GARSTANG ROAD, BROUGHTON

Landscape and Visual Appraisal for a Potential Residential Development

Prepared for: Hollins Strategic Land

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1.0 INTRODUCTION

SLR Consulting Ltd (SLR) was instructed by Hollins Strategic Land to undertake a Landscape and Visual Appraisal (LVA) of a proposed outline application for up to 51 dwellings at Garstang Road, Broughton with all matters reserved except for access.

The findings of this assessment have been based upon a Sketch Layout plan provided by Hollins Strategic Land (Appendix D); full details of the scheme would be agreed as reserved matters following the grant of permission.

The main objectives of this report are to identify potential landscape and visual effects of the proposed development within the site's context. We have also assessed the effects of the proposed development on the settlement gap between Broughton and Preston which the site lies within.

1.1 Methodology

This assessment has been carried out by experienced Chartered Landscape Architect in accordance with the Guidelines for Landscape Visual Appraisal (3rd Edition, 2013, also known as GLVIA3, produced by the Landscape Institute and Institute of Environmental Management and Assessment). A full method statement is included at Appendix A. Judgements have been discussed and agreed with other experienced Landscape Architects in accordance with best practice.

The assessment is based upon a desk top assessment of relevant plans, guidance and character assessments, as well as a site assessment carried out in spring 2021.

Landscape, as defined in the European Landscape Convention, is *"an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors"*, (Council of Europe, 2000). The term landscape includes (GLVIA3, paragraph 2.5):

- *"All types of rural landscape, from high mountains and wild countryside to urban fringe farmland (rural landscapes);*
- *Marine and coastal landscapes (seascapes);*
- *The landscapes of villages, towns and cities (townscapes)"*.

Visual effects are the effects of change and development on the views available to people and their visual amenity. Visual receptors are the people whose views may be affected by the proposed development.

The settlement gap assessment has been assessed using the Eastleigh criteria. This assesses the robustness of the gap and how the proposed development would alter its function. Various factors such as physical distance, settlement visibility and landscape character are considered to determine the proposed developments overall effects.

Judgements have been discussed and agreed on site with another Landscape Architect in accordance with best practice and reviewed by a third experienced Chartered Landscape Architect.

1.2 Study Area

The study area (which is larger than the potential area of visibility for the purposes of providing landscape context) is illustrated on drawing B-1 and B-2.

The study area was identified through desk top analysis and by field survey work.

2.0 PLANNING CONTEXT

2.1 National Policy: National Planning Policy Framework (NPPF, February 2019)

Paragraph 7 of the NPPF states that the purpose of the planning system is to "*contribute to the achievement of sustainable development*". Paragraph 8 states that in order to achieve sustainable development the planning system has economic, social and environmental objectives. At paragraph 8(c), under environmental objective, it is stated that the planning system should "*contribute to protecting and enhancing or natural, built and historic environment*".

NPPF paragraph 10 states that "*at the heart of the Framework is a* ***presumption in favour of sustainable development***" (bold text as per NPPF).

Paragraph 11 sets out the fundamental principle of this document: that there is a presumption in favour of sustainable development. All development that is in accordance with the development plan should be approved "without delay" and that "where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date" permission should be granted for development "unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole."

In relation to landscape, the NPPF defines sustainability as including the protection and enhancement of the *"natural, built and historic environment"* (paragraph 8).

Paragraphs 124, 128 and 130 relate to the need for good design in new developments. Paragraph 124 states that *"good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities".* Paragraph 128 states that applicants should work closely *"with those directly affected by their proposals to evolve designs which take account of the views of the community".* Paragraph 130 states that *"permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions".*

Paragraph 170 of the NPPF states that the planning system, *"should contribute to and enhance the natural and local environment by [inter alia] …protecting and enhancing valued landscapes" and by "recognising the intrinsic character and beauty of the countryside".* Paragraph 171 states that the planning system should *"distinguish between the hierarchy of international, national and locally designated sites".*

2.2 Designations

Relevant planning designations are shown on drawing B-1. The site is not located within any formal designation for the most valued landscapes, such as AONBs or National Parks.

The nearest landscape-related designations are summarised below and illustrated on Figure B-1.

- Three Grade II listed buildings lie adjacent to the site's north-eastern, south-eastern and south-western corners.
- A group of Grade II listed buildings are also located approximately 370m to the south-east, adjacent to PRoW 'FP-4'.
- The site is partially bound to the north and west by both public right of way 'FP-1' and National Cycle Route 622, and only by National Cycle Route 622 to the east.
- There is also a wider network of PRoW's, within a kilometre of the site, predominately being located to the west.
- The site is situated within a local, spatial planning designation 'Areas of Separation' (EN4).

2.3 The Development Plan

2.3.1 Preston Local Plan 2012-26 (July 2015)

Preston City Council adopted the Preston Local Plan 2012-26 in July 2015. This Local Plan has been prepared to conform with the Central Lancashire Joint Core Strategy 2012. The application site is not allocated within the local plan and therefore it is classified as open countryside. Relevant landscape-related planning policies are summarised below:

Policy HS3: Green Infrastructure in New Housing Developments requires *"residential development resulting in a net gain of dwellings… to provide sufficient public open space to meet the recreational needs of the development, in accordance with the standards set out below:*

- *Parks and Gardens: 1.81ha per 1000 population*
- *Semi-natural greenspace: 1.78ha per 1000 population*
- *Amenity greenspace: 0.54ha per 1000 population*
- *Provision for children and young people: 0.02ha per 1000 population*
- *Allotments: 0.17ha per 1000 population*
- *Playing pitches: 1.01ha per 1000 population".*

Policy EN1: Development in the Open Countryside states that development is limited to *"agriculture or forestry or other uses appropriate to a rural area, the re-use or re-habitation of existing buildings, or the infilling within groups of buildings in smaller rural settlements".*

Policy EN3: Future Provision of Green Infrastructure requires that "*all development will where necessary:*

- *provide appropriate landscape enhancements;*
- *conserve and enhance important environmental assets, natural resources and biodiversity…;*
- *make provision for long-term use and management of these areas; and*
- *provide access to well designed cycleways, bridleways and footpaths".*

Policy EN4: Areas of Separation states that *"Development will be assessed in terms of its impact upon the Area of Separation including any harm to the effectiveness of the gap between settlements and, in particular, the degree to which the development proposed would compromise the function of the Area of Separation in protecting the identity and distinctiveness of settlements".*

2.4 Supplementary Planning Documents

The Central Lancashire Design Guide Supplementary Planning Document 2012 offers an overview of design principles, covering all types of proposed development, to ensure high quality that reinforces the unique character across Central Lancashire.

2.5 Planning History

The application site has not been subject to any previous planning applications, however there are various consented developments within its context (See drawing B-1).

Abutting the western boundary, a residential site 'Land at Sandy Gate' (Planning ref: 06/2019/0974) has received planning permission for 97 dwellings (consented at appeal). The committee report states *"The Council's Landscape Architect accepts that the impact of the proposal has been appropriately assessed and that the overall*

conclusions therein are likely to be robust in light of the methodology employed. The Landscape Architect does not therefore object to the proposal on the basis of its impact on the Area of Separation, landscape character or visual impacts. It is therefore considered that the proposal would not conflict with CS Policies 13 and 21". This site shares part of the application site's western boundary for approximately 65m. Whilst this boundary is heavily vegetated, where there are gaps views of the permitted development will be visible from the application site. Along with views, movement, lighting and noise associated with this development will be experienced from within the application site.

Another residential site 'Key Fold Farm' for 130 dwellings is located immediately to the east of Garstang Road to the east (Planning ref: 06/2019/0040) (consented at appeal). Whilst the vegetation along Garstang Road helps to screen views of this development, from within the application site views of the upper stories and roofs of residential dwelling will be visible. Movement, lighting and noise associated with this development will also be experienced from within the application site.

As these developments have been given consent, they must form part of this assessments baseline.

2.6 Summary of Planning Context

In summary, the site is not within any national, landscape or landscape-related designations. However, the site is within a spatial planning designation 'Area of Separation'. The proposed development could also potentially influence the various listed buildings, and their setting, adjacent to the site.

The site is adjacent to two consented residential developments which will form the baseline of this assessment.

3.0 Aspects of the Development Which Have the Potential to Cause Landscape and Visual Effects

The following attributes of both the site and the proposed development are those which are the most likely to result in landscape and visual effects. These attributes have been adopted from the Sketch Layout plan (Appendix D).

3.1 Location

The site occupies approximately 2.63 hectares (ha) and comprises a single arable field.

The landscape in which the application site lies is largely influenced by suburban landuses.

The area immediately north of the site is formed by both a residential dwelling and school playing fields. Further north, approximately 150m, the settlement of Broughton lies. PRoW 1 and National Cycle Route 622 also form the boundary of the north-western corner.

The eastern boundary of the application site is formed Garstang Road. This is one of the main access roads into Broughton and connects the village with the city of Preston. This application site is also influenced by the consented development to the east of Garstang Road 'Key Fold Farm' (Planning ref: 06/2019/0040). This development will comprise of 130 dwellings and will be accessed from Garstang Road.

A small section of Garstang Road also forms the southern boundary. This provides access to several residential dwellings.

To the south-west a short rural track connects to Garstang Road and forms part of the western boundary. This provides access for a couple of associated dwellings. Further north along this boundary a consented development 'Land at Sandy Gate' (Planning ref: 06/2019/0974) lies adjacent. This development is currently being constructed and will comprise of 97 dwellings.

3.2 Height and Density

Whilst precise details of height and density of development are not known at this stage, it is likely that residential densities within the proposed parcel would be in the region of 30 dph net. The gross density of the application site would be 20dph. No development is proposed to the south of the site. It is likely that the majority of this residential development would be two storey.

3.3 Loss of Landscape Elements

The development of the site for new homes would require the loss of a single arable field. A short section of existing hedgerow, along the eastern boundary, would also be lost to allow for the vehicular access onto Garstang Road. Otherwise, all existing trees and hedgerows along the boundaries of the site would be retained and reinforced with new native shrub planting where there are gaps.

3.4 Lighting

A review of the interactive *"England's Light Pollution and Dark Skies"* map provided by the CPRE has been undertaken to understand baseline lighting levels within and around Broughton. The interactive maps were produced with satellite images captured at 1.30 am throughout September 2015.

The detailed map illustrates the level of lighting across 9 colour bands: <0.25 NanoWatts/cm2/sr identifying the darkest skies, and >32 NanoWatts/cm2/sr identifying the brightest level of lighting.

These maps indicate that the baseline level of light across our site varies. The southern and eastern extents is in the region of 8-16 NanoWatts/cm2/sr which, as noted above, is the third brightest band recorded by the CPRE. This reduces to 4-8 NanoWatts/cm2/sr in the northern and western extents of the site.

3.5 Proposed Mitigation

It is proposed that areas of new planting and green space would be incorporated as on the Sketch Layout plan (Appendix D). The landscape mitigation proposals are designed to minimise landscape and visual effects.

Proposed mitigation includes:

- retention of existing boundary trees and hedgerows where possible;
- reinforcement of boundary vegetation with new native shrub planting where there are existing gaps and native trees; and
- proposed native trees, mixed native hedgerow planting and species-rich grassland within the public open space to the south and west.

