

LANDSCAPE & VISUAL IMPACT ASSESSMENT

On behalf of [REDACTED]

Land off Walker Lane, Ingol (Former Ingol Squash and Golf Club)

November 2022

appletons

17 Chorley Old Road
Bolton
BL1 3AD
Tel: 01294393006

30, Old Street
Ludlow
SY81NP
Tel: 07970 729241

Email: info@appletons.uk.com



appletons

**Landscape
Institute**
Registered practice

www.appletons.uk.com

[@Appletons_LArch](https://twitter.com/Appletons_LArch)

Land off Walker Lane, Ingol

Client Name: [REDACTED]
Document Reference: LVIA
Project Number: [REDACTED]

Document Control

Issue	Date	Prepared by	Approved by	Issued to	Date	Comments
01	25.11.22	[REDACTED]	[REDACTED]	MP- Northern Trust	25.11.22	

Contents

BACKGROUND

1.0 INTRODUCTION AND TERMS OF REFERENCE

2.0 METHODOLOGY

3.0 DEVELOPMENT PROPOSALS

LANDSCAPE

4.0 BASELINE: LANDSCAPE AND CHARACTER

5.0 BASELINE: THE SITE AND CONTEXT

6.0 ASSESSMENT: SIGNIFICANT LANDSCAPE AND CHARACTER EFFECTS

- impact assessment and evaluation

VISUAL

7.0 BASELINE: VISUAL RECEPTORS

8.0 BASELINE: VIEWS AND VISUAL AMENITY

9.0 ASSESSMENT: SIGNIFICANT VISUAL EFFECTS

- impact assessment and evaluation

CONCLUSIONS

10.0 PROPOSED MITIGATION

11.0 ANTICIPATED RESIDUAL EFFECTS

12.0 ASSESSMENT: SUMMARY AND CONCLUSIONS

13.0 REFERENCES

Figures

Figure 1: Site Location Plan

Figure 2: LVIA Methodology

Figure 3 Landscape Masterplan

Figure 4 Landscape Character Maps

Figure 5 Landscape Designations

Figure 6 Landscape Features - Aerial Photograph

Figure 7 Public Rights of Way

Figure 8 Viewpoint Location Plan

Viewpoints

Viewpoints 1-6



BACKGROUND

1.0 INTRODUCTION AND TERMS OF REFERENCE

2.0 METHODOLOGY

3.0 DEVELOPMENT PROPOSALS

1.0 INTRODUCTION

APPOINTMENT

- 1.1 Appletons was commissioned by ██████████ ██████████ to carry out a **Landscape and Visual Impact Assessment** of c.1.6 hectare site on land off Walker Lane, Ingol near Preston which formed part of the former Ingol Squash and Golf Club (hereafter called 'the site'). This assessment has been carried out to accompany an outline planning application for the erection of up to 11no. self-build residential dwellings and associated highway and green infrastructure. An indicative layout plan has been prepared by fwp Limited to demonstrate the scope of development which could be accommodated on the site and thereby best understand the proposals potential impact. The application is also informed by a number of other surveys and studies by consultants within the design team.
- 1.2 The assessment site at Walker Lane comprises land located to the south west off Walker Lane which is served by Tom Benson Way (B6241) 0.75km to the north of the site. The site is approximately 2km north of Preston town centre.

TERMS OF REFERENCE

- 1.3 This assessment considers the baseline for both landscape and visual amenity and seeks to identify the sensitivity of each before considering the change that the introduction of the proposed housing development and associated green infrastructure will produce. Potential landscape/ landscape character and visual impacts of the proposals are assessed together with any cumulative impacts and recommended mitigation proposals to ameliorate such impacts should they occur.
- 1.4 Landscape assessment is the systematic description and analysis of the landscape resource, including physical features and elements of

the landscape, of how their composition forms distinct areas of character, appraisal of quality and sensitivity, and the potential effect of the proposed development on the landscape. The elements may include landform, field and settlement patterns, building styles, road and transport patterns, vegetation cover and land use.

- 1.5 Visual assessment is the description and analysis of the views experienced by receptors from residential properties, public buildings, public open spaces, public rights of way, open access areas, transport corridors and places of work, and the potential effect of the site on these receptors.
- 1.6 The nature of landscape and visual impacts is closely related to other topics such as ecology and the historic environment. Each of these topics can influence the landscape character of an area or contribute to the quality and sensitivity of landscape or visual receptors. The scope of this report has been developed in accordance with these topics in so far as information is available.
- 1.7 Principles and good practice for undertaking LVIA are set out in the Landscape Institute (LI) and the Institute of Environmental Management (IEMA) Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA, April 2013). The methodology used for this assessment is based upon this guidance. A summary of the methodology employed for this assessment is set out in Section 2. Where any deviation from the Guidelines occurs in order to appropriately undertake the assessment in a manner which provides clear evaluation, this will be justified, and an explanation provided (see section 2.0).
- 1.8 The assessment should be read in conjunction with the following drawing:

- 1.8.1 Indicative Site Masterplan, drawing no. 7212_L(02)02_Proposed Site Plan rev06 prepared by fwp Limited on behalf of Metacre Limited.

Site Visits

- 1.9 A site visit for the purposes of completing this report was made over on 12th October 2022 in order to survey the existing landscape and to assess both local landscape character and visual amenity. The site visit was undertaken by a Chartered Landscape Architect with over 35 years' experience within the industry and included visits to the site itself, and to significant and representative viewpoints. In addition the surveyor has previous knowledge of the site and the surrounding area having been involved with surveying adjacent areas in relation to woodland management public open space creation and development proposals.

Site Location and Assessment Area

- 1.10 The site location and context are shown on **Figure 1 – Site Location Plan**. Viewpoints where predicted impacts may be significant to a greater or lesser degree were assessed. Potential views from further distance were also assessed and discounted as being negligible or not feasible. Due to the timing of the site visits it was not possible to agree viewpoint locations beforehand with the Local Planning Authority representative for this work.

Individuals involved in preparing this Assessment

- 1.11 This assessment was undertaken by Appletons, landscape architects and environmental consultants, a Registered Practice of the Landscape Institute and Institute of Environmental Management and Assessment. [REDACTED] a Chartered Member of the Landscape Institute (CMLI) was directly involved in the field survey, desk top research and writing this assessment. Mapping and figures were prepared by [REDACTED]

PLANNING BACKGROUND

- 1.12 The site subject of this application was included for residential development within the first application (ref: 06/2017/0002) that was refused in 2017. The principle of developing the site for residential purposes was considered acceptable by planning officers, however the application was refused at Planning Committee. In the resubmitted application, the area proposed as part of this development was revised to be public open space opposed to residential development. It is considered that developing this parcel of land for residential purposes has previously been accepted in principle by the Council's planning officers and the site has never operated as formal open space with the associated housing developments to date. The wider area has since been and continues to be developed in line with the approval for 450 homes. As such, the nature of the surrounding area has evolved since the previous applications.

- 1.13 The following applications relate to the site itself and the wider surrounding area:

Application number: 06/2017/0757

Address: Ingol Golf And Squash Club, Tanterton Hall Road, Preston, PR2 7BY

Description: Hybrid planning application for the redevelopment of land associated with Ingol Village Golf Course, Preston; full application for areas of public open space; outline application for a new first team training facility for Preston North End Football Club and residential development of up to 450 dwellings (access applied for)

Decision: Approved with conditions 31/05/2018

Application number: 06/2017/0002

Address: Ingol Golf And Squash Club, Tanterton Hall Road, Preston, PR2 7BY

Description: Hybrid planning application for the redevelopment of land for areas of public open space (full application); for a new first team training facility for Preston North End Football Club and residential development of up to 450 dwellings (outline application access applied for)

Decision: Refused 20/06/2017

2.0 METHODOLOGY

- 2.1 The site has been assessed in terms of the character, landscape and impacts of the proposed residential development on the existing site and the surrounding area. It has been carried out in accordance with the recommendations contained within the *'The Guidelines for Landscape and Visual Impact'* 3rd Edition published jointly in 2013 by The Landscape Institute and The Institute of Environmental Management and Assessment. The baseline condition of the site has therefore been established and an assessment of the positive and negative impacts in terms of landscape character, landscape effects and visual effects has been made.

DEFINITION OF ASSESSMENT AREA

- 2.2 The study area for the assessment has been identified through an interactive process in the early stages of this assessment. Baseline information and site survey work has addressed the site itself and the wider landscape around it which the proposed development may influence. This has enabled the refinement of an appropriate assessment area for specific landscape and visual effects. The study area for the assessment has also been defined by the physical characteristics of the landscape (including landform, vegetation and existing character studies) as well as a preliminary review of the proposed development in its schematic form. The study area is based on an approximate radius of 3km from the site's approximate centre, beyond which the proposed development is unlikely to result in significant impacts or effects. The spatial scope of this study area has been refined through the initial stages of the assessment to focus on the key sensitive receptors and likely significant effects. Viewpoints where predicted impacts may be significant to a greater or lesser degree have been assessed. Potential views from further distance were also assessed and discounted as being negligible or not feasible.

