

7. LANDSCAPE AND VIEWS

Introduction

- 7.1 This chapter of the ES assesses the likely significant effects of the Development on the environment in respect of landscape and views, using a landscape and visual impact assessment methodology.
- 7.2 A landscape and visual impact assessment (LVIA) identifies landscape and visual effects that are likely to result from changes arising from the Development and assesses their overall significance in the context of receptor (landscape and visual) sensitivity. An LVIA was undertaken during February/ March 2022 and is reported below.

Policy Context

- 7.3 This section considers the landscape planning context, listing relevant landscape related policies and designations applicable to the site and the surrounding landscape.

National Planning Policy Frameworkⁱ

- 7.4 The National Planning Policy Framework (NPPF) was published in March 2012 and updated in July 2021. The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how these are expected to be applied. It explains that the purpose of the planning system is to contribute to the achievement of sustainable development via overarching economic, social and environmental objectives, including contributing to protecting and enhancing our natural environment and helping to improve biodiversity.
- 7.5 The NPPF provides policy context for achieving sustainable development and conserving and enhancing the natural environment at section 2. Paragraph 8 states that:

'a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being;

and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'

7.6 The NPPF also provides policies in relation to achieving well-designed places at section 12.

Paragraph 130 states '*Planning policies and decisions should ensure that developments:*

(a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

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

(c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

(d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

(e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

(f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'

7.7 Paragraph 131 states that:

'Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.'

7.8 Paragraph 174 of the NPPF provides guidance on conserving and enhancing the natural environment. It states that:

'Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;'*

7.9 Paragraph 176 of the NPPF states that:

'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.'

7.10 There are no landscape designations affecting the site. The *'identified quality in the development plan'* of the site will be discussed and *'the intrinsic character and beauty of the countryside'* of the site and its immediate context will be assessed within this LVIA.

7.11 Paragraph 180 states *'When determining planning applications, local planning authorities should apply the following principles'*, which include:

'(c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists'. In relation to wholly exceptional reasons, a footnote states *'For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.'* Veteran Trees on the site are illustrated in Appendices 7.5 (Landscape Assets) and 7.7 (Site Specific Landscape Character Areas).

Local Planning Policy

*Central Lancashire Adopted Core Strategy*ⁱⁱ

- 7.12 Central Lancashire Adopted Core Strategy (July 2012) has been produced by the Central Lancashire authorities of Preston, South Ribble and Chorley, with assistance from Lancashire County Council. Strategic Sites and Locations, page 13, paragraph 1.15 explains "*The Core Strategy now endorses the following four Strategic Sites: Buckshaw Village; Cuerden; BAE Systems, Samlesbury; Cottam*". Page 44 provides further detail in relation to the Cuerden Strategic Site. Paragraph 5.33 explains "*The Strategic Site at Cuerden (is) part of a broader project identified as Lancashire Central*".
- 7.13 Page 14 sets out Cross Cutting Themes at 1.21: '*There are three key aspects to successful place shaping and harnessing economic growth: Achieving good design; Promoting health and wellbeing; Tackling climate change*'.
- 7.14 Paragraph 1.22 goes on to explain '*These are policy areas in their own right but have cross-cutting significance as well and so are referred to at the start of each chapter*'.
- 7.15 Chapter 3: Spatial Portrait - The Character of Local Places and the Roles they Play includes Landscape Context. Paragraph 3.10 explains '*Central Lancashire has a diverse landscape with a mix of lowland and upland, mostly drained by the River Ribble and its tributaries, together with canals and large reservoirs. This provides the area with a wide range of ecosystems and biodiversity with natural resources available for energy capture, recreational use and food production. The main landscape attractions within the area include the Forest of Bowland Area of Outstanding Natural Beauty and the West Pennine Moors as well as significant areas of open space forming a broad and diverse Green Infrastructure network. Within the built up areas of Preston, South Ribble and Chorley, there are significant green spaces which greatly add to the character, amenity, recreational opportunities and biodiversity of these places*'.
- 7.16 Chapter 10 relates to Achieving Good Design and includes Strategic Objective SO 17 '*To maintain and improve the quality of Central Lancashire's built and natural environment assets so that it remains a place with 'room to breathe*'.
- 7.17 Cross Cutting Themes are highlighted below:
- 7.18 Achieving Good Design includes, inter alia, '*...the creation or enhancement of existing green infrastructure will enhance the character of the built and natural environment, ensuring effective place shaping across Central Lancashire*'.

- 7.19 Promoting Health and Wellbeing includes, inter alia '*Green Infrastructure can help make space for nature in urban areas, promote better health and affect people's sense of wellbeing, defining how they feel about the places where they live*'.
- 7.20 Tackling Climate Change includes, inter alia '*The creation of new green and blue (water) spaces can offset climate change and provide pollution control, natural air cooling and vegetation cover that helps prevent flooding*'.
- 7.21 Paragraph 10.1 explains "*Ensuring high quality design in both the natural and built environment is an integral part of the Core Strategy and seen as one of the three main cross cutting themes*". It goes on to explain "*Positive design is crucial for the natural environment, from maintaining, enhancing and expanding ecological networks and green infrastructure networks, to managing new development in areas of landscape character or environmental designations*".
- 7.22 High Quality Design within New Developments, paragraph 10.8 states '*It is important that new developments take account of layout, landscaping and accessibility in order to be sympathetic to their location, as well as enhancing the area where previous opportunities may have been missed. The design of streets, Green Infrastructure and the wider public realm can further encourage community cohesion, identity and pride and realise the benefits of place shaping*'.
- 7.23 Paragraph 10.10 explains '*A Design Guide Supplementary Planning Document (SPD) will be produced alongside the Core Strategy to deal with new developments from housing to retail, commercial and industrial. The aim of the Design Guide will be to encourage high quality design of places, buildings and landscaping; identifying how best to integrate new development into the existing settlement patterns and landscape character across Central Lancashire.*'
- 7.24 Policy 17 states "The design of new buildings will be expected to take account of the character and appearance of the local area, including", inter alia, "(a) siting, layout, massing, scale, design, materials, building to plot ratio and landscaping"; "(g) providing landscaping as an integral part of the development, protecting existing landscape features and natural assets, habitat creation, providing open space, and enhancing the public realm"; and, '(k) promoting designs that will be adaptable to climate change, and adopting principles of sustainable construction including Sustainable Drainage Systems (SuDS)'.
- 7.25 Policy 18 relates to Green Infrastructure. Figure 14 illustrates Green Infrastructure Key Assets and states '*The Objective of the County Council is to protect and enhance the environment*

where the asset base is already significant and where it contributes to economic, social and environmental wellbeing'. The site is not identified as having a significant asset base. app 15 illustrates Green Infrastructure Areas for Improvement and states *"The Objective of the County Council is to invest in and improve the environment where indicators show a real deficiency in the asset base and its contribution to the sub-region"*. The site is not identified as having a real deficiency.

- 7.26 In relation to Policy 19, Areas of Separation and Major Open Space, Figure 16 Central Lancashire Green Belt and Other Countryside Designations shows that the site is not located within the Green Belt, AONB or West Pennine Moors.
- 7.27 In relation to Landscape Character Areas, paragraph 10.18 explains *'Landscape is important in the way that it contributes to an area's distinctiveness and key activities'*. Paragraph 10.19 summarises the character areas relevant for Central Lancashire. Paragraph 10.20 explains *'New development in the countryside can, through its design, use of external materials and siting, integrate well into the local settlement pattern and through associated works can improve as well as conserve the character of the landscape'*.
- 7.28 Policy 21, Landscape Character Areas, states *'New Development will be required to be well integrated into existing settlement patterns, appropriate to the landscape character type and designation within which it is situated and contribute positively to its conservation, enhancement or restoration or the creation of appropriate new features'*.
- 7.29 Landscape character is discussed in more detail in the baseline section below.

South Ribble Borough Council Local Plan^{III}

- 7.30 The South Ribble Borough Council Local Plan was adopted in July 2015. The Local Plan Policy Map 2015^{IV}, shows the site allocated as C4 - C5 Major Sites for Development - Employment Led. Policy C4 Cuerden Strategic Site requires *'an agreed Masterplan'*, to include *'Green Infrastructure uses'*. The justification includes at paragraph 6.32 *'The site is currently un-serviced/agricultural land bordered by existing farmland and highways infrastructure. This location and setting has the potential to attract high profile new businesses and to deliver a high quality environment and landscape'*.
- 7.31 Chapter G relates to Protecting & Enhancing the Quality of the Natural & Built Environment. It reiterates Core Strategy Objectives and policies. It then provides a range of supporting policies:

7.32 Policy G13, Trees, Woodlands and Development, introduction (paragraph 10.68) states *'Development will be required to provide new trees, woodlands and/or hedgerows to provide a wide range of benefits, including health and wellbeing, tackling climate change, landscaping and noise proofing and amenity value. Developers will be required to provide trees, woodlands and/or hedgerows of an appropriate type and maturity for the site, to be decided in liaison with the Council.'*

7.33 Policy G13 states:

'a) Planning permission will not be permitted where the proposal adversely affects trees, woodlands and hedgerows which are:
i Protected by a Tree Preservation Order (TPO);
ii Ancient Woodlands including individual ancient and veteran trees and those defined in Natural England's inventory of ancient woodlands;
iii In a Conservation Area; or
iv Within a recognised Nature Conservation Site.
b) There will be a presumption in favour of the retention and enhancement of existing tree, woodland and hedgerow cover on site;
c) Where there is an unavoidable loss of trees on site, replacement trees will be required to be planted on site where appropriate at a rate of two new trees for each tree lost;
d) Tree survey information should be submitted with all planning applications, where trees are present on site. The tree survey information should include protection, mitigation and management measures;
e) Appropriate management measures will be required to be implemented to protect newly planted and existing trees, woodlands and/or hedgerows.'

7.34 Policy G17, Design Criteria for New Development, includes a requirement (at b) that *'The layout, design and landscaping of all elements of the proposal, including any internal roads, car parking, footpaths and open spaces, are of a high quality and will provide an interesting visual environment which respects the character of the site and local area'* and (at e) that *'The proposal would not have a detrimental impact on landscape features such as mature trees, hedgerows, ponds and watercourses. In some circumstances where, on balance, it is considered acceptable to remove one or more of these features, then mitigation measures to replace the feature/s will be required either on or off-site'*.

Supplementary Planning Documents

7.35 Central Lancashire Design Guide Supplementary Planning Document (SPD), October 2012, describes The Character of Central Lancashire at part 2. Paragraph 2.2 explains that *'In terms of landscape character Central Lancashire shows a clear east – west split with the Lancashire and Amounderness Plain to the west and the rising land of the Lancashire Valleys, Bowland*

Fringe and Southern Pennines to the east. The land is drained by the principal river, the Ribble and its tributaries, and contains man made water features of canals and large reservoirs'. It goes on to explain that 'The detailed characteristics of the landscape typologies identified are set out in the Landscape Strategy for Lancashire – Landscape Character Assessment document'.

7.36 As noted above, landscape character is discussed in more detail in the baseline section below:

7.37 Part 4, paragraph 4.1 *'sets out how the design process can be structured to support the delivery of high quality schemes and how the information required can be best presented so that it meets the requirements of local and national planning policies and guidelines'*. Paragraph 4.5 states *'The first step to achieving good design is to develop an understanding of the site and its wider context'*, which includes landscape.

