



# **Land South of Grimsargh**

---

## **Landscape and Visual Statement (LVS)**

---

**April 2025  
INF\_N251154**



## Table of Contents

<b>1</b>	<b>Introduction.....</b>	<b>1</b>
<b>2</b>	<b>Planning Context.....</b>	<b>2</b>
<b>3</b>	<b>Landscape and Visual Baseline .....</b>	<b>5</b>
<b>4</b>	<b>The Proposals.....</b>	<b>11</b>
<b>5</b>	<b>Landscape and Visual Appraisal .....</b>	<b>13</b>
<b>6</b>	<b>References.....</b>	<b>14</b>

## Appendix

Appendix A	LVIA Methodology
------------	------------------

## Figures

INF_N251154(08)001	Context and Designations
INF_N251154(08)002	Landscape Character
INF_N251154(08)003	Viewpoint Location
INF_N251154(08)004-006	Contact Sheet

# 1 Introduction

## Outline

- 1.1 This Landscape and Visual Statement (LVS) has been prepared by Influence Landscape Planning and Design Ltd (Influence), a chartered Landscape Architecture and Environmental Planning practice, to advise the client on landscape and visual matters.
- 1.2 Influence have been appointed by Edgeplan on behalf of Hulton Land to carry out this LVS, to support representations to the Regulation 19 process for the new Central Lancashire Local Plan 2023-2024.
- 1.3 The location of the proposed development is shown on figure INF\_251154(08)003

## 2 Planning Context

### Introduction

- 2.1 Aspects of planning guidance and policy, which are of particular relevance to the LVS, are examined below. Relevant statutory, non-statutory and planning designations within the LVS study area are shown on figure INF\_N251154(08)001.

### National Planning Policy Framework

- 2.2 The National Planning Policy Framework (NPPF)<sup>1</sup> is a material consideration and provides guidance for regional and local planning. At the heart of the NPPF is a presumption in favour of sustainable development, which forms the basis of plan-making and decision-taking.
- 2.3 The NPPF sets out three objectives in order to achieve sustainable development – economic, social and environmental. The environmental objective is relevant to this report. Particularly relevant is the requirement to “contribute to protecting and enhancing our natural, built and historic environment”.
- 2.4 The NPPF provides guidance on how to deliver sustainable development. The planning principles of relevance to this LVS are summarised as:
- Section 8 Promoting healthy and safe communities<sup>2</sup>
  - Section 12 Achieving well-designed places<sup>3</sup>
  - Section 15 Conserving and Enhancing the Natural Environment<sup>4</sup>
  - Section 16 Conserving and Enhancing the Historic Environment<sup>5</sup>

### Local Planning Policy

- 2.5 The application site is located within the administrative jurisdiction of Central Lancashire Preston, South Ribble and Chorley. The relevant policies of the current Central Lancashire Core Strategy Local Development Framework 2012 (adopted July 2012)<sup>6</sup> are set out below.
- 2.6 A brief summary of the key aspects of the local planning policies that are considered relevant to the landscape and visual assessment are presented below.

### Central Lancashire Adopted Core Strategy Local Development Framework 2012

- 2.7 Policy 18: Green Infrastructure
- 2.8 Policy 19: Areas of Separation and Major Open Space

---

<sup>1</sup> Ministry of Housing, Communities and Local Government, 2018

<sup>2</sup> Section 8, paras 96-101 NPPF, 2018

<sup>3</sup> Section 12, paras 124-132 NPPF, 2018

<sup>4</sup> Section 15, paras 170-183 NPPF, 2018

<sup>5</sup> Section 16, paras 184-202 NPPF, 2018

<sup>6</sup> Central Lancashire Adopted Core Strategy Local Development Framework July 2012

- *'Protect the identity, local distinctiveness and green infrastructure of certain settlements and neighbourhoods by the designation of Areas of Separation and Major Open Space, to ensure that those places at greatest risk of merging are protected and environmental/open space resources are safeguarded;*
- *Areas of Separation will be designated around the following northern settlements and between the following central and southern settlements: Broughton, Goosnargh/Whittingham, Grimsargh'*

2.9 Policy 21: Landscape Character Areas

2.10 Grimsargh Parish Neighbourhood Area was formally designated as a Neighbourhood Area by the City Council on 12 October 2016, however at the time of writing the report no Neighbourhood Plan has been advanced.

### **Preston Local Plan 2012-2026**

2.11 Together with the Central Lancashire Core Strategy the Preston Local Plan forms the development plan for all parts of the city excluding the city centre. The relevant policies are:

- EN1 – Open Countryside
- EN4 – Areas of Separation

#### ***EN4 – Areas of Separation***

2.12 Areas of Separation, shown on the Policies Map, are designated between:

- Broughton and the Preston Urban Area
- Goosnargh Whittingham and Grimsargh
- *Grimsargh and the Preston Urban Area*

2.13 Development will be assessed in terms of its impact upon the Area of Separation including any harm to the effectiveness of the gap between settlements and, in particular the degree to which the development proposed would compromise the function of the Area of Separation in protecting the identity and distinctiveness of settlements.

### **Emerging Central Lancashire Local Plan 2023-2041**

#### **Policy EN18 Areas of Separation**

2.14 The Regulation 19 submission version of the CLLP 2023-241 seeks to retain the site as Green Infrastructure. However, in this location it will be significantly reduced with the majority of land around Cow Hill being removed from the previous designation.

- Areas of Separation will be maintained to protect areas where there is a risk of coalescence.
- Development proposed within the defined Areas of Separation as shown on the policies map will be permitted provided that it accords with the spatial strategy for growth set out in Policy SS1 Development Patterns, and:

ii. a) it would not undermine the physical extent and/or visual separation of settlements;  
and

b) it would not have an urbanising effect detrimental to *the character of the open countryside, or the separate identity of the adjoining settlements.*

2.15 Evidence to support this policy is the Open Space Designations Study<sup>7</sup> which alongside other landscape elements reviews the Areas of Separation.

2.16 The assessment found that the settlement gap between Preston and Grimsargh was 'Fragile' the definition of this being 'a gap between settlement which is distinct but narrow in relation to the size of the settlements' and 'a gap between settlements which is moderate in relation to their size but it lacks strong separation from one or both of them, or the gap is diminished by intervening development'.

### **Designations, Registered Sites and Public Rights of Way (PRoW)**

2.17 The application site is not located within any national or local nature, heritage or landscape designation.

2.18 The nearest public footpaths are PRoW FP0601001 and FP0606009 to the north of the site, FP0601004 to the southwest of the site and FP0602084 southeast of the proposed site.

2.19 The dismantled railway is utilised as an informal walkway by pedestrians and runs parallel to the eastern perimeter of the site.

2.20 In the southeastern corner of the proposed development is a war memorial which is grade II listed, this memorial is protected and listed on the National Heritage List for England and maintained by Historic England.

2.21 To the north of the site is St Michael's Church which is an active Anglican parish church registered in the National Heritage List for England as a designated Grade II listed building.