4.0 The Landscape Character and Potential Landscape Effects

4.1 Introduction

The following landscape assessment is based upon both a desk top assessment of existing character assessments and plans as well as a site-based survey. In accordance with GLVIA3 the main landscape receptors, (individual landscape elements, aesthetic characteristics, overall character), which have the potential to be affected by the proposed development have been identified and their sensitivity to the proposed development has been assessed by considering their value and susceptibility. The magnitude of change which would be experienced by each of these receptors has then been assessed by determining the size and scale of change, the geographical extent of that change, and the duration and reversibility of that change.

By combining the sensitivity of receptors and the magnitude of effect the landscape effects have been assessed.

Detailed aspects of the landscape impact assessment are included in Appendix B, but the key themes and overall results are explained within this section of the report.

4.2 Existing Landscape Character Assessments

There is a nested series of existing character assessments which provide a useful context to the character of the site. Drawing B-2 summarises the classification provided by these assessments, but further details of each are set out below.

4.2.1 National Landscape Character: Natural England's NCA 32, Lancashire and Amounderness Plain

At a national scale the application site is included within the Lancashire and Amounderness Plain NCA. The key characteristics of this NCA of relevance to the application site include the following:

- *"A rich patchwork of pasture, arable fields and drainage ditches, on a relatively flat to gently undulating coastal landscape;*
- *Extensive views across the plain, within which small to medium-sized blocks of mixed woodland... provide punctuation and vertical accents;*
- *Medium-sized to large fields form an open, large-scale agricultural landscape; and*
- *Urban settlement is concentrated in the planned Victorian coastal resorts (including Blackpool) and inland towns (the largest of which is Preston)."*

4.2.2 County Landscape Character: A Landscape Strategy for Lancashire (2000)

As drawing B-2 illustrates, the site is classified as part of Landscape Character Type 15: Coastal Plain, and Landscape Character Area 15D: The Flyde. The land immediately to the east of the site is classified as part of Landscape Character Type 5: Undulating Lowland Farmland and Landscape Character Area 5H: Goosnargh-Whittingham.

Key characteristics of Landscape Character Type 15: Coastal Plain, which are of relevance to the site, include the following:

- "generally below 50m, this landscape type is characterised by gently undulating or flat lowland farmland divided by ditches in West Lancashire and by low clipped hedges elsewhere;
- *many hedgerows have been removed to give very large fields, open road verges and long views;*

- *although woodland cover is generally very low, these views punctuated by small deciduous secondary woodland, mostly in the form of shelterbelts or estate plantations;*
- *the history of the area as an arable landscape is reflected in the farm buildings, particularly the highly distinctive red brick barns with brickwork detailing;*
- *settlement is relatively dense in this lowland landscape; and*
- *there is a dense infrastructure network; meandering roads connect the farms and villages while major roads and motorways provide a fast route across the landscape, linking major towns."*

Key characteristics of Landscape Character Area 15D: The Flyde, which are of relevance to the site, include the following:

- "gently undulating farmland;
- *field ponds are a particularly characteristic feature of this area and provide important wildlife habitats;*
- *predominant land use is dairy farming on improved pasture and lowland sheep farming with a small amount of arable on the freer draining soils;*
- *red brick nineteenth century two storey farmsteads with slate roofs and red brick barns are dominant built features of the character area;*
- *field size is large and field boundaries are low clipped hawthorn, although hedgerow loss is extensive;*
- *blocks of woodland are characteristic; and*
- *there are many man-made elements; pylons, communication masts and road traffic are all highly visible in the flat landscape."*

Key characteristics of Landscape Character Type 5: Undulating Lowland Farmland, which are of relevance to the site, include the following:

- *"Generally below 150m, the Undulating Lowland Farmland lies between the major valleys and the moorland fringes;*
- *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; and*
- *There is a high density of farms and scattered cottages outside the clustered settlements, linked by a network of minor roads."*

Key characteristics of Landscape Character Area 5H: Goosnargh-Whittingham, which are of relevance to the site, include the following:

'The undulating lowland farmland on the north-east fringes of Preston forms a transitional landscape between the upland landscape of the Bowland Fells to the north-east and the agricultural Amounderness Plain to the west;

- *"a pastoral landscape which is relatively open and intensively farmed with much hedgerow loss and few trees or woodlands although hedgerows along the network of lanes are important landscape features;*
- *There are often clear views over the plain below; and*
- *The area is under pressure from built development as a result of its proximity to Preston."*

4.3 The Landscape of the Site and its Context

GLVIA3 recommends that a landscape character assessment should be carried out as part of the baseline study (paragraph 5.4). This should consider:

- The elements that make up the landscape (physical, land cover and the influence of human activity);
- Aesthetic and perceptual aspects; and
- The overall character of the area.

An assessment of the landscape baseline is set out in the following paragraphs.

4.3.1 Individual Elements and Features

The site is formed of a medium scale, predominantly flat, arable field bound by hedgerows and trees. Whilst most of the hedgerow network is well-established, short lengths of the eastern and western boundaries have been allowed to fail.

The site is semi-enclosed, due to the predominantly well-established vegetation along the site's perimeter, however the gaps in the hedgerows do allow for views of the suburban land uses around the site; Garstang Road to the east and the consented development 'Land at Sandy Gate' (Planning ref: 06/2019/0974) to the west. The existing dwellings to the south and traffic travelling along Garstang Road can also be seen above the hedgerows.

Due to the influence of Garstang Road to the east, and existing and consented residential development along all four boundaries, the application site holds a typical settlement edge agricultural field character; with influences of urban edge characteristics.

4.3.2 Overall Character

The site is located within *LCA 15D: The Flyde* as described in the Landscape Strategy for Lancashire. The character of the site does not strongly align with many of the key characteristics of this LCA being an area of arable land within existing and consented residential development. The LCA is described as having a "*gently undulating farmland"* and the *"predominant land use is dairy farming"* but as noted above, there is either consented or existing development along all four sides of the site which affects the perception of an agricultural landscape and the character of the area, including the site, is strongly influenced by the adjacent developments to the east and west. The LCA does however refer to "many man-made elements" and "*field boundaries are low clipped hawthorn*" both of which are key features and can be found within the setting of the site.

4.4 The Changing Landscape

GLVIA3 recommends that consideration should be given to the site not only as it is, but also as it would become.

As previously noted, there are various consented developments within the setting of the site. The ones relevant to this site have been mentioned below;

- Abutting the western boundary, a residential site 'Land at Sandy Gate' (Planning ref: 06/2019/0974) has received permission for 97 dwellings and is currently under construction. The gap in the hedgerow, along the western boundary, will allow for views of the permitted development. You will also be able to experience the movement, lighting and noise associated with the development from within the application site; and
- Immediately on from Garstang Road to the east, a residential site 'Key Fold Farm' (Planning ref: 06/2019/0040) has also been granted permission for 130 dwellings. Views of the development will be partially screened due to the well-established vegetation along Garstang Road but upper floors and

rooflines will be visible. You will also be able to experience the movement, lighting and noise associated with the development from within the application site.

As these developments have been given consent, they must form part of this assessments baseline.

4.5 Landscape Receptors

The main landscape receptors which are likely to be affected by the development include the following individual elements and features:

- Predominantly flat, arable field with influence from the existing settlement edge along all sides; and
- Hedgerow network with trees;

The following aesthetic and perceptual aspects are also likely to be affected by the development:

- Medium scale, semi-enclosed field; and
- Movement, noise and lighting from the existing settlement edge along all sides

The overall character to be assessed would be both LCA 15D: *The Flyde* and LCA 5H: *Goosnargh-Whittingham.*

4.6 Sensitivity of Landscape Receptors

In accordance with GLVIA3 the sensitivity of landscape receptors is determined by combining their value with their susceptibility to the type of development proposed.

4.6.1 Value of the Landscape

In determining the value of landscapes, GLVIA3 recommends that it is helpful to start with landscape and landscape-related designations. In this context it is important to note that the site is not within any national, landscape or landscape-related designations. However, the site is within a local landscape designation 'Area of Separation'.

'Assessing landscape value outside national designations (June 2021) updates guidance provided by GLVIA3 (Box 5.1) and states that the value of undesignated sites should also be considered; Table 1 provides a helpful guide for assessing these sites. Using these criteria (Table 1, page 7) it is important to note that the site has no cultural associations, heritage designations or recreational access. The site comprises of an arable field with native hedgerows and trees along all boundaries, which in parts have been allowed to fail. The site is influenced by urban elements along all four sides, reducing the perception of tranquillity and contributing to a textured and colourful landscape. Overall, it is concluded that the value of the site and its context is **low.**

4.6.2 Susceptibility of Landscape Receptors to the Proposed Development

The susceptibility of the landscape receptors is assessed within Table D2, Appendix B. In overview, the predominately flat site has a **high** susceptibility to the proposed development as the site will be going from an arable field to a residential development. The existing hedgerows and trees would be predominantly retained and reinforced, giving them a **low** susceptibility.

The agricultural field would have a **medium** susceptibility to the development; despite the land use not remaining the scale of the site would remain. Existing and consented residential development also already influence the site along all four boundaries, reducing its susceptibility.

The movement, noise and lighting associated with the settlement edge would have a **low** susceptibility as the proposed development would generate noise, lighting and movement which is already characteristic of the area.

The landscape character areas have been assessed across an area which is within the vicinity of the site, this area covers the landscape between Broughton and Preston and abuts the M6 to the east and the railway line to the west. The character area, of which the proposed development is within, would have a **medium** susceptibility. New residential development would be replacing an arable field however this area is already influenced by similar residential developments (both existing and consented). The wider, adjacent character area would have a **low** susceptibility as similar residential development is already characteristic of the landscape. The well-established vegetation along Garstang Road, and the location of consented development to the east 'Key Fold Farm' (Planning ref: 06/2019/0040), would ensure that the proposed development would be mostly imperceptible from the land to the east and so susceptibility of this character areas would be reduced.

4.6.3 Sensitivity of Landscape Receptors

The overall sensitivity of landscape receptors is assessed in Table D2 of Appendix B. In summary, the predominantly flat, arable field would have a **medium** sensitivity due to its high level of susceptibility. The existing vegetation is of **low** sensitivity, along with the movement, noise and lighting of urban elements.

The medium scale, semi-enclosed field would have a **medium/ low** sensitivity.

In relation to overall character, *The Flyde* would have a **medium** sensitivity to the proposed development whereas the adjacent character area *Goosnargh-Whittingham* would have a **low** sensitivity.

4.7 Magnitude of Landscape Change

In accordance with GLVIA3 potential changes to the individual landscape receptors have been assessed in relation to (see also Table D3 in Appendix B):

- The Size and Scale of Change;
- The Geographical Extent of Change; and
- The Duration and Reversibility of Change.

The proposed development would result in a **substantial** magnitude of change for the predominantly flat, arable field as the proposed development would introduce new buildings into an area which is currently arable field. The perception of the site being medium scale and semi-enclosed would also be affected by a **substantial/ medium** magnitude of change as the majority of the receptor would be affected, and the proposed development would be a dominant feature within the site albeit a large proportion of the site would remain undeveloped.