Legislative Context

Statutory and non-statutory landscape-related designations and classifications

Green Belt

7.38 The Site is not located within the Green Belt.

Landscape Character Areas

7.39 The Site is described within the following published landscape character assessments:

- National Character Area (NCA) Profile: 32. Lancashire and Amounderness Plain^v
- A Landscape Strategy for Lancashire, Lancashire County Council, 2000. Landscape Character Type 5 Undulating Lowland Farmland, Landscape Character Area 5k Cuerden-Euxton^{vi}

7.40 Detailed descriptions of these established Character Areas are provided below and illustrated at Appendix 7.3 (Published Sources of Landscape Character).

Conservation Areas

7.41 The Site is not within a Conservation Area.

Tree preservation orders (TPOs)

- 7.42 Trees with Tree Preservation Orders within the Site are shown within the Arboricultural Survey Report by Smeeden Foreman.

Ancient woodland and ancient or veteran trees

- 7.43 Veteran trees within the Site are also shown with the Arboricultural Survey Report by Smeeden Foreman.
- 7.44 Note that trees may be subject to legal protection under a range of other legislation, much of which is aimed at wildlife and habitat protection, particularly nesting birds and bats.

Assessment Methodology***Study Area***

- 7.45 A distinction has been made in this Landscape and Visual Impact Assessment (LVIA) between the 'study area' and the 'Site'.
- 7.46 The assessment of landscape effects considers landscape receptors at local and Site specific landscape character scales.
- 7.47 The assessment of visual effects considers the visual amenity of the Site and the surrounding area and identifies potentially sensitive visual receptors and the approximate visibility of the development. The study area is defined as the Zone of Theoretical Visibility (ZTV) which is 'the area in which a proposed development may have an influence or effect on visual amenity'. The production of the ZTV assists in setting the extent of the assessment, both in landscape, character and visual terms. The ZTV is refined by site assessment which takes into account visual barriers created by buildings and vegetation.

Cumulative landscape assessment

- 7.48 The study area is defined by the boundary of the Landscape Character Type 5 'Undulating Lowland Farmland', Landscape Character Area 5k 'Cuerden-Euxton', illustrated at Appendix 7.4 (Cumulative Sites).

Cumulative visual assessment

- 7.49 Cumulative visual effects are considered within the viewpoint photographs.

Timing of assessments

- 7.50 Assessments will be made at the baseline year 2022; during construction; on completion; and residual effects, allowing for any secondary mitigation (i.e., not included in the design parameters) and assuming growth of any mitigation planting over 15 years. Consideration will be given to the appearance of the Site in summer and winter conditions.

Guidelines for Landscape and Visual Impact Assessment

- 7.51 This Landscape and Visual Impact Assessment (LVIA) has been prepared following the methodology described at Appendix 7.1, in line with the Guidelines for Landscape and Visual Impact Assessment 3rd Edition published by The Landscape Institute and the Institute of Environmental Management & Assessment in April 2013 (GLVIA3).^{vii}
- 7.52 Paragraph 1.3 of these guidelines explains that a landscape and visual impact assessment 'may be carried out either formally, as part of an Environmental Impact Assessment (EIA) or informally, as a contribution to the 'appraisal' of development proposals and planning applications'. The guidelines go on to explain that "the broad principles and the core of the approach is similar in each case'. As this project falls within the scope of EIA, this report is referred to as a Landscape and Visual Impact Assessment (LVIA).

Significance of landscape effects

- 7.53 GLVIA3, paragraph 5.56, states 'There are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and landscape context and with the type of proposal. At opposite ends of the spectrum it is reasonable to say that: Major loss or irreversible negative effects, over an extensive area, on elements and/ or aesthetic and perceptual aspects that are key to the character of nationally valued landscapes are likely to be of the greatest significance; Reversible negative effects of short duration, over a restricted area, on elements and/ or aesthetic and perceptual aspects that contribute to but are not key characteristics of the character of landscapes of community value are likely to be of the least significance and may, depending on the circumstances, be judged as not significant; Where assessments of significance place landscape effects between these extremes, judgements must be made

about whether or not they are significant, with full explanations of why these conclusions have been reached’.

Significance of visual effects

- 7.54 GLVIA3, paragraph 6.44 *‘There are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and context and with the type of proposal. In making a judgement about the significance of visual effects the following points should be noted: Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant; Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant; Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view’.*

Visualisation type methodology

- 7.55 The photographs within this chapter are ‘annotated viewpoint photographs’, Visualisation type 1 referred to within Landscape Institute Technical Guidance Note 06/19, to represent the content and outline or extent of development and of key features.

Limitations and Assumptions

- 7.56 Some qualitative assumptions have been made in relation to likely views and the exact nature of visual receptors as it is not possible to access all private land and residential properties. The report assumes a worst-case scenario where views were inaccessible.

Baseline Conditions

Landscape baseline

- 7.57 Landscape character is defined as a distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. Patterns in the landscape including vegetation cover, land use, connectivity, heritage and cultural associations, activity or tranquillity, combine together to create landscape character. It is important that this is considered so that a full understanding of the Site and its surroundings can be achieved.

7.58 During desk study the landscape of the site and wider study area have been appraised in relation to the established national and local (District) Landscape Character Areas. This has been supported with Site studies to consider site specific landscape character.

7.59 The baseline year is 2022.

National landscape character assessment

7.60 The NCA Profile 32 Lancashire and Amounderness Plain profile summary records '*The Lancashire and Amounderness Plain is an area of high-grade agricultural land, bounded by Morecambe Bay in the north and Liverpool in the south. The eastern boundary is contained by the Bowland Fringe. The plain is made up of a series of low-lying landscape types: in the east, undulating lowland farmland on the highly productive coastal plain, and in the west, the former mosslands and their remnant sites, and the coastal marshes and dunes*'.

7.61 It goes on to record '*There is a concentration of urban areas along the Fylde coast, characterised by large Victorian and Edwardian residences and landmark features including the nationally famous pleasure beach and tower at Blackpool. Other notable large population centres within the NCA include Preston in the centre, and Ormskirk and Skelmersdale in the south. However, the plain remains largely rural in character, with isolated brick farmsteads, small villages and numerous large detached houses located along the network of country lanes*'.

7.62 This is a high level assessment covering a large geographical area. Local landscape character assessments, followed by a Site specific landscape character assessment, therefore aim to provide a finer grain of detail, as reported below.

Local - A Landscape Strategy for Lancashire, Lancashire County Council

7.63 The introduction to the landscape character assessment explains '*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.*'

7.64 The introduction to the landscape strategy adds '*This report, the landscape strategy, builds upon the landscape character assessment, but does not deal with the urban landscape character types. It provides an overview of forces for change affecting the landscape of the study area as a whole; a landscape evaluation, strategies and recommendations for each*

individual landscape character type; and broad guidance on priorities and actions for implementing the landscape strategy as a whole”.

A Landscape Strategy for Lancashire - Landscape Character Assessment

- 7.65 The Site lies within the Undulating Lowland Farmland Landscape Character Type, within Cuerden-Euxton Landscape Character Area. The Undulating Lowland Farmland Landscape Character is described as *'Generally below 150m, the Undulating Lowland Farmland lies between the major valleys and the moorland fringes. The underlying geology is largely masked by heavy boulder clays and hedgerows predominate over stone walls. This lowland landscape is traversed by deeply incised, wooded cloughs and gorges. There are also many mixed farm woodlands, copses and hedgerow trees, creating an impression of a well wooded landscape from ground level and a patchwork of wood and pasture from raised viewpoints on the fells'.*
- 7.66 Physical Influences explains *'The Undulating Lowland Farmland forms a transitional zone between the low lying plains of soft glacial deposits and the high fells of Bowland, formed from Mill stone Grit'.* It goes on to explain *'This landscape type, whether composed of limestone, grit, shale or sandstone, is of gentle topography when compared to the fells and hills. Glacial action has accentuated the differences by further tempering the relief of the low-lying areas by the deposition of glacial drift. Deep drift is conspicuous where hedges predominate over stone walls, as quarrying is only possible where the drift is sufficiently thin'.*
- 7.67 In terms of the Cuerden-Euxton landscape character area, within which the site is located, *'The rural character of this landscape is largely obscured by built development which has taken place since the late 1970s. Motorways and motorway junctions dominate the northern sector. The principal landscape feature is Cuerden Valley Park, based upon the woodland and valley of the river Lostock. The park is managed for nature conservation and recreational use and is an important local resource. Pockets of farmland and vernacular buildings survive as a reminder of earlier land use and settlement pattern'.*

A Landscape Strategy for Lancashire - Landscape Strategy

- 7.68 Undulating Lowland Farmland key environmental features include:

'Hedgerows and hedgerow trees define the field pattern in contrast with the moorland fringe farmland, where stone walls dominate over hedgerows. They also provide sheltered habitats which are important wildlife links between the wooded cloughs and outlying woodlands.'
'Small mixed woodlands provide important habitats and cover for wildlife and contribute to the overall appearance of a 'wooded' farmland. They reflect an important phase in landscape evolution

when 19th century estate woods and shelterbelts were developed for game shooting.

7.69 Local Forces for Change and their Landscape Implications include:

'The expansion of farm woodlands through the Elwood Initiative could be a positive force for change, linking wooded river corridors and increasing the number of small scale mixed farm woodlands.' *'A decline in mature hedgerow and parkland trees which are a valuable ecological resource and important hedgerow boundary markers. The presence of many trees provides the impression of a well managed, healthy landscape. There is little evidence of regeneration in hedgerows or of new planting to replace existing ageing or declining trees.'*

'Increasing pressures for residential development on the edges of settlements...influences the landscape setting and approach to these small rural settlements. Many new developments use imported inappropriate materials such as red brick, which can be intrusive in this rural setting.'

The landscape of the Site

- 7.70 The landscape baseline of the Site and its immediate setting is set out in the following paragraphs and the landscape character areas within the site are illustrated at Appendix 7.7 (Site Specific Landscape Character Areas).
- 7.71 The character of the Site is largely derived from semi-improved agricultural grassland, with trees and hedgerow boundaries, albeit with residential housing in the western regions of the Site. The Site is bound within the wider landscape predominantly by farmland and highways infrastructure. The highways infrastructure to the north west comprises the M65 Motorway entrance/ exit and its associated infrastructure. Wigan Road (A49) (an A road) separates the Site from Cuerden Valley Park to the east and Stanifield Lane (A5083) (also an A road) bounds the Site to the west. An extractive landscape with disturbed landform, mounds and water bodies lies immediately to the south.
- 7.72 The landform within the Site is relatively flat and slopes gradually from south-east, at a high point of approximately 56.0AOD along the boundary to Wigan Road to the north-west, to a low point of approximately 34.5AOD along the boundary adjacent to the Stanifield Lane and Lostock Lane roundabout. Locally the surrounding motorway infrastructure creates engineered steep slopes, engineered forms and retaining features that are out of character with the surrounding topography, with the section of M65 Motorway along the Site boundary rising approximately 7.0m higher than the Site at the highest point (59.2AOD) at the Wigan Road Bridge. The topography of the site is illustrated at Appendix 7.6.

7.73 The Site has three distinctive character areas illustrated at Appendix 7.7 (Site Specific Landscape Character Areas), which broadly correspond to the three red line boundary areas. These are: Site LCA1, the area to the north and east; Site LCA2, the area to the north west; and, Site LCA 3, the area to the south.

7.74 In broad terms, LCA1 includes the majority of motorway/ highways, urban fringe elements and other detractors within the Site/ its immediate setting. Although LCA2 includes fewer detractors than LCA1, a mixture of buildings of different styles and pylons/ overhead wires are evident in the landscape. LCA3 has the strongest undulating lowland farmland characteristics. LCA1 includes Trees with Tree Preservation Orders and Veteran Trees. LCA2 does not include Trees with Tree Preservation Orders or Veteran Trees. LCA3 includes a Veteran Tree.

