisal has been prepared based upon the Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013.

1.2 In summary, the GLVIA3 states:

“Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the effects of change resulting from development on both landscape as an environmental resource in its own right and on people’s views and visual amenity.” (GLVIA3 paragraph 1.1.)

1.3 There are two components of LVIA:

- *“Assessment of landscape effects; assessing effects on the landscape as a resource in its own right;*
- *Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.”* (GLVIA3 paragraph 2.21.)

1.4 The GLVIA3 states:

“LVIA can be carried out either as part of a broader EIA, or as a standalone ‘appraisal’ of the likely landscape and visual effects of a proposed development...”

- *As a standalone ‘appraisal’ the process is informal and there is more flexibility, but the essence of the approach – specifying the nature of the proposed change or development; describing the existing landscape and the views and visual amenity of the area that may be affected; predicting the effects, although not their likely significance; and considering how those effects might be mitigated – still applies”.* (GLVIA paragraph 3.2)

1.5 The components of this report include: baseline studies; description and details of the landscape proposals and mitigation measures to be adopted as part of the scheme; and identification and description of likely effects arising from the proposed development.

1.6 In terms of baseline studies, the assessment provides an understanding of the landscape which may be affected, its constituent elements, character, condition and value. For the visual baseline, this includes an understanding of the area in which the development may be visible, the people who may experience views, and the nature of views.

Assessment of Landscape Effects

1.7 GLVIA3 states that *“An assessment of landscape effects deals with the effects of change and development on landscape as a resource”* (GLVIA3 paragraph 5.1).

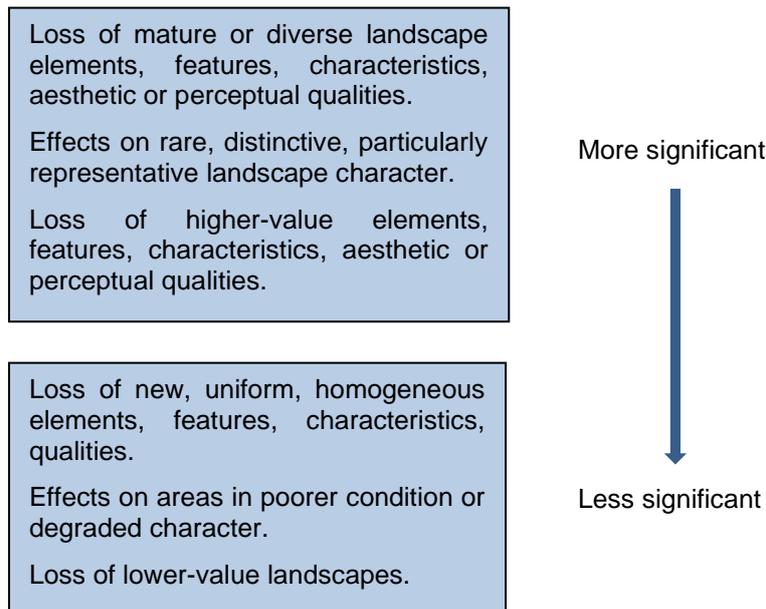
1.8 The baseline landscape is described by reference to existing published Landscape Character Assessments and by a description of the site and its context.

1.9 A range of landscape effects can arise through development. These can include:

- Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;
- Addition of new elements that influence character and distinctiveness of the landscape;

- Combined effects of these changes.

- 1.10 The characteristics of the existing landscape resource are considered in respect of the susceptibility of the landscape resource to the change arising from this development. The value of the existing landscape is also considered.
- 1.11 Each effect on landscape receptors is assessed in terms of size or scale, the geographical extent of the area influenced and its duration and reversibility. In terms of size or scale of change, the judgement takes account of the extent of the existing landscape elements that will be lost or changed, and the degree to which the aesthetic or perceptual aspects or key characteristics of the landscape will be altered by removal or addition of new elements.
- 1.12 The level of effect is determined by considering the sensitivity of the landscape receptors and the magnitude of effect on the landscape. Final conclusions on the overall landscape effects are drawn from the assessment components described. This appraisal describes the nature of the landscape effects, and whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1) and longer term (year 15).
- 1.13 GLVIA3 sets out some guidance on the underlying principles, which are used in this appraisal. This includes Figure 5.10, Scale of significance. Whilst this scheme is not EIA development, and judgements on significance are not therefore required, the Figure does provide useful guidance on reaching an overall judgement on the level of effects. This is repeated below (note this includes the correction of a typo, from the published document).