---

<sup>7</sup> Open Land Designations Study, Landscape Assessment, LUC October 2022

## 3 Landscape and Visual Baseline

- 3.1 The landscape character within the LVS study area is described and assessed below, and relevant information concerning landscape character is shown in figure INF\_N251154(08)002 which illustrates the existing relevant landscape character areas and the key landscape features within the study area.

### Landscape Character Assessment

#### National Landscape Character

- 3.2 The site is located within National Character Area 33 the Bowland Fringe and Pendle Hill. The key characteristics of the NCA relevant to this proposal are summarised below:

#### ***Bowland Fringe and Pendle Hill NCA 33***

- 3.3 The key characteristics of NCA 33, which are of relevance to the site and study area are summarised below:
- *‘Undulating rolling landscape with local variation created by both the numerous river valleys and the outlying upland features of Beacon Fell, Longridge Fell and Pendle Hill*
  - *Meandering and commonly tree-fringed rivers with oxbow lakes form prominent features within the predominantly pastoral landscape.*
  - *Predominantly Grade 3 agricultural land supporting permanent pasture, mostly improved, for dairy and livestock farming.*
  - *Intensively managed landscape, with lush hay meadows in small- to medium-scale fields defined by well-maintained hedgerows with mature hedgerow trees.*
  - *Extensive semi-natural woodland, much of which is ancient, on main valley bottoms, side valleys and ridges.*
  - *Dense north-south communication corridor, which comprises the M6, the railway line and the Lancaster Canal, defines the western boundary and also provides a physical and psychological barrier.*
  - *Numerous water courses and bodies including the rivers Ribble, Hodder, Calder, Wyre, a number of reservoirs and field ponds north of Preston.*
  - *Small villages, hamlets and scattered farmsteads, mostly in local stone, are well integrated into the landscape and connected by a network of winding hedge-lined country lanes.*
  - *Bowland Fells provide a dramatic backdrop to the east and north with extensive views possible from high ground across the Lancashire and Amounderness Plain and across open valley bottoms.’*

## **Lancashire County Council Landscape Character Assessment 2000**

### **Landscape Character Type 5: Undulating Lowland Farmland**

3.4 The Landscape Strategy Document suggests the following are key environmental features for this landscape character type, however the character type covers a vast geography and therefore some are not applicable to the site or its local context.

- *Wooded river corridors and gorges*
- *Hedgerows and hedgerow trees*
- *Small mixed woodlands*
- *Historic villages, stone bridges and stone walls*
- *Limestone outcrops and knolls*
- *Roman remains and roads*
- *Historic drove roads*
- *Country houses and estates*

### **Landscape Observations of the Site and Surrounding Area**

3.5 The site consists of small to medium-sized grazed fields, bordered by overgrown hedgerows with some hedgerow trees and several small, shallow field ponds. The wider site land gently slopes towards a small watercourse along the western boundary and is divided by the path of a dismantled railway, which runs along an embankment at the southern edge. The whole site forms part of the gap between Grimsargh and Preston.

3.6 The land proposed for built development is located next to The Hills Estate, just west of the B6243. There are very little by way of features within the site themselves. Historic mapping shows that the field pattern is relatively intact.



Historic mapping

- 3.7 To the north, the built-up area of Grimsargh extends beyond Church House Farm and St Michael's Church, new housing has been constructed to the south of the church. The church tower is distinctive and appears in a number of views locally.



View from PRow on northern edge of the site looking towards St Michael's Church

- 3.8 To the east, residential properties line the B6243. To the south, modern homes within The Hills residential estate border the site. To the west, there are fields, scattered properties, and farmsteads, with large-scale employment areas of Preston to the south and southwest.
- 3.9 The landscape character of the site and its surroundings is considered to have a medium level of landscape sensitivity. Both the site and its context feature are well-preserved and functional network of hedgerows, trees, and field ponds, with a local watercourse serving as a boundary. However, the site and its setting are influenced by the adjacent employment zones at the periphery of Preston. Additionally, the presence of residential development within The Hills Estate impacts the overall character and sense of place of the site.

### **Visual Observations**

- 3.10 The visual observations are described and assessed below, and viewpoint locations are shown in figure INF\_N251154(08)003. Representative viewpoints are shown in figure INF\_N251154(08)004.
- 3.11 Sensitive receptors to proposals on the site are:
- Residential receptors on the edge of Grimsargh, on the B623, to the west and in The Hills
  - Users of the local PRow network
  - Users of the B623

#### **Residential Receptors**

- 3.12 Viewpoint 01 is recorded from the PRow network at the northern end of the whole site looking south. Views are restricted by the layering of the hedgerows and associated vegetation, the edge of The Hills and the houses on the B623 are visible.

- 3.13 Residents on the northern edge of The Hills will have more open views into the site and the wider landscape as shown below and on VP 03, however these are in part mitigated by boundary hedgerows. From the B623, residential receptors are experiencing the settlement edge of Preston and the 'gap' to Grimsargh. This is a busy road, with street lighting and associated infrastructure and although there is a sense of a gap between the settlements, there is no point when the receptors on this road do not experience the suburban edge.



View looking south towards Preston on the B623

#### ***Users of the Local PRow Network***

- 3.14 There are limited PRow's in the area, however they do offer good connectivity to the countryside to the west. Currently the dismantled railway which runs parallel to the wider site is not designated, however it is clearly well used and therefore views have been recorded. These views also help to understand the 'gap' between the settlements. Users of this part of the former railway line appreciate the gap between the settlements but can clearly see the church and adjacent housing when looking north and the edge of The Hills.



Viewpoint 03

- 3.15 Views from the north (VP 01) look across the northern fields of the site as well as out to the wider countryside to the west, as shown below, the route crossing this landscape towards Goose Hall (FP0601001).



View looking west from PRow FP0606009

- 3.16 PRow FP0601004 forms the southerly part of the dismantled railway before heading west across towards Cow Hill. Receptors on this route are experiencing views over an undulating, pastureland landscape, defined by small, hedgerow bound fields with small woodland copse. The small field patterns results in visual receptors experiencing the hedgerows cumulatively which gives them depth and ultimately restricts views to the longer distance. Taller and more distinct elements such as the church are visible above the tree line.
- 3.17 Residential receptors and users of the PRow routes would have a medium sensitivity to the proposals whilst road users would have a low sensitivity.

## 4 The Proposals

- 4.1 The proposals as shown on The Urbanists' Concept Masterplan, shown overleaf, concentrates built development in the most southerly part of the site, only one field beyond The Hills. The proposals retain the field pattern, keeping the hedgerow boundaries intact and fronting development onto them, retaining the ponds and utilising areas of existing green space as formal and informal recreation.
- 4.2 New pedestrian links are provided connecting into The Hills and also along the dismantled railway line, formalising this well used route and joining up the PRoWs. Additional routes are added through the wider site to provide circular formal paths.
- 4.3 The site is accessed off the B623 adjacent to the edge of the Preston, limiting development on this frontage. The streets will be tree lined, knitting the built elements into the fabric of the landscape character.