Public access

7.75 The Site is not currently accessible to the public. Public Rights of Way (PRoW) are illustrated at Appendix 7.8.

Future Baseline

7.76 The Site allocated as an employment led major Site for development. As such it is reasonable to assume that, should this project not go ahead, a large scale employment led scheme will be developed on the Site in the future.

Visual baseline

7.77 As described above, the study area is defined as the Zone of Theoretical Visibility (ZTV), which is 'the area in which a proposed development may have an influence or effect on visual amenity'. The production of the ZTV assists in setting the extent of the assessment, both in landscape, character and visual terms. The ZTV is based upon Site assessment.

7.78 The assessment is based upon the current baseline conditions of the Site.

Viewpoint selection

7.79 The ZTV has identified viewpoint locations, which represent the views of the main visual receptors considered likely to experience views of the Development.

- 7.80 Although the photographs are representative of views experienced from each location, it should be noted that they should not be considered a substitute for visiting the viewpoint in the field. The locations from which viewpoints are shown were from publicly accessible land, unless permission from private landowners had been sought. The viewpoint locations are considered to best represent potential receptors to which the assessment refers.
- 7.81 Site work was undertaken in February 2022, when the majority of deciduous trees and shrubs had shed their leaves.

Table 7.1: Representative Viewpoints Location

Viewpoint number, reference and approximate location	Existing view description/ key receptors
Viewpoint 1 - South east from M65 exit roundabout, public footpath reference 9-12-FP8, minimum distance 10m to the south east of the site.	The view from the edge of the roundabout into the site is contained by belts of trees to the south and east. The foreground of the view comprises mainly grassland, which is becoming dominated with ruderal vegetation. The grassland is divided by a gravel road within the site, which runs along the base of the road embankment. Key receptors are footpath users.
Viewpoint 2 - West from Cuerden Valley car park off Wigan road (A49), 35m minimum distance to the east of the site.	The foreground of the view comprises the existing stone wall boundary, car park entrance height restriction barrier and access gate of the Cuerden Valley Park car park. The A49 (Wigan Road) lies immediately beyond the car park boundary, edged to its west by the timber post and rail fence and hedge boundary of the site. The view of the site is contained to the south by belts of trees, to the west by industrial style development and electricity pylons and (on the edge of the field of vision/ out of view) to the east by motorway infrastructure, including the embankment, lighting columns, signage and bridge structure (over the A49) associated with the elevated M65 Motorway. Tree and scrub planting along the motorway embankment provides some screening and softening of views towards the motorway. Key receptors are car park users.
Viewpoint 3 - West from Cuerden Valley Park footbridge over M6 Motorway, 140m minimum distance to the east of the site.	Views towards the site are screened by the existing mature trees within Cuerden Valley Park. The view is dominated by the motorway bridge and its parapets. Views to the west are restricted by the above mentioned trees, although distant hill tops can be seen when the trees are not in leaf. Existing electricity pylons and overhead wires partially within the north western part of the site can be seen above the trees. Key receptors are recreational users.
Viewpoint 4 - North from Wigan Road at the start of public footpath reference 9-12-FP9, adjacent to the site boundary.	The view towards the site is dominated by a mixed woodland belt with evergreen shrub (Rhododendron) understory to the southern edge of the site in this location. The viewpoint sits within the context of the motorway bridge immediately behind and above and the A49 (Wigan Road) to the right (east). The mixed woodland belt within the site provides some screening. Key receptors are motorised users of the road.
Viewpoint 5 - North west from public footpath reference 9-12-FP9, to the south of the site, minimum distance 60m to the south west of the site but approximately 400m from the site boundary in the direction of view.	The view exploits a gap within earth mounding along the boundary of the footpath. The foreground of the view over post and wire boundary fencing, through the branches of young trees, is dominated by a former extractive landscape, which includes water bodies. The view is mainly contained by tree belts along the southern site boundary providing screening to the site, although some taller buildings are visible above/beyond these. The spire of the Shrine Church of St. Walburge's, Preston is seen on the horizon in the centre of the view, beyond overhead power lines, approximately 5km to the north west of the viewpoint. Key receptors are footpath users.

Viewpoint number, reference and approximate location	Existing view description/ key receptors
Viewpoint 6 - North from public footpath reference 9-12-FP9, minimum distance 350m to the south of the site.	The view is similar to that available from viewpoint 5, although less built form is visible above/ beyond the tree belts. Key receptors are footpath users.
Viewpoint 7 - North from Lydiate Lane (A5083) bridge over the M6 Motorway, 1km minimum distance to the south of the site.	The view is dominated by the motorway and its associated infrastructure from this elevated position. The tree belt along the southern boundary of the site is seen along the horizon, providing some screening of the site. Trees on the boundary between the motorway verge and Bottoms Farm and additional vegetation associated with field boundaries further screens/ softens views. A pylon within the site and associated overhead wires are visible on the horizon. Key receptors are motorised users of Lydiate Lane.
Viewpoint 8 - North east from Fowler Lane and Stanifield Lane (A5083) junction, 15m minimum distance to the west of the site.	This viewpoint affords a direct and open view of the site. The foreground is dominated by Stanifield Lane and associated traffic, with an existing hedgerow running along the site boundary which provides separation between the site and pavement. The character of the site is agricultural with mature tree belts aligned with field boundaries. These create strong linear landscape features, dividing the otherwise open grassland. The motorway network to the east is not visible. Key receptors are motorised users of Stanifield Lane.
Viewpoint 9 - East from public footpath reference 7-4-FP5, off the access track to Yew Tree Farm at Fowler Lane, 490m minimum distance to the west of the site.	The view comprises predominantly open, agricultural landscape with a watercourse, hedgerows and trees field boundaries. Residential properties on Woodcock Estate sit within the middle distance to the left (north). Overhead power lines cross the view, although these are small scale and not dominant. Vegetation within the site is visible in the distance, beyond Stanifield Lane, which is marked out by vehicles travelling along it. The site is generally screened due to the relatively flat topography and existing vegetation associated with field boundaries. Key receptors are footpath users.
Viewpoint 10 - East from Fowler Lane to the east of the railway bridge, minimum distance 725m to the west of the site.	The foreground of the view is dominated by industrial style palisade security fencing and gates. Beyond this lies an agricultural landscape of rectilinear fields with trimmed hedge boundaries and some trees. Scattered residential and agricultural buildings of various styles and some ridge lines of industrial buildings to the north east of the site are visible amongst the winter vegetation. Pylons dominate the skyline and lighting columns associated with the motorway are visible below and to the north of these. Key receptors are motorised users of Fowler Lane.
Viewpoint 11 - South east from roundabout at intersection of Lostock Lane (A582) and Watkin Lane, minimum distance 115m to the north of the site but approximately 200m from the site boundary in the direction of view	The view is dominated by the road infrastructure of the A528, with a roundabout immediately to the west. A pylon and overhead powerlines are visible the middle distance. The existing hedgerow beyond the road provides some screening of the semi-improved grassland out with the site beyond. Key receptors are non-motorised users of the road corridor.
Viewpoint 12 - South west from roundabout at intersection of Lostock Lane (A582) and London Way (A6), minimum distance 30m to the north of the site.	The view is dominated by the road infrastructure of the A528, with a roundabout immediately to the east. Pylons and overhead powerlines are visible the middle distance. The existing hedgerow beyond the road provides some screening of the semi-improved grassland, which is part of the site, beyond. Key receptors are non-motorised users of the road corridor.
Viewpoint 13 - East from public footpath reference 9-12-FP2, west of Stanifield Lane (A5083), minimum distance 25m to the west of the site.	The view is towards the south western corner of proposed housing component of the site where it adjoins Stoney Lane. Stanifield Lane runs along the foreground of the view, with the site beyond defined by its boundary hedge. Residential properties on Old School Lane are visible in the middle distance, with pylons and overhead wires evident in the

Viewpoint number, reference and approximate location	Existing view description/ key receptors
	landscape. Key receptors are public rights of way users.
Viewpoint 14 - North east from Stoney Lane adjacent to Stoney Lane House, on the southern boundary of the northern and eastern red line boundary area.	The character of the site is a flat agricultural landscape of fields and associated fences and boundary hedges/ trees. Residential properties and agricultural buildings along Old School Lane are visible in the middle distance, with pylons and overhead wires evident in the landscape. Key receptors are residents.
Viewpoint 15 - East from residential properties along Old School Lane, on the western boundary of the northern and eastern red line boundary area.	The character of the site is a flat agricultural landscape of fields and associated fences and hedgerows. The hedgerow associated with the Stoney Lane site boundary provides some screening of the site. Pylons and overhead power lines are a prominent feature above the horizon, running east to west across the site. The lighting columns and signage associated with the road network and the roof line of a taller office building within South Rings Business Park are all visible on the horizon, giving an urban fringe character to the landscape within the view. Key receptors are residents.

Appendix 7.10 (Representative Viewpoint Locations) illustrates the position of these representative viewpoints.

Likely Significant Effects

Construction Phase Landscape and Visual Effects

7.82 The main likely temporary landscape and visual effects associated with the construction phase of the Development are summarised below:

- Removal of existing vegetation, including trees and shrubs;
- Ground disturbance, bare ground following excavation and earth mounding;
- Compacted ground and water puddling;
- Presence of overhead cranes;
- Site accommodation, including cabins, parking, safety fencing and signage;
- Presence of construction vehicles, plant, equipment and people moving around in high visibility clothing;
- Construction phase lighting;
- Lighting, including flashing lighting, on vehicles; and
- The incremental appearance of structures, with associated scaffolding and sheeting.

Operational Phase Landscape and Visual Effects

7.83 The main likely landscape and visual effects associated with the operational phase of the Development are summarised below:

- The replacement of predominantly open agricultural land with buildings and associated infrastructure, mainly hard surfaced roads and pavements;
- New planting; and
- Changes to the skyline within available views.

Mitigation Measures

Construction phase

7.84 From a landscape and visual perspective, it is anticipated that construction activities would be carried out in line with relevant environmental legislation, planning requirements and in accordance with good practice. Existing trees, hedges and ditches would be retained and protected in accordance with good practice. Any vegetation removal to accommodate the Development would be carried out in accordance with ecological requirements, following good practice.

Operational phase

7.85 From a landscape and visual perspective, landscape mitigation included within the Development is shown at Appendix 7.9. This includes the retention and protection of existing landscape features. Certain assumptions have been made with regard to the design and materials of the proposed buildings, i.e., building materials would be selected from a palette of muted colours which integrate into the local environment. It is assumed that appropriate landscape and ecological management of the Site's green infrastructure would be planned and delivered. Vegetation growth rates have been estimated from Forestry Commission guidance, to enable assessment of residual effects at 15 years post completion.

Residual Landscape Effects

7.86 This section describes the landscape effects following implementation of mitigation measures.

7.87 The landscape baseline study has identified the following landscape receptors:

- National landscape character area NCA Profile: 32 Lancashire and Amounderness Plain;
- Local landscape character type Undulating Lowland Farmland Landscape, within Cuerden-Euxton Landscape Character Area; and
- The Site and its immediate setting.

- 7.88 The assessment of residual landscape effects is based upon the Site and its immediate setting, following consideration of national and local landscape character assessments, which it lies within and as described above. The landscape character of the Site and its immediate setting is described within the baseline, above.

Landscape Sensitivity

- 7.89 The sensitivity of landscape receptors is assessed by combining judgements about the susceptibility of the landscape receptor to the change proposed and the perceived value attached to the landscape.