- 1.14 The criteria used in the appraisal are set out in Appendix A.

Assessment of Visual Effects

- 1.15 An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity. This appraisal describes the nature of the visual effects and, whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1 Winter) and longer term (year 15 Summer).

- 1.16 The first stage in the assessment is to identify approximate visibility/ visibility mapping. This is done by either a computerised Zone of Theoretical Visibility (ZTV)¹, or by manual methods using map study and field evaluation. A series of viewpoints are included within the assessment that are representative of views towards the site from surrounding visual receptors. Other views of the site are included where it supports the description and understanding of the site`s landscape and visual characteristics.
- 1.17 The views also typically represent what can be seen from a variety of distances and different viewing experiences.
- 1.18 It is important to remember that visual receptors are all people. For each affected viewpoint, the assessment considers both the susceptibility to change in views and the value attached to views.
- “The visual receptors most susceptible to change are generally likely to include:*
- *Residents at home;*
 - *People, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views;*
 - *Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience;*
 - *Communities where views contribute to the landscape setting enjoyed by residents in the area;*
- Travellers on road, rail or other transport routes tend to fall into an intermediate category of moderate susceptibility to change. Where travel involves recognised scenic routes awareness of views is likely to be particularly high.” (GLVIA3 paragraph 6.33.)*
- “Visual receptors likely to be less sensitive to change include:*
- *People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape;*
 - *People at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life (although there may on occasion be cases where views are an important contributor to the setting and to the quality of working life).” (GLVIA3 paragraph 6.34.)*
- 1.19 Each of the visual effects is evaluated in terms of its size or scale, the geographical extent of the area influenced and its duration or reversibility.
- 1.20 In terms of size or scale, the magnitude of visual effects takes account of:
- *“The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including proportion of the view occupied by the proposed development;*
 - *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 form, scale and mass, line height, colour and texture;*

¹ Zone of Theoretical Visibility (ZTV): A map usually digitally produced, showing areas of land within which a development is theoretically visible. [GLVIA3]

- *The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses” (GLVIA3 paragraph 6.39)*
- 1.21 The geographical extent of the visual effect in each viewpoint is likely to reflect:
- The angle of view in relation to the main activity of the receptor;
 - The distance of the viewpoint from the proposed development;
 - The extent of the area over which the changes would be visible.
- 1.22 As with landscape effects, the duration of the effect could be short to long term or permanent and the same definitions apply.
- 1.23 GLVIA3 states that there are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and context and with the type of proposal, but 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” (GLVIA3 Para 6.44).*
- 1.24 The criteria used in the appraisal are set out in Appendix A.

Overall Landscape and Visual Effects

- 1.25 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.
- 1.26 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following terms have been used for this appraisal:
- **Major;**
 - **Moderate;**
 - **Minor;**
 - **Negligible**
- 1.27 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

Appendix A

Landscape and Visual Appraisal – Methodology and Assessment Criteria

Introduction

- 1.0 The methodology for the Landscape and Visual Appraisal (LVA) undertaken for the proposed development is detailed in the LVA report. The following information should be read in conjunction with this methodology.
- 1.1 As advised in the Guidelines for Landscape and Visual Impact Assessment (3rd Edition) (GLVIA3), the judgements made in respect of both landscape and visual effects are a combination of an assessment of the sensitivity of the receptor and the magnitude of the landscape or visual effect. The following details the definitions and criteria used in assessing sensitivity and magnitude for landscape and visual receptors.
- 1.2 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as High/ Medium or Moderate/ Minor etc. This indicates that the assessment lies between the respective definitions or encompasses aspects of both.

Landscape

Landscape Sensitivity

- 1.3 Landscape receptors are assessed in terms of their 'Landscape Sensitivity'. This combines judgements on the value to be attached to the landscape and the susceptibility to change of the landscape from the type of change or development proposed. The definition and criteria adopted for these contributory factors is detailed below.
- 1.4 There can be complex relationships between the value attached to landscape receptors and their susceptibility to change which can be especially important when considering change within or close to designated landscapes. For example, an internationally, nationally or locally valued landscape does not automatically or by definition have a high susceptibility to all types of change. The type of change or development proposed may not compromise the specific basis for the value attached to the landscape.