SITE SURVEY/ VISITS AND SELECTION OF VIEWPOINTS

- 2.3 The site and surrounding area were visited on 12th October 2022. Trees and vegetation were beginning to defoliate but evergreen vegetation provided some visual screening within the landscape. The immediate road which provides the potential access to the site driven, and local public rights of way were walked. Positive and detracting elements in the landscape were recorded, as was the general land use and susceptibility and value/ quality of the site and surrounding area. Viewpoints were identified based on public viewpoints (public rights of way) and a best effort was made to establish where potential sensitive, partial and open views of the site could be observed. The selection of public vantage points from public rights of way and highways for the viewpoints used in the landscape and visual impact assessment has been arrived at using professional judgement and in accordance with *'The Guidelines for Landscape and Visual Impact'*. Private viewpoints (residential properties) were also considered where applicable and key distant viewpoints identified to determine the wider impact on the landscape and where development would have the potential to affect the value and character of existing views.
- 2.4 The surveys helped gain an understanding of existing landscape character and visual amenity receptors, and supplemented the available information collected during the desk study. The surveys also helped establish the likely effects of the developments and possible mitigation.

Visibility Mapping

- 2.5 The visible envelope of the site has been considered through desk top analysis of topographical data combined with field surveys to investigate visual enclosure arising from landform, vegetation and built form. A series of representative viewpoints were subsequently taken to represent typical views from publicly accessible areas within

the study area which may give rise to views of the proposed development.

Photographs

- 2.6 A daytime photographic survey of the site has been made using a prime (fixed) lens (AF-S NIKKRO 35mm 1:1.8G) on a digital SLR camera (Nikon D3100) which allows for images to be reproduced as close to that which is generally equivalent to the focal length of the eye.

METHODOLOGY FOR ASSESSMENT

- 2.7 The methodology seeks to use recognised, published industry standards and techniques to identify and describe a landscape and visual baseline. These are then used to ascribe a sensitivity to landscape receptors and determine the effect on visual receptors which may be altered through the introduction of the proposed development. Landscape and visual impacts and their effects are considered separately although the conclusion on sensitivity and impact will have regard to both these related areas of study and proposals made for the mitigation of that impact. The magnitude of change brought about through the proposed development is considered alongside the level of sensitivity for each landscape receptor or visual receptor and the level of landscape or visual effects is expressed as a combination of these two elements. The proposal site has been assessed for both Landscape and Visual effects based on the proposed residential development and associated infrastructure and open space only.

- 2.8 A flow chart at **Figure 2** outlines the process undertaken for the assessment.

Desk Study

- 2.9 Within the study area, the relevant Local Plans and Local Authority guidance documents were reviewed to gain an understanding of the quality and sensitivity of the features and elements that contribute to landscape character and visual amenity.

LANDSCAPE AND CHARACTER

- 2.10 An assessment has been made of the sensitivity of the landscape and visual receptors and the magnitude of change for both the construction and completion phases.

- 2.11 The impact of the application site development on the landscape is discussed in following sections and the process deals with separate but interlinked issues of:

Landscape Character: The potential effects of the development upon discrete character area and/or character types comprising features possessing a particular quality or merit.

Landscape Features: The potential effects of the development on existing physical features which may in turn alter the character of a landscape.

Visual Amenity: The potential effects of the development on views from visual receptors and upon the amenity value of the views.

- 2.12 It is important to consider the character of the landscape so that any changes to the fabric of the landscape can be fully understood and discussed. The Landscape Character Assessment Guidance defines landscape character as:

“A distinct, recognisable and consistent pattern of elements in the landscape and which makes landscapes different from one another, rather than better or worse.”¹

Characterisation is the process of identifying areas of similar character, classifying and mapping them and describing their character. This process does not mean that the character is uniform

¹ Landscape Character Assessment Guidance for England and Scotland, published by Natural England, 2002

across an area as there may be variation in character and changes both subtle and abrupt in dominance of the elements in the landscape which affect visual amenity directly.

National Character Area¹

- 2.13 Landscape character areas are defined on a broad scale by the Character of England Map prepared by the then Countryside Commission in 1998 (now managed by Natural England).

Regional/County Character Area

- 2.14 On a regional level, the appeal site and surrounding area has been assessed against the North West Landscape Character Framework, produced by Countryside, August 2009 and 'A Landscape Strategy for Lancashire Landscape Character Assessment' prepared by Lancashire County Council, December 2000.

Identifying landscape receptors and interactions with the development proposals

- 2.15 Landscape receptors are those components of the landscape that are likely to be affected by the proposed development and can include key characteristics, individual elements and features and specific aesthetic and perceptual aspects. The interaction or impact of the different components of the proposed development and all its different stages between the landscape receptors has been identified.
- 2.16 Following the Natural England approach of a tiered method of landscape character assessment and analysis, reference has been made to published landscape assessments. These provide an objective assessment of landscape character and provide a useful description of the baseline position. Natural England's Countryside Map of England has been referred to for a broad understanding of landscape character at a regional scale. Where available, local authority landscape character assessments have also been referred to.
- 2.17 Ordnance Survey mapping (Scales 1: 50,000 and 1: 25,000) and aerial photography has been studied to gain a general understanding

of landform, the location of any public rights of way and national cycle network routes and the extent and type of vegetation and land use. The following principal sources of information and guidelines were used to inform the Assessment of Effects on the Landscape Resource and Visual Amenity:

- 2.18 The following principal sources of information were used to inform the Assessment of Effects on the Landscape Resource and Visual Amenity:

Sources of Information

2.18.1 Planning Policy

- National Planning Policy Framework (NPPF), March 2012;
- Preston Local Plan 20212-26, adopted July 2015.

2.18.2 Guidance

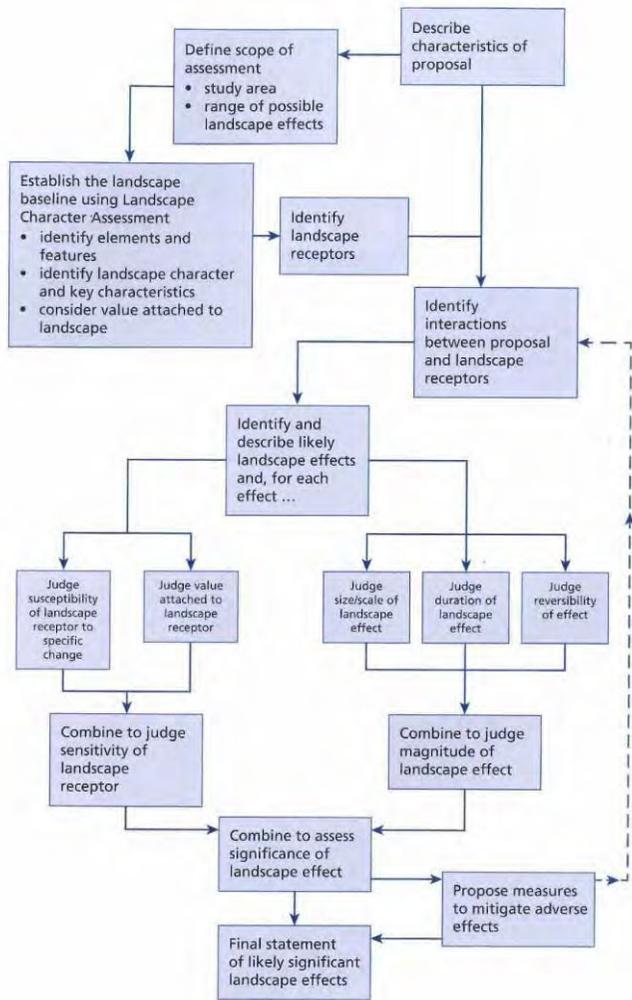
- 'Guidance for Landscape and Visual Impact Assessment', The Landscape Institute and the Institute of Environmental Assessment third edition 2013;
- 'Landscape Character Assessment for England and Scotland', (The Countryside Agency and Scottish Natural Heritage 2002);
- 'Photography and Photomontage in Landscape and Visual Impact Assessment' Advice note, The Landscape Institute, March 2011.

2.18.3 Advice

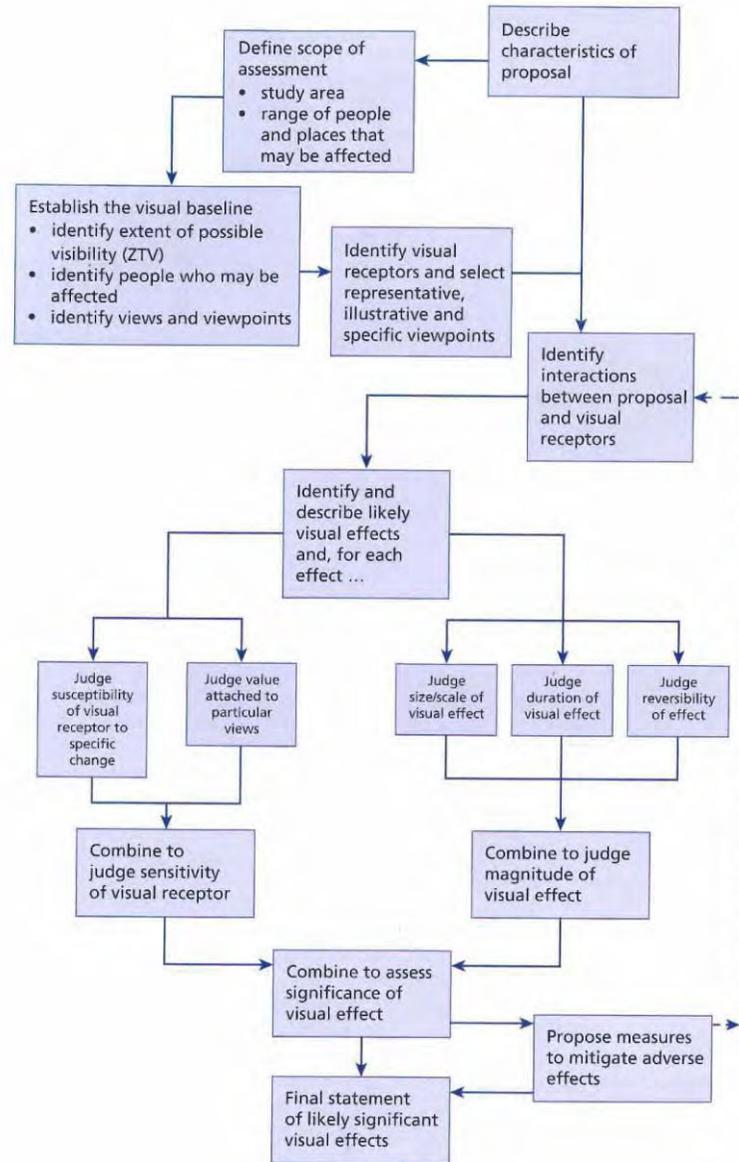
- 'A Handbook on Environmental Impact Assessment – Third Edition', SNH, 2009.