Landscape Value

- 7.90 The Site (including LCA1, LCA2 and LCA3) is not included within any landscape designations, although it includes trees protected by Tree Preservation Order (TPO) and Veteran Trees. Other factors considered in assessing landscape value are set out below.

Landscape Quality

- 7.91 Characteristic features include hedgerows and hedgerow trees defining field patterns, which create an impression of a well wooded landscape from ground level. Detracting features include: motorways, motorway junctions and other highways infrastructure; pylons and overhead powerlines; a mixture of different agricultural and residential building styles; a gravel road within the Site and areas of unmanaged grassland; and, the extractive landscape immediately to the south.

Scenic quality

- 7.92 The tree belts and hedgerow trees generally create a clear and recognisable landscape pattern. The remaining land cover is mainly semi-improved grassland of a uniform colour and texture, with the exception of some unmanaged areas referred to above. The simplicity of the landscape is eroded by the detracting elements referred to above and the urban fringe setting of some parts of the Site.

Rarity and representativeness

- 7.93 There are no known rare features or elements within the landscape or the presence of a rare landscape character type. The Site is generally representative of the local landscape character type described above.

Conservation Interests

- 7.94 The Site includes trees protected by TPO and Veteran Trees, which are described in the separate arboricultural survey report. These have a high value and are also considered separately in terms of their susceptibility to change.

Recreation value

- 7.95 The Site does not include any publicly available recreation opportunities. It is visible from PRoW, which are addressed within the visual assessment.

Perceptual aspects

- 7.96 The Site has a generally open character, although adjoining land uses to the north and east provide abrupt boundaries, restricting the sense of openness. The surrounding motorways and highways provide significant noise and movement, which diminishes the tranquillity of the locality.

Associations

- 7.97 There are no known important cultural associations with the Site.

Overall landscape value

- 7.98 The Site is generally characteristic of the local landscape character, although it includes detracting elements within the Site and its immediate setting as described above. Conservation interests include existing trees, in particular the trees protected by TPO and Veteran Trees.
- 7.99 The character areas within the Site are not included within any landscape designations. The character of these areas varies, for example with areas including a higher number of detractors also having a higher number of conservation interests and vice versa. The Site as a whole is assessed to have a community landscape value, although trees protected by TPO and Veteran Trees are assessed to have a high value.

Susceptibility to change

- 7.100 The TPO and Veteran Trees are assessed to have a high susceptibility to change and should be retained and protected in accordance with arboricultural recommendations where possible.

- 7.101 Site LCA1 (excluding TPO and Veteran Trees) is assessed to have a medium susceptibility to the proposed change and has some ability to accommodate the Development, mainly due to its urban fringe setting, including its proximity to the motorway and highway network.
- 7.102 Site LCA2 also has a medium susceptibility to the proposed housing development in this location, mainly due to the existing mixture of buildings of different styles and pylons/overhead wires being evident in the landscape.
- 7.103 Site LCA3 (excluding Veteran Trees) is assessed to have a high susceptibility to change as the proposal would change the aesthetic and perceptual quality of the landscape and introduce incongruous elements.

Overall Landscape Sensitivity

- 7.104 The value and susceptibility of trees protected by TPO and Veteran Trees is assessed to be high. The overall sensitivity of these elements is therefore assessed to be high. The TPO and Veteran Trees should be retained and protected in accordance with arboricultural recommendations where possible.
- 7.105 The value of the remainder of the Site is assessed to be community and the susceptibility to change of LCA1 is assessed to be medium. The overall sensitivity of LCA1 is therefore assessed to be low/ medium.
- 7.106 The susceptibility to change of LCA2 is assessed to be medium. The overall sensitivity of LCA2 is therefore assessed to be low/ medium.
- 7.107 The susceptibility to change of LCA3 is assessed to be high. The overall sensitivity of LCA3 is therefore assessed to be medium.

Magnitude of Change during construction

- 7.108 The effects upon the landscape receptor are assessed in terms of size or scale, geographical extent, duration and reversibility.

Size or scale of change during construction

- 7.109 The size or scale of change is assessed to be major across the whole Site, due to the removal of existing vegetation, disturbance to the ground, presence of new and additional incongruous landscape elements, movement, lighting and noise associated with construction activity.

Geographical extent during construction

- 7.110 The proposal affects the Site and its immediate setting only but due to the size of the Site within the local landscape character area, the scale is categorised as medium.

Duration during construction

- 7.111 The duration is anticipated to be temporary but medium term (i.e., five to ten years).

Reversibility during construction

- 7.112 The prospect and practicality of the effect being reversed is assessed to be nil.

Overall magnitude of change during construction

- 7.113 The size or scale of change is assessed to be major but the geographical extent is assessed to be medium. The overall magnitude of change is therefore assessed to be major-moderate, excepting any changes to TPO and Veteran Trees, which are assessed to be major.

Overall landscape effects during construction

- 7.114 The overall identification of landscape effects is arrived at by combining the separate judgements about the sensitivity of the landscape receptor with the magnitude of the proposed change.
- 7.115 The sensitivity to change of the TPO and Veteran Trees is assessed to be high. The TPO and Veteran Trees should be retained and protected in accordance with arboricultural recommendations where possible. Where TPO and Veteran Trees cannot be retained, the overall landscape effects on these landscape elements are assessed to be major.
- 7.116 The sensitivity to change of LCA1 is assessed to be low/ medium and the magnitude of change is assessed to be major-moderate. The assessment of overall landscape effects on LCA1 landscape receptor is therefore assessed to be moderate.
- 7.117 The sensitivity to change of LCA2 is assessed to be low/ medium and the magnitude of change is assessed to be major-moderate. The assessment of overall landscape effects on LCA2 landscape receptor is therefore assessed to be moderate.

7.118 The sensitivity to change of LCA3 is assessed to be medium and the magnitude of change is assessed to be major-moderate. The assessment of overall landscape effects on LCA3 landscape receptor is therefore assessed to be major-moderate.

7.119 The nature of the landscape effects in terms of the change from a predominantly open agricultural landscape to an active construction site is assessed to be adverse. In summary, the overall landscape effects of the Development during construction are assessed to be:

- TPO and Veteran Trees should be retained and protected in accordance with arboricultural recommendations where possible. Where TPO and Veteran Trees cannot be retained, the overall landscape effects are assessed to be major adverse;
- LCA1 moderate adverse;
- LCA2 moderate adverse; and
- LCA3 major-moderate adverse.

Magnitude of Change during operation

7.120 The effects upon the landscape receptor are assessed in terms of size or scale, geographical extent, duration and reversibility.

Size or scale of change during operation

7.121 The size or scale of change is assessed to be major across the whole Site, due to insertion of built development into a predominantly agricultural landscape.

Geographical extent during operation

7.122 The Development affects the Site and its immediate setting only but due to the size of the Site within the local landscape character area, the scale is categorised as medium.

Duration during operation

7.123 The duration is anticipated to be permanent (i.e., more than twenty five years).

Reversibility during operation

7.124 The prospect and practicality of the effect being reversed is assessed to be nil.

Overall magnitude of change during operation

7.125 The size or scale of change is assessed to be major but the geographical extent is assessed to be medium. The overall magnitude of change is therefore assessed to be major-moderate, excepting any changes to TPO and Veteran Trees, which are assessed to be major.

Overall landscape effects during operation

7.126 The overall identification of landscape effects is arrived at by combining the separate judgements about the sensitivity of the landscape receptor with the magnitude of the proposed change.

7.127 The sensitivity to change of the TPO and Veteran Trees is assessed to be high. The TPO and Veteran Trees should be retained and protected in accordance with arboricultural recommendations where possible. Where TPO and Veteran Trees cannot be retained, the overall landscape effects on these landscape elements are assessed to be major.

7.128 The sensitivity to change of LCA1 is assessed to be low/ medium and the magnitude of change is assessed to be major-moderate. The assessment of overall landscape effects on LCA1 landscape receptor is therefore assessed to be moderate.

7.129 The sensitivity to change of LCA2 is assessed to be low/ medium and the magnitude of change is assessed to be major-moderate. The assessment of overall landscape effects on LCA2 landscape receptor is therefore assessed to be moderate.

7.130 The sensitivity to change of LCA3 is assessed to be medium and the magnitude of change is assessed to be major-moderate. The assessment of overall landscape effects on LCA3 landscape receptor is therefore assessed to be major-moderate.

7.131 The nature of the landscape effects in terms of the change from a predominantly open agricultural landscape to an employment led built development is assessed to be adverse. In summary, the overall landscape effects of the Development during operation are assessed to be:

- TPO and Veteran Trees should be retained and protected in accordance with arboricultural recommendations where possible. Where TPO and Veteran Trees cannot be retained, the overall landscape effects on these landscape elements are assessed to be major adverse;
- LCA1 moderate adverse;

- LCA2 moderate adverse; and
- LCA3 major-moderate adverse.

Operational phase effects at 15 years post completion

7.132 The operational effects at 15 years post completion would be similar to the operational effects described above, except that beneficial landscape effects resulting from appropriate management and establishment of proposed landscape mitigation would support assimilation of the Development into its landscape setting.

Cumulative Landscape Effects

7.133 The cumulative sites identified at Appendix 7.4 are set within different local landscape character areas and separated from the site by existing built form, also shown at Appendix 7.4. In light of this it is considered that landscape effects from the proposed development in combination with other committed developments would be no change neutral.

Residual Visual Effects

7.134 This section describes the visual effects following implementation of mitigation measures.

7.135 Visual receptors are illustrated at Appendix 7.10 and existing conditions described in Table 7.1.

Viewpoint 1 - Visual Receptors and Viewpoint Sensitivity

7.136 The visual receptors are identified as being footpath users. The value of the view is assessed to be low as there is no formal planning designation. The susceptibility of the footpath users is assessed to be high for users of PRow with predominantly open views. The overall sensitivity of receptors is therefore assessed to be medium for footpath users.

Viewpoint 1 – Magnitude of Visual Change during construction

7.137 In terms of scale of change, construction elements and activities would occupy the majority of the Site within the view. Despite existing detractors, this would contrast with the existing landscape elements. The nature of the view would be full for footpath users.

7.138 In terms of geographical extent, the angle of the view is head on and the distance close. As the majority of the view would be affected, the geographical extent is categorised as large.

7.139 The duration of the change would be medium (five to ten years) and reversibility nil.

7.140 The overall magnitude of visual effect is assessed to be major.

Viewpoint 1 – Overall Visual Effects during construction

7.141 The overall sensitivity of the visual receptors is assessed to be medium and the overall magnitude of the change major. The overall visual effects are therefore assessed to be moderate-major. The nature of the visual effects in terms of the change from a predominantly open agricultural landscape to an active construction Site is assessed to be adverse. In summary, the overall landscape effects of the Development during construction are assessed to be **moderate-major adverse**.

Viewpoint 1 – Magnitude of Visual Change during operation

7.142 In terms of scale of change, built development would occupy the majority of the Site within the view. Despite existing detractors, this would contrast with the existing landscape elements and interrupt/ foreshorten the view towards the wider landscape. The nature of the view would be full for footpath users.

7.143 In terms of geographical extent, the angle of the view is head on and the distance close. As the majority of the view would be affected, the geographical extent is categorised as large.

7.144 The duration of the change would be permanent (more than twenty-five years) and reversibility nil.

7.145 The overall magnitude of visual effect is assessed to be major.

Viewpoint 1 – Overall Visual Effects during operation

7.146 The overall sensitivity of the visual receptors is assessed to be medium and the overall magnitude of the change major. The overall visual effects are therefore assessed to be major-moderate. The nature of the visual effects in terms of the change from a predominantly open agricultural landscape to an employment led built development is assessed to be adverse. In summary, the overall visual effects of the Development during operation are assessed to be moderate-major adverse.