Landscape Value

- 1.5 Value can apply to a landscape area as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. The following criteria have been used to categorise landscape value. Where there is no clear existing evidence on landscape value, an assessment is made based on the criteria/ factors identified below (based on the guidance in GLVIA3 paragraph 5.28, Box 5.1).
- Landscape quality (condition)
 - Scenic quality
 - Rarity
 - Representativeness
 - Conservation interest
 - Recreation value
 - Perceptual aspects
 - Associations

Landscape Value	Definition
High	Landscape receptors of high importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.
Medium	Landscape receptors of medium importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.
Low	Landscape receptors of low importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.

Landscape Susceptibility to Change

- 1.6 This means the ability of the landscape receptor (overall character type/ area or individual element/ feature) to accommodate the change (i.e. the proposed development) without undue consequences for the maintenance of the baseline position and/ or the achievement of landscape planning policies and strategies. The definition and criteria for the assessment of Landscape Susceptibility to Change is as follows:

Landscape Susceptibility to Change	Definition
High	A highly distinctive and cohesive landscape receptor, with positive characteristics and features with no or very few detracting or intrusive elements. Landscape features intact and in very good condition and/ or rare. Limited capacity to accept the type of change/ development proposed.
Medium	Distinctive and more commonplace landscape receptor, with some positive characteristics/ features and some detracting or intrusive elements. Landscape features in moderate condition. Capacity to accept well planned and designed change/ development of the type proposed.
Low	Landscape receptor of mixed character with a lack of coherence and including detracting or intrusive elements. Landscape features that may be in poor or improving condition and few that could not be replaced. Greater capacity to accept the type of change/ development proposed.

Magnitude of Landscape Effects

- 1.7 The magnitude of landscape effects is the degree of change to the landscape receptor in terms of its size or scale of change, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the separate considerations of Scale or Size of the Degree of Change and Reversibility. The geographical extent and duration of change are described where relevant in the appraisal.

Scale or Size of the Degree of Landscape Change

Scale or Size of the Degree of Landscape Change	Definition
High	Total loss of or substantial alteration to key characteristics / features and the introduction of new elements totally uncharacteristic to the receiving landscape. Overall landscape receptor will be fundamentally changed.
Medium	Partial loss of or alteration to one or more key characteristics / features and the introduction of new elements that would be evident but not necessarily uncharacteristic to the receiving landscape. Overall landscape receptor will be obviously changed.
Low	Limited loss of, or alteration to one or more key characteristics/ features and the introduction of new elements evident and/ or characteristic to the receiving landscape. Overall landscape receptor will be perceptibly changed.
Negligible	Very minor alteration to one or more key characteristics/ features and the introduction of new elements characteristic to the receiving landscape. Overall landscape receptor will be minimally changed.
None	No loss or alteration to the key characteristics/ features, representing 'no change'.

Reversibility

Reversibility	Definition
Irreversible	The development would be permanent and the assessment site could not be returned to its current/ former use.
Reversible	The development could be deconstructed/ demolished and the assessment site could be returned to broadly its current/ historic use (although that may be subject to qualification depending on the nature of the development).

Visual

Sensitivity of Visual Receptors

- 1.8 Visual sensitivity assesses each visual receptor in terms of their susceptibility to change in views and visual amenity and also the value attached to particular views. The definition and criteria adopted for these contributory factors is detailed below.

Visual Susceptibility to Change

- 1.9 The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of; firstly, the occupation or activity of people experiencing the view at particular locations; and secondly, the extent to which their attention or interest may therefore be focussed on the views and visual amenity they experience.

Visual Susceptibility to Change	Definition
High	Residents at home with primary views from ground floor/garden and upper floors. Public rights of way/ footways where attention is primarily focussed on the landscape and on particular views. Visitors to heritage assets or other attractions whose attention or interest is likely to be focussed on the landscape and/ or on particular views. Communities where views make an important contribution to the landscape setting enjoyed by residents. Travellers on recognised scenic routes.
Medium	Residents at home with secondary views (primarily from first floor level). Public rights of way/ footways where attention is not primarily focussed on the landscape and/ or particular views. Travellers on road, rail or other transport routes.
Low	Users of outdoor recreational facilities where the view is less important to the activities (e.g. sports pitches). Travellers on road, rail or other transport where views are primarily focussed on the transport route. People at their place of work where views of the landscape are not important to the quality of the working life.

Value of Views

- 1.10 The value attached to a view takes account of any recognition attached to a particular view and/ or any indicators of the value attached to views, for example through guidebooks or defined viewpoints or references in literature or art.