The magnitude of effects upon the movement, noise and lighting from urban elements would be affected by a **slight** magnitude as there would be no introduction of new elements into the landscape and therefore no change to key characteristics within the landscape.

There would also only be a **slight** magnitude of change for the hedgerows and trees around the site since the majority of this vegetation would remain unaffected by the proposals and new native tree, hedgerow and wildflower grassland has been incorporated into the scheme.

In relation to character, the landscape character of *'The Flyde'* would be affected to a **slight** extent since the proposed development would introduce new buildings into an area which is currently an arable field. However, the landscape is already characterised by buildings. These existing buildings, along with proposed and existing vegetation, would also help to filter the proposed development, minimising effects on the wider landscape.

The landscape character of the adjacent character area *'Goosnargh-Whittingham'* would be affected to a **slight/ negligible** extent as this area is also already characterised by buildings of a similar scale and character due to the consented development, 'Key Fold Farm' (Planning ref: 06/2019/0040), to the east. This consented development, along with the substantial existing vegetation along Garstang Road and proposed vegetation along

the eastern boundary, would also help to limit any perception of the proposed development from the landscape to the east.

4.8 Assessment of Landscape Effects

Table D4 in Appendix B summarises the potential effects on each of the landscape receptors.

In overview, the landscape effects resulting from the proposed development would be highly localised, no higher than **Moderate/ Negative**, and limited to the site itself. All other effects, outside of the site, would be neutral in nature.

The **effects on the arable field would be moderate and negative** since the majority of the site would be affected, going from an arable field to residential development.

The effects on the surrounding vegetation would be Minor/negligible and neutral, as only a small amount of vegetation along Garstang Road would be lost in order to provide the new vehicular access.

The **effects on the perception of the field being medium scale and semi-enclosed would be moderate and negative** as the proposed development would affect the entire site, however as the site is surrounded by existing or consented development, reducing the sites susceptibility.

The proposed development would have **negligible and neutral effects on the movement, noise and lighting** from the settlement edge as no new elements would be introduced into the landscape.

The effects on the landscape character area, of which that site is within, would be minor and neutral as the site is already characterised by residential development and effects would be localised due to existing and consented development, 'Land at Sandy Gate' (Planning ref: 06/2019/0974), helping to filter the development along with existing and proposed vegetation.

The effects on the adjacent landscape character area would be minor/negligible and neutral as the views of the site are predominantly screened by the well-established vegetation along Garstang Road, proposed vegetation along the eastern boundary and the consented development to the east, 'Key Fold Farm' (Planning ref: 06/2019/0040). Similar residential development is also characteristic within this character area, reducing the level of potential effect further.

4.9 Summary of Landscape Appraisal

The landscape appraisal has been based upon desk top assessment of plans and existing character assessments and a site visit. The Landscape Strategy for Lancashire classifies the site, and land to the north, south and west, as part of *'The Flyde'.*

The appraisal has concluded that the landscape effects resulting from the proposed development would be highly localised and no higher than **moderate**. Negative effects would be limited to the site itself and all other effects on the wider landscape would be neutral.

The effects on the landscape character areas in the locality of the site would be no high than **minor and neutral**, since the landscape is already characterised by residential development and effects would be predominantly localised as existing and proposed vegetation, along with existing and consented residential development, would mostly screen the proposed development.

5.0 POTENTIAL VISUAL EFFECTS

5.1 Introduction

The following visual assessment is based upon desk top review and a site-based assessment undertaken by an experienced chartered landscape architect in spring 2021.

10 viewpoint locations have been identified within the LVA. The objective in selecting these locations has been to represent the range of views of the proposed development which would be available, and also to consider other sensitive locations in the vicinity of the application site where views of the development would not be possible.

The location of all viewpoints is illustrated on drawing B-3. For each of the viewpoints, photographs of the existing views have been included (see drawings B-4 to B-17).

In accordance with the recommendations of GLVIA3 the sensitivity of the potential visual effects has been determined by assessing both the sensitivity of visual receptors and the potential magnitude of visual effect. Full details of the assessment are included in Appendix C, but the results are summarised within this chapter.

5.2 Overall Visibility

Due to the screening effect of existing and consented dwellings, and existing and proposed hedgerows and trees around the site, visibility, within a predominately flat landscape, would be localised.

There would be potential for some glimpsed views from the cycle way and footpath to the north of the site, however most would be screened by mature vegetation (see Viewpoint 7). These views would also become increasingly filtered as proposed vegetation becomes established.

There would be potential for views on Garstang Road to the south and east, and for residents to the east, south and west, however these views would become increasingly filtered as proposed vegetation becomes established. It is also important to note that these views would be seen in the context of existing residential development due to the consented developments to both the east and west of the site.

There would also be potential for views along the wider network of public rights of way, the majority being out the west of our site. However, these views would become increasingly filtered as the proposed vegetation becomes established.

5.3 Potential Visual Receptors

Within the visual envelope of the proposed development the following types of visual receptors have the potential to experience changes in their views:

- Walkers, cyclists and vehicle users on Garstang Road, to the east of the site;
- Walkers and Cyclists on cycle way 622 and footpath 1, immediately north of the site;
- Existing residents off Garstang Road to the north, east and south of the site;
- Future residents from the permitted development to the east and west of the site;
- Walkers, Horse Riders and Cyclists on cycleway 622 and bridleway 91, west of the site; and
- Walkers on footpath 4, to the south-east of the site.

5.4 Assessment of Sensitivity of Visual Receptors, and the Magnitude of Change, at each Viewpoint

Tables E1, E2 and E3 in Appendix C summarise the sensitivity of the receptors at each of the viewpoints, the magnitude of potential visual effects, and the overall level of effects. The criteria used for this analysis are taken from GLVIA 3 paragraphs 6.31 to 6.41.

Further reference to the effects on individual viewpoints is made in the overall appraisal of visual effects for each receptor group, below.

5.5 Assessment of Potential Visual Effects for Visual Receptors

5.5.1 Walkers, Cyclists and Horse Riders

These receptors have a high susceptibility to the proposed development since they are likely to be focused on views of the countryside. In addition, numerous viewpoints around the site are of National or Local Authority value as they are located along public footpaths or National Cycle Routes (Viewpoints 2-10). As a consequence, walkers and cyclists in these locations are assessed as being of high sensitivity.

To the east of the site there would be potential for views from Garstang Road for walkers and cyclists (viewpoints 5 and 6). Views of proposed new homes would be seen in the context of existing and consented new built form which would have changed the existing rural context currently illustrated in the photos. From Viewpoint 5 views of the proposed building would be partly filtered by existing and reinforced vegetation, and the distribution of public open space to the south of the site. These views would become increasingly filtered as the proposed and reinforced vegetation establishes. From viewpoint 6 clear views of the proposed development would initially be available, however as the proposed native trees establish these views would become filtered. It is also important to note that the proposed buildings would be viewed in the context of existing and consented buildings of a similar scale to the north, south, east and west of the site. **Overall, the effects on walkers and cyclists along Garstang Road at Year 1 would be major/ moderate but in the long term as proposed vegetation becomes established the level of effect would reduce to not greater than moderate.**

To the north of the site is public footpath 1. This route connects Garstang Road with the western extent of Broughton. It also forms part of National Cycle Route 622, connecting Broughton with the northern and western extents of Preston. Walkers and cyclists along this route currently experience views of Broughton settlement edge and the consented development, 'Land at Sandy Gate' (Planning ref: 06/2019/0974), to the west, which is currently under construction. They would also experience glimpsed views of 'Key Fold Farm' (Planning ref: 06/2019/0040) once constructed. Initially, views of the site from this route (viewpoint 7) are limited to occasional glimpses through the well-established vegetation, where you can currently see both the arable field and existing dwellings. However, as the hedgerow along the northern boundary will be reinforced, views of the proposed development would become increasingly filtered as the vegetation establishes. It is also important to note that the views of the proposed development would be seen in the setting of the consented development, 'Land at Sandy Gate' (Planning ref: 06/2019/0974), and the adjacent secondary school. **The overall visual effects for users of footpath 1 and cycle route 622 at Year 1 would therefore be moderate/ minor, but in the long term as proposed vegetation becomes established the level of effect would reduce to minor.**

To the west of the site there is a wider network of PRoW's. From the rights of way directly behind the consented development, 'Land at Sandy Gate' (Planning ref: 06/2019/0974), there would be no views of the proposed development (viewpoint 8 (Bridleway 91)). As a result, there would be **no change to the visual effects**. From the bridleway further south, glimpsed views of the proposed development could be experienced (viewpoint 9), however the consented development, 'Land at Sandy Gate' (Planning ref: 06/2019/0974), and existing vegetation limit these. The proposed development would also be seen in the context of the consented and

existing dwellings. **Therefore, the visual effects along the southern extents of Bridleway 91 (viewpoint 9) would be slight/ negligible.**

National Cycle Route 622 also continues to the west of the site, following Bridleway 91 for part of the route. When the route crosses the M55 users could experience oblique views of the proposed development (viewpoint 10). Initially, these would be seen through the existing vegetation and in the context of both existing and consented residential development, 'Land at Sandy Gate' (Planning ref: 06/2019/0974). However, as the proposed native planting, within the public open space, establishes these views would become screened. **Overall visual effects for users crossing the M55 at Year 1 would be negligible, and in the long term as proposed vegetation becomes established the level of effect would further reduce.**

From the northern edge of Preston views are screened by both existing vegetation and the infrastructure of the M55 (viewpoint 1). **Thus, there is no change in visual effects from the settlement edge of Preston.**

Views immediately to the north of the M55 are also screened by existing vegetation (viewpoint 2), resulting in **no change in visual effects from the southern extents of Garstang Road.** As you travel north along Garstang Road though, approximately 250m to the south of the site, cyclists and pedestrians would begin to catch views of the proposed development.

Further along Footpath 4, views of the proposed development would still be screened by existing vegetation and a change in the landform (viewpoint 3). Consequently, **there would be no change in effects of the proposed development upon the walkers where footpath 4 intersects Church Lane**. Footpath 4 continues out to the east of the site and eventually connects to the eastern extent of Broughton. Views of the proposed development would be screened by existing vegetation (viewpoint 4). **Overall, there would be no effect of the proposed development on the walkers along footpath 4.**

5.5.2 Residents

Residents have a high susceptibility to the proposed development since they are likely to experience visual changes regularly. In addition, the selected viewpoints also happen to be of National or Local Authority value as they are either located along a public right of way or beside a listed building. As a consequence, residents in these locations are assessed as being of high sensitivity.

To the north of the site Broughton settlement lies. Whilst the existing vegetation along the north and eastern boundaries of the site would screen most views, there would still be a **major/moderate change in visual effect at Year 1 for the most southern dwellings of Broughton (viewpoint 6). However, as proposed native trees, along the eastern boundary, establish these views would become increasingly filtered, reducing the level of effects.** It is also important to note that the proposed development would be seen in the context of the consented development to the east, 'Key Fold Farm' (Planning ref: 06/2019/0040).