The Urbanists' Concept Masterplan

## 5 Landscape and Visual Appraisal

- 5.1 The proposals will result in the loss of a small portion of the overall landscape between the settlement edges Grimsargh and Preston, along the B623. The landscape in this location is characterised by small pasture fields, bound by hedgerows with trees. Features are limited to some small ponds and the dismantled railway line, currently used as a route between the settlements.
- 5.2 The area is an existing Area of Separation (AoS) in the adopted local plan. This policy is intended to be retained however the AoS will reduce in size in the location. With regard to impacts on the AoS, the policy seeks to test whether development in this location would undermine the physical and visual separation of the settlements and have an urbanising effect which is detrimental to that character of the open countryside and settlements.
- 5.3 Built development is only proposed in the most southerly aspect of the AoS and although there will be a greater footprint of development in the 'gap' which will reduce the physical separation, the existing land, retained as open between the settlements and the opportunities to enhance this landscape, as set out in the Concept Masterplan, result in an overall betterment to the landscape between the settlements, with improved Green Infrastructure and better connectivity through new and formalised routes.
- 5.4 Visually there is already intervisibility between the settlements, limited by intervening hedgerows and trees. Overall, the proposed development will not appear to encroach on landscape or have the perception of reducing the separation. From wider views to the west, it is unlikely that the proposals will be visible. The proposals are located on the edge of Preston and although there will be new development it will not appear incongruous or out of place.
- 5.5 The built development site makes only a small contribution to the wider LCA, the wider countryside displaying more of the features such as wooded river corridors, historic villages and limestone outcrops and knolls.
- 5.6 Overall, it is considered that the development proposals will have very limited landscape and visual effects and will not be contrary to the emerging AoS policy. Overall, the proposals, in their entirety, will improve the landscape of the AoS through the delivery of new recreational links, enhanced and new biodiverse habitats, through securing the AoS in perpetuity and through the long term positive management of the landscape if the AoS through a HMMP or similar approved.

## 6 References

Communities and Local Government, 2012, *National Planning Policy Framework*

Council of Europe, 2004, *European Landscape Convention*

Former Countryside Agency and Scottish Natural Heritage, 2002, *Landscape Character Assessment Guidance for England and Scotland*

Landscape Institute and Institute of Environmental Management, 2013, *Guidelines for Landscape and Visual Impact Assessment Third Edition*

Landscape Institute, 2011, *Advice Note 01/11 Photography and photomontage in landscape and visual assessment*

Natural England, 2014, *An Approach to Landscape Character Assessment*

Parliament of the United Kingdom, 1995, *Environment Act (Part 5) Hedgerow Regulations 1997 (SI 1997 No, 1160)*

# Appendices

## **Appendix A – LVIA Methodology**

## A Methodology

### Guidance

- 1.1 The Landscape and Visual Impact Assessment (LVIA) and supporting studies and surveys were conducted in accordance with the principles set out by Landscape Character Assessment Guidance for England and Scotland<sup>1</sup> and Guidelines for Landscape and Visual Impact Assessment 3<sup>rd</sup> Edition<sup>2</sup>.
- 1.2 Other guidance with regard to developments in the landscape that has informed the LVIA include Hedgerow Regulations<sup>3</sup> and Lighting in the Countryside: Towards Good Practice<sup>4</sup>.
- 1.3 Viewpoint photographs have been presented in accordance with the Landscape Institute's (LI) Technical Guidance Note 06/19 Visual Representation of Development Proposals<sup>5</sup>.

### Scope of the Landscape and Visual Assessment

- 1.4 The LVIA considers the predicted effects of development on landscape resources (both features and character) and on people's visual amenity.
- 1.5 Landscape and visual assessments are two separate but interlinked processes that are undertaken in parallel. The assessments are informed by a combination of desk and site based appraisal techniques and professional judgements.
- 1.6 The landscape assessment considers the effects of the proposed development on the physical landscape, which may give rise to changes in its character, and how this is experienced; separately considering the effects of development on:
  - Landscape character areas (area with recognisable, consistent pattern of landscape elements identified at different scales by Natural England, county and local councils);
  - Designated landscape resources (areas of landscape designated and protected under national and local policy);
- 1.7 The visual assessment considers the potential changes that would occur to available views in a landscape as a result of the development proposals, the resultant effect on visual amenity and people's responses to the changes.
- 1.8 The LVIA comprises, firstly the identification, understanding and description of the existing landscape and visual baseline conditions (landscape receptors and groups of views likely to be impacted by the proposed development within a defined study area) and secondly the

---

<sup>1</sup> Countryside Agency and Scottish Natural Heritage, 2002

<sup>2</sup> Landscape Institute and Institute of Environmental Management 3<sup>rd</sup> Edition, 2013

<sup>3</sup> UK Parliament, 1997

<sup>4</sup> Department for Communities and Local Government, 1997

<sup>5</sup> Landscape Institute, 2019

identification and description of the impacts arising from the development on the landscape and the visual receptors.

- 1.9 The assessment examines both construction phase impacts and impacts on completion of the proposed scheme, to include assessing the impacts on Day 1 of completion and 15 years into operation. The impacts are assessed based on professional judgements and an understanding of the construction phases and phasing of completion, which are summarised in the LVIA and include any proposed landscape and visual mitigation works.

### **Stages in Landscape and Visual Impact Assessment**

- 1.10 The LVIA process comprises the following stages:
- Baseline assessment: record and analyse the existing nature and value of the landscape character and features, and visual amenity of the study area through desk and field based appraisal;
  - Description of the nature, forms and features of the proposed development including and constraints and opportunities;
  - Assessment of sensitivity of the existing landscape and identified visual receptors to change and assessment;
  - Identification of potential landscape and visual impacts due to the proposed development;
  - Identification of proposed mitigation measures appropriate to the development and its landscape context;
  - Assessment of the magnitude of effect upon the identified receptors, likely to result from implementation of the proposed development;
  - Assessment of the significance of the residual effects on landscape and visual resource, taking into account appropriate mitigation.
- 1.11 The assessment process is iterative; the analysis of the baseline conditions and evaluation of the potential effects resulting from a development informs the evolution of the proposed development. It is, therefore, important to take into consideration the mitigation that is inherent or proposed as part of the development in order to assess the residual effects and their significance.
- 1.12 The assessment process is recorded in two principal stages: a baseline study of the existing landscape and surrounding visual receptor groups, followed by the impact assessment.