Value of Views	Definition
High	A unique or identified view (e.g. shown as such on Ordnance Survey map, guidebook or tourist map) or one noted in literature or art. A view where a heritage asset makes an important contribution to the view.
Medium	A typical and/ or representative view from a particular receptor.
Low	An undistinguished or unremarkable view from a particular receptor.

Magnitude of Visual Effects

- 1.11 Magnitude of Visual Effects evaluates each of the visual effects in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the Scale or Size (including the degree of contrast) of Visual Change. The distance and nature of the view and whether the receptor's view will be stationary or moving are also detailed in the Visual Effects Table.

Scale or Size of the Degree of Visual Change	Definition
High	The proposal will result in a large and immediately apparent change in the view, being a dominant and new and/ or incongruous feature in the landscape.
Medium	The proposal will result in an obvious and recognisable change in the view and will be readily noticed by the viewer.
Low	The proposal will constitute a minor component of the wider view or a more recognisable component that reflects those apparent in the existing view. Awareness of the proposals will not have a marked effect on the overall nature of the view.
Negligible/ None	Only a very small part of the proposal will be discernible and it will have very little or no effect on the nature of the view.

Level of Effect

- 1.12 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.
- 1.13 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following descriptive thresholds have been used for this appraisal:
- **Major**
 - **Moderate**
 - **Minor**
 - **Negligible**
- 1.14 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

Appendix B
Landscape Effects Table

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
National Landscape Character									
Natural England, National Character Area Profile (NCA) NCA 33: Bowland Fringe and Pendle Hill	Medium	Medium	Medium	Construction: Negligible Completion: Negligible Year 15: Negligible	No	The proposed development would result in no discernible change to landscape character at this broad geographic scale. The green infrastructure proposals represent an opportunity to contribute to SEO3 at a local scale through new tree planting and provision of a landscape buffer at the settlement edge.	Negligible	Negligible	Negligible
Landscape Character Assessment (LCA): County/District									
Lancashire Landscape Character Assessment (2000) Undulating Lowland Farmland LCT Goosenargh-Whittingham LCA	Medium	Medium	Medium	Construction: Low Completion: Low Year 15: Negligible-Low	No	In the context of Bilsborrow, it is considered that the proposals represent a logical continuation of the existing settlement pattern, which is characterised by areas of both lower and higher density development interspersed by small agricultural fields and greenspace. New built development would result in the loss of some open farmland at the edge of the village but existing key landscape features such as the hedgerows and trees would be retained wherever possible as an integral part of the green infrastructure. A significant proportion of the total site area would be retained in green uses and allow for the introduction of new tree planting and habitats, which would reinforce and enhance existing landscape features. The site is well contained by mature hedgerows along the south-eastern boundary and the A6. New development would be set back from the south-eastern boundary to allow for the establishment of a swathe of woodland planting, which would help integrate built development within its wider landscape setting and restrict the spread of landscape effects.	Minor adverse	Minor adverse	Negligible-Minor adverse

Landscape Character: Site and Immediate Context									
Site and Immediate Context	Medium	Medium	Medium	Construction: Medium-High Completion: Medium Year 15: Low-Medium	No	<p>The most noticeable landscape effects would occur within the site itself where built development is proposed that would replace the existing farmland. Whilst the nature of this change will be adverse, the proposed housing and overall scheme will be of a similar scale and nature to other areas of modern development within the village. In this regard, it will not contrast with nor be out of keeping with the village which includes areas of both lower and higher density. The proposed development would be set back from more sensitive landscape receptors such as the existing hedgerows, trees and Public Right of Way. Where it is proposed to remove existing vegetation to create the main vehicular access and development parcels, replacement planting would be carried out at the edges of the residential area and within areas of public open space.</p> <p>It is proposed to set built development back from the south-eastern boundary in order to allow for the creation of a landscape buffer, which will reflect the positive characteristics of the existing settlement edge. The landscape buffer would comprise a belt of native woodland and scrub planting. Combined with lower density arrangements of detached dwellings and some single storey development adjacent to Bacchus Fold Residential Park, it is considered that this would effectively screen and filter views in the medium term and reinforce the containment provided by the existing hedgerow and site landform.</p>	Moderate-Major adverse	Moderate adverse	Minor-Moderate Adverse
Site Landscape Features/ Characteristics									
Site Landscape Features <i>Landform</i>	Medium	Medium	Medium	Construction: Low Completion: Low Year 15: Low	No	Whilst there would be some minor modification of the existing landform to create compliant access and sustainable drainage features, the proposed development would result minimal change to the overall landform of the site.	Minor adverse	Minor adverse	Minor adverse
Site Landscape Features <i>Woodland, Trees, Hedgerows and Vegetation</i>	Medium	Medium	Medium	Construction: Low-Medium Completion: Low-Medium Year 15: Low	No	Existing hedgerows and mature trees along the site boundaries and within the site would be retained wherever possible as an integral part of the proposed green infrastructure. Where it is necessary to remove existing vegetation to create the vehicular access, visibility splays and development plots, replacement planting would be carried out within the site. Native tree and shrub planting is proposed within areas of open space and represents an opportunity to increase the level and diversity of tree cover locally.	Minor-Moderate adverse	Minor-Moderate Adverse	Minor Adverse
Site Landscape Features <i>Water Features and Watercourses</i>	Medium	Medium	Medium	Construction: Low Completion: Low Year 15: Negligible-Low	No	The proposed development would be set back from the existing watercourse and its flood zone.	Minor adverse	Minor adverse	Negligible-Minor adverse

