

5.0 PROPOSED DEVELOPMENT

The proposed development of the site comprises 2No. cricket ovals and associated pavilion building and spectator seating, covered cricket nets, access, parking, landscaping and associated works (including temporary event overlay facilities on ticketed match days), realignment of Public Right of Way Ref 9-12-FP 1, 7-4-FP 6 and Public Right of Way Ref 9-12-FP 2, 7-4-FP 5.

The designs for the site have been sensitively and carefully designed to respect the open and green setting and protect the amenity of neighbouring residents. New tree planting, landscaping and green spaces would provide an attractive setting and provide screening for local properties.

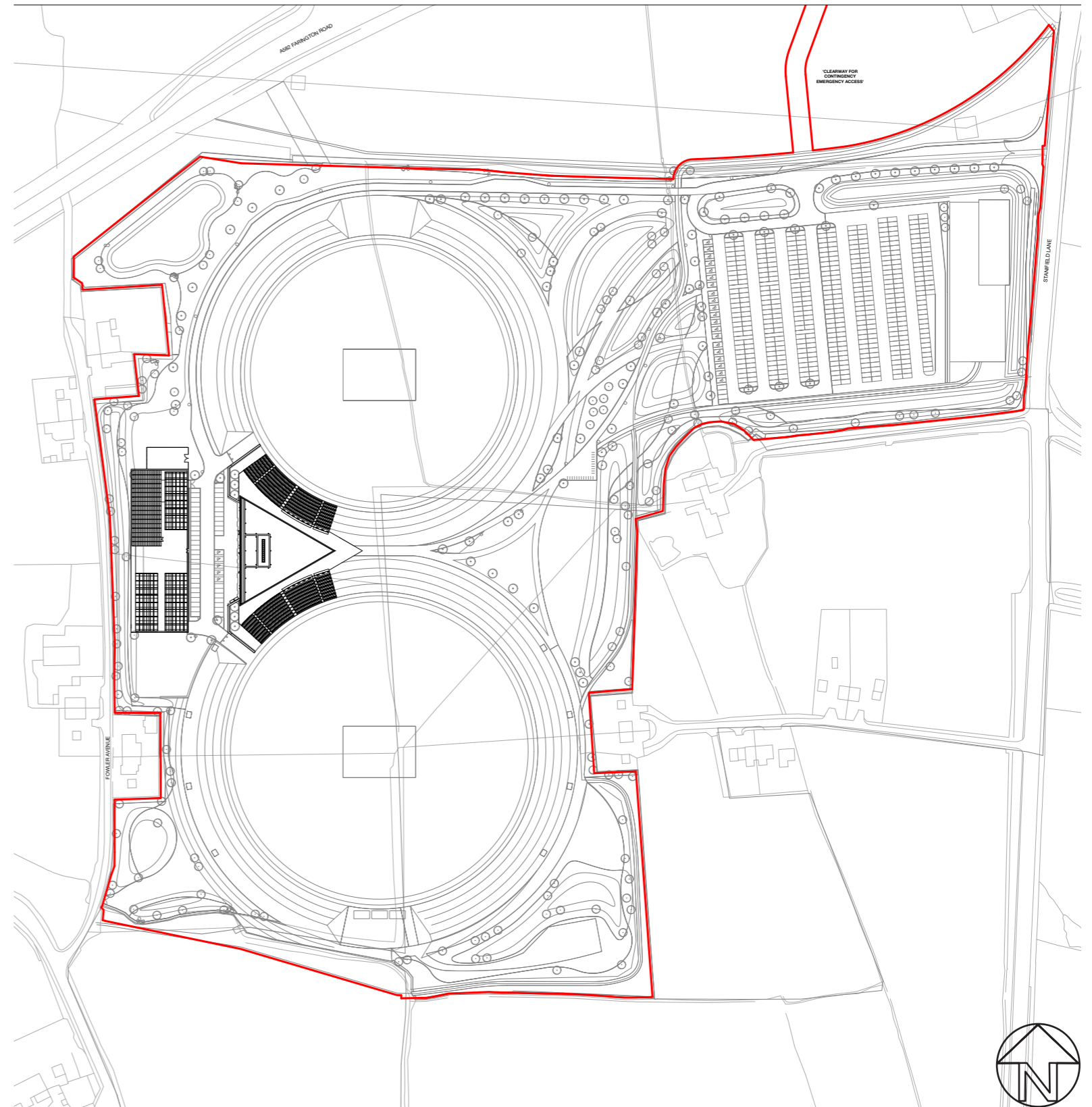


Figure 6.1 - Development Proposals

6.0 WIREFRAMES

Following site visits, viewpoints considered to have potential views across the Assessment Site were produced as wireframe views, in order to more fully understand potential visual effects.

The following pages show wireframe images for assessment viewpoints 1, 5, 8 and 13.