### **Study Area**

- 1.13 Published guidance provides recommendations on the extent of the Zone of Theoretical Visibility (ZTV) that should be produced in order to assess the area that would potentially experience significant visual effects.
- 1.14 The purpose of the LVIA is to identify significant landscape and visual effects. It is, therefore, reasonable to limit the study area in various respects in order to meet the requirements of the specific project in its landscape context and to reflect the likelihood of significant effects arising over very long distances. It is also important that the more significant effects occurring over shorter distances are given appropriate emphasis. The report has adopted the following approach:

## Computer based Visibility Analysis – Zone of Theoretical Visibility (ZTV)

- 1.15 In order to identify landscape resources and visual receptors within the landscape surrounding the application site that may be affected by a development, a ZTV plan is produced to illustrate the worst case extent of the potential visibility of the proposed development. The ZTV identifies the maximum area over which it is theoretically possible to see some part of the proposed development, but does not take account of screening that may result from vegetation, localised variations in topography and built form. The ZTV is created using a terrain model, which is based on Ordnance Survey (OS) data at 1:25000 scale with contours at 5m intervals.
- 1.16 It should be noted that ZTVs are used as a working tool to inform the assessment and do not convey the nature or magnitude of visual effects. The actual visual effects of the proposed development are assessed through a more detailed analysis of specific viewpoints, and based on field survey observations. In combination with a site visit, this information enables the identification of a provisional list of representative viewpoints, and allows the determining authority and consultees to judge how representative these are and whether they include particularly sensitive receptors and vantage points.
- 1.17 A bare ground ZTV has been prepared around the proposed development site, to take account of the worst case scenario based on proposed building heights. This comprehensive ZTV has been examined in order to identify particularly sensitive locations that would potentially experience significant visual effects e.g. particularly important visitor destinations, or those in protected landscapes (if appropriate) or promoted viewpoints and national trails.
- 1.18 An appropriate study area has been selected for the assessment as it is considered to represent the most concentrated and significant potential impacts. This is based on professional experience of residential and mixed use development assessment, that visibility over greater distance does not have as much potential to result in significant changes to landscape and visual receptors in the landscape context.
- 1.19 The LVIA focusses on potentially significant landscape and visual effects likely to occur within the localised study area.

## Landscape Assessment

- 1.20 The former Countryside Agency Landscape Character Assessment: Guidance for England and Scotland<sup>6</sup> makes a distinction between the characterisation process and the judgement-making process. The baseline section of the LVIA, therefore, deals predominantly with the characterisation process, in which the attributes of the landscape are described.
- 1.21 In order to be effective, this LVIA needs to consider the landscape resource within the study area at an appropriate level of detail. Initially, a desktop study is undertaken in order to identify any existing landscape character assessments that describe landscape designations and character areas within the LVIA study area. Following this desk based analysis, site visits are carried out to verify the existing landscape characterisation and identify and assess the

---

<sup>6</sup> Countryside Agency and Scottish Natural Heritage, 2002

physical components and structure of the landscape within the application site and its surroundings.

- 1.22 The baseline divides the application site and surroundings into a series of landscape character areas, which are then brought forward for the assessment if the potential for impact on the landscape resource is identified.
- 1.23 In addition to landscape character, the proposed development's effect on landscape elements and features is also considered. The relevant groups of landscape elements and features include:
- Landform;
  - Land cover and vegetation (trees, hedgerows, grassland etc.);
  - Land use (including Public Open Space);
  - Watercourses;
  - Accessibility (public footpaths/cycleways).

### **Landscape Sensitivity**

- 1.24 Landscape is a combination of both cultural and physical components that give rise to patterns that are distinctive to particular localities and help to define a 'sense of place'. Landscape character is defined by the interaction of influences and components such as landform, hydrology, vegetation, landcover, land use pattern and cultural features and associations, and their relationship with the surroundings.
- 1.25 Although landscape has some intrinsic sensitivity, different landscape receptors have different elements and features that can accommodate a variety of development types. To reliably inform detailed assessment of impacts, landscape sensitivity needs to be determined with reference to the changes arising from a specific type of development. Therefore landscape sensitivity is assessed combining judgments on the value attached to a landscape and the susceptibility to the type of change or development proposed.
- 1.26 Landscape value is the relative value attached to a potentially affected landscape. Landscape value is relative in relation to the different stakeholders and different parts of society that use or experience a landscape. Factors that have been considered in making judgments on landscape value include designations (both national and local), local planning documents, status of features (eg. TPO's or Conservation Areas) and local community and interests (for example local green spaces, village greens or allotments). Landscape value will vary in response to the specific landscape that is being considered.
- 1.27 The value is assessed as high, medium or low and the assessment is made based on the following factors:
- The quality placed on the landscape, including the scenic quality;
  - The presence of rare elements or features, or rare landscape character types;
  - Whether the landscape contains a particular character and/or features or elements considered to be particularly important examples;
  - The presence of nature, historical or cultural features of interest;

- Evidence that the landscape is important for recreational users;
  - Perceptual aspects, such as tranquillity or wildness;
  - Associations of the landscape with particular people in history (such as artists or writers), or historical events, that contribute to the perception of natural beauty.
- 1.28 The second component of landscape sensitivity relates to susceptibility. Landscape susceptibility to change is the ability to accommodate change without undue consequences for the maintenance of the baseline situation. In this context, the term landscape receptors can be expanded to cover overall character areas, condition or a particular landscape character type or an individual landscape element or feature. Landscape susceptibility will vary in response to the specific landscape that is being considered and to the nature of the type of change that may occur.
- 1.29 To assess landscape susceptibility it is important to appreciate the key characteristics and attributes of the landscape of the application site and surrounding study area, in order to understand local landscape variations and if the landscape of the application site fits with the description of the LCT/LCA that it is within.
- 1.30 The characteristics of the landscape that should be considered with regard to their susceptibility to change include a variety of attributes, such as scale and enclosure, landform, nature of land use, nature of existing elements or nature of existing features. Landscape susceptibility is described on the verbal scale as high, medium or low.
- 1.31 Sensitivity is a term applied to specific receptors, combining judgments of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor. Receptors can include specific elements of features or may be judged at a wider scale and include landscape character parcels, types or areas.
- 1.32 The consideration of value of the landscape receptor combined with susceptibility to the type of change arising from the proposal, allows for assessment of sensitivity of the landscape receptor. The sensitivity of landscape receptors is categorised as high, medium or low; the criteria for each category is outlined in Table A-1.

Table A-1 Sensitivity of Landscape Receptors

Receptor Sensitivity	Typical Criteria
<b>High</b>	<p>A landscape of particularly distinctive character and high or exceptional scenic quality. Strong representation of the typical landscape character type.</p> <p>Intact landscape with excellent condition of elements and features. Presence of rare features in the landscape.</p> <p>May be nationally and/or regionally designated landscape for its scenic quality and character, such as an Area of Outstanding Natural Beauty (AONB) or National Park.</p> <p>High recreational value with strong cultural and historical associations.</p> <p>High susceptibility to changes arising from the proposal.</p>

Receptor Sensitivity	Typical Criteria
<b>Medium</b>	<p>A landscape of moderately distinctive character and scenic quality. Typical landscape character type is apparent.</p> <p>Relatively intact landscape with occasional features of interest. May be locally designated for its quality and character.</p> <p>Receptor of higher value but lower susceptibility to the type of change or development, or vice versa.</p>
<b>Low</b>	<p>A landscape of little distinctive character or scenic quality or is damaged, neglected or poor character and lacking scenic quality.</p> <p>Landscape has become eroded with no more than occasional elements and features of interest. Not subject to any form of landscape designation.</p> <p>Receptor of low value and low susceptibility to the type of change arising from the proposal.</p>