To the south of the site there are a number of existing residential dwellings. Due to the combination of the well-established hedgerow along the southern boundary, public open space being distributed within the southern extent of the site and new native trees being planted, views from these properties would predominantly be experienced from the first floor. Therefore, no view was taken as it wasn't representative. **At Year 1 these receptors would experience a major change in visual effect** as they would be highly susceptible and in close proximity of the site, **however as the proposed vegetation becomes established the level of effect would reduce.**

To the east of the site 'Key Fold Farm' (Planning ref: 06/2019/0040) consented development lies. Due to the predominantly well-established vegetation along either side of Garstang Road, views from these properties would predominantly be experienced from the first floor. Therefore, no view was taken as it wasn't representative. **The receptors fronting onto the new development would experience a major change in visual effect at Year 1,** as they would be highly susceptible and in close proximity of the site. **However, as the proposed vegetation along the eastern boundary becomes established these views would become increasingly filtered**

reducing the level of effects. The views of residents in new properties away from the proposed development would be filtered and screened by consented properties.

To the west of the site 'Land at Sandy Gate' (Planning ref: 06/2019/0974) consented development lies. Due in part to some mature vegetation along the western boundary, the majority of views from this development would be filtered. However, where the hedgerow has failed, the receptors closest to the proposed development would experience a major level of visual effect from both the ground and first floors at Year 1. As additional native shrubs would be planted to reinforce this hedgerow, views from the ground level would become screened over time. The views of residents in new properties away from the boundary with the site would be filtered and screened by consented properties. No view has been taken as there is no public access.

Further to the west of the site the western extent of Broughton lies (viewpoint 8). **These dwellings would experience no change in visual effects** as the consented development to the west, 'Land at Sandy Gate' (Planning ref: 06/2019/0974), would screen all views of the proposed development.

5.5.3 Vehicle Users

Vehicle Users are more likely to experience transitional views and are often less focused on views of the countryside: as a consequence, they are less susceptible to visual change. However, Garstang Road remains an important gateway to the village, so even these viewers are judged to be of medium sensitivity.

As previously noted, in relation to cyclists and walkers at viewpoint 2, views of the proposed development would be screened by existing vegetation when entering Garstang Road from the south. As a result, **vehicle users on Garstang Road would experience no change in visual effects**.

As has been noted in relation to cyclists and walkers at viewpoints 5 and 6, views of the proposed development at Year 1 would be partially filtered and screened by existing vegetation along the eastern site boundary, and views of the proposed development would also be experienced in the context of existing and consented buildings to the north, east, south and west of the site. As the proposed vegetation along the eastern becomes established views of the proposed development would become increasingly filtered. As a result, **vehicle users along Garstang Road would experience moderate visual effects at Year 1 and moderate/ minor effects at Year 15**.

When travelling along Garstang Road (A6) away from Preston, south of the M55, views of the proposed development would be screened by both existing vegetation and the infrastructure of the M55. As a result, **vehicle users on Garstang Road (A6) would experience no change in visual effects**.

5.6 Summary of Visual Effects

The visual appraisal of the proposed development has been based upon desk top assessment and site visits.

Ten viewpoint locations were visited and photographed to represent the range of views and receptors likely to be affected by the proposed development. Importantly of the ten viewpoints visited, no view of the proposed development would be available from 5 locations at year 1. In addition, at Year 15, 8 of the locations would experience either no view or slight/ negligible magnitude of change. Therefore, visual effects would be highly localised.

The highest level of effects would be the potential for **major effects** for residents to the south, east and west in the short-term. Over time proposed planting including trees and native hedgerow would progressively filter views reducing the level of visual effect.

Walkers, cyclists and residents along Garstang Road to the east of the site would also experience **major/ moderate effects at Year 1 but in the long term, as proposed vegetation becomes established the level of effect would reduce.** It is also important to note that this proposed development would be seen in the context of existing and consented developments. For users along Garstang Road, to the south, they would experience **no change in visual effects** as existing vegetation and the M55 would screen views of the proposed development.

Views from the east, along footpath 4, would also be screened by existing vegetation, resulting in **no change in visual effects.**

For cyclists and walkers using footpath 1 and cycle route 622 to the north of the site, they would experience **moderate/minor effects at Year 1, but in the long term as proposed vegetation becomes established the level of effect would reduce to minor.** However, it is important to note that the proposed development would be seen in the setting of the consented development, 'Land at Sandy Gate' (Planning ref: 06/2019/0974), and existing school to the west.

Views from the west, along bridleway 91 and cycle route 622, would experience little change due to the consented development to the west, 'Land at Sandy Gate' (Planning ref: 06/2019/0974), and existing vegetation screening the proposed development. The proposed planting within the western extents of the site would also increasingly filter views as the vegetation establishes. As a result, the **effects would be limited to no more than slight/ negligible.**

6.0 Assessment of the Potential effect of development on the gap between two Settlements

6.1 Introduction and Objectives

As noted in Section 2.3.1 of the main report, the application site is located within an area defined as "Areas of Separation" within the Preston Local Plan.

It is, therefore, important to understand the potential effects of the proposed development within the site on the Area of separation.

6.2 Methodology: How to Define an Effective Gap between Settlements

Strategic and Local Gaps (sometimes also known as Green Gaps or Green Wedges) are used by many planning authorities to ensure that settlements retain their separate identities. The precise wording of policies relating to strategic gaps varies, but many have now converged on a set of fundamental principles, underpinned by research and Appeal Decisions.

One of the most quoted research documents regarding the functionality of strategic gaps was prepared for the Office of the Deputy Prime Minister ("Strategic Gap and Green Wedge Policies in Structure Plans, Main Report", ODPM, 2003). This review notes that many authorities accept that the robustness of a gap depends on much more than the physical distance between settlements, or visibility between settlements. For example, in 1998 the Inspector on the Eastleigh Local Plan Inquiry stated that the following factors (often known as the Eastleigh Criteria) should be used to define the effectiveness of a gap (see paragraph 4.15 of the ODPM report):

- Distance;
- Topography;
- Landscape character/type;
- Vegetation;
- Existing uses and density of buildings;
- Nature of urban edges;
- Inter-visibility (the ability to see one edge from another);
- Intra-visibility (the ability to see both edges from a single point);
- The sense of leaving a place [and arriving somewhere else].

Careful application of the Eastleigh Criteria means that the gaps between settlements will vary in their size and character – some may be over a kilometre wide and others just a few hundred metres – the key is whether the factors above work together to maintain a perception of separation between the settlements. Equally importantly, the careful application of the Eastleigh criteria means that some development within a designated gap could be possible, provided that the sense of separation between settlements is not undermined.

This approach has been confirmed in various Policy frameworks including: The Policy Framework for Gaps produced by the Partnership for Urban South Hampshire (known as PUSH, produced in 2008), The Fareham Landscape Assessment 2017 (LDA) and Core Strategy (adopted 2011), the Horsham District Planning Framework (adopted 2015), the Basingstoke and Deane topic paper on the function of strategic gaps (2014) and resulting strategic gap policy and Tonbridge and Malling Local Plan policy CP5.

In summary, whilst there are many terms being used to define the function of a gap, all are agreed that it should focus on the sense of separation between settlements, which depends upon several factors rather than just distance and views.

6.3 Assessment of the potential effects of development using the Eastleigh Criteria.

6.3.1 Distance

The existing, minimum physical distance between the edge of Preston and Broughton is approximately 6.5Km. The minimum physical distance between the edge of Preston and the southern extent of the site is approximately 7.9km. The residential parcel, within the consented development 'Key Fold Farm' (Planning ref: 06/2019/0040) to the east, extends approximately 43m further south than the residential parcel of the proposed development.

Therefore, the proposed development would not reduce the physical distance between Preston and Broughton and the gap between settlements would therefore remain effective.

6.3.2 Topography

As noted within the assessment of landscape character (paragraph 4.2.2 of this assessment) the topography of the landscape is "gently undulating". Both Preston and Broughton settlement edges are positioned at 40m AOD. For both settlements the landform steadily falls away, meeting at the lowest point within the gap, Blundel Brook. Blundel Brook within the gap is positioned at 30m AOD meaning that the landform within the gap varies between 40m and 30m AOD. The site is located to the north of Blundel Brook on land that very slightly rises to the north.

This change in topography across the settlement gap assists with creating a sense of separation; the fall in topography as you leave a settlement and the rise in topography as you arrive at a new settlement emphasises the perception of leaving and arriving at different settlements. This perception would not be affected by the proposed development and therefore the function of the gap would remain.

6.3.3 Landscape Character

The landscape character of the settlement gap varies depending on your position between the two settlements. As you leave Broughton you are influenced by the settlement edge for approximately 120m, until you have passed the proposed development to the west of Garstang Road and the consented development 'Key Fold Farm' (Planning ref: 06/2019/0040) to the east.

You then enter a largely rural landscape for approximately 260m. Well-established vegetation creates a semi-enclosed character and screens most dwellings which are scattered throughout the settlement gap. Glimpses of agricultural fields and traditional dwellings are also experienced, supporting this rural character, however the busy nature of Garstang Road introduces an urban element.

As you travel closer to Preston, Garstang Road becomes busier and more urban in nature. The M55 can be experienced from approximately 180m to the north as movement, noise and lighting is evident. The tradition in the character of the settlement gap is very apparent and the M55 overpass acts as a gateway into Preston.

As the settlement of Broughton already extends further south than the proposed development, due to the consented development 'Key Fold Farm' (Planning ref: 06/2019/0040) to the east, the proposed development will not effect the change in character of the settlement gap. Therefore, the function of the gap would remain.

6.3.4 Vegetation

The site comprises of native hedgerows and trees along all four sides. Some of these native hedgerows are well-established, however sections along the eastern and western boundaries have been allowed to fail. In the

adjoining landscape there is established boundary vegetation consisting of hedgerows, trees and treebelts. Some fields also contain specimen trees or copses.

Where possible all existing vegetation within the site would be retained and reinstated where necessary. Native trees would also be planted in the public open space and along the eastern boundary to help filter views from the existing residents.

Together with existing and consented development, this vegetation would help screen most views of the proposed development. Therefore, the effects of the proposed development would be localised, and the settlement gap would remain effective.

6.3.5 Existing Uses

There is a clear difference in land use across the settlement gap.

Broughton is a medium sized village which consists of suburban land uses such as residential dwellings, schools, shops and a simple road network. The proposed development will not be introducing a new land uses into the area, nor will it be extending the settlement edge as the consented development to the east, 'Key Fold Farm' (Planning ref: 06/2019/0040), extends further south than the application site.

As you leave Broughton along Garstang Road, the land use becomes a combination of agricultural farmland, scattered dwellings and large commercial sites. The majority of these are screened by existing vegetation, making farmland the prominent landuse. Garstang Road gradually becomes more urban in character as the road markings and signage become more apparent.

When arriving in Preston, the scale and density of the land use is prominent. The M55 split-level junction becomes the gateway into the city, and the road network becomes extensive. The land use is a combination of residential and commercial.

Due to the apparent change is land uses across the settlement gap, and the proposed development not introducing any new land use or extending the settlement edge, the gap would remain effective.