Appendix C
Visual Effects Table

APPENDIX C: VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type, Location and photographs <small>(including approx no. of dwellings where applicable)</small>	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion (Winter)	Overall Effect at 15 Years Post Completion (Summer)
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) <small>(approx. m/km)</small>	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
A (VP1-2)	Users of Garstang Road (A6)	Medium	Medium	Medium	5-10m	Partial-Full	Permanent	Construction: Medium-High Completion: Medium Year 15: Low-Medium	Views of the proposed development from Garstang Road would be limited to a relatively short section of the highway as users approach Bilsborrow from the south and pass along the western boundary. The A6 is primarily used by fast-moving traffic and is therefore considered to be of lower sensitivity than users of PROWs overall. A landscape buffer and woodland planting are proposed along the south-eastern boundary, which would effectively screen and heavily filter views in the medium term. Where it is necessary to remove a section of hedgerow along the A6 to create the site access, this would be replaced by new tree and hedgerow planting outside the visibility splays.	Moderate-Major adverse	Moderate adverse	Minor-Moderate adverse
B (VP2-3)	Users of St Michael's Road	Medium	Medium	Medium	10-15m	Partial-Full	Permanent	Construction: Medium Completion: Medium Year 15: Low-Medium	Views of the proposed development from St Michael's Road would affect users of the road as they approach the village from the west and cross over the canal. At the time of the site visit, visibility of the site was restricted to a short section of the highway between the Lancaster Canal and the A6. During the winter months and after hedgerows are cut, views of the proposed development may be possible from further to the west. New tree and hedgerow planting would be established to replace vegetation lost in order to create the site access and visibility splays. This would provide a degree of softening and filtering to new housing and reduce visual effects in the medium term.	Moderate adverse	Moderate adverse	Minor-Moderate adverse
C (VP-4-6)	Users of Public Right of Way 6-3 FP13	High	Medium	Medium-High	5-10m	Full	Permanent	Construction: Medium-High Completion: Medium Year 15: Low-Medium	The most noticeable visual effects would initially occur along PROW FP13, where it extends along the south-eastern boundary of the site. Existing views across the agricultural field would initially be replaced by views of the proposed development. The existing mature hedgerow would be retained and new housing would be set back to allow a belt of woodland planting to be established. Where the development is located adjacent to Bacchus Fold Residential Park, new	Moderate-Major adverse	Moderate adverse	Minor-Moderate adverse