Viewpoint 1 - Operational phase effects at 15 years post completion

7.147 The operational effects at 15 years post completion would be similar to the operational effects described above, except that beneficial landscape effects resulting from appropriate management and establishment of existing planting and proposed landscape mitigation would support assimilation of the Development into the view. This is assessed to reduce the level of effect to **moderate adverse**.

Viewpoint 2 - Visual Receptors and Viewpoint Sensitivity

7.148 The visual receptors are identified as being car park users. The value of the view is assessed to be medium as it is associated with a local visitor attraction and within the Green Belt. The susceptibility of the car park users is assessed to be high for visitors to a local countryside attraction. The overall sensitivity of receptors is therefore assessed to be medium-high for car park users.

Viewpoint 2 – Magnitude of Visual Change during construction

7.149 In terms of scale of change, construction elements and activities would occupy the majority of the Site within the view and these would contrast with the existing landscape elements. The nature of the view would be partial for car park users.

7.150 In terms of geographical extent, the angle of the view would depend on the car parking location and activities of the car park users, although the distance is close. As the majority of the view would be affected, the geographical extent is categorised as large.

7.151 The duration of the change would be medium (five to ten years) and reversibility nil.

7.152 The overall magnitude of visual effect is assessed to be major.

Viewpoint 2 – Overall Visual Effects during construction

7.153 The overall sensitivity of the visual receptors is assessed to be medium-high and the overall magnitude of the change major. The overall visual effects are therefore assessed to be major-moderate. The nature of the visual effects in terms of the change from a predominantly open agricultural landscape to an active construction site is assessed to be adverse. In summary, the overall landscape effects of the Development during construction are assessed to be **major-moderate adverse**.

Viewpoint 2 – Magnitude of Visual Change during operation

- 7.154 In terms of scale of change, built development would occupy the majority of the Site within the view. This would contrast with the existing landscape elements and interrupt/ foreshorten the view towards the wider landscape. The nature of the view would be partial for car park users.
- 7.155 In terms of geographical extent, the angle of the view would depend on the car parking location and activities of the car park users, although the distance is close. As the majority of the view would be affected, the geographical extent is categorised as large.
- 7.156 The duration of the change would be permanent (more than twenty-five years) and reversibility nil.
- 7.157 The overall magnitude of visual effect is assessed to be major.

Viewpoint 2 – Overall Visual Effects during operation

- 7.158 The overall sensitivity of the visual receptors is assessed to be medium-high and the overall magnitude of the change major. The overall visual effects are therefore assessed to be major-moderate. The nature of the visual effects in terms of the change from a predominantly open agricultural landscape to an employment led built development is assessed to be adverse. In summary, the overall visual effects of the Development during operation are assessed to be major-moderate adverse.

Viewpoint 2 - Operational phase effects at 15 years post completion

- 7.159 The operational effects at 15 years post completion would be similar to the operational effects described above, except that beneficial landscape effects resulting from appropriate management and establishment of existing planting and proposed landscape mitigation would support assimilation of the Development into the view. This is assessed to reduce the level of effect to **moderate adverse**.

Viewpoint 3 - Visual Receptors and Viewpoint Sensitivity

- 7.160 The visual receptors are identified as being recreational users. The value of the view is assessed to be low, as although it is associated with a local visitor attraction and within the Green Belt, it is dominated by the motorway bridge and motorway setting. The susceptibility

of the recreational users is assessed to be high for visitors to a local countryside attraction. The overall sensitivity of receptors is therefore assessed to be medium for recreational users.

Viewpoint 3 – Magnitude of Visual Change during construction

- 7.161 In terms of scale of change, taller construction elements may be visible above the existing trees or and/ or through the trees when not in leaf. These would contrast with the existing landscape elements beyond the motorway bridge parapets. The nature of the view would be experienced for a short time and in the context of the bridge and movement/ noise associated with the motorway.
- 7.162 In terms of geographical extent, the angle of the view would be direct but any visible construction activity would be in the middle distance. As construction activity would be visible across a small portion of the overall view, the geographical extent is categorised as small.
- 7.163 The duration of the change would be medium (five to ten years) and reversibility nil.
- 7.164 The overall magnitude of visual effect is assessed to be negligible.

Viewpoint 3 – Overall Visual Effects during construction

- 7.165 The overall sensitivity of the visual receptors is assessed to be medium and the overall magnitude of the change negligible. The overall visual effects are therefore assessed to be minor-negligible. The nature of the visual effects is assessed to be neutral, due to the existing motorway bridge context and existing pylons and overhead power lines visible beyond the trees. In summary, the overall visual effects of the Development during construction are assessed to be minor-negligible neutral.

Viewpoint 3 – Magnitude of Visual Change during operation

- 7.166 In terms of scale of change, taller built elements may be visible above the existing trees or and/ or through the trees when not in leaf. These would contrast with the existing landscape elements beyond the motorway bridge parapets. The nature of the view would be experienced for a short time and in the context of the bridge and movement/ noise associated with the motorway.
- 7.167 In terms of geographical extent, the angle of the view would be direct but any visible built elements would be in the middle distance. As built elements would be visible across a small portion of the overall view, the geographical extent is categorised as small.

7.168 The duration of the change would be medium (five to ten years) and reversibility nil.

7.169 The overall magnitude of visual effect is assessed to be minor.

Viewpoint 3 – Overall Visual Effects during operation

7.170 The overall sensitivity of the visual receptors is assessed to be medium and the overall magnitude of the change minor. The overall visual effects are therefore assessed to be minor-moderate. The nature of the visual effects is assessed to be adverse, as although the view is within the context of a motorway bridge context and existing pylons/ overhead power lines, built development would be more evident within the wider landscape. In summary, the overall visual effects of the Development during operation are assessed to be **minor-moderate adverse**.

Viewpoint 3 - Operational phase effects at 15 years post completion

7.171 The operational effects at 15 years post completion would be similar to the operational effects described above.

Viewpoint 4 - Visual Receptors and Viewpoint Sensitivity

7.172 The visual receptors are identified as being motorised users of the road. The value of the view is assessed to be medium as it includes a belt of trees with Tree Preservation Orders (TPOs) and it is within the Green Belt. The susceptibility of the motorised users is assessed to be low for travellers on transport routes. The overall sensitivity of receptors is therefore assessed to be low-medium for motorised users.

Viewpoint 4 – Magnitude of Visual Change during construction

7.173 In terms of scale of change, construction elements and activities would occupy the majority of the middle distance within the view and these would contrast with the existing landscape elements, although the existing TPO trees would be retained and provide some screening. The nature of the view would be glimpsed as part of a longer journey for motorised users.

7.174 In terms of geographical extent, the angle of the view would be oblique and in the middle distance. The geographical extent is categorised as small.

7.175 The duration of the change would be medium (five to ten years) and reversibility nil.

7.176 The overall magnitude of visual effect is assessed to be minor.

Viewpoint 4 – Overall Visual Effects during construction

7.177 The overall sensitivity of the visual receptors is assessed to be low-medium and the overall magnitude of the change minor. The overall visual effects are therefore assessed to be minor-moderate. The nature of the visual effects in terms of the change from a predominantly open agricultural landscape to an active construction site is assessed to be adverse. In summary, the overall landscape effects of the Development during construction are assessed to be **minor-moderate adverse**.

Viewpoint 4 – Magnitude of Visual Change during operation

7.178 In terms of scale of change, built development would occupy the majority of the view beyond the trees. This would contrast with the existing landscape elements and interrupt/ foreshorten the view towards the wider landscape. The nature of the view would be glimpsed as part of a longer journey for motorised users.

7.179 In terms of geographical extent, the angle of the view would be oblique and in the middle distance. The geographical extent is categorised as moderate.

7.180 The duration of the change would be permanent (more than twenty-five years) and reversibility nil.

7.181 The overall magnitude of visual effect is assessed to be moderate.

Viewpoint 4 – Overall Visual Effects during operation

7.182 The overall sensitivity of the visual receptors is assessed to be low-medium and the overall magnitude of the change moderate. The overall visual effects are therefore assessed to be moderate. The nature of the visual effects in terms of the change from a predominantly open view beyond the trees to an employment led built development is assessed to be adverse. In summary, the overall visual effects of the proposed development during operation are assessed to be moderate adverse.

Viewpoint 4 - Operational phase effects at 15 years post completion

7.183 The operational effects at 15 years post completion would be similar to the operational effects described above, except that beneficial landscape effects resulting from appropriate

management and establishment of proposed landscape mitigation would support assimilation of the proposed development into the view. This is assessed to reduce the level of effect to **minor-moderate adverse**.

Viewpoint 5 - Visual Receptors and Viewpoint Sensitivity

7.184 The visual receptors are identified as being footpath users. The value of the view is assessed to be medium as it is within the Green Belt. The susceptibility of the footpath users is assessed to be medium, as the views are mainly contained by earth mounds to the west and the M6 motorway to the east. The overall sensitivity of receptors is therefore assessed to be medium for footpath users.

Viewpoint 5 – Magnitude of Visual Change during construction

7.185 In terms of scale of change, taller construction elements may be visible above the existing trees in the middle distance. These would contrast with the existing landscape elements, although the view would be experienced for a short time and glimpsed through a gap in boundary earth mounding.

7.186 In terms of geographical extent, the angle of the view is oblique to the direction of travel and the distance beyond the tree belt in the middle ground of the view. The geographical extent is categorised as negligible.

7.187 The duration of the change would be medium (five to ten years) and reversibility nil.

7.188 The overall magnitude of visual effect is assessed to be negligible.

Viewpoint 5 – Overall Visual Effects during construction

7.189 The overall sensitivity of the visual receptors is assessed to be medium and the overall magnitude of the change negligible. The overall visual effects are therefore assessed to be minor. The nature of the visual effects is assessed to be neutral, due to the existing disturbed ground in the foreground and, pylons/ overhead power lines and high-rise buildings visible beyond the trees. In summary, the overall visual effects of the Development during construction are assessed to be minor neutral.

Viewpoint 5 – Magnitude of Visual Change during operation

- 7.190 In terms of scale of change, the tops of buildings would be visible above the existing trees in the middle distance. These would contrast with the existing landscape elements, although the view would be experienced for a short time and glimpsed through a gap in boundary earth mounding.
- 7.191 In terms of geographical extent, the angle of the view is oblique to the direction of travel and beyond the tree belt in the middle ground of the view. The geographical extent is categorised as negligible.
- 7.192 The duration of the change would be permanent (more than twenty-five years) and reversibility nil.
- 7.193 The overall magnitude of visual effect is assessed to be minor.

Viewpoint 5 – Overall Visual Effects during operation

- 7.194 The overall sensitivity of the visual receptors is assessed to be medium and the overall magnitude of the change minor. The overall visual effects are therefore assessed to be minor-moderate. The nature of the visual effects in terms of the change within the view of an apparently open landscape beyond the trees in the middle distance to include an employment led built development is assessed to be adverse. In summary, the overall visual effects of the Development during operation are assessed to be **minor-moderate adverse**.

Viewpoint 5 - Operational phase effects at 15 years post completion

- 7.195 The operational effects at 15 years post completion would be similar to the operational effects described above.