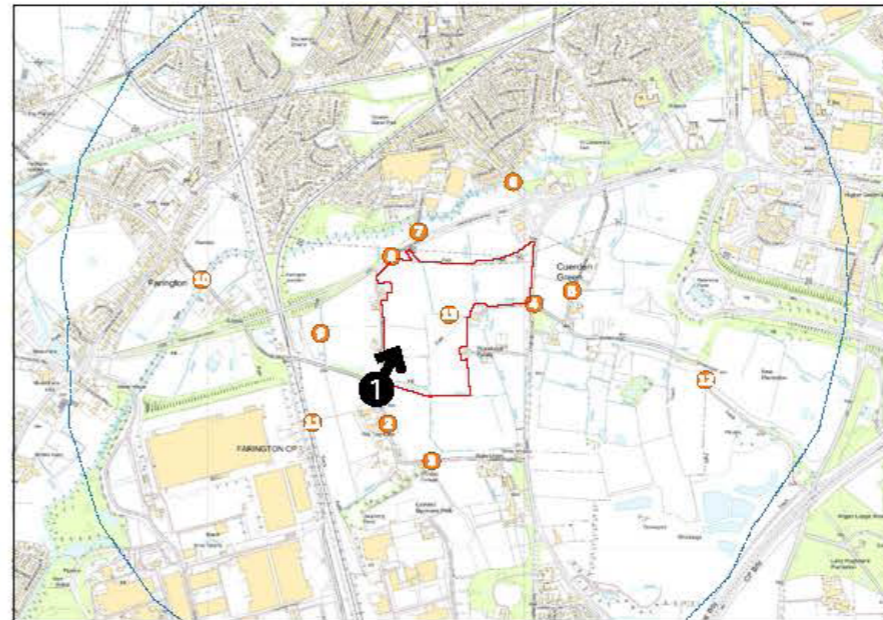


6.0 WIREFRAMES



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Notes:-
This image is purely indicative -
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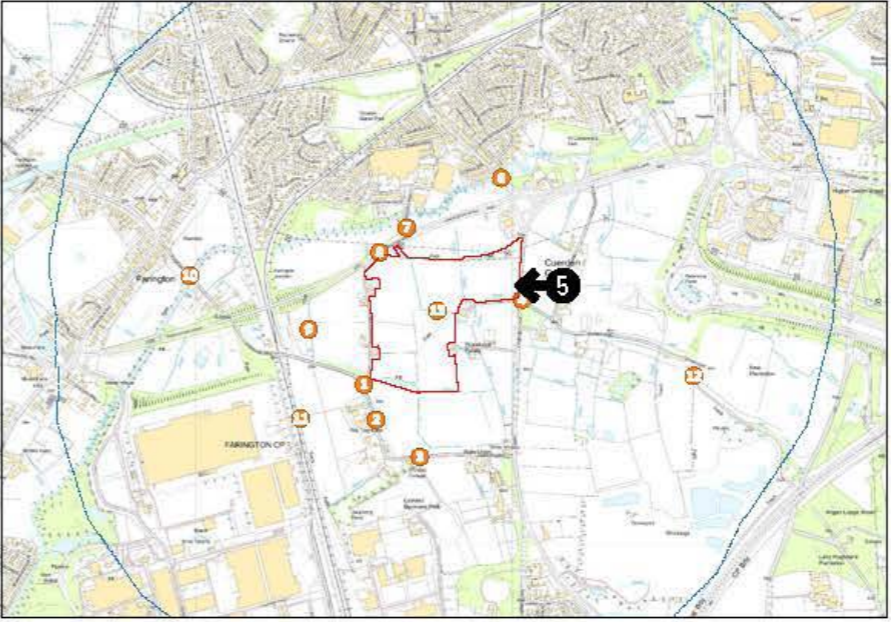
PROJ	21/12/22	FIRST ISSUE	SA	CS
ECO	LATE	DESIGN/PROJ	CR/17	CL/16
URBAN GREEN A: Ground Floor, The Tower, DeansClay Office Park, Tinty Way, Manches M37 8P T: +44 (0) 1613123131 www.urbangreen.co.uk				
CL/16	ERIC WRIGHT			
PROJ/16	CRICKET FACILITY, FARINGTON			
THEM	INDICATIVE WIRE FRAME - VIEWPOINT 1			
TYPE	PLANNING			
CL/16	BA	CR/17	CS	PROJ/16
PROJ/16	UG1818	CR/17	NT 8	DATE
PROJ/16	UG1818_LAP_VP_DRAW1	CR/17	NT 8	DATE

6.0 WIREFRAMES



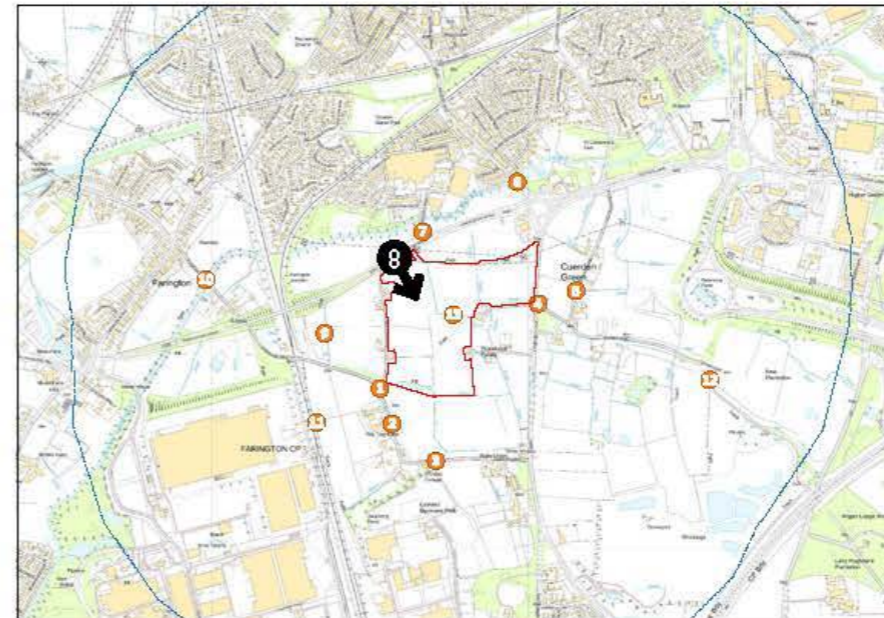
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URBAN GREEN				
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T: +44 (0) 161 232 3131				
www.urbangreen.co.uk				
ERIC WRIGHT				
CRICKET FACILITY, FARINGTON				
INDICATIVE WIRE FRAME - VIEWPOINT 5				
PLANNING				
DATE	BA	QUANTITY	CS	REVISION
NO	UG1018	NO	WT 8	DATE
NO	UG1018_LAP_VP_DRAW02	NO		DATE
				REV

6.0 WIREFRAMES



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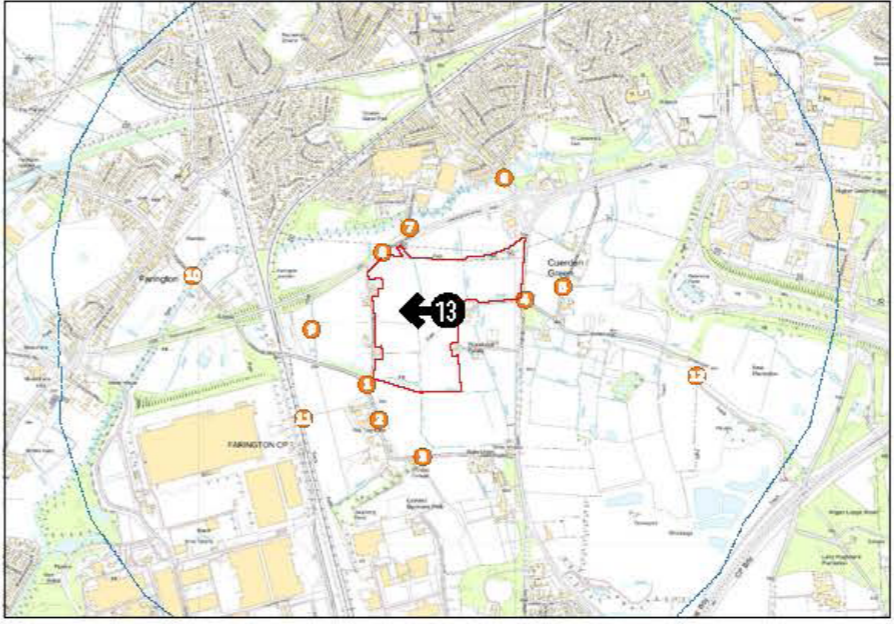
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ECO	LATE	LEGISLATION	CR/17	CL/17
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www.urbangreen.co.uk				
CLERK	ERIC WRIGHT			
PROJECT	CRICKET FACILITY, FARINGTON			
TITLE	INDICATIVE WIRE FRAME - VIEWPOINT 8			
DISCIPLINE	PLANNING			
DATE	21.12.22	BY	SA	CS
PROJECT	UG1818	SCALE	1:1	DATE
PROJECT	UG1818_LAP_VP_DRAW02	SCALE	1:1	DATE

6.0 WIREFRAMES



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REV	DATE	DESCRIPTION	BY	CHKD
01	21/12/22	FIRST ISSUE	SA	CS
02	LATE	REVISION	CS	CS
URBAN GREEN A: Ground Floor, The Tower, Deans City Office Park, Tinty Way, Manchester M37 8F T: +44 (0) 161 312 3131 www.urbangreen.co.uk				
DESIGNER	ERIC WRIGHT			
PROJECT	CRICKET FACILITY, FARINGTON			
TITLE	INDICATIVE WIRE FRAME - VIEWPOINT 13			
DISCIPLINE	PLANNING			
DATE	21/12/22	SCALE	AS SHOWN	PROJECT NO
BY	SA	CHKD	CS	APPROVED
BY	CS	CHKD	ME	DATE
PROJECT	UG1818	SCALE	WT 8	DATE
PROJECT	UG1818_LAP_VP_DRAW04	SCALE		DATE
PROJECT		SCALE		DATE