### Magnitude of Landscape Effect

- 1.33 Once the sensitivity of the landscape receptors has been determined, the effect that the proposed development would have on the landscape resource can be assessed.
- 1.34 The magnitude of effect from the proposed development on landscape character, designations or features is appraised, taking into account each phase (construction and completion) of the proposed development and any inherent / proposed mitigation. The assessment of the magnitude of effect takes into account the following factors:
- The distance of the landscape receptor from the proposed development;
  - The degree to which aesthetic or perceptual aspects of the landscape are altered either by removal of existing components of the landscape or by addition of new ones, for example removal of hedges may change the small-scale, intimate landscape into a large-scale, open one, of the introduction of new buildings or tall structures may alter open skylines;
  - The extent of existing landscape elements that would be lost, the proportion of the total extent that this represents and the contribution of that element to the character of the landscape;
  - The scale of the overall predicted change to character;
  - The timescale or phasing of the construction stages;
  - Whether the landscape change would be reversible or not.
- 1.35 The magnitude of effect is categorised as high, medium, low or negligible. This is a professional judgement based on the criteria for each magnitude as outlined in Table A-2 below. Different combinations of the below variables can apply in reaching an overall judgement on magnitude.

Table A-2 Magnitude of Landscape Effects

<b>Magnitude of Effect</b>	<b>Typical Factors</b>
<b>High</b>	<p>The proposed development would cause a large, irreversible change to the existing landscape for a long period of time or permanently.</p> <p>Impact upon landscape features of international and national importance or on fundamental landscape elements such that this would change the key characteristics of that landscape.</p> <p>Long-term or permanent change to the existing landscape conditions.</p>
<b>Medium</b>	<p>The proposed development would cause a noticeable change to the existing landscape; however, few elements and features that contribute to the overall character would be affected.</p> <p>Medium or short-term change to landscape conditions.</p> <p>Moderate alteration to the individual components of the landscape, leading to small change in aesthetic and perceptual aspects of the landscape.</p>
<b>Low</b>	<p>The proposed development would cause a small impact / change and would affect relatively few receptors.</p> <p>Temporary or reversible change in landscape conditions.</p> <p>The key characteristics of the landscape contributing to its character would not be significantly affected.</p>
<b>Negligible</b>	<p>The proposed development is appropriate in its context or barely perceptible. It may be difficult to differentiate from its surroundings and has very little or no impact on receptors compared to the baseline situation.</p> <p>No key characteristics of the landscape, contributing to its character would be affected.</p>

## Visual Assessment

- 1.36 Following desk studies and site visits a range of visual receptors (people) that have a potential to be affected by the proposed development are identified. They would include local residents, users of footpaths and other routes, road users, users of recreational facilities, visitors to popular tourist attractions and noted viewpoints, or people at their place of work.
- 1.37 Potential viewpoints and areas for investigation are then identified following an initial study of Ordnance Survey (OS) maps, analysis of Zone of Theoretical Visibility and, most importantly, site visits; based on the following criteria:
- Distance from the application site to the receptor;
  - The proportion of the application site / proposed development visible, as well as the absolute visibility of the proposed development;
  - The height of the proposed development relative to the receptor with reference also to the scale of other features in the view;
  - The number and character of elements that would be lost from or added to the view;

- High concentrations of viewers, such as settlements, local recreational facilities, public footpaths and attractions etc;
  - Views illustrating the visual character of the surrounding area; and
  - Areas identified as having a high potential for visual impact.
- 1.38 A Site visit was carried out to assess both general landscape character and views experienced by different types of visual receptors during the day.
- 1.39 Following desktop research to understand the surrounding potentially sensitive receptors, a selection of viewpoints was made to represent key relevant visual receptor types likely to be affected by the proposed development, such as residents of nearby properties, users of Public Rights of Way (PRoW), pedestrians, cyclists or road users; to enable the assessment of the proposed change in views and the significance of effect on these receptors.
- 1.40 Photographs illustrating views from this series of representative viewpoints were taken either using a Canon EOS 500D Digital SLR with lens set to a 35mm focal length to provide the closest possible approximation of a 50mm lens focal length ('true eye' vision) on a traditional 35mm film SLR camera, or a fixed 50mm FL Lens. The photographs have been reproduced in a series of viewpoint sheets with annotation and details of the image recorded. Where contextual views consist of more than one frame, the relevant frames are merged together using Photoshop Creative Cloud (CC) software. This is consistent with Visualisation Type 1: annotated viewpoint photographs and Visualisation type 3: Photomontage / Photowire.

### **Visual Receptors**

- 1.41 Visual receptors are groups of people, which include the public or community at large, residents, visitors and other groups of viewers. Study of OS data, production of a ZTV and consultation with the Local Planning Authority (LPA) assist with identifying viewpoints for assessment that best represent the visual receptors likely to be affected by the proposed development.
- 1.42 Representative viewpoints are validated through site visits; resulting in the repositioning or exclusion of some of the preliminary viewpoints, due to lack of visibility towards the application site.

### **Visual Sensitivity**

- 1.43 Sensitivity of visual receptors, whose groups are represented by a selection of viewpoints, depends on their susceptibility to change in views and the value attached to the views that they experience.
- 1.44 The susceptibility of different visual receptors to changes in views and visual amenity is judged, based on:
- The occupation or activity of people experiencing the view at particular locations; and
  - The extent to which their attention or interest may, therefore, be focussed on the views and the visual amenity they experience at particular locations.
- 1.45 Judgements about the value of views take account of:

- Recognition of the value attached to particular views, for example in relation to heritage / cultural assets, or through planning designations;
- Indicators of the value attached to views by visitors, for example through appearances in guidebooks or on tourist maps, provision of facilities for their enjoyment and references to them in literature and art (Landscape Institute and Institute for Environmental Management and Assessment, 2013).

1.46 The sensitivity of the visual receptors is categorised as **high, medium or low**, as defined in Table A-3 below.

Table A-3 Sensitivity of Visual Receptors

Receptor Sensitivity	Typical Criteria
<b>High</b>	<p>People with a particular interest in their surroundings or with prolonged viewing opportunities, examples include:</p> <ul style="list-style-type: none"> <li>• Users of promoted viewpoints (often with interpretation boards);</li> <li>• Users of tourist and visitor destinations including recreational or heritage sites (such as ornamental parks and open spaces);</li> <li>• Visitors to recreational hilltops and peaks;</li> <li>• Residential locations and occupiers of residential properties;</li> <li>• People using important recreational routes, such as National Trails / long distance promoted routes, National Cycle Routes;</li> <li>• Users of paths and Public Rights of Way (PRoW) in nationally or locally designated landscapes.</li> </ul>
<b>Medium</b>	<p>People with a general interest in their surroundings or with some viewing opportunities, examples include:</p> <ul style="list-style-type: none"> <li>• Users of public open spaces and outdoor recreational spaces;</li> <li>• Users of other public routes and PRoW;</li> <li>• Visitors to local viewpoints and resting places.</li> </ul>
<b>Low</b>	<p>People with a more limited or passing interest in their surroundings, examples include:</p> <ul style="list-style-type: none"> <li>• Users of more transitory routes such as other public routes;</li> <li>• Users of the local road network and major highways;</li> <li>• People at their place of work;</li> <li>• Users of indoor or sporting recreational facilities.</li> </ul>

### Magnitude of Visual Effect

1.47 For each of the identified groups of receptors, the potential magnitude of visual effect (in comparison to the existing 'baseline' situation) was assessed, taking into account each phase of the proposed development and any inherent / proposed mitigation. The magnitude of visual effect takes into consideration the following factors:

- The scale of change to the view with respect to loss or addition of features within the view and changes in its composition, including the 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;

- The nature of the view of the proposed development, considering the relative amount of time over which it will be experienced and whether views would be full, partial or glimpsed;
- The degree of visual intrusion or obstruction that would occur from the proposed development;
- The angle of the view in relation to the main activity of the receptor;
- The duration and reversibility of the assessed effect.