2.18.4 Background

- OS Mapping;
- Aerial photographs of the site and surroundings;
- Topographical Survey data; and
- Information regarding the proposed development provided by the client and commissioned consultants.



Landscape Effects



Visual Effects

FIGURE 2: FLOW CHARTS FOR LVIA METHODOLOGY

3.0 DEVELOPMENT PROPOSALS

DEVELOPMENT PROPOSALS

- 3.1 The site is comprised a former fairway of the former Ingol Squash and Golf Club and covers 2 hectares of grassland bounded by plantation woodland and screening vegetation to the boundaries. A total of 11 no. self-build dwellings is proposed within pre-determined plot units of between approximately 900 square metres to 1400 square metres. Car parking is deemed to be included within the curtilage of each plot. The site will be set out with dividing fencing to the pre-determined plot areas.
- 3.2 The indicative layout is located off a central access road running north/south with a turning head within the southern aspect of the site. The access road is the primary and only vehicular access off Walker Lane to the north. The site can be accessed by pedestrians from Walker Lane and from the footpath linkages to the south with the Bellway Homes development and ultimately to the further west linking to Tanterton Hall Road.
- 3.3 Surface water drainage is proposed to be directed to an area of sub-surface retention crates and then pumped via a pumping station to form a connection with existing drainage pipework to the north of the site.
- 3.3 Existing landscape and ecological features of the site are to be retained with an area around a mature single oak tree and the existing pond and associated vegetation forming amenity areas. These areas will have limited intervention and be maintained to conserve and enhance their ecological value.
- 3.4 The planting strategy is designed around creating good green infrastructure as setting to the plots with each plot needing to provide standard tree planting in accordance with the indicative landscape

masterplan. Native scrub species planting is proposed within the amenity space areas to provide enhanced connectivity to the wider plantation woodland and to give protection to the sensitive habitat of the pond area.

- 3.5 The development proposals and landscape masterplan are illustrated on **Figure 3**.



LANDSCAPE

4.0 BASELINE: LANDSCAPE AND CHARACTER

5.0 BASELINE: THE SITE AND CONTEXT

6.0 ASSESSMENT: SIGNIFICANT LANDSCAPE AND CHARACTER EFFECTS

4.0 BASELINE: LANDSCAPE CHARACTER AND DESIGNATIONS

INTRODUCTION

- 4.1 The technique of landscape character assessment was first initiated on a national basis by the Countryside Commission (now Natural England) in 2002, with the purpose of providing a baseline of what makes a particular landscape distinctive and to inform landscape assessments and planning policies. Landscape character assessments can be carried out at different scales with varying degrees of detail. Nationally there are a total of 159 landscape character areas. These character areas are broad brush in nature. More localised studies have been undertaken by Local Authorities however, which are finer grained and detailed. Relevant extracts are within **Figure 4**.

NATIONAL CHARACTER AREA ASSESSMENT

- 4.2 At a regional level the application site is located within National Character Area No. 32 Lancashire and Amounderness Plain, 2014 by Natural England. The main characteristics of this area are of a low-lying landscape types with urban settlements concentrated in inland town (The largest of which is Preston). A rectangular network of lanes and tracks – usually without fences or hedges – subdivides the landscape, and associated brick farmsteads occur in rural areas.

LOCAL CHARACTER ASSESSMENT

- 4.3 To supplement the regional assessment, in October 1999, Environmental Resources Management (ERM) were commissioned by Lancashire County Council, in partnership with the Countryside Agency, District Councils, Blackburn with Darwen Unitary Authority, North Yorkshire County Council and Craven District Council, to undertake a comprehensive integrated landscape and assessment of Lancashire including the urban areas and to produce a landscape

strategy informed by the landscape character assessment process. The overall study consists of two separate reports; a Landscape Character Assessment and a Landscape Strategy. This first report, the landscape character assessment, is an objective description and classification of the Lancashire landscape. It forms the basis for the evaluation and guidance provided in the landscape strategy. The landscape character assessment adopts a holistic approach which considers the landscapes of Lancashire as a mosaic of different landscape types and character areas, each with particular characteristics and subject to particular forces for change. The assessment is intended to provide an understanding of the area's landscape and to form a basis for the landscape strategy and guidelines. The study sub-divided the borough into several landscape types and the application site is located within the suburban area of north Preston with The Fylde Landscape Character Type 15d lying to the north and covering a wide expanse of land.

General Area Description

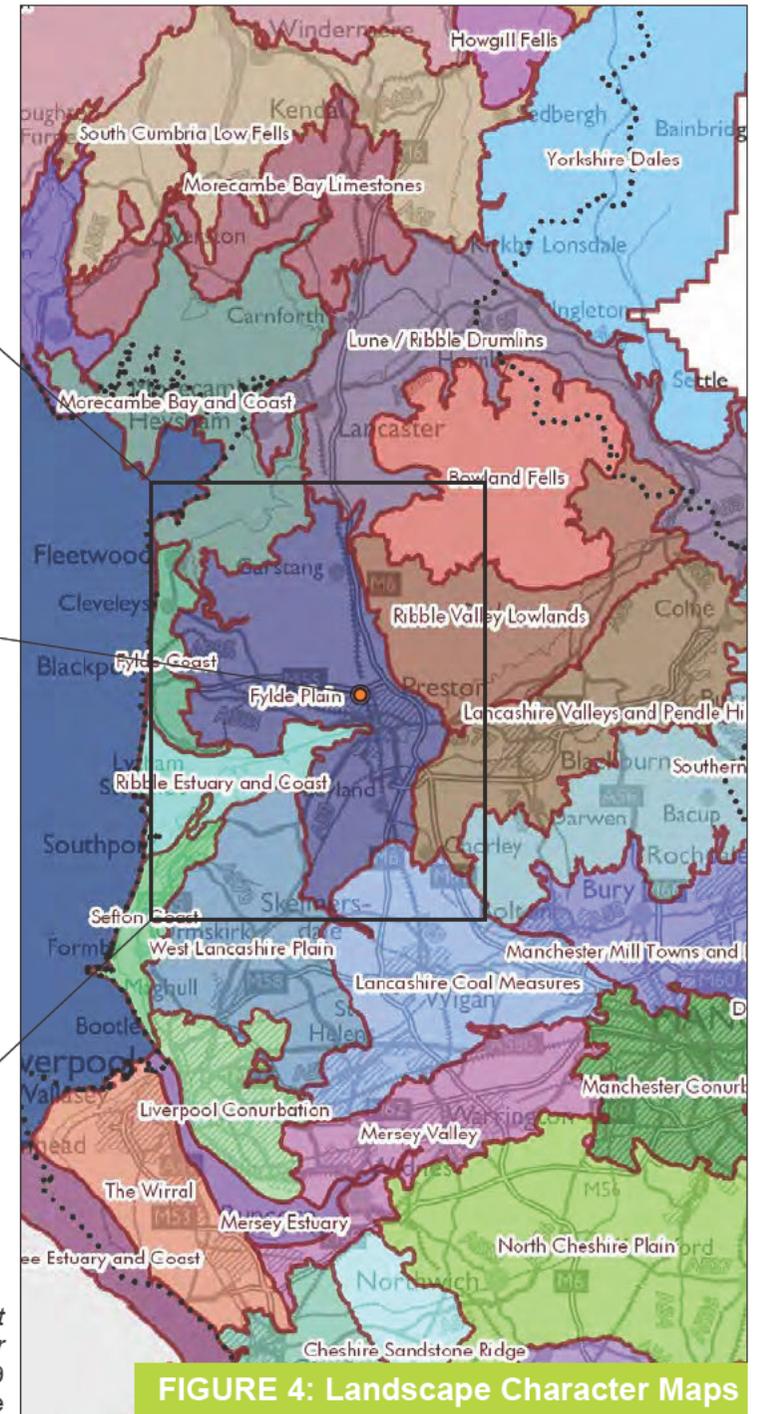
- 4.4 The site lies within land bounded by the M6 corridor to the east and M55 to the north within the wider townscape of north Preston. Within this urban landscape type parks have contributed to the quality of life enjoyed by residents and works. This urban landscape type includes a wide variety of architectural styles and layouts. The majority of urban areas are characterised by a spacious pattern of street, low buildings, garages and gardens, although there are also examples of high-rise tower block estates, with communal amenity grassland and extensive parking. Since the 1970s, housing development has been concentrated in relatively dense estates with cul-de-sac layouts, curved streets, small gardens, and garages and are often a mixture of many different styles, frequently pastiches of old styles.