6.3.6 Nature of Urban Edges

Along Garstang Road, Broughton has a semi-enclosed, settlement edge character (viewpoint 6). Filtered views of the consented development, 'Key Fold Farm' (Planning ref: 06/2019/0040), can be experienced to the east and the proposed development would be visible to the west. The existing vegetation would remain prominent within the landscape and help to screen and soften views of the residential dwellings.

The edge of Broughton is experienced to the south of the consented development to the east, 'Key Fold Farm' (Planning ref: 06/2019/0040).

Further south along Garstang Road, the landscape becomes more rural. Well-established vegetation creates a semi-enclosed character, and only allows for glimpses views of residential and commercial dwellings, and agricultural fields. However, Garstang Road does introduce an urban, busy element and the noise of the M55 can also be experienced from within this landscape.

The urban edge of Preston is largely influenced by the M55, this binds the northern and western extents of the city as new residential development and commercial dwellings now border the motorway. The split-level junction acts as a gateway as you enter Preston from the north. At this point of the motorway, well established vegetation lines the roads resulting in an enclosed character with localised views.

The nature of these urban edges, and their contrast with the rural landscape in-between, makes the settlement gap evident as you travel along Garstang Road. The proposed development would not alter the function of this settlement gap as the settlement edge of Broughton would remain the same as the consented development to the east, 'Key Fold Farm' (Planning ref: 06/2019/0040) extends further south than the proposed development.

As residential development is already characteristic of Broughton settlement edge, the proposed development would also not change the nature of the urban edge and therefore the settlement gap would remain effective.

6.3.7 Inter and Intra visibility

There are limited publicly accessible views of the settlement gap from the edges of both Preston and Broughton as existing vegetation, dwellings, and the motorway screen most views.

Viewpoint 10 provides the clearest views back from the edge of Preston towards the proposed development and Broughton, however still only glimpsed views would be available. Viewpoints 6 and 7 provide the clearest views back towards the proposed development from the edge of Broughton. Whilst there would be views of the proposed development there are no views of Preston.

From the edges of Broughton, the proposed development would be seen in the forefront of the views. Whilst existing and proposed vegetation helps to screen views, the proposed development would remain visible within the view due to its proximity. However, the proposed development would be seen in the context of both existing and consented development, resulting in only a slight change to the landscape character.

Occasional, glimpsed views towards Broughton are available from Preston (viewpoint 10) through gaps in existing vegetation. Views of the proposed development would be predominately screened by existing vegetation and dwellings, however initially there is potential for oblique views of the site through the existing vegetation, mainly during the winter months. These oblique views would be seen in the context of the consented and existing developments, resulting in negligible changes to the view. Overtime these views would become screened and barely perceptible as proposed vegetation becomes established.

When walking on bridleway BW-91 (viewpoint 9), within the gap, there is clear views of Broughton settlement and there would be glimpsed views of the proposed development. However, existing vegetation screens all views of Preston resulting in no intra-visibility.

When walking on footpath FP-4 (viewpoint 4), within the gap, there is glimpsed views of the commercial and residential dwellings that are scattered across the settlement gap. There is also an oblique view of the M55. There are no views of Broughton due the well-established vegetation and change in landform screening all long views to the north. As a result, there is no intra-visibility from the east either.

A clear sense of visual separation would remain between settlements as the existing vegetation screens most distant views and results in only localised effects. With the proposed development also viewed in the context of existing residential development the landscape character remains intact.

6.3.8 The Sense of Leaving a Place and Arriving Somewhere Else

Vehicle users along Garstang Road and walkers along the PRoW network are the key receptors who currently experience a sense of leaving the one settlement, passing through an area of open landscape before entering the other settlement.

Viewpoints 1 and 6 illustrate representative views from Garstang Road when leaving either settlement.

Should the proposed development be built, views when leaving Preston (viewpoint 1) would remain unchanged. The M55 would still act as the gateway into Preston and there would still be no views of Broughton settlement edge.

Should the proposed development be built, views when leaving Broughton (viewpoint 6) would alter. Whilst the settlement would not extend any further south, the change in character as you pass the most southern dwellings would become more recognisable as development would be visible on both sides of Garstang Road. Therefore, the gateway into Broughton would become more apparent. However, by reinstating the existing vegetation,

where necessary, and incorporating additional native trees to the south and east of the development, the change would be softened, and the settlement gap would be retained.

A clear sense of leaving a place and arriving somewhere else would remain for all users along Garstang Road.

When travelling along the National cycle route 622 and Bridleways 2 and 91 (see Viewpoints 8, 9 and 10) walkers, cyclists and horse riders would first experience leaving the built-up edge of Preston over the motorway bridge. They would then initially travel along rural country lanes with well-established vegetation and no views of either Broughton or Preston. As you travel further north, over the railway bridge and along Bridleway 91, views of Broughton settlement edge, and consented development 'Land at Sandy Gate' (Planning ref: 06/2019/0974), are experienced across open fields to the east (viewpoint 8). The proposed development would be characteristic of the consented and existing development and therefore form part of the existing settlement edge. The proposed development would result in a negligible change.

A clear sense of leaving a place and arriving somewhere else would remain for all users along National cycle route 622 and Bridleways 2 and 91.

6.4 Conclusions of the Gap Analysis

An assessment of the existing gap and potential effects on the gap as a result of the proposed development has been prepared using an established methodology (Eastleigh criteria).

For all reasons that have been analysed above, this assessment has concluded that should the proposed development go ahead an effective gap between settlements would remain.

7.0 SUMMARY AND CONCLUSIONS

7.1 Introduction

SLR Consulting Ltd (SLR) was instructed by Hollins Strategic Land to undertake a Landscape and Visual Impact Appraisal of a proposed outline application for up to 51 dwellings at Garstang Road, Broughton.

The assessment was carried out by an experienced landscape architect using a method which follows the guidance of GLVIA3.

The assessment is based upon a site visit and a desk top assessment of all relevant character assessments, maps and policies.

7.2 Planning Context

The site is not located within any formal designations for the most valued landscapes; however, the site is within a local designation 'Areas of Separation'.

The site is also in close proximity to 3 Grade II listed buildings, and adjacent to footpath 1 to the north, and national cycle route 622 to the north and east. A wider network of public rights of way also extends out from Broughton, predominantly to the west of the site.

Two consented residential developments lie immediately to the east and west of the site. These form the baseline of this assessment, making the landscape more influenced by urban features.

7.3 Landscape Effects

The landscape appraisal has been based upon desk top assessment of plans and existing character assessments and a site visit to the site and its context. The Landscape Strategy for Lancashire classifies the site, and land to the north, south and west of the site, as part of *'The Flyde'.* The site does not strongly align with many of the key characteristics as the recently consented residential developments make the landscape more influenced by urban features.

The appraisal has concluded that the landscape effects resulting from the proposed development would be highly localised and no higher than moderate. Negative effects would be limited to the site itself. All other effects on character outside of the site would be neutral in nature.

The effects on the landscape character areas in the locality of the site would be negligible and neutral overall, since the site is already characterised by residential development and effects would be predominantly localised as existing and consented residential development, along with existing and proposed vegetation, would mostly screen the development.

7.4 Visual Effects

The visual appraisal of the proposed development has been based upon desk top assessment and site visit.

Ten viewpoint locations were visited and photographed to represent the range of views and receptors likely to be affected by the proposed development. Importantly of the ten viewpoints visited, no view of the proposed development would be available from 5 locations at Year 1. In addition, at Year 15, 8 of the locations would experience either no view or slight/ negligible magnitude of change. Therefore, visual effects would be highly localised.

The highest level of effects would be the potential for **major effects** for residents to the south, east and west in the short-term. However, it is important to note that this proposed development would be seen in the context of existing and consented developments and over time proposed planting would progressively filter views.

These views along Garstang Road are limited to the close proximity as existing vegetation and the M55 would screen the majority of views further south.

Walkers, cyclists and residents along Garstang Road to the east of the site would also experience major/ moderate effects at Year 1 but in the long term, as proposed vegetation becomes established, the level of effect would reduce.

Views from the east, along footpath 4, would also be screened by existing vegetation, resulting in no change in visual effects.

For cyclists and walkers using footpath 1 and cycle route 622 to the north of the site, they would experience moderate/minor effects at Year 1, but in the long term as proposed vegetation becomes established the level of effect would reduce to minor. However, it is important to note that the proposed development would be seen in the setting of the consented development, 'Land at Sandy Gate' (Planning ref: 06/2019/0974), and existing school to the west.

Views from the west, along bridleway 91 and cycle route 622, would experience little change due to the consented development, 'Land at Sandy Gate' (Planning ref: 06/2019/0974), to the west and existing vegetation screening the proposed development. The proposed planting within the western extents of the site would also increasingly filter views as the vegetation establishes. As a result, the effects would be limited to no change, negligible or slight.

7.5 Conclusions

Overall due to the setting of the site being heavily influenced by existing and consented residential development, and well-established vegetation also being characteristic in the area, the potential landscape and visual effects would be localised.

The site itself would experience a moderate, negative effect as the site would change from an arable field to residential development, and the users along Garstang Road would initially experience a major/ moderate, negative effect as this is a highly valued receptor in a close proximity to the site. However, as proposed vegetation, along the eastern boundary, becomes established the level of effect would reduce. It is also important to note that the proposed development would be seen in the setting of existing and consented residential development. Further afield, effects of the proposed development would become limited due to existing vegetation, and existing and consented residential dwellings, screening the site. Views would also become increasingly filtered as the proposed vegetation becomes established. Therefore, at Year 15 these views would experience a slight/ negligible effect at most. When there is potential for glimpsed views the proposed development would be seen within the context of the existing and consented residential developments, increasing the receptors susceptibility. Therefore, effects would be slight at most.

APPENDIX A

Criteria and Definitions Used in Assessing Landscape and Visual Effects

Introduction

Landscape and Visual Impact Assessment (LVIA) is a tool used to identify the effects of development on *"landscape as an environmental resource in its own right and on people's views and visual amenity"* (GLVIA3, paragraph 1.1). GLVIA3[1] (paragraph 2.22) states that these two elements, although inter-related, should be assessed separately. GLVIA3 is the main source of guidance on LVIA.

Landscape is a definable set of characteristics resulting from the interaction of natural, physical and human factors: it is a resource in its own right. Its assessment is distinct from visual assessment, which considers effects on the views and visual amenity of different groups of people at particular locations. Clear separation of these two topics is recommended in GLVIA3.

As GLVIA3 (paragraph 2.23) states, professional judgement is an important part of the LVIA process: whilst there is scope for objective measurement of landscape and visual changes, much of the assessment must rely on qualitative judgements. It is critical that these judgements are based upon a clear and transparent method so that the reasoning can be followed and examined by others.

Impacts can be defined as the action being taken, whereas effects are the changes result from that action. This method of assessment assesses landscape and visual effects.

Landscape and visual effects can be positive, negative or neutral in nature. Positive effects are those which enhance and/or reinforce the characteristics which are valued. Negative effects are those which remove and/or undermine the characteristics which are valued. Neutral effects are changes which are consistent with the characteristics of the landscape or view.