1.48 The magnitude of effect is categorised as **high**, **medium**, **low** or **negligible**. As with landscape, different combinations of the variables in the below table may apply.

Table A-4 Magnitude of Visual Effects

Magnitude of Effect	Typical Factors
<b>High</b>	<p>Severe change to views;</p> <p>Removal of valuable landscape features / elements that highly contribute to the overall quality and nature of the view;</p> <p>Total change to the visual character of the surrounding landscape;</p> <p>Large number of viewers affected over a prolonged period of time;</p> <p>Development is highly prominent in the view.</p>
<b>Medium</b>	<p>Moderate alteration to views;</p> <p>Development affects few visual features / elements on or adjacent to the application site.</p> <p>Reversible effect, affecting only a part of the wider view.</p> <p>Development 'stands out' in the view.</p>
<b>Low</b>	<p>The proposed development would cause a small impact / change and would affect relatively few receptors.</p> <p>Change to views on transitory routes such as infrequently used paths and roads.</p> <p>Small change to more complex views for a small number of viewers with no particular focus on the proposed development.</p>
<b>Negligible</b>	<p>The proposed development is appropriate in its context or barely perceptible.</p> <p>It may be difficult to differentiate from its surroundings and has very little or no impact on receptors compared to the baseline situation.</p> <p>It would have no or minimal effect on visual features / elements on or adjacent to the Application Site.</p>

## Nature of Effects

- 1.49 The nature of effects contributes to the assessment of magnitude of landscape and visual effects.
- 1.50 The LVIA considers whether the landscape and visual changes that would arise as a result of the proposed development would be beneficial or adverse. An adverse effect is one that introduces a new, discordant or intrusive element to the landscape or a view. A beneficial effect would be from an overall improvement to the landscape or a view, through the removal of existing discordant features and / or introduction of features of similar scale to those in the surrounding landscape or view that would contribute to its overall character.
- 1.51 With regard to the duration of landscape and visual effects, short to medium term effects are normally considered to be temporary and associated with the construction of the proposed development, and long-term effects are normally associated with a fully completed and operational scheme. Permanent effects are those which result in an irreversible change to the baseline conditions or will last for the foreseeable future.
- 1.52 The duration of landscape and visual effects is typically categorised as follows:
- Long-term – 15 years and beyond;
  - Medium-term – 5 to 15 years;
  - Short-term – 0 to 5 years.
- 1.53 Landscape and visual effects can be direct (effects that are caused by activities which are an integral part of the scheme) or indirect (effects that are due to activities that are not part of the scheme, e.g. regeneration benefits attributable to the scheme).

## Significance of Landscape and Visual Effects

- 1.54 Assessment of landscape and visual effects refers to the change that is predicted to take place to the existing (baseline) condition of the landscape and views as a result of the proposed development.
- 1.55 The significance of an effect is broadly determined by assessing the sensitivity to change, of the landscape and visual receptors, against the magnitude of change predicted upon them. The assessment of the effects takes into account mitigation measures implemented as part of the proposed development. Table A-5 is used as a guide only and the assessment of the significance of effect takes into account other modifying factors, based on professional judgement. Ultimately the assessment of sensitivity and magnitude will lead to effects that are of **major**, **moderate**, **minor** or **negligible** significance.

Table A-5 Significance of the Effect to the Landscape and Visual Receptors

Magnitude of Effect	Description		
<b>High</b>	Moderate	Major	Major
<b>Medium</b>	Minor	Moderate	Major
<b>Low</b>	Minor	Minor	Moderate
<b>Negligible</b>	Negligible	Negligible	Negligible
	<b>Low</b>	<b>Medium</b>	<b>High</b>
	<b>Receptor Sensitivity</b>		

1.56 The following table A-6 provides a brief definition of the key landscape and visual significance criteria.

Table A-6 Definitions of Significance

Significance	Description
<b>Major</b>	Important or substantial change in landscapes of national, district or local importance, or substantial changes in views experienced by most sensitive visual receptors.
<b>Medium</b>	Noteworthy or medium change to sensitive landscape and visual conditions.
<b>Low</b>	Inconsiderable or small change in landscape and visual conditions.
<b>Negligible</b>	No discernible effect upon landscape or visual conditions. No effect or an effect that is beneath the level of perception, within normal bounds of variation or within the margin of forecasting error.