7.0 ASSESSMENT OF LANDSCAPE EFFECTS

Table 8.1 - Impact on Landscape Character Areas

Character area / feature / designation	Approx. distance to Assessment Site	Description / rationale for judgement	Sensitivity of receptor to change	Magnitude of effect		Overall significance of effect
				Size/ scale, geographic extent and duration	Overall magnitude	
National Landscape Character - National Character Areas (NCA)						
NCA 32: Lancashire and Amounderness Plain	Site within NCA	NCA 32 covers a large area, comprising a multitude of land uses, and therefore has lots of capacity to accommodate change. The proposed development comprises a very small area in comparison, and the proposals will be in keeping with existing and emerging development in proximity.	Low	Negligible, localised, long duration	Negligible	Negligible
NCA 35: Lancashire Valleys	1.02km	NCA 35 covers a large area, comprising a multitude of land uses, and therefore has lots of capacity to accommodate change. No impacts are anticipated as a result of the proposed development due to the distance of the Assessment site from the NCA.	Low	None, localised, long duration	Negligible	Negligible
Regional Landscape Character						
LCA 5K: Cuerden-Euxton within LCT 5: Undulating Lowland Farmland	Site within LCA	This LCT comprises a largely agricultural-influenced landscape including a mixture of agricultural land, recreation and large-scale buildings and industrial estates. This LCT is recognised to be largely agri-influenced and is considered to have some capacity to accommodate change.	Medium	Small, localised, long duration	Small	Slight
LCA Industrial Age within LCT Urban	160m	A largely urban-influenced landscape including a mixture of agricultural land, recreation and large-scale buildings and industrial estates. This LCT is recognised to be largely urban-influenced and is considered to have some capacity to accommodate change.	Low	Negligible, localised and long duration	Negligible	Negligible
LCT Suburban within LCT Urban	265m	A largely urban-influenced landscape including a mixture of agricultural land, recreation and large-scale buildings and industrial estates. This LCT is recognised to be largely urban-influenced and is considered to have some capacity to accommodate change.	Low	Negligible, localised and long duration	Negligible	Negligible
LCA 15B: Longton-Bretherton within LCT 15: Coastal Plain	275m	The landscape is characterised by flat and gently undulating topography given the coastal influence. Given the largely rural nature of this LCT, it is considered to be sensitive to development.	Medium	Negligible, localised and long duration	Negligible	Negligible

7.0 ASSESSMENT OF LANDSCAPE EFFECTS

Table 8.2 - Impact on Landscape Character and Features

Character area / feature / designation	Approx. distance to Assessment site	Description / rationale for judgement	Sensitivity of receptor to change	Magnitude of effect		Overall significance of effect
				Size/ scale, geographic extent and duration	Overall magnitude	
Landscape Character and Features						
Existing Land Use	Within site	The assessment site comprises 3 pastoral fields. Field boundaries are typically native hedgerows with some occasional mature hedgerow trees. Ditches are also present along field boundaries, with associated riparian vegetation. To the site's west and eastern boundaries are a number of residential properties, with a combination of boundary treatments, predominantly closed board fencing. The site is therefore considered to have some capacity to change.	Medium	Medium, localised, long duration	Medium	Moderate
Adjoining Land Use	Within 250m of the site boundary	Land to the immediate north is bound by the A582 Farington Road, a key arterial route, beyond which is some commercial, industrial and predominantly residential development associated with Bamber Bridge. To the west, the land is defined by the linear route of the a railway line, beyond which lies the Farington Industrial Estate. To the south and east are further agricultural fields. Further to the east, the M65 Motorway defines the landscape, with Layland Business Park informing the landscape further to the south.	Medium	Small, localised, long duration	Small	Slight
Topography	Within site	Topography across the Site is gently undulating, with a gentle fall from south east to north west. The highest point on Site is +39.36m AOD to the south eastern boundary, and the lowest is +31.89m +AOD, located to the north western Site boundary.	Medium	Small, localised, long duration	Small	Slight
Vegetation	Within site	There is a mix of vegetation on the site. Site boundaries are defined by native hedgerow with a number of mature and outgrown hedgerow trees. Ditches which are present on a number of field boundaries have associated riparian vegetation. Linear tree belts are present along the route of the A582.	Medium	Medium, localised, long duration	Medium	Moderate
Water Features	Within site	There are a number of drains and ditches present across the site, however there are no permanent water bodies such as ponds present.	Medium	Small, localised, long duration	Small	Slight

7.0 ASSESSMENT OF LANDSCAPE EFFECTS

Table 8.2 - Impact on Landscape Character and Features (continued)

Character area / feature / designation	Approx. distance to Assessment site	Description / rationale for judgement	Sensitivity of receptor to change	Magnitude of effect		Overall significance of effect
				Size/ scale, geographic extent and duration	Overall magnitude	
Built Elements	Within site	Built elements across the Site are restricted to field boundaries, comprising post-and-rail fencing.	Low	Small, localised, long duration	Small	Minimal
Public Rights of Way	Within 1km	There are numerous PROW which traverse the Site and run along its boundaries, which include footpath 7, 4, 5, footpath 7, 4, 6, footpath 9, 12, 1, and footpath 9, 12, 2. Views from these footpaths are generally close-range and relatively open and uninterrupted, given their proximity.	High	Medium, localised, long duration	Medium	Major/Moderate
Heritage	Within 1km	There are four listed buildings located in 1km of the Site, however the only The Old School House is considered to have the potential to experience views towards the proposed development. This grade II listed building is located approximately 190m to the east of the Site. Views from all other heritage assets are entirely screened by a combination of relatively flat topography and well-vegetated nature of the study area.	High	Small, localised, long duration	Small	Moderate
Ecology	Within site	The site is approximately 14ha and comprises improved grassland, hedgerow, scattered tree, ditch and standing water. The site is bound and divided by a series of species poor hedgerows (UK Priority Habitat), the dominant species within the hedgerows is hawthorn (<i>Crataegus monogyna</i>). The hedgerows are generally intact and contain mature scattered trees. The hedgerows are generally managed with an average height of ≈1.5-2.5m, although there are a small number of hedgerows which are not managed, which exceed 3m high. Himalayan Balsam was recorded in two different locations within the site, the first in the dry ditch next to the hedgerow to the north west of the site and the second in the ditches to the south of the site.	Medium	Small, localised, long duration	Small	Slight

7.0 ASSESSMENT OF LANDSCAPE EFFECTS

Table 8.2 - Impact on Landscape Character and Features (continued)

Character area / feature / designation	Approx. distance to Assessment Site	Description / rationale for judgement	Sensitivity of receptor to change	Magnitude of effect		Overall significance of effect
				Size/ scale, geographic extent and duration	Overall magnitude	
Landscape Condition		The landscape condition of the Assessment Site is considered to be Ordinary when using the criteria at Table 9.1. This rating accounts for the Site's use as pastoral farmland and its recognisable landscape structure, although also recognises that the Site is not designated, and considers detracting urban influences such as neighbouring development and pylons located adjacent the Site.	Medium	Medium, localised, long duration	Medium	Moderate
Landscape Value		The landscape value of the Site is considered to be Good when using the criteria at Table 9.2. This rating recognises that the Site is undesignated although recognises that the land has some value by virtue of being open and undeveloped.	Medium	Medium, localised, long duration	Medium	Moderate
Setting of Non-Designated Heritage Assets						
Old School House	~188m	There would be a very limited effect on the Old School House as a result of the proposed development, owing to the lack of physical, visual or perceptual relationship with the site. The dwelling across the road from the Old School House, along with mature boundary vegetation along the roadside screens the majority of views, however glimpsed views may be available during the winter period.	High	Very Small, localised, long duration	Very Small	Minor
Church of St Paul	~770m	There would be no discernible effect on the Church of St Paul as a result of the proposed development, owing to the lack of physical, visual or perceptual relationship with the site.	High	Negligible, localised, long duration	Negligible	Negligible
Farington House	~715m	There would be no discernible effect on Farington House as a result of the proposed development, owing to the lack of physical, visual or perceptual relationship with the site.	High	Negligible, localised, long duration	Negligible	Negligible
Farington Lodge	~945m	There would be no discernible effect on Farington Lodge as a result of the proposed development, owing to the lack of physical, visual or perceptual relationship with the site.	High	Negligible, localised, long duration	Negligible	Negligible