In LVIAs which form part of an EIA, it is necessary for identify significant and non-significant effects. In non-EIA LVIAs, also known as appraisals, the same principles and process as LVIA may be applied but, in so doing, it is not required to establish whether the effects arising are or are not significant given that the exercise is not being undertaken for EIA purposes (see GLVIA3 statement of clarification 1/13 10-06-13, Landscape Institute).

[1] Landscape Institute and Institute of Environmental Management and Assessment 'Guidelines for Landscape and Visual Impact Assessment' (Third Edition, April 2013)

Landscape Effects

Landscape, as defined in the European Landscape Convention, is defined as "*an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors"*, (Council of Europe, 2000). Landscape does not apply only to special or designated places, nor is it limited to countryside.

GLVIA3 (paragraph 5.34) recommends that the effect of the development on landscape receptors is assessed. Landscape receptors are the components of the landscape that are likely to be affected by the proposed development and can include individual elements (such as hedges or buildings), aesthetic and perceptual characteristics (for example sense of naturalness, tranquillity or openness), or, at a larger scale, the character of a defined character area or landscape type. Designated areas (such as National Parks or Areas of Outstanding Natural Beauty (AONBs) are also landscape receptors.

This assessment is being undertaken because the proposed development has the potential to remove or add elements to the landscape, to alter aesthetic or perceptual aspects, and to add or remove characteristics and thus potentially change overall character.

Judging landscape effects requires a methodical assessment of the sensitivity of the landscape receptors to the proposed development and the magnitude of effect which would be experienced by each receptor.

Landscape Sensitivity

Sensitivity of landscape receptors is assessed by combining an assessment of the susceptibility of landscape receptors to the type of change which is proposed with the value attached to the landscape. (GLVIA3, paragraph 5.39).

Value Attached to Landscape Receptors

Landscape receptors may be valued at community, local, national or international level. Existing landscape designations provide the starting point for this assessment, as set out in Table A1 below.

The table sets out the interpretation of landscape designations in terms of the value attached to different landscape receptors. As GLVIA3 (paragraph 5.24) notes, at the local scale of an LVIA study area it may be found that the landscape value of a specific area may be different to that suggested by the formal designation.

Table A1: Interpretation of Landscape Designations

Designation	Description	Value
World Heritage Sites	Unique sites, features or areas identified as being of international importance according to UNESCO criteria. Consideration should be given to their settings especially where these contribute to the special qualities for which the landscape is valued.	International

National Parks, Areas of Outstanding Natural Beauty, National Scenic Areas	Areas of landscape identified as being of national importance for their natural beauty (and in the case of National Parks the opportunities they offer for outdoor recreation). Consideration should be given to their settings especially where these contribute to the special qualities for which the landscape is valued.	National
Registered Parks and Gardens of Special Historic Interest	Gardens and designed landscapes included on the Register of Parks and Gardens of Special Historic Interest as Grade I, II* or II.	National
Local Landscape Designations (such as Special Landscape Areas, Areas of Great Landscape Value and similar) included in local planning documents	Areas of landscape identified as having importance at the local authority level.	Local Authority
Undesignated landscapes of community value	Landscapes which do not have any formal designation, but which are assessed as having value to local communities, perhaps on the basis of demonstrable physical attributes which elevate it above ordinary countryside.	Local Authority/Community
Landscapes of low value	Landscapes in poor condition or fundamentally altered by presence of intrusive man-made structures. Landscapes with no demonstrable physical attributes which elevate it above ordinary countryside.	Low

Where landscapes are not designated and where no other local authority guidance on value is available, an assessment is made by reference to criteria in the Table A2 below. This is based on Table 1 (page 7) of *'Assessing landscape value outside national designations (June 2021)* which develops guidance provided in Box 5.1 GLVIA3 which was based on the Landscape Character Assessment Guidance of 2002[2]. Landscapes may be judged to be of local authority or community value on the basis of one or more of these factors. There may also be occasional circumstances where an undesignated landscape may be judged to be of national value, for example where it has a clear connection with a nationally designated landscape or is otherwise considered to be of equivalent value to a national designation. Similarly, on occasions there may be areas within designated landscapes that do not meet the designation criteria or demonstrate the key characteristics/special qualities in a way that is consistent with the rest of the designated area.

[2] Swanwick C and Land Use Consultants (2002), Landscape Character Assessment for England and Scotland, Countryside Agency and Scottish Natural Heritage

An overall assessment is made for each receptor, based on an overview of the above criteria, to determine its value - whether for example it is comparable to a local authority landscape designation or similar, or whether it is of value to local people and communities. For example, an intact landscape in good condition, where scenic quality, tranquillity, and/or conservation interests make a particular contribution to the landscape, or where there are important cultural or historical associations, might be of equivalent value to a local landscape designation. Conversely, a degraded landscape in poor condition, with no particular scenic qualities or natural or cultural heritage interest is likely to be considered of limited landscape value. In accordance with the judgement of Justice Ouseley,[3] the landscape and visual attributes of the site as a whole are also reviewed to determine whether the site has demonstrable physical attributes which elevate it above ordinary countryside.

Table A2: Factors Considered in Assessing the Value of Non-Designated Landscapes

Factor	Definition	Examples of indicators of landscape value
Natural heritage	Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape	Presence of wildlife and habitats of ecological interest that contribute to sense of place Extent and survival of semi-natural habitat that is characteristic of the landscape type Presence of distinctive geological, geomorphological or pedological features Landscape which contains valued natural capital assets that contribute to ecosystem services, for example distinctive ecological communities and habitats that form the basis of ecological networks Landscape which makes an identified contribution to a nature recovery/ green infrastructure network
Cultural heritage	Landscape with clear evidence of archaeological, historic or cultural interest which contribute positively to the landscape	Presence of historic landmark structures or designed landscape elements (e.g. follies, monuments, avenues, tree roundels) Presence of historic parks and gardens, and designed landscapes Landscape which contributes to the significance of heritage assets, for example forming the setting of heritage assets (especially if identified in specialist studies) Landscape which offers a dimension of time depth. This includes natural time depth, e.g. presence of features such as glaciers and peat bogs and cultural time depth e.g. presence of relic farmsteads, ruins, historic field patterns, historic rights of way (e.g. drove roads, salt ways, tracks associated with past industrial activity)
Landscape condition	Landscape which is in a good physical state both with regard to individual elements and overall landscape structure	Good physical condition/ intactness of individual landscape elements (e.g. walks, parkland, trees) Good health of elements such as good water quality, good soil health Strong landscape structure (e.g. intact historic field patterns)

[3] CO/4082/2014 Neutral Citation Number: [2015] EWHC 488 (Admin) In the High Court of Justice Queen's Bench Division the Administrative Court Before: Mr Justice Ouseley Between: Stroud District Council, Claimant V Secretary of State for Communities and Local Government, Defendant

		Absence of detracting/ incongruous features (or features are present but have little influence)
Associations	Landscape which is connected with notable people, events and the arts	Associations with well-known literature, poetry, art, TV/film and music that contribute to perceptions of the landscape Associations with science or other technical achievements Links to a notable historical event Associations with a famous person or people
Distinctiveness	Landscape that has a strong sense of identity	Landscape character that has a strong sense of place (showing strength of expression of landscape characteristics) Presence of district features which area identified as being characteristic of a particular place Presence of rare or unusual features, especially those that help to confer a strong sense of place or identity Landscape which makes an important contribution to the character or identity of a settlement Settlement gateways/ approaches which provides a clear sense of arrival and contribute to the character of a settlement (may be ancient/ historic)
Recreational	Landscape offering recreational opportunities where experience of landscape is important	Presence of open access land, common land and public rights of way (particularly National Trails, long distance trails, Coastal Paths and Core Paths) where appreciation of landscape is a feature Aeras with good accessibility that provide opportunities for outdoor recreation and spiritual experience/ inspiration Presence of town and village greens Other physical evidence of recreational use where experience of landscape is important Landscape that forms part of a view that is important to the enjoyment of a recreational activity
Perceptual (Scenic)	Landscape that appeals to the senses, primarily the visual sense	Distinctive features, or distinctive combinations of features, such as dramatic or striking landforms or harmonious combinations of land cover Strong aesthetic qualities such as scale, form, colour and texture Presence of natural lines in the landscape (e.g. natural ridgelines, woodland edges, river corridors, coastal edges) Visual diversity or contrasts which contributes to the appreciation of the landscape Memorable/ distinctive views and landmarks, or landscape which contributes to distinctive views and landmarks
Perceptual (Wilderness and tranquillity)	Landscape with a strong perceptual value notably wilderness, tranquillity and/or dark skies	High levels of tranquillity or perceptions of tranquillity, including perceived links to nature, dark skies, presence of wildlife/ birdsong and relative peace and quiet Presence of wild land and perceptions of relative wilderness (resulting from high degree of perceived naturalness, rugged or otherwise challenging terrain, remoteness from public mechanised access and lack of modern artefacts)

		Sense of particular remoteness, seclusion or openness Dark night skies A general absence of intrusive or inharmonious development, land uses, transport and lighting
Functional	Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape	Landscapes and landscape elements that contribute to the healthy functioning of the landscape e.g. natural hydrological systems/ floodplains, areas of undisturbed and healthy soils, areas that form carbon sinks such as peat bogs, woodlands and oceans, areas of diverse landscape (benefits pest regulation), pollinator-rich habitats such as wildflower meadows Areas that form an important part of a multifunctional Green Infrastructure network Landscapes and landscape elements that have a strong physical or functional links with an adjacent national landscape designation, or are important to the appreciation of the designated landscape and its special qualities

Susceptibility of Landscape Receptors to Change

As set out in GLVIA3, susceptibility refers to the ability of the landscape receptor to *"accommodate the proposed development without undue adverse consequences for the baseline situation and/or the achievement of landscape planning policies and strategies"*. Judgement of susceptibility is particular to the specific characteristics of the proposed development and the ability of a particular landscape or feature to accommodate the type of change proposed and makes reference to the criteria set out in Table A3 below. Aspects of the character of the landscape that may be affected by a particular type of development include landform, skylines, land cover, enclosure, human influences including settlement pattern and aesthetic and perceptual aspects such as the scale of the landscape, its form, line, texture, pattern and grain, complexity, and its sense of movement, remoteness, wildness or tranquillity.

For example, an urban landscape which contains a number of industrial buildings may have a low susceptibility to buildings of a similar scale and character. Conversely a rural landscape containing only remote farmsteads is likely to have a high susceptibility to large scale built development.

Table A3: Landscape Receptor Susceptibility to Change

Susceptibility	Criteria
High	The landscape receptor is highly susceptible to the proposed development because the key characteristics of the landscape have no or very limited ability to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.
Medium	The landscape receptor is moderately susceptible to the proposed development because the relevant characteristics of the landscape have some ability to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.
Low	The landscape receptor has low susceptibility to the proposed development because the relevant characteristics of the landscape are generally able to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.

Defining Sensitivity

As has been noted above, the sensitivity of landscape receptors is defined in terms of the relationship between value and susceptibility to change as indicated in Figure A1 below. This summarises the general nature of the relationship, but it is not formulaic and only indicates general categories of sensitivity. Professional judgement is applied on a case by case basis in determining sensitivity of individual receptors with the diagram only serving as a guide.