Key:

● Application Site



*Map from 'National Character Area Profile: No.32 Lancashire and Amounderness Plain' 2014
By Natural England



*Map from 'North West Landscape Character Framework' 2009
By Countryside

FIGURE 4: Landscape Character Maps

DESIGNATIONS

- 4.5 The site is not located within or adjacent an Area of Outstanding Natural Beauty, an Area of Special or Local Landscape Value. It lies within the former Ingol Squash and Golf Club with the principle of developing the golf site for residential purposes. The area proposed as part of this development was designated to be public open space as opposed to residential development.
- 4.6 Designations are indicated on **Figure 5**.

MAJOR AREAS OF OPEN SPACE – POLICY EN5 PRESTON LOCAL PLAN 2012-2026, ADOPTED JULY 2015

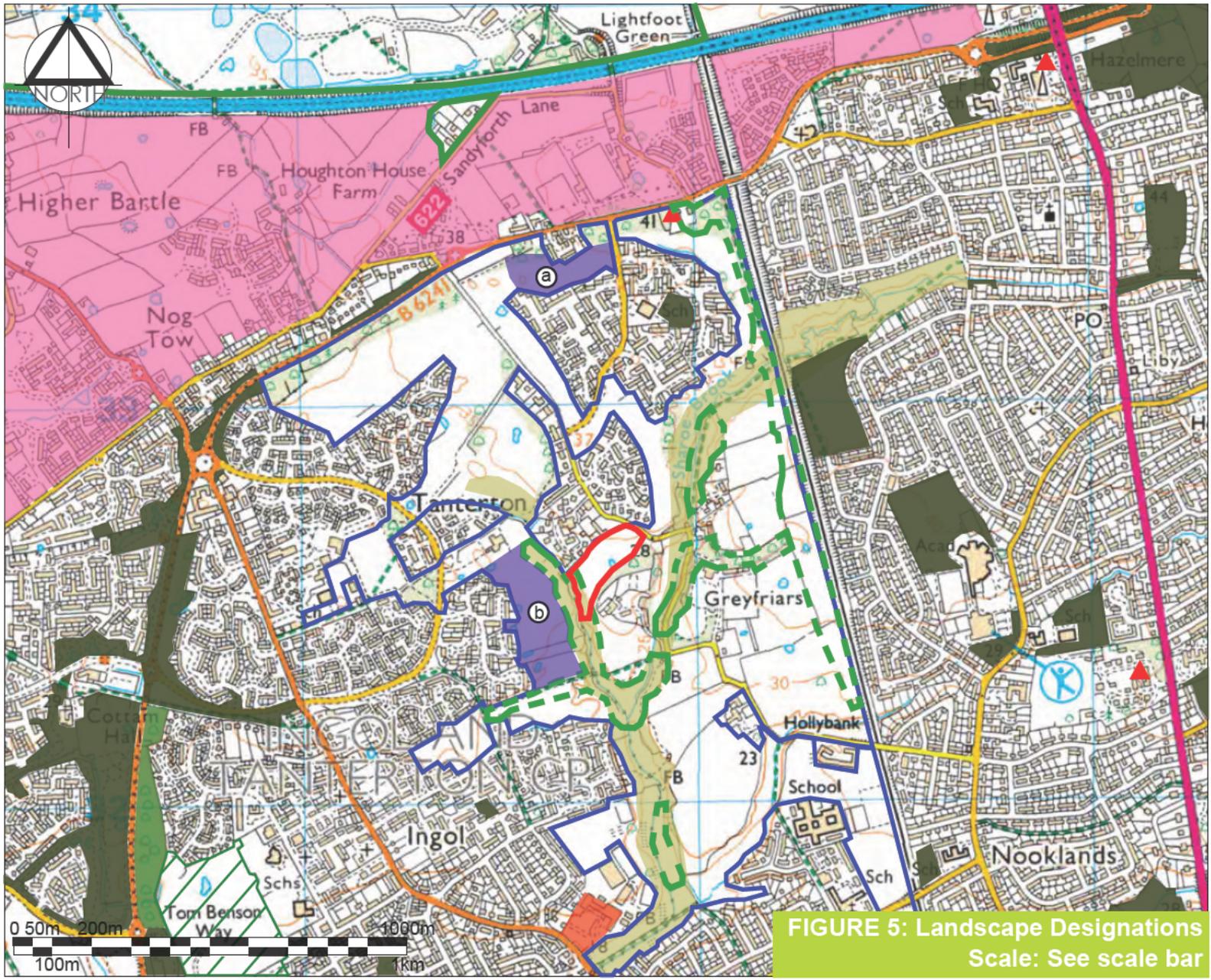
- 4.7 The site falls within an Area of Major Open Space, as shown on the Policies Map, designated within the Preston urban boundary and is part of the area between Ingol/Tanterton and Greyfriars/Cadley. Exceptions for development follow the certain criteria:
- a) the provisions of Policy EN2 – Protection of Existing Green Infrastructure are fulfilled;
 - b) development complements and does not compromise the retention within the Area of Major Open Space of a full size 18 hole golf course (unless it can be demonstrated that a need no longer exists for such provision in accordance with NPPF Paragraph 74);
 - c) development complements and does not compromise the Area of Major Open Space for other leisure and recreational purposes;
 - d) the proposal does not detrimentally affect the visual amenity, landscape amenity, landscape character or nature conservation value of the open space/Area of Major Open Space;
 - e) the identity of the neighbourhoods/urban communities is maintained.

LANDSCAPE CHARACTER OF THE SITE

- 4.8 The Landscape Character Assessment and Landscape Strategy report provides a useful reference point for the both the site and its location. In particular, the site itself can best be described as urban fringe given its proximity and connections to existing and proposed development. It is located fully within the Ingol suburb close to the centre of Preston City and thus has an affinity with nearby residential development. In terms of visual openness, the site is well enclosed with effective screening and containment on three of its boundaries giving it a parkland quality. The boundary to Walker Lane is contained by landscape and vegetation feature to either side. The site itself has a tranquil quality and with a character of informal urban green open space typical of the location

SUSCEPTIBILITY TO CHANGE

- 4.9 The susceptibility of the site to change has also been considered. This is the ability of the landscape (whether it be the overall character or condition of a particular landscape type, or individual features/elements or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and the achievement of landscape policies or strategies. The development proposed at the application site would bring about a loss of existing grassland features. However, the addition of new elements and the size and scale of the development in relation to those within the immediate locality to the north and east are not likely to alter the aesthetics of the surrounding built form and will reflect the adjacent urban settlement, particularly the residential areas to the north of the site. The principle of developing the site for residential purposes was considered acceptable by planning officers in the 2017 planning application. The site is undeveloped and infrequently used by the local population and is a landscape without particular note significance. In addition, any tranquility attached to character is



Key:

- Site Boundary

Designations from Magic Map:

- ▲ Grade II Listed Buildings
- Local Nature Reserve
- English Woodland Grant Scheme

Local Plan 2012-26- Adopted 2015:

- Housing Site- *Policy HS1.11*
- Open Countryside- *Policy EN1*
- Wildlife Corridor- *Policy EN10*
- Housing Site (North West Preston)- *Policy MD2*
- Areas of Major Open Space- *Policy EN5*
- Existing Woodland- *Policy AD1*
- Green Infrastructure- *Policy EN2*

Recent Development:

- a) Fellows
- b) Bellway Homes

FIGURE 5: Landscape Designations
Scale: See scale bar

Maps copyright acknowledgment:
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office, Crown Copyright under O.S. Licence No. 100041038. Persons viewing this map should contact Ordnance Survey copyright for advice where they wish to copy or licence Ordnance Survey this mapping/ map data for their own use.

significantly reduced by the influence of the developed areas to the west and south east. **The site is judged to have low-medium susceptibility to change where change is likely to occur.**

LANDSCAPE CHARACTER VALUE

- 4.10 In terms of judging at the value attached to the character of the application site the following criteria were considered in terms of their relevance to arrive at an informed judgement:
- Inclusion within a local or national designation i.e. National Park or Area of Outstanding Natural Beauty;
 - Inclusion in formal Landscape Character Assessments and whether they are reviewed, plotted and referenced and the scale of the site in relation to landscape character types;
 - Inclusion in Conservation Area assessment, building listings, village design statements and neighbourhood plans;
 - Inclusion within related Supplementary Planning Documents/Guidance;
 - Inclusion within a cultural evaluated or rare landscape;
 - Inclusion within an identified geological landscape;
 - Inclusion within an important landscape habitat;
 - Inclusion within a visually strong and sensory landscape;
 - Consideration of any other 'special qualities.'
- 4.10 The site itself is not particularly rare in its locality and is typical of informal open space on the urban edge. The site is also influenced by its proximity to existing residential development both existing and under construction within the localised area. The landscape is therefore judged as **low in value and ordinary in quality and condition.**

LANDSCAPE SENSITIVITY

- 4.11 The site is strongly influenced by the characteristics of the developed residential areas in the locality. The susceptibility of the site to accept new development is considered moderate, when taking the site as a

whole, with ordinary natural features on the land. The site is compatible with the surrounding landscape. There is scope for mitigation and landscape enhancement particularly to reinforce the significant landscape features to be retained. The application site is judged to be tolerant of change with **landscape character sensitivity considered moderate.**

5.0 BASELINE: THE SITE AND CONTEXT

LOCATION

- 5.1 The location of the site is shown on **Figure 1**. The site lies within the former Ingol Squash and Golf Club and is located approximately 5.0km north of Preston City lying between the district of Ingol to the west and Fulwood to the east.