7.0 ASSESSMENT OF LANDSCAPE EFFECTS

Table 8.2 - Impact on Landscape Character and Features (continued)

Character area / feature / designation	Approx. distance to Assessment Site	Description / rationale for judgement	Sensitivity of receptor to change	Magnitude of effect		Overall significance of effect
				Size/ scale, geographic extent and duration	Overall magnitude	
Green Belt Designation						
Green Belt	Site within designation	Although not strictly a landscape designation, the site is located within an area designated as Green Belt. Although the land proposed to be developed is currently without built form, the proposed scheme comprises "provision of appropriate facilities for outdoor sport" as stated within Policy G1 - Green Belt. This, in combination with the assessed visual effects and the generally contained nature of the scheme results in limited assessed impacts on openness of the Green Belt.	High	Small, localised, long duration	Small	Moderate

8.0 ASSESSMENT OF VISUAL EFFECTS

Table 9.1 - Assessment of Visual Receptors

Visual Receptor(s)	Description of visual effect	Sensitivity of receptor to change	Magnitude of effect		Overall significance of effect
			Size/ scale, geographic extent and duration	Overall magnitude	
Viewpoint 1 - Junction of Fowler Avenue and Fowler Lane	Visible - Some limited close-range, oblique, and channelled views are available into a small proportion of the central area of the Site, although views into the wider Site are entirely screened by intervening vegetation along Fowler Lane.	Road users are Medium sensitivity, users of footpath are High sensitivity	Small, localised, long duration	Medium	Moderate for road users and Major/Moderate for users of footpath
Viewpoint 2 - Close to Yew Tree Farm on Fowler Lane	Visible - Views towards the Site are almost entirely screened by intervening vegetation along Fowler Lane and along the southern Site boundary. Some very limited, glimpsed and filtered views are available through a gap in vegetation into a discreet portion of the Site from this location.	Road users are Medium sensitivity, residents of properties are High sensitivity	Small, localised, long duration	Small	Minor for road users and Moderate for residents
Viewpoint 3 - Close to Orchard Cottage on Fowler Lane	Visible - View looking west towards the Site from Stanifield Lane, located approximately 15m from the Site boundary. From this location, close-range, open and largely uninterrupted views are available into and over the northernmost area of the Site, whereas views into the central and southern areas of the Site are entirely screened by intervening vegetation associated with property curtilages and field boundaries.	Road users are Medium sensitivity, residents of properties are High sensitivity	Small, localised, long duration	Small	Minor for road users and Moderate for residents
Viewpoint 4 - Junction of Stanifield Lane and Stoney Lane	Visible - Close-range, open and largely uninterrupted views are available into the northernmost area of the Site, whereas views into the central and southern areas of the Site are entirely screened by intervening vegetation associated with property curtilages and field boundaries.	Road users are Medium sensitivity	Small, localised, long duration	Large	Major/Moderate for road users
Viewpoint 5 - Old School Lane, close to Grade II listed The Old School House	Visible - View looking west towards the Site from Old School Lane, located approximately 135m from the Site boundary. From this location, medium-range, open and largely uninterrupted views are available over the northernmost area of the Site, whereas views into the central and southern areas of the Site are entirely screened by intervening vegetation associated with property curtilages and field boundaries.	Road users are Medium sensitivity, residents and setting of listed building are High sensitivity	Small, localised, long duration	Medium	Moderate for road users and Major/Moderate for residents and the setting of the listed cottage
Viewpoint 6 - Watkin Lane, close to residential properties	Visible - View looking south, southwest towards the Site from Watkin Lane, located approximately 255m from the Site boundary. From this location, medium-range, truncated, filtered and glimpsed views are available over the northernmost area of the Site, whereas views into the central and southern areas of the Site are entirely screened by intervening vegetation associated with property curtilages and field boundaries.	Road users are Medium sensitivity, residents of properties are High sensitivity	Small, localised, long duration	Small	Minor for road users and Moderate for residents

8.0 ASSESSMENT OF VISUAL EFFECTS

Table 9.1 - Assessment of Visual Receptors (continued)

Visual Receptor(s)	Description of visual effect	Sensitivity of receptor to change	Magnitude of effect		Overall significance of effect
			Size/ scale, geographic extent and duration	Overall magnitude	
Viewpoint 7 - Junction of Sherdley Road and Farington Road	Visible - Some limited, medium-range views are available towards the Site from this location, although views of the ground plane of the Site are almost entirely obscured by vegetation located along field boundaries in proximity. Electricity pylons are a prominent feature in the foreground of this view	Road users are Medium sensitivity	Small, localised, long duration	Medium	Moderate for road users
Viewpoint 8 - Farington Road	Visible - Close-range, open and uninterrupted views are available across the northern and central areas of the Site from this location. Views into the northern portion of the Site are screened and filtered by vegetation located along field boundaries and associated with property curtilages	Road users are Medium sensitivity	Small, localised, long duration	Large	Major / Moderate for road users
Viewpoint 9 - Footpath 7, 4, 6	No visibility - Some very limited, glimpsed and transitory views are available through a gap in vegetation from this location, although views into the Site itself are entirely obscured by intervening vegetation associated with field boundaries in proximity.	Footpath users are High sensitivity	None, localised, long duration	Negligible	Negligible
Viewpoint 10 - Junction of Fowler Lane and footpath 7, 4, 3a	No visibility - Views towards the Site from this location are entirely obscured by intervening vegetation and built form. Electricity pylons are a prominent feature in the middle distance of this view.	Road users are Medium sensitivity, Footpath users are High sensitivity	None, localised, long duration	Negligible	Negligible
Viewpoint 11 - Footpath 7, 4, 17	No visibility - Views towards the Site from this location are entirely obscured by intervening vegetation and landform. The Wigan to Preston railway line forms a recognisable urban component within this view.	Footpath users are High sensitivity	None, localised, long duration	Negligible	Negligible
Viewpoint 12 - Footpath 9, 12, 7	No visibility - View looking west towards the Site from footpath 9, 12, 7 located approximately 760m from the Site boundary. Views towards the Site from this location are entirely obscured by intervening vegetation; namely field boundaries and woodland in proximity to the Site. Views of electricity pylons and the M65 motorway form urbanising elements within the landscape.	Footpath users are High sensitivity	Small, localised, long duration	Negligible	Negligible
Viewpoint 13 - Footpath 9, 12, 2 and residents on eastern boundary of Site	Visible - Open and direct views for users of the footpath and residents in properties directly abutting the eastern boundary of the Site.	Footpath users and residents are High sensitivity	Large, localised and long duration	Large	Major for Footpath users and residents

9.0 LANDSCAPE STRATEGY

The proposals carefully consider the existing context of the surroundings, the requirements of the Lancashire Country Cricket Club, and the activities of all spectators on important match days.

Key aspects of the landscape which have been considered in the design of this site include:

- The existing boundaries of the site, and how these can be retained, enhanced, or replaced, to ensure suitable protection around the site perimeter;
- The vegetation and biodiversity of the existing site area, and how this can be protected and enhanced, while mitigating against potential disturbances;
- The drainage and water management across the proposed site area, and solutions to improve this within the development;
- The existing character of the landscape, and how the proposed landscape of the development can complement and reflect this;
- The topography of the existing site, and how this may be altered to provide practical and experiential benefits.

The design of the new landscape primarily includes a palette of hard and soft materials to be proposed across the site. Key components of this palette are:

- The surfacing of proposed hard landscape areas;
- The treatment of retaining walls to be proposed;
- The proposed tree, shrub, and meadow vegetation to be planted;
- The treatment of the site boundaries to be retained and proposed.