Viewpoint 6 - Visual Receptors and Viewpoint Sensitivity

- 7.196 The visual receptors are identified as being footpath users. The value of the view is assessed to be medium as it is within the Green Belt. The susceptibility of the footpath users is assessed to be medium, as the views are mainly contained by earth mounds to the west and the M6 motorway to the east. The overall sensitivity of receptors is therefore assessed to be medium for footpath users.

Viewpoint 6 – Magnitude of Visual Change during construction

- 7.197 In terms of scale of change, taller construction elements may be visible above the existing trees in the middle distance. These would contrast with the existing landscape elements, although the view would be experienced for a short time and glimpsed through a gap in boundary earth mounding.
- 7.198 In terms of geographical extent, the angle of the view is oblique to the direction of travel and the distance beyond the tree belt in the middle ground of the view. The geographical extent is categorised as negligible.
- 7.199 The duration of the change would be medium (five to ten years) and reversibility nil.
- 7.200 The overall magnitude of visual effect is assessed to be negligible.

Viewpoint 6 – Overall Visual Effects during construction

- 7.201 The overall sensitivity of the visual receptors is assessed to be medium and the overall magnitude of the change negligible. The overall visual effects are therefore assessed to be minor. The nature of the visual effects is assessed to be neutral, due to the existing disturbed ground in the foreground and, pylons/ overhead power lines and existing buildings (including a tower assumed associated with Cuerden Green Mill) visible beyond the trees. In summary, the overall visual effects of the proposed development during construction are assessed to be minor neutral.

Viewpoint 6 – Magnitude of Visual Change during operation

- 7.202 In terms of scale of change, the tops of buildings would be visible above the existing trees in the middle distance. These would contrast with the existing landscape elements, although the view would be experienced for a short time and glimpsed through a gap in boundary earth mounding.
- 7.203 In terms of geographical extent, the angle of the view is oblique to the direction of travel and the trees in the middle ground of the view. The geographical extent is categorised as negligible.
- 7.204 The duration of the change would be permanent (more than twenty-five years) and reversibility nil.

7.205 The overall magnitude of visual effect is assessed to be minor.

Viewpoint 6 – Overall Visual Effects during operation

7.206 The overall sensitivity of the visual receptors is assessed to be medium and the overall magnitude of the change minor. The overall visual effects are therefore assessed to be minor-moderate. The nature of the visual effects in terms of the change within the view of an apparently open landscape beyond the trees in the middle distance to include an employment led built development is assessed to be adverse. In summary, the overall visual effects of the proposed development during operation are assessed to be **minor-moderate adverse**.

Viewpoint 6 - Operational phase effects at 15 years post completion

7.207 The operational effects at 15 years post completion would be similar to the operational effects described above.

Viewpoint 7 - Visual Receptors and Viewpoint Sensitivity

7.208 The visual receptors are identified as being motorised users of the road. The value of the view is assessed to be low, as although the view is towards the Green Belt, it is dominated by the motorway. The susceptibility of the motorised users is assessed to be low for travellers on transport routes. The overall sensitivity of receptors is therefore assessed to be low for motorised users.

Viewpoint 7 – Magnitude of Visual Change during construction

7.209 In terms of scale of change, construction elements could be visible in the distance, above or beyond trees not in leaf. The nature of the view would be glimpsed as part of a longer journey for motorised users.

7.210 In terms of geographical extent, the angle of the view would be oblique and in the distance. The geographical extent is categorised as negligible.

7.211 The duration of the change would be medium (five to ten years) and reversibility nil.

7.212 The overall magnitude of visual effect is assessed to be negligible.

Viewpoint 7 – Overall Visual Effects during construction

7.213 The overall sensitivity of the visual receptors is assessed to be low and the overall magnitude of the change negligible. The overall visual effects are therefore assessed to be negligible. The nature of the visual effects in the context of the foreground motorway elements is assessed to be neutral. In summary, the overall landscape effects of the proposed development during construction are assessed to be negligible neutral.

Viewpoint 7 – Magnitude of Visual Change during operation

7.214 In terms of scale of change, built development would be visible in the distance, above or beyond trees not in leaf. The nature of the view would be glimpsed as part of a longer journey for motorised users.

7.215 In terms of geographical extent, the angle of the view would be oblique and in the distance. The geographical extent is categorised as negligible.

7.216 The duration of the change would be permanent (more than twenty-five years) and reversibility nil.

7.217 The overall magnitude of visual effect is assessed to be minor.

Viewpoint 7 – Overall Visual Effects during operation

7.218 The overall sensitivity of the visual receptors is assessed to be low and the overall magnitude of the change minor. The overall visual effects are therefore assessed to be minor. The nature of the visual effects in terms of the change from a predominantly open view beyond the trees to an employment led built development is assessed to be adverse. In summary, the overall visual effects of the proposed development during operation are assessed to be **minor adverse**.

Viewpoint 7 - Operational phase effects at 15 years post completion

7.219 The operational effects at 15 years post completion would be similar to the operational effects described above.

Viewpoint 8 - Visual Receptors and Viewpoint Sensitivity

7.220 The visual receptors are identified as being motorised users of the road. The value of the view is assessed to be low as, although the viewpoint is on the edge of the Green Belt, there are no formal planning designations within the view. The susceptibility of the motorised users is assessed to be low for travellers on transport routes. The overall sensitivity of receptors is therefore assessed to be low for motorised users.

Viewpoint 8 – Magnitude of Visual Change during construction

7.221 In terms of scale of change, construction elements and activities would occupy the majority of the view and these would contrast with the existing landscape elements. The nature of the view would be short-term as part of a longer journey for motorised users.

7.222 In terms of geographical extent, the angle of the view would be oblique, although construction activity would occupy a large part of the view. The geographical extent is categorised as large.

7.223 The duration of the change would be medium (five to ten years) and reversibility nil.

7.224 The overall magnitude of visual effect is assessed to be major.

Viewpoint 8 – Overall Visual Effects during construction

7.225 The overall sensitivity of the visual receptors is assessed to be low and the overall magnitude of the change major. The overall visual effects are therefore assessed to be moderate. The nature of the visual effects in terms of the change from a predominantly open agricultural landscape to an active construction site is assessed to be adverse. In summary, the overall landscape effects of the proposed development during construction are assessed to be **moderate adverse**.

Viewpoint 8 – Magnitude of Visual Change during operation

7.226 In terms of scale of change, built development would occupy the majority of the view. This would contrast with the existing landscape elements and interrupt/ foreshorten the view towards the wider landscape. The nature of the view would be short-term as part of a longer journey for motorised users.

- 7.227 In terms of geographical extent, the angle of the view would be oblique, although built form would occupy a large part of the view. The geographical extent is categorised as large.
- 7.228 The duration of the change would be permanent (more than twenty-five years) and reversibility nil.
- 7.229 The overall magnitude of visual effect is assessed to be moderate.

Viewpoint 8 – Overall Visual Effects during operation

- 7.230 The overall sensitivity of the visual receptors is assessed to be low and the overall magnitude of the change major. The overall visual effects are therefore assessed to be moderate. The nature of the visual effects in terms of the change from a predominantly open agricultural landscape to an employment led built development is assessed to be adverse. In summary, the overall landscape effects of the proposed development during operation are assessed to be **moderate adverse**.

Viewpoint 8 - Operational phase effects at 15 years post completion

- 7.231 The operational effects at 15 years post completion would be similar to the operational effects described above, except that beneficial landscape effects resulting from appropriate management and establishment of proposed landscape mitigation would support assimilation of the proposed development into the view.

Viewpoint 9 - Visual Receptors and Viewpoint Sensitivity

- 7.232 The visual receptors are identified as being footpath users. The value of the view is assessed to be medium, as it is within the Green Belt. The susceptibility of the footpath users is assessed to be high, for people engaged in outdoor recreation where the purpose of that recreation is enjoyment of the countryside. The overall sensitivity of receptors is therefore assessed to be medium-high for footpath users.

Viewpoint 9 – Magnitude of Visual Change during construction

- 7.233 In terms of scale of change, taller construction elements may be visible above the existing trees in the distance. These would contrast with the existing landscape elements. The view would be experienced as part of a longer journey and for a short period of time as the path changes direction.

7.234 In terms of geographical extent, the angle of the view is direct towards the site but the construction activity would be in the distance. The geographical extent is categorised as negligible.

7.235 The duration of the change would be medium (five to ten years) and reversibility nil.

7.236 The overall magnitude of visual effect is assessed to be negligible.

Viewpoint 9 – Overall Visual Effects during construction

7.237 The overall sensitivity of the visual receptors is assessed to be medium-high and the overall magnitude of the change negligible. The overall visual effects are therefore assessed to be minor. The nature of the visual effects is assessed to be adverse, as construction activity, albeit distant, would be introduced into an otherwise rural scene. In summary, the overall visual effects of the proposed development during construction are assessed to be **minor adverse**.

Viewpoint 9 – Magnitude of Visual Change during operation

7.238 In terms of scale of change, the tops of buildings would be visible above the existing trees in the distance. These would contrast with the existing landscape elements. The view would be experienced as part of a longer journey and for a short period of time as the path changes direction.

7.239 In terms of geographical extent, the angle of the view is direct towards the site but the construction activity would be in the distance. The geographical extent is categorised as negligible.

7.240 The duration of the change would be permanent (more than twenty-five years) and reversibility nil.

7.241 The overall magnitude of visual effect is assessed to be moderate.

Viewpoint 9 – Overall Visual Effects during operation

7.242 The overall sensitivity of the visual receptors is assessed to be medium-high and the overall magnitude of the change moderate. The overall visual effects are therefore assessed to be moderate. The nature of the visual effects in terms of the change within the view of an apparently open landscape beyond the trees in the middle distance to include an employment

led built development is assessed to be adverse. In summary, the overall visual effects of the proposed development during operation are assessed to be **moderate adverse**.

Viewpoint 9 - Operational phase effects at 15 years post completion

7.243 The operational effects at 15 years post completion would be similar to the operational effects described above.

Viewpoint 10 - Visual Receptors and Viewpoint Sensitivity

7.244 The visual receptors are identified as being motorised users of the road. The value of the view is assessed to be low, as although the view is within the Green Belt, it is dominated by the detractors. The susceptibility of the motorised users is assessed to be low for travellers on transport routes. The overall sensitivity of receptors is therefore assessed to be low for motorised users.

Viewpoint 10 – Magnitude of Visual Change during construction

7.245 In terms of scale of change, construction elements could be visible in the distance but partially screened by intervening vegetation. The nature of the view would be glimpsed as part of a longer journey for motorised users.

7.246 In terms of geographical extent, the angle of the view would be oblique and in the distance. The geographical extent is categorised as negligible.

7.247 The duration of the change would be medium (five to ten years) and reversibility nil.

7.248 The overall magnitude of visual effect is assessed to be negligible.

Viewpoint 10 – Overall Visual Effects during construction

7.249 The overall sensitivity of the visual receptors is assessed to be low and the overall magnitude of the change negligible. The overall visual effects are therefore assessed to be negligible. The nature of the visual effects in the context of the existing urbanising elements is assessed to be neutral. In summary, the overall landscape effects of the proposed development during construction are assessed to be negligible neutral.

Viewpoint 10 – Magnitude of Visual Change during operation

- 7.250 In terms of scale of change, built development would be visible in the distance, above or beyond trees not in leaf. The nature of the view would be glimpsed as part of a longer journey for motorised users.
- 7.251 In terms of geographical extent, the angle of the view would be oblique and in the distance. The geographical extent is categorised as negligible.
- 7.252 The duration of the change would be permanent (more than twenty-five years) and reversibility nil.
- 7.253 The overall magnitude of visual effect is assessed to be minor.