Table A4 below summarises the nature of the relationship but it is not formulaic and only indicates general categories of sensitivity. Judgements are made about each landscape receptor, with the table serving as a guide.

Where, taking into account the component judgements about the value and susceptibility of the landscape receptor, sensitivity is judged to lie between levels, an intermediate assessment of high/medium or medium/low is adopted. In a few limited cases a category of less than low (very low) may be used where the landscape is of low value and susceptibility is particularly low.

Figure A1: Levels of Sensitivity defined by Value and Susceptibility of Landscape Receptors

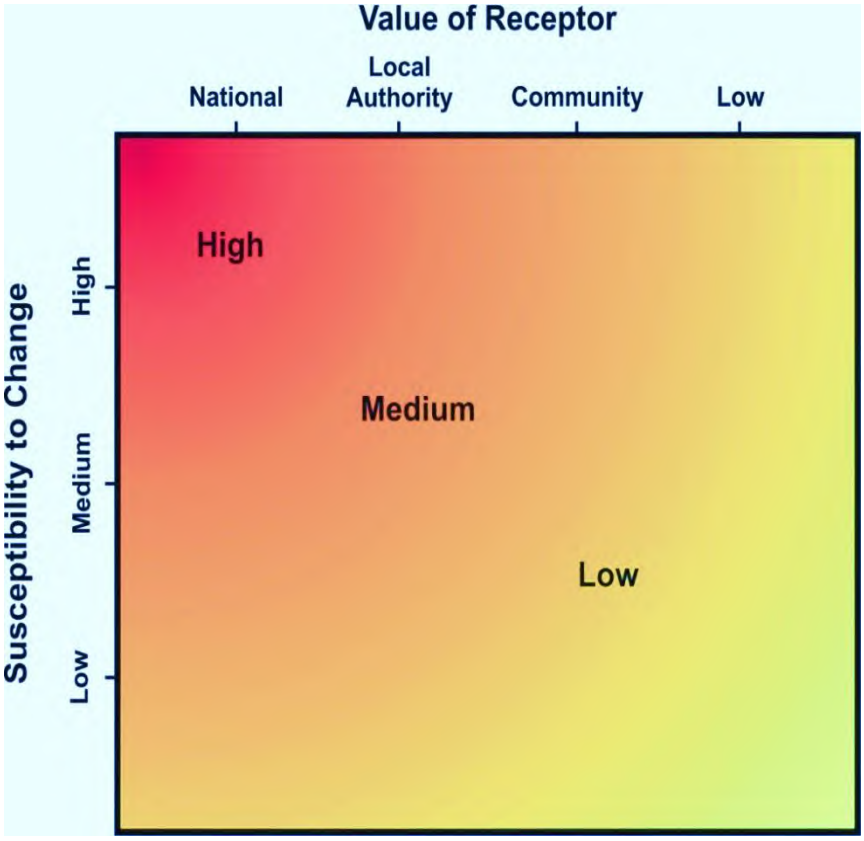


Table A4: Levels of Sensitivity defined by Value and Susceptibility of Landscape Receptors

Sensitivity	Criteria
High	The landscape receptor is of international or national value and is considered to have high susceptibility to the effects of the proposed development. OR The landscape receptor is of national value and is considered to have medium susceptibility to the effects of the proposed development.
Medium	The landscape receptor is of international or national value and is considered to have low susceptibility to the effects of the proposed development. OR The landscape receptor is of local authority value and is considered to have high susceptibility to the effects of the proposed development. OR The landscape receptor is of local authority value and is considered to have medium susceptibility to the effects of the proposed development. OR The landscape receptor is of community value and is considered to have high susceptibility to the effects of the proposed development
Low	The landscape receptor is of local authority value and is considered to have low susceptibility to the effects of the proposed development. OR The landscape receptor is of community value and is considered to have medium susceptibility to the effects of the proposed development. OR The landscape receptor is of community value and is considered to have low susceptibility to the effects of the proposed development.

Magnitude of Landscape Change

The magnitude of landscape change is established by assessing the size or scale of change, the geographical extent of the area influenced and the duration and potential reversibility of the change.

Size and Scale of Change

The size and/or scale of change in the landscape takes into consideration the following factors:

- the extent/proportion of landscape elements lost or added; and/or
- the degree to which aesthetic/perceptual aspects are altered; and
- whether this is likely to change the key characteristics of the landscape.

The criteria used to assess the size and scale of landscape change are based upon the amount of change that will occur as a result of the proposed development, as described in Table A5 below.

Table A5: Magnitude of Landscape Change: Size/Scale of Change

Category	Description
Large level of landscape change	There would be a large level of change in landscape character, and especially to the key characteristics if, for example, the proposed development: • becomes a dominant feature in the landscape, changing the balance of landscape characteristics; and/or • would dominate important visual connections with other landscape types, where this is a key characteristic of the area.
Medium level of landscape change	There would be a medium level of change in landscape character, and especially to the key characteristics if, for example: • the proposed development would be more prominent but would not change the overall balance or composition of the landscape; and/or • key views to other landscape types may be interrupted intermittently by the proposed development, but these views would not be dominated by them.
Small level of landscape change	There would be a small level of change in landscape character, and especially to the key characteristics if, for example: • there would be no introduction of new elements into the landscape and the proposed development would not significantly change the composition/balance of the landscape.
Negligible/no level of landscape change	There would be a negligible or no level of change in landscape character, and especially to the key characteristics if, for example, the proposed development would be a small element and/or would be a considerable distance from the receptor.

Geographical Extent of Change

The geographical extent of landscape change is assessed by determining the area over which the changes will influence the landscape, as set out in Table A6. For example, this could be at the site level, in the immediate setting of the site, or over some or all of the landscape character types, or areas affected.

Table A6: Magnitude of Landscape Change: Geographical Extent

Category	Description
Large extent of landscape change	The change will affect all, or a large proportion, of the landscape receptor under consideration.
Medium extent of landscape change	The change will affect a moderate proportion of the landscape receptor under consideration.
Small extent of landscape change	The change will affect a small extent of the landscape receptor under consideration. A localised change.
Negligible extent of landscape change	The change will affect only a negligible extent of the landscape receptor under consideration.

Duration and Reversibility of Change

The duration of the landscape change is categorised in Table A7 below, which considers whether the change will be permanent and irreversible or temporary and reversible.

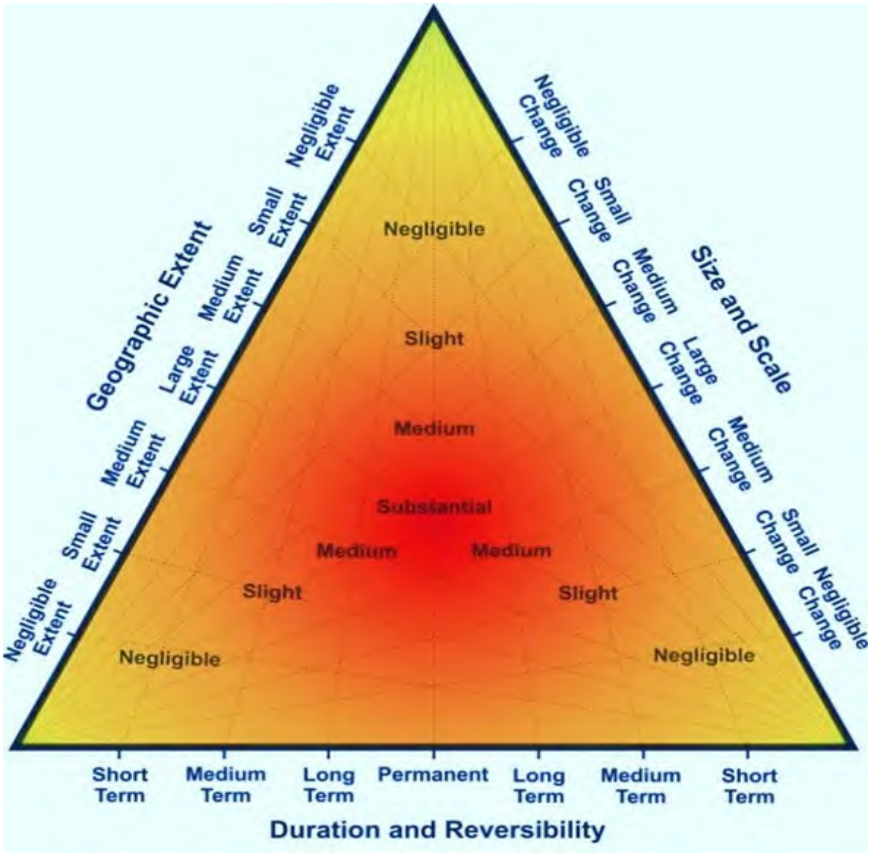
Table A7: Magnitude of Landscape Change: Duration and Reversibility

Category	Description
Permanent/Irreversible	Magnitude of change that will last for 25 years or more is deemed permanent or irreversible.
Long term reversible	Effects that are theoretically reversible but will endure for between 10 and 25 years.
Medium term reversible	Effects that are reversible and/or will last for between 5 and 10 years.
Temporary/Short term reversible	As above that are reversible and will last from 0 to 5 years - includes construction effects.

Deciding on Overall Magnitude of Landscape Change

The relationships between the three factors that contribute to assessment of the magnitude of landscape effects are illustrated graphically, as a guide, in Diagram A2 below. Various combinations are possible, and the overall magnitude of each effect is judged on merit rather than by formulaic application of the relationships in the diagram.

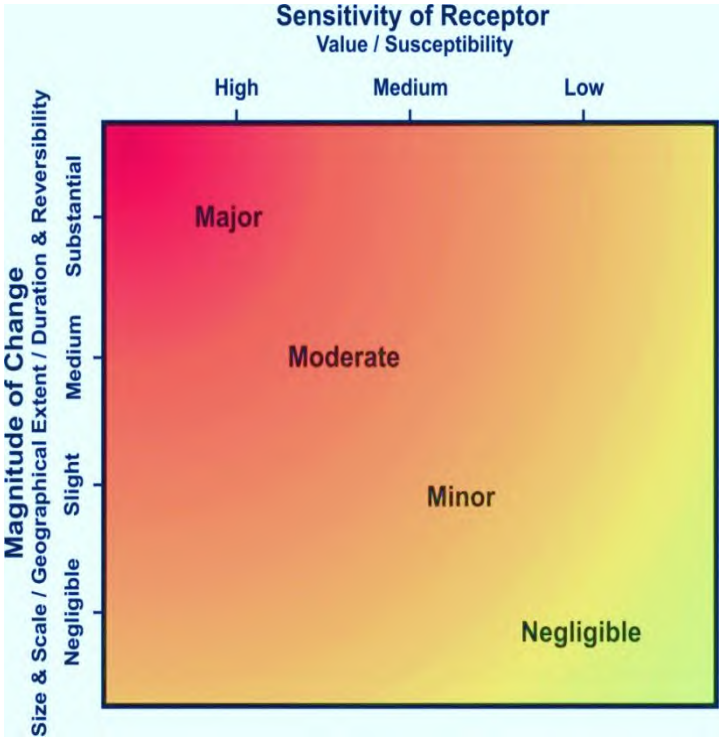
Figure A2: Determining the magnitude of landscape change.