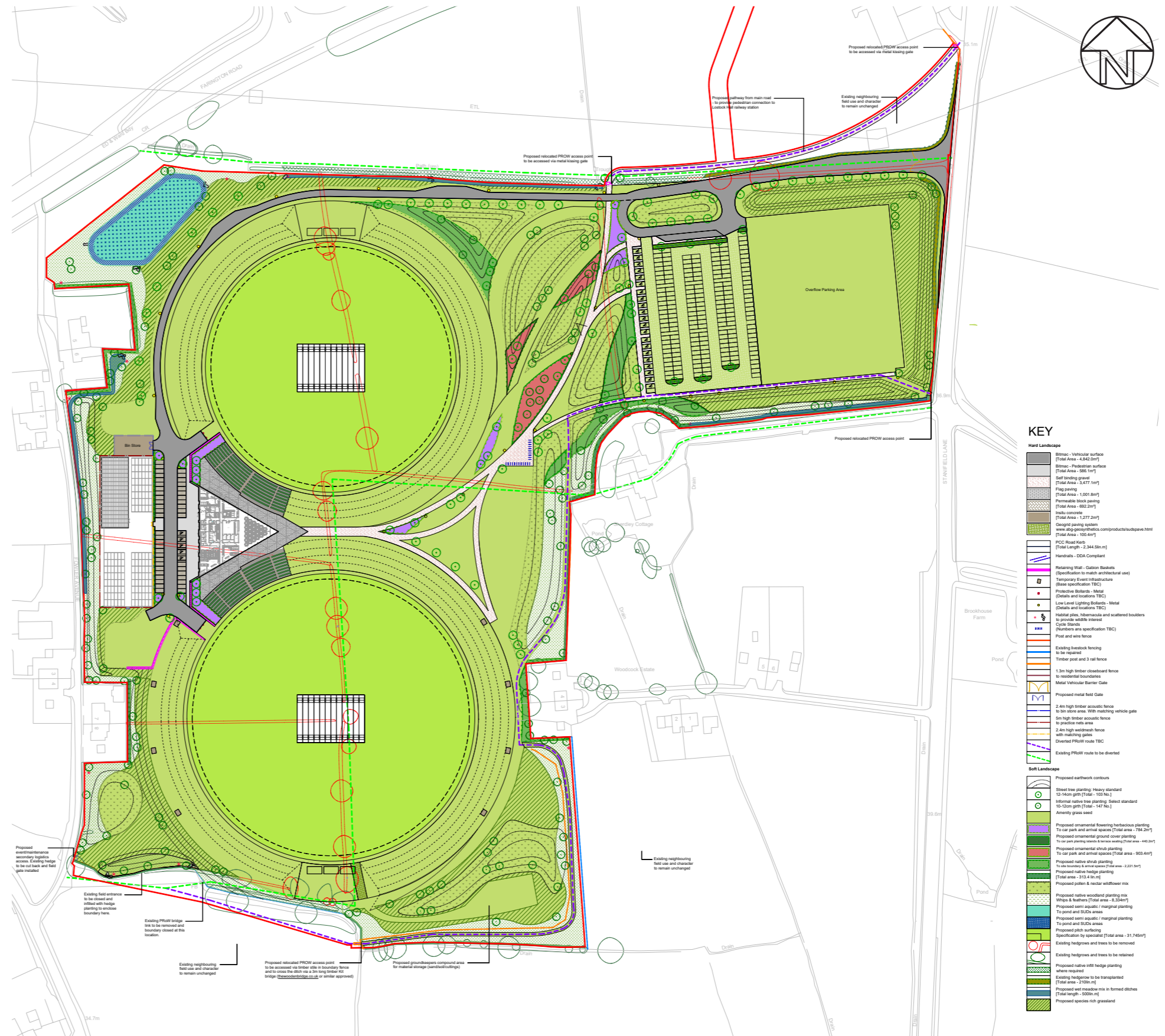


Figure 9.1 - Landscape Masterplan

10.0 CONCLUSIONS

This Landscape and Visual Assessment (LVIA) has been prepared on the Third Edition of the Guidelines for Landscape and Visual Impact Assessment by the Landscape Institute and the Institute of Environmental Management and Assessment (Routledge, 2013). The Assessment of the Site at Farington, has been carried out to inform the landscape design response to the outline development proposals in consideration of the landscape and visual issues, current planning policy and emerging guidance.

The Assessment Site is comprised of six medium scale field parcels with field boundaries comprising a combination of hedgerows, hedgerow trees and post-and-rail fencing. The landform within the Assessment Site is generally flat, with a gentle fall from south east to north west.

Currently, views of the Assessment Site are limited due to the generally flat topography of the Assessment area, in combination with the surrounding intervening mature vegetation and residential built form, particularly to the north and west of the Site and within the wider study area. Views of parts of the Assessment Site are apparent from the rear of residential properties along Fowler Avenue to the west of the Site and from properties off Stanfield Lane to the east of the Site (directly abutting the eastern Site boundary).

There are also open and partial views to the Site from four Footpaths that run through the Site (Footpath 7-4-FP5 on a north-south orientation, Footpath 9-12-FP2 on an east-west orientation through the Site, Footpath 9-12-FP1 on an east-west orientation along the north boundary, and Footpath 7-4-FP6 on an east-west orientation along the northern boundary). Views from the wider landscape are largely truncated due primarily to the intervening layers of vegetation and built form.

The proposed development will comprise of the following:

- Provide a main cricket pitch to host occasional county cricket and T20 matches for crowds up to c.5,000 people making spatial infrastructure provision to scale-up to host such events.
- Provide a secondary pitch for men's and women's youth and development squad training, along with wider community use.
- Provide adequate accommodation in the form of a new Pavilion building to service both pitches, with a dual aspect and permanent spectator viewing to serve day-to-day use.
- Provide a partially covered external practice area to support cricket training and matches.

- Consideration of support requirements to service the cricketing activities, grounds maintenance, servicing and logistics, permanent and temporary car parking, event overlay, and so on.

The proposed layout plan for the proposed development has been subject to an iterative design process and has considered the physical Site constraints and opportunities; the landscape and visual sensitivities; the retention of the inherent local landscape characteristics; and to comply with local planning policy and guidance.

For a number of visual receptors close to the Assessment Site (views of the bunds and cricket pavilion are anticipated to be visible for the residents on the eastern boundary of the Site and Footpath users running through the Site), proposed landscaped bund in the north eastern area of the northern parcel of the Assessment Site are anticipated to be available for residents, road and roadside footpath users from Stanfield Lane, Old School Lane and Watkin Lane, along with views of the proposed bund surrounding the pitch to the west, the Pavilion building and to the proposed taller structure associated with the practice nets by residents on Fowler Lane), there will be a change to the character and amenity of the views, where the development will either form a new element in the view or will bring development forward in the view.

Longer distance views are anticipated from a small number of locations (refer to viewpoints 5 and 6, Old School Lane and Watkin Lane respectively), however the facility will form a small element within the wider view and will be seen in context with the surrounding cricket pitch uses.

The Site is largely well contained in views from the wider landscape due to extensive existing tree belts and residential built form to the north and industrial built form to the south and west. It therefore forms a discrete parcel of land which is influenced by the existing residential edges along Fowler Lane, Fowler Avenue and Stanfield Road.

Aside from the Green Belt designation which covers the site, there are no further national or local landscape, ecological or heritage designations within the Assessment Site, however, there are a number of landscape, ecological and heritage designations in the local landscape beyond the Assessment Site.

As with any development, a number of effects arise from the proposed development. For the most part, the assessed visual effects of the proposed development of the Assessment Site are considered to be Negligible to Minor. A small number of Negligible to Major/Moderate effects are identified on the contextual and Assessment Site landscape and visual receptors; and Negligible through to Major/Moderate on a limited number of visual receptors in proximity

to the Site, as a result of the change in the character and amenity of the view (from pastoral farmland to that of sports infrastructure including cricket pitches, pavilion, practice nets, and associated infrastructure). Effects on visual receptors will diminish over time as planting within the green infrastructure areas matures.