Viewpoint 10 – Overall Visual Effects during operation

- 7.254 The overall sensitivity of the visual receptors is assessed to be low and the overall magnitude of the change minor. The overall visual effects are therefore assessed to be minor. The nature of the visual effects in terms of the addition of more built development into a view that contains security gates, pylons/ overhead wires, a commercial building and a mixture of residential and agricultural buildings is assessed to be neutral. In summary, the overall visual effects of the proposed development during operation are assessed to be **minor neutral**.

Viewpoint 10 - Operational phase effects at 15 years post completion

- 7.255 The operational effects at 15 years post completion would be similar to the operational effects described above.

Viewpoint 11 - Visual Receptors and Viewpoint Sensitivity

- 7.256 The visual receptors are identified as being non-motorised users of the road corridor. The value of the view is assessed to be low as there is no formal planning designation. The susceptibility of the non-motorised users is assessed to be low for travellers along routes where views of the countryside are not relevant to the experience. The overall sensitivity of receptors is therefore assessed to be low for non-motorised users.

Viewpoint 11 – Magnitude of Visual Change during construction

- 7.257 In terms of scale of change, taller construction elements would be visible within the view. Although the view is open, there are numerous urban fringe elements, including moving elements, within the street scene, reducing the degree of contrast. The nature of the view would be partial and experienced as part of a longer journey.
- 7.258 In terms of geographical extent, the angle of the view is oblique, with activity in the middle distance. The geographical extent is categorised as minor.
- 7.259 The duration of the change would be medium (five to ten years) and reversibility nil.
- 7.260 The overall magnitude of visual effect is assessed to be minor.

Viewpoint 11 – Overall Visual Effects during construction

- 7.261 The overall sensitivity of the visual receptors is assessed to be low and the overall magnitude of the change minor. The overall visual effects are therefore assessed to be minor. The nature of the visual effects in terms of the addition of construction activity into a busy, urban fringe scene is assessed to be neutral. In summary, the overall landscape effects of the proposed development during construction are assessed to be **minor neutral**.

Viewpoint 11 – Magnitude of Visual Change during operation

- 7.262 In terms of scale of change, built development would occupy a moderate proportion of the site within the view. Despite existing detractors, this would contrast with the existing landscape elements and interrupt/ foreshorten the view towards an apparently open landscape. The nature of the view would be partial and experienced as part of a longer journey.
- 7.263 In terms of geographical extent, the angle of the view is oblique, with built form in the middle distance. The geographical extent is categorised as minor-moderate.
- 7.264 The duration of the change would be permanent (more than twenty-five years) and reversibility nil.
- 7.265 The overall magnitude of visual effect is assessed to be minor-moderate.

Viewpoint 11 – Overall Visual Effects during operation

7.266 The overall sensitivity of the visual receptors is assessed to be low and the overall magnitude of the change minor-moderate. The overall visual effects are therefore assessed to be minor-moderate. The nature of the visual effects in terms of the addition of built form into a busy, urban fringe scene is assessed to be neutral. In summary, the overall landscape effects of the Development during operation are assessed to be minor-moderate neutral.

Viewpoint 11 - Operational phase effects at 15 years post completion

7.267 The operational effects at 15 years post completion would be similar to the operational effects described above.

Viewpoint 12 - Visual Receptors and Viewpoint Sensitivity

7.268 The visual receptors are identified as being non-motorised users of the road corridor. The value of the view is assessed to be low as there is no formal planning designation. The susceptibility of the non-motorised users is assessed to be low for travellers along routes where views of the countryside are not relevant to the experience. The overall sensitivity of receptors is therefore assessed to be low for non-motorised users.

Viewpoint 12 – Magnitude of Visual Change during construction

7.269 In terms of scale of change, construction elements and activity would be visible across the view, in particular when boundary vegetation was not in leaf. Although the view is open, there are numerous urban fringe elements, including moving elements, within the street scene, reducing the degree of contrast. The nature of the view would be partial and experienced as part of a longer journey.

7.270 In terms of geographical extent, the angle of the view is oblique, although activity would be in the foreground. The geographical extent is categorised as major.

7.271 The duration of the change would be medium (five to ten years) and reversibility nil.

7.272 The overall magnitude of visual effect is assessed to be moderate.

Viewpoint 12 – Overall Visual Effects during construction

7.273 The overall sensitivity of the visual receptors is assessed to be low and the overall magnitude of the change is moderate. The overall visual effects are therefore assessed to be moderate. The nature of the visual effects in terms of the addition of construction activity into a busy, urban fringe scene is assessed to be neutral. In summary, the overall landscape effects of the proposed development during construction are assessed to be moderate neutral.

Viewpoint 12 – Magnitude of Visual Change during operation

7.274 In terms of scale of change, built development would become a dominant landscape element within the foreground of the view. Despite existing detractors, this would contrast with the existing landscape elements and interrupt/ foreshorten the view towards an apparently open landscape. The nature of the view would be partial and experienced as part of a longer journey.

7.275 In terms of geographical extent, built form would be within foreground over the majority of the view. The geographical extent is categorised as major.

7.276 The duration of the change would be permanent (more than twenty-five years) and reversibility nil.

7.277 The overall magnitude of visual effect is assessed to be major.

Viewpoint 12 – Overall Visual Effects during operation

7.278 The overall sensitivity of the visual receptors is assessed to be low and the overall magnitude of the change major. The overall visual effects are therefore assessed to be major. The nature of the visual effects in terms of the addition of built form into a busy, urban fringe scene is assessed to be neutral. In summary, the overall landscape effects of the proposed development during construction are assessed to be major neutral.

Viewpoint 12 - Operational phase effects at 15 years post completion

7.279 The operational effects at 15 years post completion would be similar to the operational effects described above, except that beneficial landscape effects resulting from appropriate management and establishment of proposed landscape mitigation would support assimilation of the proposed development into the view. This is assessed to reduce the level of effect to **moderate-major neutral**.

Viewpoint 13 - Visual Receptors and Viewpoint Sensitivity

7.280 The visual receptors are identified as being footpath users. The value of the view is assessed to be medium, as it is within the Green Belt. The susceptibility of the footpath users is assessed to be high, for people engaged in outdoor recreation where the purpose of that recreation is enjoyment of the countryside. The overall sensitivity of receptors is therefore assessed to be medium-high for footpath users.

Viewpoint 13 – Magnitude of Visual Change during construction

7.281 In terms of scale of change, construction and activity would be visible beyond the road and site boundary hedge. These would contrast with the existing landscape elements. The view would be experienced as part of a longer journey.

7.282 In terms of geographical extent, the angle of the view is direct towards the site and construction activity would be in the foreground. The geographical extent is categorised as large.

7.283 The duration of the change would be medium (five to ten years) and reversibility nil.

7.284 The overall magnitude of visual effect is assessed to be major.

Viewpoint 13 – Overall Visual Effects during construction

7.285 The overall sensitivity of the visual receptors is assessed to be medium-high and the overall magnitude of the change major. The overall visual effects are therefore assessed to be moderate-major. The nature of the visual effects is assessed to be adverse, as construction activity would be introduced into an otherwise predominantly rural scene. In summary, the overall visual effects of the proposed development during construction are assessed to be **moderate-major adverse**.

Viewpoint 13 – Magnitude of Visual Change during operation

7.286 In terms of scale of change, the view would change from that of a predominantly rural landscape, to a built development, with housing in the foreground and employment buildings behind. These would contrast with the existing landscape elements. The view would be experienced as part of a longer journey.

7.287 In terms of geographical extent, the angle of the view is direct towards the site and built development would be in the foreground. The geographical extent is categorised as large.

7.288 The duration of the change would be permanent (more than twenty-five years) and reversibility nil.

7.289 The overall magnitude of visual effect is assessed to be major.

Viewpoint 13 – Overall Visual Effects during operation

7.290 The overall sensitivity of the visual receptors is assessed to be medium-high and the overall magnitude of the change major. The overall visual effects are therefore assessed to be major. The nature of the visual effects is assessed to be adverse, as built development would be introduced into an otherwise predominantly rural scene. In summary, the overall visual effects of the proposed development during construction are assessed to be major adverse.

Viewpoint 13 - Operational phase effects at 15 years post completion

7.291 The operational effects at 15 years post completion would be similar to the operational effects described above, except that beneficial landscape effects resulting from appropriate management and establishment of proposed landscape mitigation would support assimilation of the proposed development into the view. This is assessed to reduce the level of effect to **moderate-major adverse**.

Viewpoint 14 - Visual Receptors and Viewpoint Sensitivity

7.292 The visual receptors are identified as being residents. The value of the view is assessed to be low, as there are no formal planning designations. The susceptibility of the residents is assessed to be high. The overall sensitivity of receptors is therefore assessed to be high for residents.

Viewpoint 14 – Magnitude of Visual Change during construction

7.293 In terms of scale of change, construction elements and activity would be visible over the majority of the view and would contrast with the existing landscape elements.

7.294 In terms of geographical extent, the angle of the view is direct towards the site and construction activity would be in the foreground. The geographical extent is categorised as large.

7.295 The duration of the change would be medium (five to ten years) and reversibility nil.

7.296 The overall magnitude of visual effect is assessed to be major.

Viewpoint 14 – Overall Visual Effects during construction

7.297 The overall sensitivity of the visual receptors is assessed to be high and the overall magnitude of the change major. The overall visual effects are therefore assessed to be major. The nature of the visual effects is assessed to be adverse, as construction activity would be introduced into an otherwise predominantly rural scene. In summary, the overall visual effects of the proposed development during construction are assessed to be **major adverse**.

Viewpoint 14 – Magnitude of Visual Change during operation

7.298 In terms of scale of change, the view would change from that of a predominantly rural landscape, to an employment led built development.

7.299 In terms of geographical extent, the angle of the view is direct towards the site and employment led built development would be in the foreground. The geographical extent is categorised as large.

7.300 The duration of the change would be permanent (more than twenty-five years) and reversibility nil.

7.301 The overall magnitude of visual effect is assessed to be major.

Viewpoint 14 – Overall Visual Effects during operation

7.302 The overall sensitivity of the visual receptors is assessed to be high and the overall magnitude of the change major. The overall visual effects are therefore assessed to be major. The nature of the visual effects is assessed to be adverse, as built development would be introduced into an otherwise predominantly rural scene. In summary, the overall visual effects of the proposed development during construction are assessed to be major adverse.

Viewpoint 14 - Operational phase effects at 15 years post completion

7.303 The operational effects at 15 years post completion would be similar to the operational effects described above, except that beneficial landscape effects resulting from appropriate management and establishment of proposed landscape mitigation would support assimilation

of the proposed development into the view. This is assessed to reduce the level of effect to **moderate-major adverse**.

Viewpoint 15 - Visual Receptors and Viewpoint Sensitivity

7.304 The visual receptors are identified as being residents. The value of the view is assessed to be low, as there are no formal planning designations. The susceptibility of the residents is assessed to be high. The overall sensitivity of receptors is therefore assessed to be high for residents.

Viewpoint 15 – Magnitude of Visual Change during construction

7.305 In terms of scale of change, construction elements and activity would be visible over the majority of the view, although urban fringe elements (including motorway infrastructure and an existing commercial building) are evident within the view.

7.306 In terms of geographical extent, the angle of the view is direct towards the site and construction activity would be in the foreground. The geographical extent is categorised as large.