LAND TO THE NORTH

- 5.2 Land to the immediate north comprises of residential development of detached and semi-detached properties built within the last 20-30 years. To the farther north new build development is has recently been completed (Fellows Homes) within areas of pre-existing areas of housing located between the West Coast Main railway line and the B6241.

LAND TO THE EAST

- 5.3 To the east are tracts of wooded areas within the localized valley of Sharoe Brook. Beyond this to the east the West Coast Main line forms a barrier to a more open landscape with fields, hedgerows and small wooded copses. Large individual homes set in expansive grounds also occupy this area. Beyond the railway line is dense grain residential areas of Fulwood.

LAND TO THE WEST

- 5.4 Land to the west is dense grain residential housing served from Tanterton Hall Road and the B6241.

LAND TO THE SOUTH

- 5.5 Land to the immediate south comprises open land with wooded areas and in part the southern development of Bellway which at the time of writing is still under construction. The woodland following this part of Sharoe Brook forms a strong barrier to site and development to the west.

SITE FEATURES

- 5.6 The proposed area for development extends to approximately 2 hectares and occupies public open space that was part of a former fairway within the previous Golf Club. The land comprises of rough grassland within a linear parcel of land on an north east /south west alignment surrounded on the eastern and south western edges by mature plantation woodland.
- 5.7 The site visually appears level but has a fall to the south west from 35.5 m AOD in the north to 31m AOD in the south.
- 5.8 Landscape features are shown on **Figure 6** – aerial photograph of the site and surrounding landscape.

BOUNDARIES

- 5.9 Walker Lane forms the northern edge to the site at 55m in length. The western boundary is formed by mature deciduous planation woodland with a broad edge of scrub including dogwood and minimal scattered trees. The southern edge narrows to approximately 30m between the wooded areas where there is pedestrian access to thee land to the



Key: _____

— Site Boundary

FIGURE 6: Aerial Photograph
Scale: Not to scale

further west linking to the southern end of the adjacent Bellway development. The south western edge is formed by again by woodland plantation which forms a wide divide between the site and the Bellway development with a stream flowing at lower levels within a narrow clough. The eastern boundary is bounded by timber fencing of adjacent garden areas to residential houses located off Uplands Chase. A narrow belt of vegetation offers tall screening to the houses with the vegetation widening at the southern and northern areas to include mature deciduous trees.

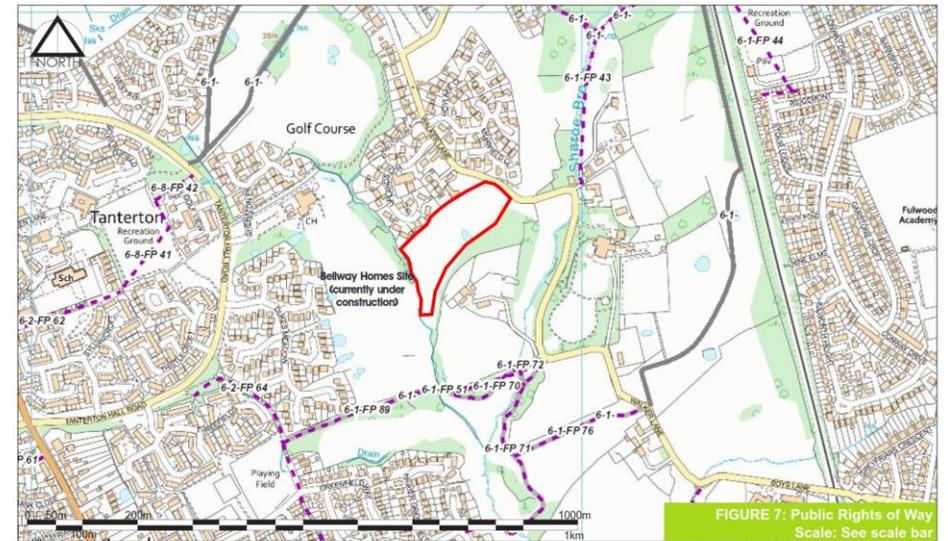
SIGNIFICANT LANDSCAPE FEATURES

- 5.10 An existing pond of approximately 280 square metres in size lies to the eastern side of the site with surrounding vegetation including alder and goat willow species. The pond is assessed as forming an important ecological feature for amphibians. A single mature oak trees is located opposite to the pond. The tree has been assessed as to be of moderate quality with a moderate degree of dead wood within its central canopy. However, it forms a distinctive feature within the overall open grassed nature of the site.

ACCESS TO THE SITE

- 5.11 The site is readily and informally accessed from Walker Lane in the north for pedestrian use with connections ultimately to a footpath network south of the Bellway development (Footpaths 51, 70, 71, 76 and 89) giving access to the wider landscape to the south, east and west. Footpath connections to Tanterton in the west are therefore possible via the site and to southern aspects of Walker Lane in the west. However, there are no designated Public Rights of Way.

- 5.12 Public Rights of way are indicated on **Figure 7**.



Key:
— Site Boundary
— Public Right of Way (Footpath ref: 6-1-FP 71)
--- Closed application for Definitive Map Modification Order
--- Current application for Definitive Map Modification Order

FIGURE 7: Public Rights of Way
Scale: See scale bar

6.0 ASSESSMENT: SIGNIFICANT LANDSCAPE AND CHARACTER EFFECTS

6.1 Landscape impacts are those that result from the permanent loss of natural features such as trees, hedgerows, ground flora, soils, ponds, and watercourses which form the constituent parts of the landscape. It is considered that the development proposals for the site would result in the following landscape impacts.

LOSS OF TREES

6.2 There would be the permanent a loss of a group of willow trees (W10) to the south-western corner of the site to accommodate plots 7 and 8 and due to the re-alignment of the boundary to the rear of plots 7, 8, 9 and 10. A single semi mature tree would be lost to the north of the site to accommodate the access road and its junction with Walker Lane.

LOSS OF GRASSLAND VEGETATION

6.3 There would be a permanent loss of grassland in the development of the 11no plots, but existing grassland would be retained around the retained oak tree and the pond. The land does not form part of a registered agricultural holding and is used for as informal open space.

LOSS OF SOILS

6.4 There would be a loss of some in situ topsoil during the construction of individual properties, though this would not be permanent as the soil can be retained and re-used on site within garden areas to provide increased planting depths to areas of gardens

POND AND MATURE TREE

6.5 There would be no impact on the existing pond which would be protected during the construction of the road and associated

infrastructure. Surface water discharge would be managed using SUDs to an underground retention crate system at the southern end of the site and pumped to existing surface water sewer with controlled flows to the north-east of the site.

SIGNIFICANCE OF LANDSCAPE EFFECTS

6.6 The sensitivity of landscape is a factor of the loss of natural features and their inherent value as habitat, natural resources or visual amenity, and the magnitude of this loss or modification. Landscape features such areas of woodland, valued trees or hedgerows, ponds and species rich grasslands would all fall into a category of high value, together with historic or designed landscapes. In contrast ordinary or featureless landscapes would not.

6.7 It is judged that the site does not have any constraining landscape features which would restrict the change to residential given that appropriate appreciation is given to certain aspects of design. It is considered that that appropriate areas of publicly accessible open space and green infrastructure links are incorporated into the layout designs to reflect Local Policy requirements. There will be a change in landscape baseline of the site itself. Change is therefore likely to occur due to the proposed development and be permanent and irreversible.

6.8 The significance of landscape effects would be **Moderate Adverse** during the construction phase on the basis that there would be a gradual loss of or transformation to the baseline landscape of the site, but that the change would not affect features of great value and that the loss could be mitigated for. The effects on landscape character will be relatively gradual and the changes only fully realised on completion of all the plots, although infrastructure will be part of initial works on site. After mitigation during the operational phase, it is considered that the effects would be **Minor Adverse**.

SIGNIFICANCE OF CHARACTER EFFECTS

6.9 The sensitivity of landscape character is a factor of the value and inherent quality of the landscape ascribed to the landscape as set out in formal assessments and/ or designations and the magnitude of discordance that the development would cause.

6.10 The site is visually enclosed and thus in any impact on the surrounding landscape character will be minimal. In our opinion the impact would be **Minor Adverse** for both the construction and operational phases, in that although there would be a significant change in land use it would not affect an area of recognised character or landscape value. Indeed, it would be in character with its development in close proximity to its surroundings.