The proposed development has been laid out to largely retain the existing landscape features including mature boundary trees and shrubs. Occasional openings for access may be made through some existing treelines to enable access. All boundary planting will be enhanced with additional tree planting and native shrubs where appropriate.

Proposed mitigation includes the provision of appropriately sited bunding and additional hedgerows, along with infill and supplementary tree and shrub planting, to ensure that a robust and elevated visual screen exists which will improve as planting matures over time. This will be of particular beneficial screening effect for those residents along Fowler Avenue and Stanfield Lane who currently have views from the upper levels of the rear of their properties into the Site.

In summary, it is considered that on balance the proposed development will, whilst wholly replacing portions of the landscape character at the Site level, sit within the existing retained landscape character elements at the Site level and the landscape character at the regional and district level. Whilst some adverse landscape and visual effects will arise from the proposed development as it emerges, the development of this land forms a discrete parcel within the landscape.

Furthermore, the landscape and visual effects are limited to the Assessment Site and local level receptors only immediately adjacent to the Assessment Site, as identified in this Assessment. The effects will reduce over time as planting matures. New tree planting and a vegetation strategy are to be considered for long term replacement and reinforcement of existing green infrastructure networks, ensuring the longevity and vigour of the existing vegetation is maintained on Site.

APPENDIX 1 – LANDSCAPE AND VISUAL ASSESSMENT METHODOLOGY

Guidance and Publications

This assessment has been carried out in light of the latest relevant guidance as set out in 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment (2013), and 'Landscape Character Assessment: Guidance for England and Scotland' published by the Countryside Agency and Scottish National Heritage (2002). These documents do not set out a prescriptive approach to how assessments or assessments should be undertaken, but rather identify key principles and good practice.

Whilst this methodology refers to landscape assessments, the same general principles are also applicable in townscape settings. Further guidance on townscape assessment is given at page 74 of GLVIA3 (2013).

The following guidelines and publications have also been considered when producing this assessment:

- 'Seeing the History in the View: A Method for Assessing Heritage Significance within Views' (English Heritage; 2011);
- 'The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)' (Historic England; 2017);
- 'Visual Representation of Development Proposals - Technical Guidance Note 06/19' (Landscape Institute; 2019);
- Central Lancashire Core Strategy 2012

The assessment comprises the following stages:

- A summary of the relevant aspects of extant and emergent landscape planning policies;
- A definition the scope of the assessment, Site reconnaissance and desktop background research;
- A description of the existing conditions in respect of the landscape baseline (dealing with matters of current landscape character and existing landscape resources), and the visual baseline (dealing with matters relating to the visibility of the Assessment Site);
- Summary of key landscape and visual sensitivities relating to the

Assessment Site and surrounding land;

- A description of the development proposed on the Assessment Site;
- An assessment of landscape effects; and
- An assessment of visual effects.

Baseline Assessment Methodology

The following specific desk-based tasks have been undertaken:

- A review of the planning policy relevant to the Assessment Site;
- A review of any existing landscape character assessments relating to the study area;
- A review of landscape designations from the English Heritage database and local authority sources; and
- Identification of landscape character and key landscape elements.

The baseline description in this assessment comprises two separate elements:

- a. Landscape Baseline; and
- b. Visual Baseline.

In this assessment, a distinction has been drawn between the study area and the Assessment Site. The Assessment Site is the area proposed for development whilst the study area takes in the wider surrounds of the Assessment Site. The determination of the study area has been informed by desk top studies of maps and aerial photographs to assess how topography, vegetation and built form in the area surrounding the Site were likely to control views towards the Assessment Site.

This work was followed by Site visits to determine the potential visibility of the Assessment Site. The study area boundaries were then set to ensure that all relevant areas of potential visibility were assessed. In general terms, it is assumed that the extent of visibility of the Assessment Site (and ultimately of proposed development upon it) will not exceed a 2km radius.

The Landscape Baseline

The Landscape Baseline comprises two elements; the existing Landscape Character and the existing Landscape Resource.

Landscape Character is defined in GLVIA3 as "a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse." As such, character is influenced by the physical constituent components of the landscape including geology, soils, topography, vegetation, water features, land utilisation and built elements. Landscape Character Assessment is the process of identifying variation and change in the landscape and using that information to assist in managing future landscape change (arising from development or other factors). Landscape Character Assessments – at differing scales – have typically been prepared by, or on behalf of, national and local government or agencies, and provide a starting point for the consideration of landscape character. As a generality, the more detailed the existing Landscape Character Assessment, the more relevant it will be to the specific Assessment Site and/ or the development proposal. There are four main levels at which landscape character assessment has been, or may be carried out, as follows:

- a. National Level (the National Character Area Profiles prepared by Natural England);
- b. Regional Level (typically produced for Natural England or a regional grouping of local authorities);
- c. Local Authority Level (normally at a County, or District level, or for a number of Districts (or specific parts thereof)); and
- d. Local Level (typically of a settlement or a group of settlements within a local authority).

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In addition to referencing these published documents, a local level character assessment of the Assessment Site and its surrounding has been undertaken which describes, in summary, the following elements:

- a. Existing Land Use;
- b. Adjoining Land Uses;
- c. Topography;
- d. Vegetation;
- e. Water Features; and
- f. Public Rights of Way.

The Landscape Resource baseline considers two separate aspects; landscape condition – the physical state of the landscape – and landscape value – how different areas of landscape are valued by society. The following criteria have been used to categorize landscape condition, which is described in the assessment text. The typical examples given provide an indication of the likely landscape condition but it does not necessarily follow that because a Site is within a specific designated area that the categorisation of landscape condition will automatically follow; much will depend on specific Site conditions.

Category	Criteria	Typical Example
Exceptional	<ul style="list-style-type: none"> i. Strong landscape structure, characteristic patterns, balanced combination of landform and landcover; ii. Appropriate management for land use and landcover; iii. Distinct features worthy of conservation; iv. Sense of place; v. No/ negligible detracting features. 	Internationally or Nationally recognised e.g. all or the great majority of which would be World Heritage Site, National Park or AONB.
High	<ul style="list-style-type: none"> i. Strong landscape structure, characteristic patterns, balanced combination of landform and landcover; ii. Appropriate management for land use and landcover but potentially scope to improve; iii. Distinct features worthy of conservation; iv. Sense of place; v. Occasional detracting features. 	Nationally or Regionally recognised e.g. parts of National Park or AONB, all or the great majority of AGLV.

Good	<ul style="list-style-type: none"> i. Recognisable landscape structure, characteristic patterns and combinations of landform and cover are still evident; ii. Scope to improve management for land use and landcover; iii. Some features worthy of conservation; iv. Sense of place; v. Some detracting features. 	
Ordinary	<ul style="list-style-type: none"> i. Distinguishable landscape structure, characteristic ii. Patterns of landform and landcover often masked by land use; iii. Scope to improve management of vegetation; iv. Some features worthy of conservation; v. Some detracting features. 	
Poor	<ul style="list-style-type: none"> i. Weak landscape structure, characteristic patterns of landform and landcover are often masked by land use; ii. Lack of management and intervention has resulted in degradation; iii. Frequent detracting features. 	
Very poor	<ul style="list-style-type: none"> i. Degraded landscape structure, characteristic patterns and combinations of landform and landcover are masked by land use; ii. Lack of management / intervention has resulted in degradation; iii. Extensive detracting features. 	
Damaged	<ul style="list-style-type: none"> i. Damaged landscape structure; ii. Disturbed or derelict land requires treatment; iii. Detracting features dominate. 	
Derelict	<ul style="list-style-type: none"> i. Land so damaged by industrial or other development that it is incapable of beneficial use without treatment. 	