7.307 The duration of the change would be medium (five to ten years) and reversibility nil.

7.308 The overall magnitude of visual effect is assessed to be moderate.

Viewpoint 15 – Overall Visual Effects during construction

7.309 The overall sensitivity of the visual receptors is assessed to be high and the overall magnitude of the change moderate. The overall visual effects are therefore assessed to be moderate-major. The nature of the visual effects is assessed to be neutral, as construction activity would be introduced into a scene where urban fringe landscape elements are evident. In summary, the overall visual effects of the proposed development during construction are assessed to be **moderate-major neutral**.

Viewpoint 15 – Magnitude of Visual Change during operation

7.310 In terms of scale of change, built form would be visible over the majority of the view, although urban fringe elements (including motorway infrastructure and an existing commercial building) are evident within the view.

7.311 In terms of geographical extent, the angle of the view is direct towards the site and built form would be in the foreground. The geographical extent is categorised as large.

7.312 The duration of the change would be permanent (more than twenty-five years) and reversibility nil.

7.313 The overall magnitude of visual effect is assessed to be moderate-major.

Viewpoint 15 – Overall Visual Effects during operation

7.314 The overall sensitivity of the visual receptors is assessed to be high and the overall magnitude of the change moderate-major. The overall visual effects are therefore assessed to be moderate-major. The nature of the visual effects are assessed to be neutral, as built form would be introduced into a scene where urban fringe landscape elements are evident. In summary, the overall visual effects of the proposed development during the operation are assessed to be moderate-major neutral.

Viewpoint 15 - Operational phase effects at 15 years post completion

7.315 The operational effects at 15 years post completion would be similar to the operational effects described above, except that beneficial landscape effects resulting from appropriate management and establishment of proposed landscape mitigation would support assimilation of the proposed development into the view. This is assessed to reduce the level of effect to moderate neutral.

Cumulative Visual Effects

7.316 The cumulative sites are identified at Appendix 7.4. Following site assessment from the viewpoints identified at Appendix 7.10, it is considered that there will be no discernible additional change resulting from development of the cumulative sites. In light of this it is considered that visual effects from the proposed development in combination with other committed developments would be no change neutral.

Summary

7.317 A Landscape and Visual Impact Assessment (LVIA) following industry standard guidelines has been undertaken by Smeeden Foreman Ltd in relation to the proposed development at Lancashire Central.

7.318 The purpose of the assessment is to identify landscape and visual effects that are likely to result from changes arising from the proposed development.

Landscape Effects

7.319 Three distinct landscape receptors have been identified as part of this study. These are the published landscape character areas at national and local scales and, site specific landscape character. The national character area is the Lancashire and Amounderness Plain as defined by Natural England. The local character area is Landscape Character Type 5 Undulating Lowland Farmland, Landscape Character Area 5k Cuerden-Euxton as described in the Landscape Strategy for Lancashire. The site specific landscape character is described within this ES Chapter/ LVIA by Smeeden Foreman. The outcome of the LVIA found that the national character assessment is high level, covering a large geographical area. The local landscape character assessment informed a site specific landscape character assessment to provide a finer grain of detail. The LVIA went on to find that the site and its immediate setting includes characteristics of the local landscape character type and area. The LVIA found the site to have three distinctive character areas, which in broad terms were described as follows:

7.320 LCA1, which includes the majority of motorway/ highways, urban fringe elements and other detractors within the site/ its immediate setting. It also includes Trees with Tree Preservation Orders and Veteran Trees.

7.321 LCA2, which includes fewer detractors than LCA1, although a mixture of buildings of different styles and pylons/ overhead wires are evident in the landscape. LCA2 does not include Trees with Tree Preservation Orders or Veteran Trees.

7.322 LCA3 has the strongest undulating lowland farmland characteristics and includes a Veteran Tree.

7.323 In terms of the construction, operational and 15 years post completion phases, the landscape assessment found that TPO and Veteran Trees should be retained and protected where possible. Where TPO and Veteran Trees cannot be retained, the overall landscape effects on these elements have been assessed to be major adverse, although this is reduced to no change neutral where they can be retained and protected in accordance with arboricultural recommendations. Landscape effects relating to LCA1 and LCA2 within the site, have been assessed to be **moderate adverse**. Those relating to LCA3 have been assessed to be **major-moderate adverse**. The nature of the landscape effects in terms of the change from a predominantly open agricultural landscape to an employment led built development is

assessed to be adverse. Adverse effects are changes that reduce the quality of the landscape resource.

- 7.324 In terms of cumulative landscape effects, as the cumulative sites are set within different local landscape character areas and separated from the site by existing built form, landscape effects from the proposed development in combination with other committed developments have been assessed to be no change neutral.

Visual Effects

- 7.325 The effect of the proposed development on visual receptors was assessed at fifteen representative viewpoints within the study area. These viewpoints were located at publicly accessible places including PRow, roads, a car park and in the vicinity of residential properties. Visual receptors (people whose views may be affected by proposed development) include motorised and non-motorised road users, footpath users, car park users and residents.
- 7.326 The visual sensitivity of these receptors ranges between high and low sensitivity. Motorised users were assessed to have the lowest susceptibility, whilst recreational users and residents both represented receptors with the highest susceptibility to change. The sensitivity of the identified receptors was influenced by factors including planning designations and existing visual detractors/ surrounding land uses.
- 7.327 Development on the site is likely to be clearly visible from many of the representative viewpoints and the built form is expected to contrast with the predominantly open landscape setting, with taller built elements in particular higher than existing established vegetation. However, it was found that the visibility decreases at locations set further away from the site and that available views are limited beyond the assessed viewpoints due to intervening features. In light of this, there are a wide range of visual effects identified, ranging from major adverse and major neutral to minor adverse and negligible neutral.
- 7.328 In terms of cumulative visual effects, it is considered that there will be no discernible additional change resulting from development of the cumulative sites within any of the identified viewpoints, which results in a cumulative visual assessment of no change neutral.

Proposed landscape mitigation

- 7.329 The proposed development includes landscape mitigation, which aims to reduce the significant landscape and visual effects arising from development.

7.330 The proposals include the retention and protection of existing landscape features, where possible. They also include habitat creation comprising new tree, woodland, shrub and hedge planting, wetland habitat including sustainable drainage systems, grasslands and pedestrian routes within the site, linking to the wider PRow network.

7.331 Table 7.2 contains a summary of the likely significant effects of the Development.

Table 7.2: Table of Significance – Landscape and Views

Potential Effect	Nature of Effect (Permanent/ Temporary)	Significance (Major/Moderate/Minor) (Beneficial/Adverse/ Negligible)	Mitigation / Enhancement Measures	Geographical Importance*							Residual Effects (Major/Moderate/ Minor) (Beneficial/Adverse/ Negligible)
				I	UK	E	R	C	B	L	
Construction											
Landscape – TPO (Borough) and Veteran Trees (UK)	Permanent	Major Adverse	Retain and protect in accordance with arboricultural recommendations where possible		✓					✓	No change neutral
Landscape – LCA1	Temporary	See residual effects	Included							✓	Moderate adverse
Landscape – LCA2	Temporary	See residual effects	Included							✓	Moderate adverse
Landscape – LCA3	Temporary	See residual effects	Included							✓	Major-moderate adverse
Views – Viewpoint 1	Temporary	See residual effects	Included							✓	Moderate-major adverse
Views – Viewpoint 2	Temporary	See residual effects	Included							✓	Major-moderate adverse
Views – Viewpoint 3	Temporary	See residual effects	Included							✓	Minor-negligible neutral
Views – Viewpoint 4	Temporary	See residual effects	Included							✓	Minor-moderate adverse
Views – Viewpoint 5	Temporary	See residual effects	Included							✓	Minor neutral
Views – Viewpoint 6	Temporary	See residual effects	Included							✓	Minor neutral
Views – Viewpoint 7	Temporary	See residual effects	Included							✓	Negligible neutral
Views – Viewpoint 8	Temporary	See residual effects	Included							✓	Moderate adverse
Views – Viewpoint 9	Temporary	See residual effects	Included							✓	Minor adverse
Views – Viewpoint 10	Temporary	See residual effects	Included							✓	Negligible neutral
Views – Viewpoint 11	Temporary	See residual effects	Included							✓	Minor neutral
Views – Viewpoint 12	Temporary	See residual effects	Included							✓	Moderate neutral
Views – Viewpoint 13	Temporary	See residual effects	Included							✓	Moderate-major adverse
Views – Viewpoint 14	Temporary	See residual effects	Included							✓	Major adverse

Views – Viewpoint 15	Temporary	See residual effects	Included								✓	Moderate-major neutral	
Completed Development													
Landscape – TPO (Borough) and Veteran Trees (UK)	Permanent	Major Adverse	Retain and protect in accordance with arboricultural recommendations where possible		✓						✓	No change neutral	
Landscape – LCA1	Permanent	Moderate adverse	Landscape proposals with appropriate management and establishment								✓	Moderate adverse	
Landscape – LCA2	Permanent	Moderate adverse										✓	Moderate adverse
Landscape – LCA3	Permanent	Major-moderate adverse										✓	Major-moderate adverse
Views – Viewpoint 1	Permanent	Moderate-major adverse										✓	Moderate adverse
Views – Viewpoint 2	Permanent	Major-moderate adverse										✓	Moderate adverse
Views – Viewpoint 3	Permanent	Minor-moderate adverse										✓	Minor-moderate adverse
Views – Viewpoint 4	Permanent	Moderate adverse										✓	Minor-moderate adverse
Views – Viewpoint 5	Permanent	Minor-moderate adverse										✓	Minor-moderate adverse
Views – Viewpoint 6	Permanent	Minor-moderate adverse										✓	Minor-moderate adverse
Views – Viewpoint 7	Permanent	Minor adverse										✓	Minor adverse
Views – Viewpoint 8	Permanent	Moderate adverse										✓	Moderate adverse
Views – Viewpoint 9	Permanent	Moderate adverse										✓	Moderate adverse
Views – Viewpoint 10	Permanent	Minor neutral										✓	Minor neutral
Views – Viewpoint 11	Permanent	Minor-moderate neutral										✓	Minor-moderate neutral
Views – Viewpoint 12	Permanent	Major neutral									✓	Moderate-major neutral	
Views – Viewpoint 13	Permanent	Major adverse									✓	Moderate-major adverse	
Views – Viewpoint 14	Permanent	Major adverse									✓	Moderate-major adverse	

Views – Viewpoint 15	Permanent	Moderate-major neutral										✓	Moderate neutral
Cumulative Effects													
<i>Construction</i>													
Landscape	N/A	No change neutral	N/A										No change neutral
Views	N/A	No change neutral	N/A										No change neutral
<i>Operation</i>													
Landscape	N/A	No change neutral	N/A										No change neutral
Views	N/A	No change neutral	N/A										No change neutral

*** Geographical Level of Importance**

I = International; UK = United Kingdom; E = England; R = Regional; C = County; B = Borough; L = Local

REFERENCES

- ⁱ Department for Levelling Up, Housing and Communities (July 2021), National Planning Policy Framework
- ⁱⁱ Preston City Council, South Ribble Borough Council, Chorley Council (July 2012) *Central Lancashire Adopted Core Strategy*
- ⁱⁱⁱ South Ribble Borough Council (adopted July 2015) *Local Plan*
- ^{iv} <https://maps.southribble.gov.uk/maps/apps/PublicInformation/index.html?appid=cae4cca3fa98485c81050806281c4d34>, accessed 19th February 2022
- ^v Natural England (2012-2015) *National Character Areas*
- ^{vi} Lancashire County Council (2000) *A Landscape Strategy for Lancashire*
- ^{vii} The Landscape Institute and the Institute of Environmental Management & Assessment (April 2013) *Guidelines for Landscape and Visual Impact Assessment 3rd Edition*