VISUAL

7.0 BASELINE: VISUAL RECEPTORS

8.0 BASELINE: VIEWS AND VISUAL AMENITY

9.0 ASSESSMENT: SIGNIFICANT VISUAL EFFECTS

7.0 BASELINE: VISUAL RECEPTORS

INTRODUCTION

- 7.1 The ‘*visual (amenity) impact*’ of the proposed development on the general public and people who may observe the development changes is assessed. Visual amenity is defined as the overall pleasantness of the views that people enjoy of their surroundings.² Views to the proposed development of the application site would be available from roads and lanes, residences, rural businesses and public rights of way (PRoW) and bridleways surrounding the site, along with any areas of public access. Workers within agriculture may also be exposed to views. Visual impacts could be the result of visual intrusion into an important or valued viewpoint and/or the partial or full obstruction of views into the wider landscape, and/or change in composition of rural views to that of suburban housing. The distance of the viewpoint from the proposed site, the duration of the impact, the scale and massing of the proposed development and the elevation of the proposed feature from the viewpoint are all assessed to determine the magnitude of the impact and the significance of the effect.
- 7.2 The potential visual impact of the proposed development was assessed by identifying public viewpoints from which the site can be seen and undertaking a photographic survey. This was undertaken in Autumn 2022 in good weather conditions using a prime lens (AF-S NIKKRO 35mm 1:1.8G) on a digital SLR camera (Nikon D3100) which allows for images to be reproduced as close to that which is generally equivalent to the focal length of the eye.
- 7.3 Selected viewpoints are illustrated on **Figure 8**.

² Guidelines for Landscape and Visual Impact Assessment, Third Edition. Landscape Institute and Institute of Environmental Management and Assessment.

RECEPTOR SENSITIVITY

- 7.4 Receptors encompass residents, users of Public Rights of Way, views from highways and people at work. In overall terms, the first two categories are considered to be of higher sensitivity than the latter two due to the prolonged and or proprietary interest in the view, although the context of individual receptors can have a bearing on their sensitivity. The main users or visual receptors for the site are considered as follows:

RESIDENTIAL - HIGH SENSITIVITY

- 7.5 These receptors are considered to be chiefly those people living in properties immediately to the west of the site off Uplands Chase. A small number of properties have their rear elevation adjacent to the western boundary of the site although this is screened and filtered to views by pre-existing vegetation along this boundary.

ROAD USERS - LOW SENSITIVITY

- 7.6 These are considered to be road users driving or cycling on Walker Lane where it passes the northern boundary of the site. Sensitivity is considered to be low as drivers attention is not fully focused on the landscape.

PUBLIC RIGHTS OF WAY (PROW) - HIGH SENSITIVITY

- 7.7 There is no formal existing PRoW within the site. There are a number of local footpaths around and within the local area with the site being used predominantly by local dog walkers, one of which connects Walker Lane around the rear of existing development to the immediate north opposite the site. These are considered to have the most significant views of the site. Pedestrians using Walker Lane would also have views of the site as they pass across the northern boundary.

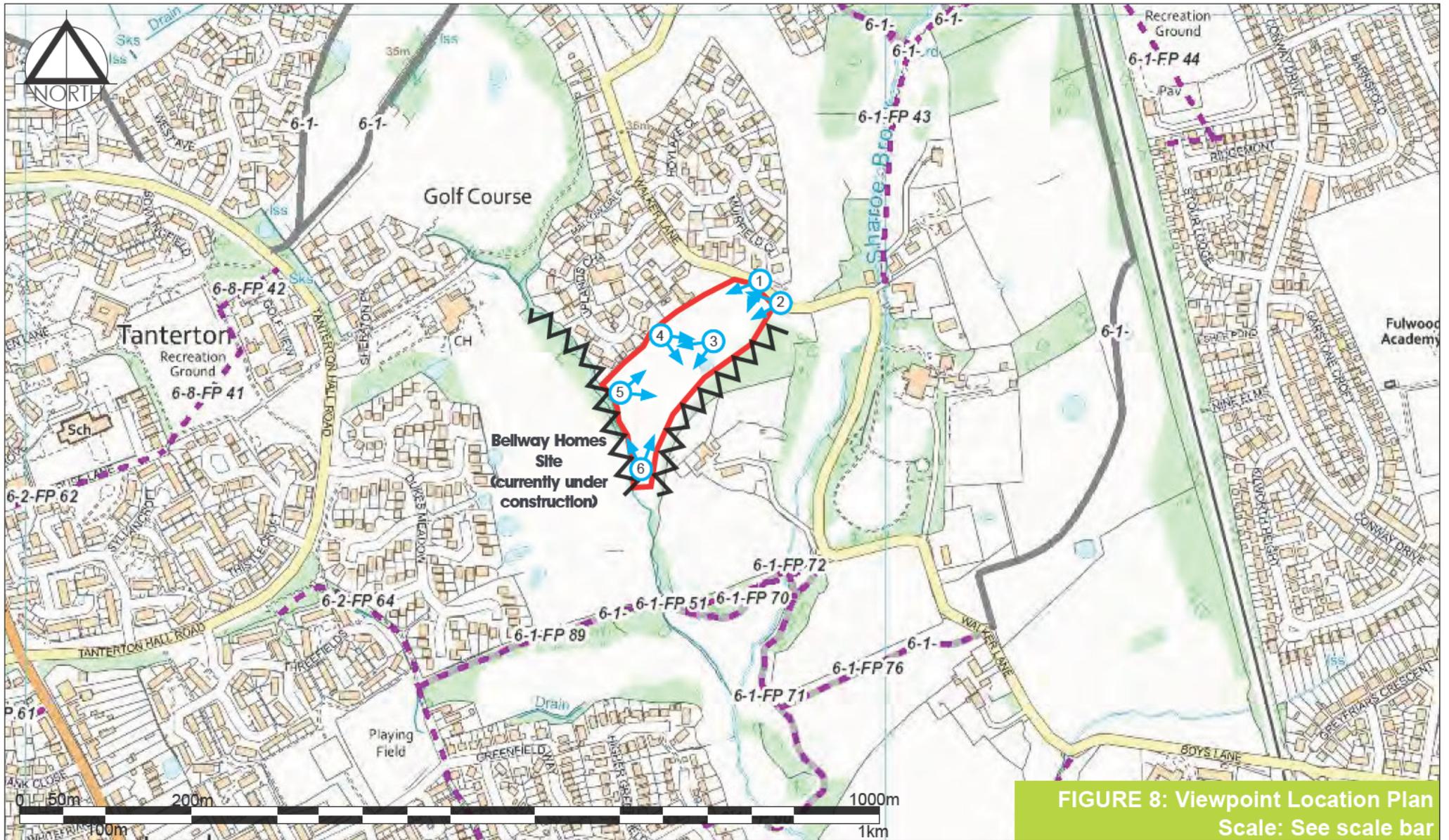


FIGURE 8: Viewpoint Location Plan
 Scale: See scale bar

Key:

- Site Boundary
- View blocked by mature vegetation
- 00 Viewpoint Location Marker

8.0 BASELINE: VIEWS AND VISUAL AMENITY

VISUAL BASELINE

- 8.1 New dwellings will be located either side of a centrally aligned access road and will be visible for a very short distance from Walker Lane for which is the main vantage point. Beyond this either side of the access, the site will be seldom viewed in its entirety due to the combined effect of trees and woodland adjacent to the site even in winter, thus obscuring much of the site from views.
- 8.2 Overall, the site is generally well screened by intervening vegetation and consequently has a very limited visual envelope. Distant views do not occur.

VISUAL VALUE

- 8.3 Judgments regarding the value attached to views consider whether or not views are unique, views are available from or to areas designated for their beauty or historic interest, and / or views with a cultural association i.e. they are referenced in guidebooks or tourist information, or they include particular landmarks such as a church steeple or geological formation, for example.
- 8.4 Selected viewpoints are illustrated on **Figure 8**.

9.0 ASSESSMENT: VISUAL EFFECTS

INTRODUCTION

9.1 This section considers the amenity of potential visual receptors i.e. people with a view over or towards the site. The viewpoints shown in Viewpoints 1-6 are provided to give a representation of the area's overall visual resource. They serve to illustrate the extent of visibility that the site is afforded by walkers and people driving or walking along Walker Lane. All views were taken from ground level, during good weather in autumn 2022.

9.2 **Viewpoints 1-6** are provided at the end of this section.

9.3 Impacts on views of moderate or higher significance need to be mitigated where practicable to reduce impacts to an acceptable level.

VIEWPOINTS

9.4 Viewpoint 1
View from undesignated footpath, adjacent to Muirfield Close properties, where the footpath joins Walker Lane. View towards existing access onto the site.

Type of view: Partial.
Sensitivity to change: Pedestrians – Medium to high.
Magnitude of change: Pedestrians – Large due to loss and alteration of landscape elements and landscape character.
Significance of Effect: Major to moderate adverse.

9.5 Viewpoint 2
View from Walker Lane towards the proposed access point into site. Level changes will occur in order to allow the new access road to join Walker Lane.

Type of view: Partial.
Sensitivity to change: Pedestrians – Medium to high.
Vehicular – low.
Magnitude of change: Pedestrians – Large due to loss and alteration of landscape elements and landscape character.
Vehicular - Large due to loss and alteration of landscape elements and landscape character.
Significance of Effect: Pedestrians – Major to moderate adverse.
Vehicular – Minor to moderate adverse.

9.6 Viewpoint 3
View from within application boundary, looking north-west towards properties off Uplands Chase.

Type of view: Full
Sensitivity to change: Informal walkers – Medium to high.
Residential – High.
Magnitude of change: Informal walkers and residents overlooking site from first storey windows – Large due to loss and alteration of landscape elements and landscape character.
Significance of Effect: Informal walkers – Major to moderate adverse.
Residents – Major to moderate adverse.