The following criteria have been used to categorise the landscape value of the Site. The categories of Exceptional and High are informed directly by reference to development plan documents; the other categories entail a judgement in respect of the attributes of the area / locality or may be informed by published landscape character assessments.

Value	Typical Criteria	Typical Scale	Typical Example
Exceptional	Very high importance (or Quality) and Rarity. No or extremely limited potential for substitution.	International, National.	World Heritage Site, National Park or AONB.
High	High Importance (or Quality) and Rarity. Limited potential for substitution.	National, Regional, Local	National Park, AONB, AGLV, ALLI
Good	Medium Importance (or Quality) and Rarity. Limited potential for substitution.	Regional, Local	Undesignated but value perhaps expressed through non-official publications or demonstrable use.
Ordinary	Low Importance (or Quality) and Rarity.	Local	Areas identified as having some redeeming feature or features and possibly identified for improvement.
Poor	Low Importance (or Quality) and Rarity.	Local	Areas identified as having few redeeming features and lots of scope for improvement.
Very poor	Low Importance (or Quality) and Rarity.	Local	Areas identified for recovery.

From these separate assessments of landscape character and the landscape resource, the overall sensitivity of landscape receptors – defined as those aspects of the landscape that have the potential to be affected by the proposed development - is determined.

The Visual Baseline

The extent of visibility of the Assessment Site, and of the proposed development, is determined by the buildings/development surrounding the Site, as well as by existing vegetation and topography. An initial assessment was made, using OS mapping and aerial photographs of potential locations from where the Assessment Site might be seen by visual receptors - defined as individuals or groups who have the potential to be affected by the proposal. Potential locations that are identified include residential and commercial properties, roads, PRoW, and areas of public open space/ recreational land.

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A field visit was carried out in August 2021. The Site was viewed from the surrounding area from a range of locations, including those identified through the desk study and other locations that became apparent from the field assessment. At the time of the field assessment vegetation was not in leaf and thus visibility in winter months – i.e. usually taken to be the ‘worst case’ - was assessed. In the assessment the potential visual receptors are identified on plan and described in tabular form, which categorizes the receptor by type (i.e. residential property etc.) and distance from the edge of the Assessment Site (using the terms set out in Table 3).

Distance of Views	Definition
Adjoining	On the edge of the Assessment Site
Close	Less than 250m from the edge of the Assessment Site
Middle	From 250m to 500m from the edge of the Assessment Site
Long	500m or greater from the edge of the Assessment Site

From the field assessment, a number of viewpoints have been identified which are representative of visual receptors in proximity. The viewpoints selected essentially cover three types of views:

- Representative viewpoints: typical of a particular type of visual receptor, e.g. certain points along a PRoW;
- Specific Viewpoints: a key or promoted viewpoint within the landscape possibly related to local visitor attractions or associated with a designated landscape or a cultural landscape; and
- Illustrative Viewpoints: where a particular effect may only be available from certain locations.

Not all of these types of viewpoints will necessarily be present or need to be considered in all assessments. Generally, but not exclusively, the majority of viewpoints identified will be representative viewpoints. All of the viewpoints identified are public viewpoints. Whilst private locations, such as houses, were not visited during the field assessment, an assessment of the likely views from these properties and their visual context was made from nearby locations.

Viewpoint locations are shown in plan form and the views available from the selected viewpoints shown as photographs in the assessment.

Assessment of Landscape and Visual Effects – General Approach

As defined in GLVIA3, landscape effects are those effects on the landscape as a resource in its own right, and visual effects are those effects on specific views and on the general amenity as experienced by people. The judgement made in respect of both landscape and visual effects is a combination of an assessment of the sensitivity of the receptor against the magnitude of the landscape or visual effect.

The judgement to be made in respect of sensitivity is a combination of the susceptibility of those receptors to the specific change occasioned by the proposed development (for both landscape and visual receptors) along with the value attached to that receptor (again for both landscape and visual receptors). Similarly, the judgement to be made in respect of the magnitude of landscape and / or visual effects is derived from a combination of the size or scale of the effect(s); the duration of the effect(s); and whether such effect(s) is / are reversible (or not). The assessment of landscape and visual effects give rise to separate considerations and these are set out in more detail below.

Assessment of Landscape Effects

In respect of the judgment to be made of the sensitivity of landscape receptors, the susceptibility to specific change for each landscape receptor is categorized as set out in the following tables.

Receptor	Susceptibility of Receptor to Change		
	High	Medium	Low
Designated Areas	National designated Landscape such as National Park and AONB	Local landscape designations (e.g. AGLV/Areas of Local Landscape Importance (ALLI) (or similar)	Not designated

Designated Areas	National designated Landscape such as National Park and AONB	Local landscape designations (e.g. AGLV/Areas of Local Landscape Importance (ALLI) (or similar)	Not designated
Landscape Features	Largely or completely intact, in good condition	Largely in moderate condition – may be in process of improvement	Undesignated but value perhaps expressed through non-official publications or demonstrable use.
Aesthetic / Perceptual Aspects	Recognised formally as a coherent area/ feature of aesthetic attraction	Some areas/ features of aesthetic attraction	Not noted for aesthetic qualities

The value for each landscape receptor is taken from Table 2 above. The overall sensitivity of each receptor is then categorised on a High/Medium/Low/Negligible basis. In respect of the magnitude of landscape effects, Table 5 sets out the judgements to be made, and the categories adopted in respect of the separate considerations of scale, geographic extent, duration.

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Table 5: Magnitude of Landscape Effects

Type of Effect	Magnitude of Effects			
Size/Scale	Major	Moderate	Minor	Negligible / None
	Total loss of, or major alteration to key elements/ features/ characteristics of the Site and/or the introduction of elements totally uncharacteristic to the receiving landscape	Partial loss of or alteration to one or more key elements/ features/ characteristics of the Site and/or introduction of elements that would be evident, but not necessarily uncharacteristic to the receiving landscape	Limited loss of or alteration to one or more key elements/ features/ characteristics of the Site and/or introduction of elements characteristic with the receiving landscape.	Very minor or no loss or alteration to one or more key elements/ features/ characteristics of the Site and/or introduction of elements characteristic within the surrounding landscape – approximating to a “no change” situation.
Geographic Extent	Extensive	Major	Localised	Restricted
	Effects would be experienced over many landscape character types or area	Effects would extend over the major part of the landscape character type or area	Effects would be confined to the immediate setting of the Assessment Site	Effects would not extend beyond the Assessment Site
Duration	Long	Medium	Short	Construction Stage
	Over 15 years after completion of construction works	5-15 years after completion of construction works	0-5 years after completion of construction works	Restricted to construction stage (explain likely length of construction and any key stages)

The overall magnitude of landscape effects is then described on the basis of professional judgement on a High / Medium / Low / Negligible basis. The separate assessments in respect of sensitivity and magnitude have been drawn together in the assessment in a single tabular form. An overall conclusion in respect of landscape change – the likely significant landscape effects - is set out in the assessment text. That overall conclusion is expressed by reference to the terms set out in the matrix at Table 6, showing the interrelationship between sensitivity of the landscape receptor and the magnitude of landscape effect. The principal conclusions deriving from the tabular presentation are then summarised in the assessment text.