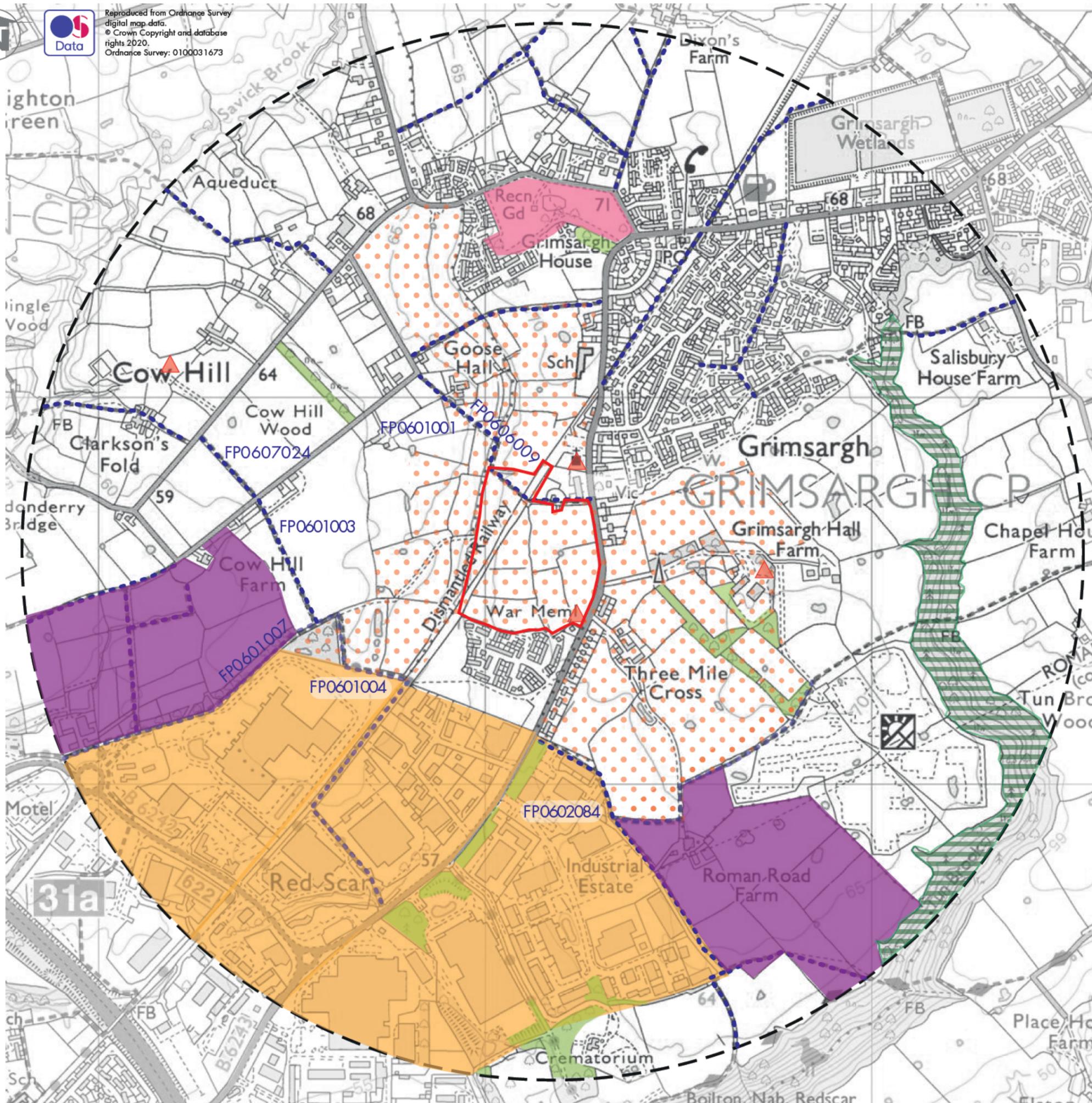
1.57 Major effects are usually deemed significant. Similarly, effects of medium magnitude on a highly sensitive receptor or effects of high magnitude on receptors of medium sensitivity may also be judged 'significant'.

## Figures

INF_N251154(08)001	Context and Designations
INF_N251154(08)002	Landscape Character
INF_N251154(08)003	Viewpoint Location
INF_N251154(08)004-006	Contact Sheet



Reproduced from Ordnance Survey digital map data.  
© Crown Copyright and database rights 2020.  
Ordnance Survey: 0100031673



### Legend

- Application site
- 1.5km radius
- PRoWFootpath
- PRoWBridleway
- Red Scar and Tun Brook Woods (SSSI)
- Deciduous Woodland
- ▲ Grade II Listed Buildings

### Emerging Central Lancashire Local Plan 2023-2041

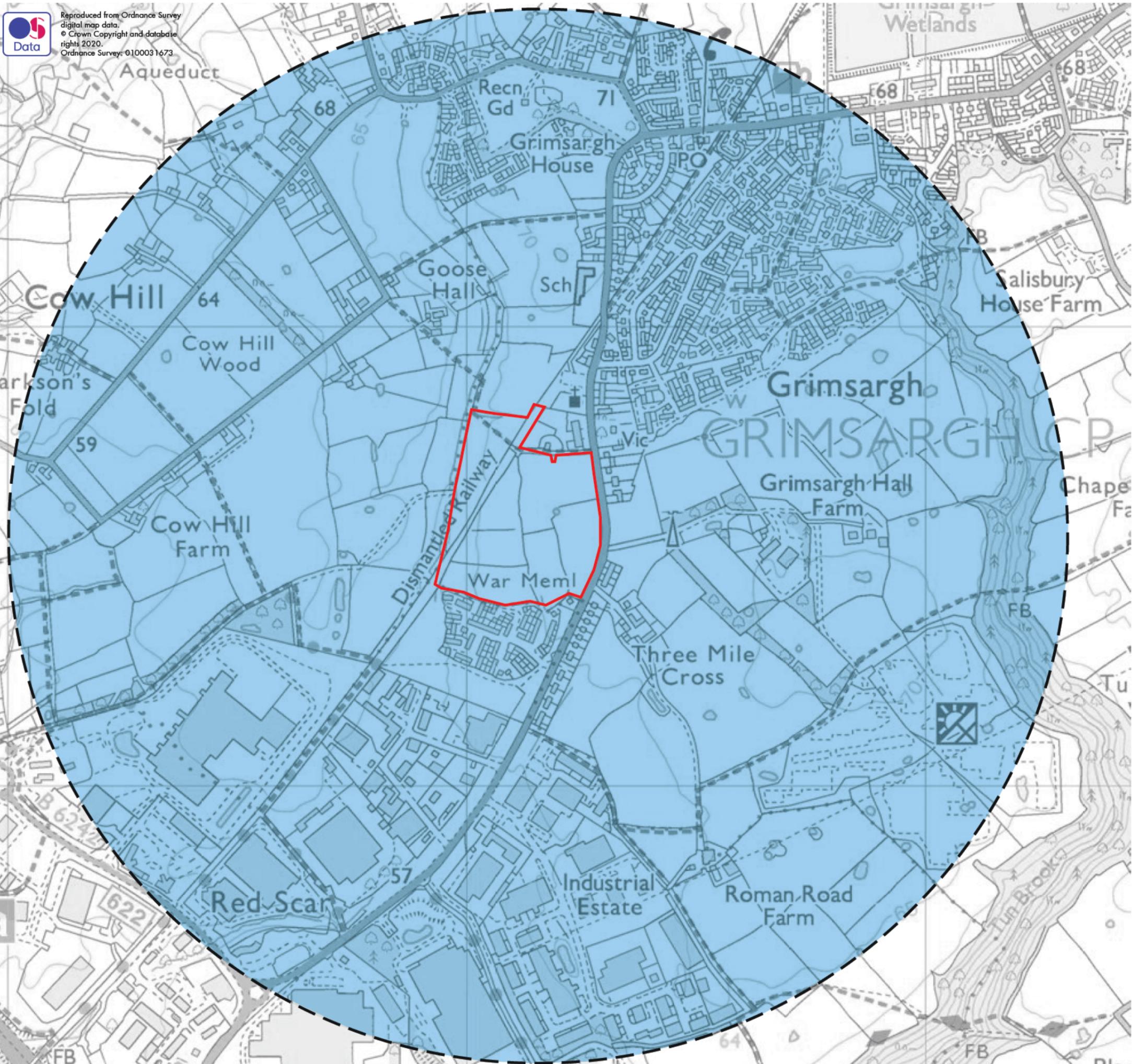
- Policy EN18 Areas of Separation
- Policy EC3 Employment Allocations: Preston
- Policy EC7 Protection of Existing Employment Sites
- Policy EN5 Green Infrastructure



# influence<sup>®</sup>

© Influence Landscape Planning and Design Limited  
www.influence.co.uk info@influence.co.uk

<b>PROJECT</b>			
Grimsargh, Preston			
<b>CLIENT</b>			
Hulton			
<b>TITLE</b>			
Context and Designations Plan			
STATUS	DRAFT		
SCALE	NTS	DATE	04.25
DRAWN	PH	CHECKED	
JOB NO:	DWG NO:	REV NO:	ORIGINAL SIZE
N251154	(08)001	-	A3



**Legend**

-  Application site
-  1.5km radius

**National Character Areas (NCAs)**

The whole study area is within the NCA 33 Bowland Fringe and Pendle Hill national character area.