9.7 Viewpoint 4
View from within application boundary, looking south towards southern boundary.

Type of view: Full
Sensitivity to change: Informal walkers – Medium to high.
Magnitude of change: Informal walkers – Large due to loss and alteration of landscape elements and landscape character.
Significance of Effect: Informal walkers – Major to moderate adverse.

9.8 Viewpoint 5
View from within application boundary, looking towards east and the site access point off Walker Lane.

Type of view: Full
Sensitivity to change: Informal walkers – Medium to high.
Magnitude of change: Informal walkers – Large due to loss and alteration of landscape elements and landscape character.
Significance of Effect: Informal walkers – Major to moderate adverse.

9.9 Viewpoint 6
View from within application boundary, looking north towards properties off Uplands Chase.

Type of view: Full
Sensitivity to change: Informal walkers – Medium to high.
Magnitude of change: Informal walkers – Large due to loss and alteration of landscape elements and landscape character.
Significance of Effect: Informal walkers – Major to moderate adverse.

EFFECTS ON VISUAL AMENITY - CONSTRUCTION

9.10 Construction activities would result in temporary, phased and adverse impacts on the viewing experience of all visual receptors that have views of the works. The magnitude of change in the visual environment is considered to be medium adverse when the development is viewed as a whole, although from each particular receptor the magnitude of change would vary, being greater where construction activities are directly visible and lower where views are oblique or partially obscured for example.

9.11 The receptors who would be most significantly affected by the proposals would be the informal users of the open space and pedestrians using Walker Lane where it passes the northern boundary of the site. Residents in properties adjacent to the western boundary of the site would have partial views of the site from upper storey windows although these would likely be oblique views and partial in nature.

9.12 Careful access control, restrictions on vehicle movements at particular times, lighting at night and hoarding will need to be carefully considered. It is of note that existing tree and woodland boundary plantations would be retained and a consistent vegetative screen maintained to views from the north west and south east of the site from Walker Lane.

EFFECTS ON VISUAL AMENITY – OPERATIONAL

9.13 Impacts on the viewing experience of all visual receptors that have views of the development during its operational phase would be permanent and adverse to varying degrees. When the scheme is considered as a whole, the magnitude of change in the visual environment is considered to be **medium adverse** in year-0 before new planting becomes established. It is anticipated that this will reduce incrementally by year-15 to **low adverse** when tree, hedge and shrub planting has more fully established and softened the views into the settlement. The magnitude

of change would vary at each location, being greater where large areas of built development are visible and lower where the change takes in views of open space and/or green infrastructure for example.

SUMMARY OF VISUAL IMPACTS

- 9.14 Receptors in the main are predicted to experience impacts of Major to Moderate Adverse and none of Substantial Adverse during the construction phase. It is considered that overall the significance of visual effects over time will be reduced once all plots are occupied, garden areas established and structure planting matures.

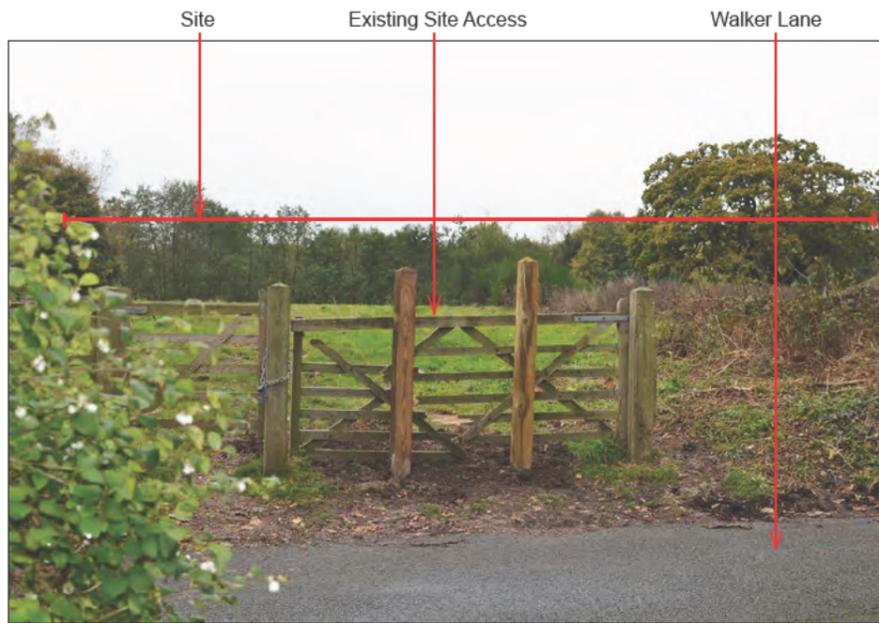


Photo Viewpoint	1	Date	12.10.22	Time	12:14	Distance to Site	7.0m	Grid Reference	SD51845 32699	A.O.D	38m	Viewers Height	1.6m	Weather Conditions	Cloudy
Description / Commentary	View from undesignated footpath, adjacent to Muirfield Close properties, where footpath meets Walker Lane looking towards the existing site entrance.														



Photo Viewpoint	2	Date	12.10.22	Time	12:14	Distance to Site	6.0m	Grid Reference	SD51866 32685	A.O.D	38m	Viewers Height	1.6m	Weather Conditions	Cloudy
Description / Commentary	View from Walker Lane towards the proposed access point into site.														



Maps copyright acknowledgment
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. Crown Copyright under O.S. Licence No. 100041038.
 Persons viewing this map should contact Ordnance Survey copyright for advice where they wish to copy or licence Ordnance Survey this mapping/map data for their own use.



Appletons ©
 17 Chorley Old Road,
 Bolton
 BL1 3AD
 Tel: 01204 393006.
 Web: www.appletons.uk.com
 Email: info@appletons.uk.com

Project Walker Lane, Ingol
 Client Northern Trust
 Drawn SW
 Title Viewpoint 1/2
 Drawing No. Vp_1/2
 Date 18.10.2022
 Checked LAC





Photo Viewpoint	3	Date	12.10.22	Time	12:17	Distance to Site	On site	Grid Reference	SD51803 32646	A.O.D	38m	Viewers Height	1.6m	Weather Conditions	Cloudy
Description / Commentary	View from within the application boundary, looking north-west towards properties off Uplands Chase.														



Photo Viewpoint	4	Date	12.10.22	Time	12:26	Distance to Site	On site	Grid Reference	SD51739 32633	A.O.D	38m	Viewers Height	1.6m	Weather Conditions	Cloudy
Description / Commentary	View from within the application boundary, adjacent to boundary, looking south towards southern boundary.														



Maps copyright acknowledgment
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. Crown Copyright under O.S. Licence No. 100041038.
 Persons viewing this map should contact Ordnance Survey copyright for advice where they wish to copy or licence Ordnance Survey this mapping/map data for their own use.



Appletons ©
 17 Chorley Old Road,
 Bolton
 BL1 3AD
 Tel: 01204 393006.
 Web: www.appletons.uk.com
 Email: info@appletons.uk.com

Project
Walker Lane, Ingol

Title
Viewpoint 3/4

Drawing No.
Vp_3/4

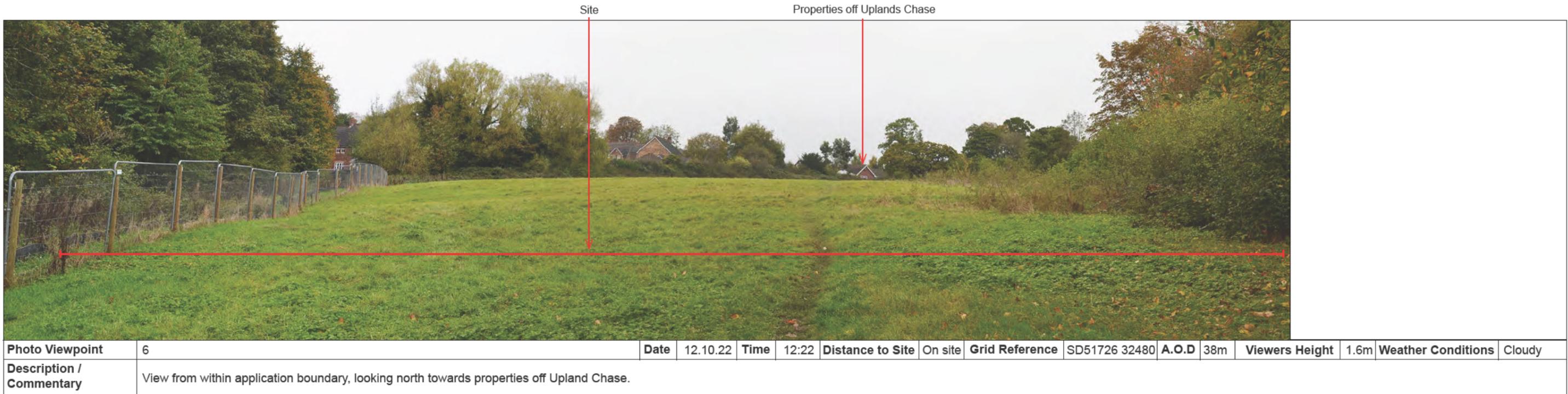
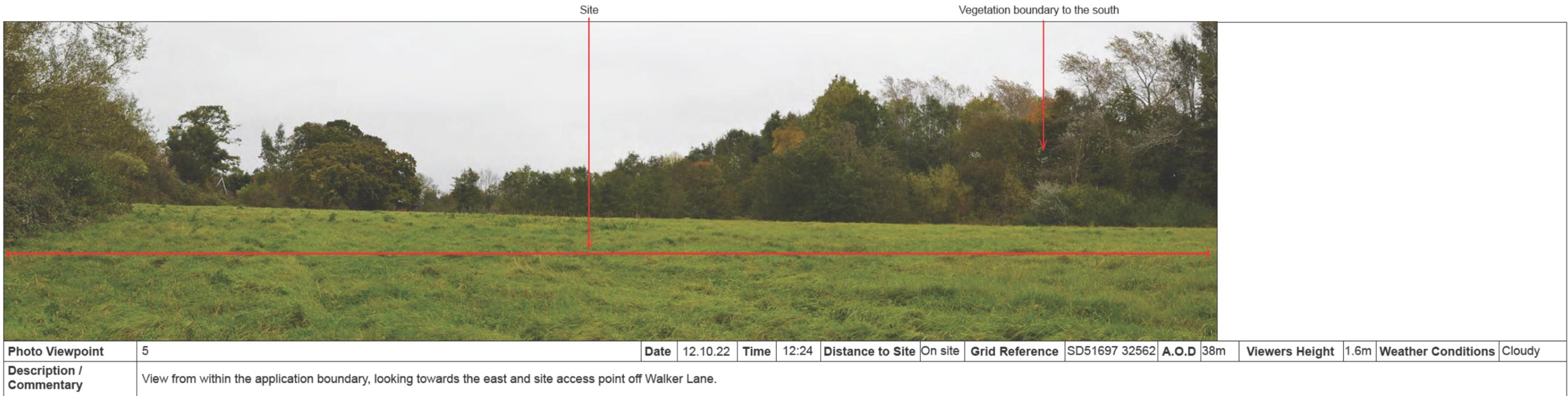
Client
Northern Trust