Table 6: Landscape Effects

		Sensitivity of Receptor		
		High	Medium	Low
Magnitude of Effect	Large	MAJOR	MAJOR/ MODERATE	MODERATE
	Medium	MAJOR/ MODERATE	MODERATE	MINOR
	Small	MODERATE	MINOR	NEGLIGIBLE
	Negligible	MINOR	NEGLIGIBLE	NEGLIGIBLE
	None	NEUTRAL	NEUTRAL	NEUTRAL

In Table 6 the terms used to describe overall landscape effects are taken to have the following meanings, particularly in respect of the purpose of the Assessment to identify likely significant environmental effects:

- Major: Would fundamentally change the existing landscape and would thus constitute a significant environmental effect.
- Major / Moderate: Would substantially change the existing landscape and would thus constitute a significant environmental effect.
- Moderate: Would bring about some change to the existing landscape but would not constitute a significant environmental effect.
- Minor: Would entail only limited change to the existing landscape and would not constitute a significant environmental effect.
- Negligible: Would entail negligible change to the existing landscape and would not constitute a significant environmental effect.
- Neutral: Would be approximate to a no-change situation.

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Assessment of Visual Effects

In respect of the judgment to be made of the sensitivity of visual receptors, the susceptibility to specific change for each landscape receptor is categorised as set out below.

Table 7: Susceptibility of Visual Receptors to Change		
Type of Visual Receptor	Susceptibility of Specific Change	Notes
Residential Property	High	Residential properties are considered the most sensitive of potential visual receptors and are thus accorded a High susceptibility. It is an established tenet that the planning system does not serve to protect private interests; the issue is not whether owners and occupiers of neighbouring properties would experience financial or other loss (including visual effect) from a particular development but whether such development would unacceptably affect amenities and the existing use of land and buildings which ought to be protected in the public interest. Thus, in seeking to assess the visual effects of development account should be taken of the effects on residential property, but it is pertinent to note that purely private interests may carry less weight than public interests.
Commercial Property / Places of Employment	Low to Medium	Indoor workers are likely to have a Low susceptibility; outdoor workers (e.g. in agriculture) a Medium susceptibility.
Public Roads	Low to Medium	The degree of susceptibility will vary according to the nature of the road and its primary purpose for users. Motorways and trunk roads are taken to have a Low susceptibility; A class roads a Low to Medium susceptibility, and all other roads a medium susceptibility.
Public Rights of Way / Cycleways	High	The degree of susceptibility will vary according to the nature of the PRoW and its primary purpose for users. Bridleways and PRoW designated locally as specific routes are taken to have a High susceptibility.

Informal Paths	Medium to High	Informal paths have been taken to have a Medium to High susceptibility.
Public Open Space	High	Users of areas of POS are likely to be at leisure, and thus such areas are taken to have a High susceptibility.
Cultural Heritage Sites	High	Users of areas of cultural heritage sites are likely to be at leisure, and thus such areas are taken to have a High susceptibility.
Recreational Land	Medium	Users of recreational land are likely to be at leisure but are taken to be focussed primarily on the recreational activity, and thus such areas are taken to have a Medium susceptibility.

The value of views is categorized as set out below:

Table 8: Criteria for Value of Views	
Magnitude	Criteria
High	A unique or identified view (e.g. shown as such on OS map or marked on a tourist map) or one noted in literature
Medium	A typical and/ or representative view from a particular receptor type
Low	Undistinguished or unprepossessing view

In respect of the magnitude of visual effects, Table 9 below sets out the judgements to be made, and the categories adopted in respect of the separate considerations of scale, geographic extent, duration, and reversibility.

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Table 9: Criteria for Determination of Visual Effect

Type of Effect	Magnitude of Effects			
Size/Scale	Major	Moderate	Minor	Negligible / None
	The proposals form a significant and immediately apparent part of the view that will change its overall character.	The proposals will form a visible and recognisable new element within the overall view and will be readily noticed by the observer.	The proposals constitute only a minor component of the wider view, which might be overlooked by the casual observer. Awareness of the proposals will not have a marked effect on the overall quality of the view.	Only a very small Part (or no part) of the proposal will be discernible and / or it will be at such a distance that it will be scarcely appreciated, and consequently it will have very little/ no effect on the view.
Geographic Extent	Extensive	Major	Localised	Restricted
	Effects would affect all the visual receptor/ and/ or would be seen at close distance.	Effects would extend over the major parts of the visual receptor and/ or would be seen at medium distance.	Effects would be confined to part/s of the visual receptor and/ or would be seen at long distance.	Effects would be confined to edges of/ glimpse views from the visual receptor and/ or would be seen at long distance.
Duration	Long	Medium	Short	Construction Stage
	The visual effect, even considering mitigation works, will still obtain 15 years after completion of construction works	The visual effect, taking into account mitigation works, will obtain for between 5-15 years after completion of construction works	The visual effect, taking into account mitigation works, will obtain for up to 5 years after completion of construction works	Restricted to construction stage (explain likely length of construction and any key stages)
Reversibility	Irreversible		Reversible	
	The development will entail a permanent effect on the view.		If the development was de-constructed/ demolished the existing view (i.e. without development) would be returned.	

The overall magnitude of visual effects is then described on the basis of professional judgement on a High / Medium / Low / Negligible basis. The separate assessments in respect of visual sensitivity and magnitude have been drawn together in the assessment in a single tabular form. An overall conclusion in respect of visual change – the likely significant visual effects - is set out in the assessment text. That overall conclusion is expressed by reference to the terms set out in the matrix at Table 10, showing the interrelationship between sensitivity of the visual receptor and the magnitude of visual effect. The principal conclusions deriving from the tabular presentation are then summarised in the assessment text.

Table 10: Visual Effects

Magnitude of Effect	Sensitivity of Receptor		
	High	Medium	Low
Large	MAJOR	MAJOR/MODERATE	MODERATE
Medium	MAJOR/MODERATE	MODERATE	MINOR
Small	MODERATE	MINOR	NEGLIGIBLE
Negligible	MINOR	NEGLIGIBLE	NEGLIGIBLE
None	NEUTRAL	NEUTRAL	NEUTRAL

In Table 10 the terms used to describe overall visual effects are taken to have the following meanings, particularly in respect of the purpose of the Assessment to identify likely significant environmental effects:

- Major: Would fundamentally change the existing view and would thus constitute a significant environmental effect.
- Major/ Moderate: Would substantially change the existing view and would thus constitute a significant environmental effect.
- Moderate: Would bring about some change to the existing view but would not constitute a significant environmental effect.
- Minor: Would entail only limited change to the existing view and would not constitute a significant environmental effect.
- Negligible: Would entail negligible change to the existing view and would not constitute a significant environmental effect.
- Neutral: Would be approximate to a no-change situation.

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Overall Assessment of Landscape and Visual Effects

The separate conclusions in respect of likely significant landscape and visual (as described above) are set out in the assessment text.

Visual Baseline Conditions

The following specific desk-based tasks have been undertaken:

- Consultation with the local planning authority within the detailed study area, regarding methodology, key views and viewpoint locations.
- Identification and field assessment of potential receptors within the visual envelope and an assessment of their sensitivity.
- Appreciation of the nature and importance of existing views experienced by the identified receptors.

The visual assessment involved an initial desk-based review of OS mapping to establish the wider context within which views initially appear to be set, followed by Site surveys to establish the form and nature of specific views and the role of the proposed development area in such views. The Site survey was informed by the computer generated ZTV mapping which indicates where the development may be visible from.

Methodology for Preparation of Photographs

The Site survey includes a photographic record of the viewpoints. At each of the viewpoints the following details are recorded;

- The grid reference (of the viewpoint);
- The viewer height (measured to the lens of the camera);
- The date (of survey);
- The distance to the development (from the viewpoint).

The photographs have been taken using a digital SLR camera with a 50mm fixed focal length lens, giving a focal length equivalent to 75mm on a 35mm film

camera. The photographs were taken in accordance with guidance outlined in the document 'Landscape Institute Advice Note 01/11 - Photography and photo-montage in landscape and visual impact assessment' (2011).

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