									housing would be of reduced scale. New planting would effectively screen and heavily filter views of the new development in the medium term. At the time of the site visit, views into the site were largely screened by the existing hedgerow with visibility restricted to field gate openings. Views from the eastern section of the PROW would be largely screened by vegetation along Bacchus Brook.			
D (VP7)	Users of Bilsborrow Lane	Medium	Medium	Medium	100m	Glimpse	Permanent	Construction: Negligible Completion: Negligible Year 15: Negligible	Views of the proposed development would be effectively screened by intervening built development and vegetation along Bacchus Brook.	Negligible	Negligible	Negligible
E (VP8-9)	Users of Lancaster Canal	High	Medium	Medium	60-70m	Partial	Permanent	Construction: Low-Medium Completion: Low-Medium Year 15: Low	Users of Lancaster Canal towpath would experience partial views of the proposed development from a relatively short section of the canal where it is located opposite the site near the large café to the west of the village. Views would be partially screened and filtered by vegetation along the A6 and field boundaries. New planting along the western edge of the site would assist in further softening views in the medium term.	Minor-Moderate adverse	Minor-Moderate adverse	Minor adverse
F (VP10)	Users of bowling green	Medium	Medium	Medium	5-10m	Partial-Full	Permanent	Construction: Medium Completion: Medium Year 15: Medium	The proposed development would be set well back from the bowling green behind an area of public open space, which would incorporate new tree and hedgerow planting. The existing tree and hedgerow cover along the northern site boundary would be retained. This would assist in preserving a sense of openness in views south from the Bowls Club	Moderate adverse	Moderate adverse	Minor- Moderate adverse
G (VP11-12)	Users of Public Right of Way 6-3 FP14	High	Medium	Medium-High	575m	Glimpse-Partial	Permanent	Construction: Low Completion: Low Year 15: Negligible-Low	Occasional glimpsed views from specific elevated locations along PROWs BW3 and FP33 would be possible where they rise to cross bridges over the railway line and Lancaster Canal. These are longer distance views in which new housing would be effectively screened by existing vegetation and proposed woodland planting along the south-eastern boundary in the medium term.	Minor adverse	Minor adverse	Negligible-Minor adverse
H (VP13)	Users of Public Right of Way 6-3 BW3	High	Medium	Medium-High	850m	Glimpse	Permanent	Construction: Low Completion: Low Year 15: Negligible	Occasional glimpsed views from PROW BW3 would be possible including where it rises to cross a bridge over the railway. These are longer distance views in which new housing would be effectively screened by existing vegetation and proposed woodland planting along the south-eastern boundary in the medium term	Minor adverse	Minor adverse	Negligible
I (VP14)	Users of Public Right of Way 2-17 FP33	High	Medium	Medium-High	800m	Glimpse-Partial	Permanent	Construction: Low Completion: Low Year 15: Negligible	Occasional glimpsed views from PROW FP33 would be possible including where users rise to cross a bridge over the Lancaster Canal. These are longer distance views in which new housing would be effectively screened by existing vegetation and proposed woodland planting along the south-eastern boundary in the medium term	Minor adverse	Minor adverse	Negligible
J	Residents at York House	High	Medium	Medium-High	5m	Full	Permanent	Construction: High Completion: Medium-High	Existing views from the rear windows and garden of York House across the agricultural fields of the site would be largely replaced by views of the proposed development. Views of built form would be softened in the medium term by vegetation along the site	Major adverse	Moderate-Major adverse	Moderate-Major adverse

								Year 15: Medium-High	boundary and planting within rear gardens and along streets			
K	Residents at Anderton Fold and Bacchus Fold Residential Park Homes	High	Medium	Medium-High	5-10m	Full	Permanent	Construction: Medium-High Completion: Medium Year 15: Medium	Approximately eight residential properties are located directly to the east of the site at Bacchus Fold Residential Park and Anderton Fold. As detailed in the Design and Access Statement, reduced scale development is proposed adjacent to Bacchus Fold in order to minimise the visual effects of the proposed development. The existing mature hedgerow along the site boundary would be retained and managed to provide partial screening of built form	Moderate-Major adverse	Moderate adverse	Moderate adverse
L	Residents along Bilsborrow Lane	High	Medium	Medium-High	5-10m	Partial-Full	Permanent	Construction: Low Completion: Low Year 15: Negligible-Low	Approximately five residential properties are located directly to the north of the site along Bilsborrow Lane. Residential properties are set within large plots which extend down the slope to Bacchus Brook. Views of the proposed development would be heavily filtered and partially screened by existing planting along the brook and new tree planting proposed within the new open space	Minor adverse	Minor adverse	Negligible-Minor adverse
M	Residents along Garstang Road	High	Medium	Medium-High	10-20m	Partial-Full	Permanent	Construction: Medium Completion: Low-Medium Year 15: Low-Medium	A small number of residential properties are located along the A6 adjacent to the site. The proposed development would be set back from the southern corner in order to allow for a new landscape buffer to be established. New planting would include a proportion of heavy and extra heavy standard trees for immediate impact. It is considered that new planting would effectively screen and filter views of new development in the medium term	Moderate adverse	Moderate adverse	Minor adverse