Date
18.10.2022

Drawn
SW

Checked
LAC





Maps copyright acknowledgment
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. Crown Copyright under O.S. Licence No. 100041038.
 Persons viewing this map should contact Ordnance Survey copyright for advice where they wish to copy or licence Ordnance Survey this mapping/map data for their own use.



Appletons ©
 17 Chorley Old Road,
 Bolton
 BL1 3AD
 Tel: 01204 393006.
 Web: www.appletons.uk.com
 Email: info@appletons.uk.com

Project	Walker Lane, Ingol	Title	Viewpoint 5/6
Client	Northern Trust	Drawing No.	Vp_5/6
Drawn	SW	Date	18.10.2022
Checked	LAC	Checked	LAC





CONCLUSIONS

10.0 PROPOSED MITIGATION

11.0 ANTICIPATED RESIDUAL EFFECTS

12.0 ASSESSMENT: SUMMARY AND CONCLUSIONS

13.0 REFERENCES

10.0 PROPOSED MITIGATION

10.1 Mitigation measures are important to ensure that adverse effects predicted during construction and occupation of the proposed development are minimised and that the proposed development fits into the landscape as sympathetically as possible. A landscape masterplan has been developed which adopts a holistic landscape strategy, considers landscape setting, biodiversity and contributes to the sense of place.

10.2 The following mitigation measures are recommended throughout the construction of the development.

- Existing trees and hedgerows to be retained will be protected prior to the commencement of construction in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction and the details contained within the tree report accompanying the planning application;
- Lighting of the site will be restricted to agreed working hours and those necessary for security to keep light pollution to a minimum;
- All machinery and materials will be stored tidily during the works and kept away from the boundaries of existing residents; and
- Vehicle movements into and out of the site off Walker Lane will be carefully controlled to limit disturbance to local residents. All roads are to be maintained free of dust and mud.

10.3 The following mitigation measures are suggested to reduce the long-term permanent impacts that the proposed development would have on the landscape character of the area and the visual amenity of surrounding receptors:

GREEN INFRASTRUCTURE

10.4 Structure planting has been designed to enhance and reflect the surrounding character of the local landscape with the planting of trees across the site which would be a condition of the development of each self-build plot and the introduction of native scrub planting to reinforce the retained amenity areas to the single mature oak tree and the pond. The planting of native species hedgerow to the frontage together with native trees will assist in filtering and screening views over time to views from Walker Lane.

SPECIES SELECTION AND BIODIVERSITY

10.5 Species for scrub planting will comprise native tree and scrub species that are found growing locally. A species-rich planting matrix which will both reflect and enhance the sense of landscape character and local distinctiveness has been specified on the landscape masterplan. The species selection will also assist in enhancing biodiversity. Additional enhancement may be provided by the provision of bird and bat boxes places on nearby trees and the self-build properties themselves.

LIGHTING

10.6 Should lighting be required it is recommended that a range of measures are used to prevent light spill that by be detrimental to commuting and foraging bats. Lighting that should also be designed to avoid glare by ensuring that main beam angles of lights directed towards any potential observer is not more than 70 degrees.

11.0 ANTICIPATED RESIDUAL EFFECTS

- 11.1 Residual effects are those that remain following the implementation of the mitigation measures detailed above. These effects are assessed in year 15 and consider the scheme once new planting has established and the self-build properties have been established in the landscape. weathered.
- 11.2 For the purposes of this assessment those effects following mitigation of moderate to major adverse effects/impacts are considered of note. Effects of less than moderate adverse are thought to be readily accommodated without detriment to the landscape and / or visual amenity of the surrounding area and receptors.
- 11.3 In the context of landscape and visual effects, the majority of mitigation measures identified have been incorporated as an integral part of the design. In summary, the design approaches adopted have included measures to avoid, reduce or remediate adverse effects by considering the scale, location, extent, siting and massing of the built development, the routing of site infrastructure, the filtering of key views, the retention and enhancement of existing landscape resources and new planting for screening and softening.

RESIDUAL EFFECTS ON LANDSCAPE AND CHARACTER

- 11.4 Given time for buildings to weather and planting to establish, the mitigation detailed above should reduce overall landscape impacts from **Moderate and Minor Adverse** significance to **Minor/Negligible** significance. Furthermore, new planting species is in keeping with the local landscape and surrounding woodland plantations due to the use of indigenous plant species to create appropriate habitat and a sense of local distinctiveness. In terms of tree cover it is considered that this will result in a Small Beneficial significance once they are established and have natured over a 15-20 year period.

RESIDUAL EFFECTS ON VISUAL RESOURCE

- 11.5 The receptors anticipated to be most affected by the proposals are predominantly **informal use of the area by walkers and the users of Walker Lane**, both pedestrian and vehicular. Structure planting to the site and across the northern boundary where the access road joins Walker Lane around the boundaries of the site and around the amenity open spaces will mature over the 15-year period. With appropriate maintenance and management in place, where the green infrastructure is maintained at a consistently high level, the impacts on the visual amenity of those receptors predicted to be significantly affected by the development would be reduced from **Major/Moderate Adverse** significance to impacts of **Moderate/Minor Adverse** significance.

12.0 ASSESSMENT SUMMARY AND CONCLUSIONS

- 12.1 It is considered that with appropriate and effective management, the scheme as proposed should provide a high-quality and sustainable environmental resource for the local area, enhancing the local diversity of habitats and providing an enhanced landscape setting which reflects the local landscape character.
- 12.2 With effective mitigation and management of natural resources, it is anticipated that there will be no unacceptable or overriding landscape or visual effects which would preclude development on this site. The development will inescapably change the immediate character of the site. However, the landscape strategy proposed will help integrate the new dwellings into the existing landscape of close woodland plantations and will accord fully with the local and national level landscape character.
- 12.3 It is anticipated that there will be substantial long-term benefits associated with the retention of the pond and associated vegetation and will be protected from impacts during the construction phases.

13.0 REFERENCES

- Guidelines for Landscape and Visual Impact Assessment (3rd Ed.) – The Landscape Institute and Institute of Environmental Management and Assessment (2013)
- Landscape Character Assessment, Guidance for England and Scotland, The Countryside Agency (2002)
- The National Planning Policy Framework (July 2021)
- National Planning Practice Guidance (2018)
- Preston Local Plan 2012-2026, adopted July 2015
- A Landscape Strategy for Lancashire,
 - Lancashire County Council (Dec 2000)
- National Character Area NCA32 Lancashire and Amounderness Plain



appletons

17 Chorley Old Road
Bolton
Lancashire
BL1 3AD

Tel: 01204 393006

Email: info@appletons.uk.com

Web: www.appletons.uk.com

Copyright and Non-Disclosure Notice

The contents and layout of this report are subject to copyright owned by Appleton Deeley Limited trading as Appletons save to the extent that copyright has been legally assigned by Appletons to another party or is used by Appletons under license. To the extent that Appletons own the copyright to this report, it may not be used without written agreement from Appletons for any purpose other than that indicated in this report.

The methodology (if any) contained in this report is provided to you in confidence and must not be disclosed or copied to third parties without prior written agreement of Appletons. Disclosure of that information may constitute an actionable breach of confidence or may otherwise prejudice our commercial interests. Any third party who obtains access to this report by any means will, in any event, be subject to third party disclaimer set out below.