**Lancashire County Council Landscape Character Assessment 2000**

Within the Lancashire County Council Landscape Character Assessment 2000 the site lies within the Landscape Character Area (LCA) of Undulating Lowland Farmland.

 LCA 1: Undulating Lowland Farmland



**influence**<sup>®</sup>

© Influence Landscape Planning and Design Limited  
[www.influence.co.uk](http://www.influence.co.uk) [info@influence.co.uk](mailto:info@influence.co.uk)

**PROJECT**  
 Grimsargh, Preston

**CLIENT**  
 Hulton

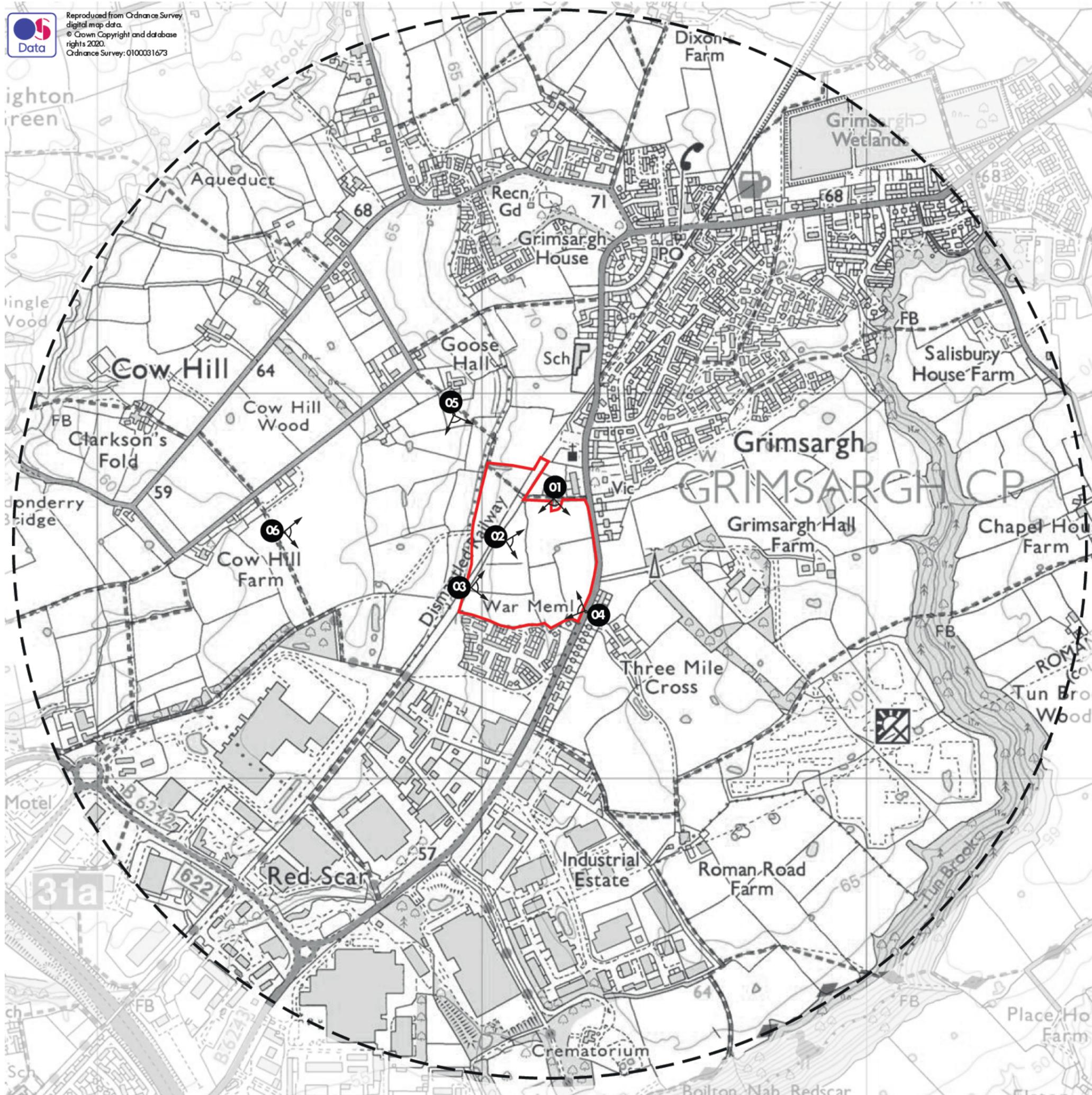
**TITLE**  
 Landscape Character Plan

**STATUS** FINAL  
**SCALE** NTS  
**DATE** 03.25  
**DRAWN** PH  
**CHECKED**

<b>JOB NO:</b> N251154	<b>DWG NO:</b> (08)002	<b>REV NO:</b> -	<b>ORIGINAL SIZE</b> A3
---------------------------	---------------------------	---------------------	----------------------------



Reproduced from Ordnance Survey digital map data.  
© Crown Copyright and database rights 2020.  
Ordnance Survey: 0100031673



**Legend**

-  Application site
-  1.5km radius
-  Viewpoint Locations



**influence**<sup>®</sup>

© Influence Landscape Planning and Design Limited  
www.influence.co.uk info@influence.co.uk

PROJECT  
Grimsargh, Preston

CLIENT  
Hulton

TITLE  
Viewpoint Location Plan

STATUS	FINAL	DATE	04.25
SCALE	NFS	CHECKED	LA
DRAWN	SM		

JOB NO.	DWGNO.	REVNO.	ORIGINAL SIZE
N251154	(08)003	-	A3



Representative Viewpoint 01



Representative Viewpoint 02 - within the Site

Drawing Number:  
N251154(08) 004

Grimsargh, Preston  
Representative Viewpoints

**influence**<sup>®</sup>  
Shaping the environment<sup>®</sup>



Representative Viewpoint 03



Representative Viewpoint 04

Drawing Number:  
N251154(08) 005

Grimsargh, Preston  
Representative Viewpoints

**influence**<sup>®</sup>  
Shaping the environment<sup>®</sup>



**Representative Viewpoint 05**



Representative Viewpoint 06

Drawing Number:  
**N251154(08) 006**

Grimsargh, Preston  
Representative Viewpoints

**influence**<sup>®</sup>  
Shaping the environment<sup>®</sup>

**Midlands Office**

Healy's Wharf  
Huddlestons Wharf  
Millgate, Newark  
Notts NG24 4UL  
+44 (0)1636 702152

---

[info@influence.co.uk](mailto:info@influence.co.uk)  
[www.influence.co.uk](http://www.influence.co.uk)

Landscape  
Institute  
Registered  
Practice