Assessment of Landscape Effects

The assessment of overall landscape effects is defined in terms of the relationship between the sensitivity of the landscape receptors and the magnitude of the change. The diagram below (Figure A3) summarises the nature of the relationship, but it is not formulaic. Judgements are made about each landscape effect using this diagram as a guide.

Fig A3: Assessment of Landscape Effects



Visual Effects

Visual effects are the effects of change and development on the views available to people and their visual amenity. Visual receptors are the people whose views may be affected by the proposed development. They generally include users of public rights of way or other recreational facilities or attractions; travellers who may pass through the study area because they are visiting, living or working there; residents living in the study area, either as individuals or, more often, as a community; and people at their place of work.

- Communities within settlements (i.e., towns, villages and hamlets);
- Residents of individual properties and clusters of properties;
- People using nationally designated or regionally promoted footpaths, cycle routes and bridleways and others using areas of Open Access Land agreed under the Countryside and Rights of Way Act 2000;
- Users of the local public rights of way (PRoW) network;
- Visitors at publicly accessible sites including, for example, gardens and designed landscapes, historic sites, and other visitor attractions or outdoor recreational facilities where the landscape or seascape is an important part of the experience;
- Users of outdoor sport and recreation facilities;
- Visitors staying at caravan parks or camp sites;
- Road users on recognised scenic or promoted tourist routes;
- Users of other roads;
- Rail passengers;
- People at their place of work.

Judging visual effects requires a methodical assessment of the sensitivity of the visual receptors to the proposed development and the magnitude of effect which would be experienced by each receptor.

Viewpoints are chosen, in discussion with the competent authority and other stakeholders and interested parties, for a variety of reasons but most commonly because they represent views experienced by relevant groups of people.

Visual Sensitivity

Sensitivity of visual receptors is assessed by combining an assessment of the susceptibility of visual receptors to the type of change which is proposed with the value attached to the views. (GLVIA3, paragraph 6.30).

Value Attached to Views

Different levels of value are attached to the views experienced by particular groups of people at particular viewpoints. Assessment of value takes account of a number of factors, including:

- Recognition of the view through some form of planning designation or by its association with particular heritage assets; and
- The popularity of the viewpoint, in part denoted by its appearance in guidebooks, literature or art, or on tourist maps, by information from stakeholders and by the evidence of use including facilities provided for its enjoyment (seating, signage, parking places, etc.); and
- Other evidence of the value attached to views by people including consultation with local planning authorities and professional assessment of the quality of views.

The assessment of the value of views is summarised in Table A9 below. These criteria are provided for guidance only.

Table A9: Factors Considered in assessing the Value Attached to Views

Value	Criteria
High	Views from nationally (and in some cases internationally) known viewpoints, which: • have some form of planning designation; or • are associated with internationally or nationally designated landscapes or important heritage assets; or • are promoted in sources such as maps and tourist literature; or • are linked with important and popular visitor attractions where the view forms a recognised part of the visitor experience; or • have important cultural associations. Also, may include views judged by assessors to be of high value.
Medium	Views from viewpoints of some importance at regional or local levels, which: • have some form of local planning designation associated with locally designated landscapes or areas of equivalent landscape quality; or • are promoted in local sources; or • are linked with locally important and popular visitor attractions where the view forms a recognised part of the visitor experience; or • have important local cultural associations. Also, may include views judged by the assessors to be of medium value.
Low	Views from viewpoints which, although they may have value to local people: • have no formal planning status; or • are not associated with designated or otherwise high quality landscapes; or • are not linked with popular visitor attractions; or • have no known cultural associations. Also, may include views judged by the assessors to be of low value.

Susceptibility of Visual Receptors to Change

The susceptibility of different types of people to changes in views is mainly a function of:

- The occupation or activity of the viewer at a given viewpoint; and
- The extent to which the viewer's attention or interest be focussed on a particular view and the visual amenity experienced at a given view.

The susceptibility of different groups of viewers is assessed with reference to the guidance in Table A10 below. However, as noted in GLVIA3 "*this division is not black and white and in reality there will be a gradation in susceptibility to change*". Therefore, the susceptibility of each group of people affected is considered for each project and assessments are included in the relevant text in the report.

Table A10: Visual Receptor Susceptibility to Change

Susceptibility	Criteria
High	Residents; People engaged in outdoor recreation where their attention is likely to be focused on the landscape and on particular views; Visitors to heritage assets or other attractions where views of the surroundings are an important part of the experience; Communities where views contribute to the landscape setting enjoyed by the residents.
Medium	Travellers on scenic routes where the attention of drivers and passengers is likely to be focused on the landscape and on particular views. People engaged in outdoor sport or recreation, which may involve appreciation of views e.g. users of golf courses.
Low	People engaged in outdoor sport or recreation, which does not involve appreciation of views; People at their place of work whose attention is focused on their work; Travellers, where the view is incidental to the journey.

Defining Sensitivity

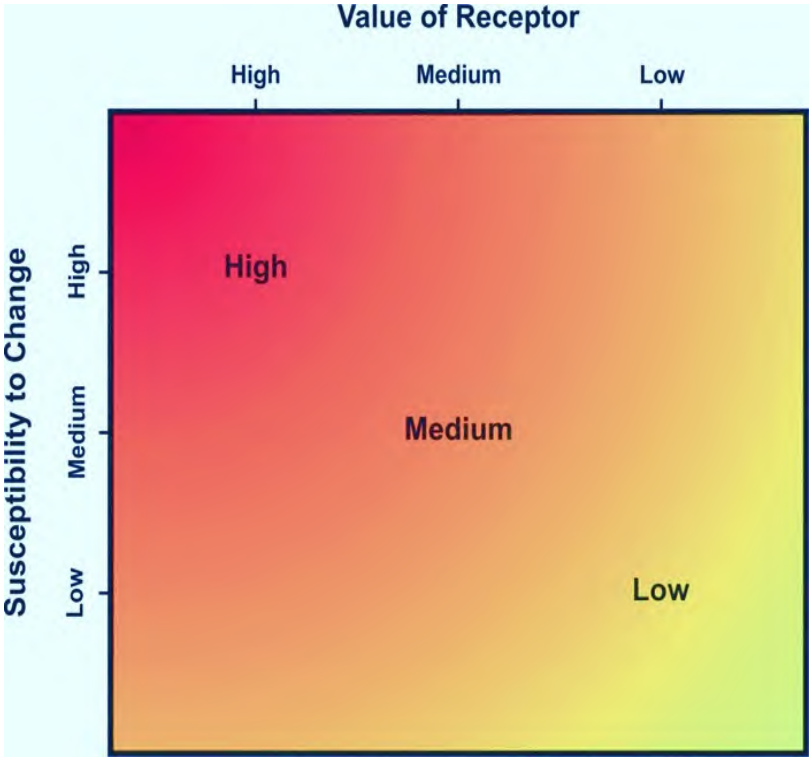
The sensitivity of visual receptors is defined in terms of the relationship between the value of views and the susceptibility of the different receptors to the proposed change. Figure XX below summarises the nature of the relationship; it is not formulaic and only indicates general categories of sensitivity. Judgements are made on merit about each visual receptor, with the table below only serving as a guide. Table A11 sets down the main categories that may occur but again it is not comprehensive and other combinations may occur.

Table A11: Levels of Sensitivity defined by Value and Susceptibility of Visual Receptors

Sensitivity	Criteria
High	The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of high value OR The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of high value.

Sensitivity	Criteria
Medium	The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of value at the medium level OR The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of value at the low level OR The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of value at the medium level OR The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the high level.
Low	The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of value at the low level OR The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the medium level OR The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the low level.

Figure A4 Levels of Sensitivity Defined by Value and Susceptibility of Visual Receptor Groups



Magnitude of Visual Change

The magnitude of visual change is established by assessing the size or scale of change, the geographical extent of the area influenced and the duration and potential reversibility of the change.

Size and Scale of Change

The criteria used to assess the size and scale of visual change at each viewpoint are as follows:

- the scale of the change in the view with respect to the loss or addition of features in the view, changes in its composition, including the proportion of the view occupied by the proposed development and distance of view;
- the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of factors such as form, scale and mass, line, height, colour and texture; and
- the nature of the view of the proposed development, for example whether views will be full, partial or glimpses or sequential views while passing through the landscape.

The above criteria are summarised in the Table A12 below.

Table A12: Magnitude of Visual Change: Size/Scale of Change

Category	Criteria
Large visual change	The proposed development will cause a complete or large change in the view, resulting from the loss of important features in or the addition of significant new ones, to the extent that this will substantially alter the composition of the view and the visual amenity it offers.
Medium visual change	The proposed development will cause a clearly noticeable change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will alter to a moderate degree the composition of the view and the visual amenity it offers. Views may be partial/intermittent.
Small visual change	The proposed development will cause a perceptible change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will partially alter the composition of the view and the visual amenity it offers. Views may be partial only.
Negligible visual change	The proposed development will cause a barely perceptible change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will barely alter the composition of the view and the visual amenity it offers. Views may be glimpsed only.
No change	The proposed development will cause no change to the view.

Geographical Extent of Change

The geographical extent of the visual change identified at representative viewpoints is assessed by reference to a combination of the Zone of Theoretical Visibility (ZTV), where this has been prepared, and field work, and consideration of the criteria in Table A13 below. Representative viewpoints are used as 'sample' points to assess the typical change experienced by different groups of visual receptors at different distances and directions from the proposed development. The geographical extent of the visual change is judged for each group of receptors: for example, people using a particular route or public amenity, drawing on the viewpoint assessments, plus information about the distribution of that particular group of people in the Study Area.

The following factors are considered for each representative viewpoint:

- the angle of view in relation to the main activity of the receptor;
- the distance of the viewpoint from the proposed development; and
- the extent of the area over which changes would be visible.

Thus, low levels of change identified at representative viewpoints may be extensive or limited in terms of the geographical area they are apparent from: for example, a view of the proposed development from elevated Access Land may be widely visible from much or all of the accessible area, or may be confined to a small proportion of the area. Similarly, a view from a public footpath may be visible from a single isolated viewpoint, or over a prolonged stretch of the route. Community views may be experienced from a small number of dwellings, or affect numerous residential properties.

Table A13: Magnitude of Visual Change: Geographical Extent of Change

Category	Description
Large extent of visual change	The proposed development is seen by the group of receptors in many locations across the Study Area or from the majority of a linear route and/or by large numbers of viewers; or the effect on the specific view(s) is extensive.
Medium extent of visual change	The proposed development is seen by the group of receptors from a medium number of locations across the Study Area or from a medium part of a linear route and/or by a medium number of viewers; or the effect on the specific view is moderately extensive.
Small extent of visual change	The proposed development is seen by the group of receptors at a small number of locations across the Study Area or from only limited sections of a linear route and/or by a small number of viewers; or the effect on a specific view is small.
Negligible extent of visual change	The proposed development is either not visible in the Study Area or is seen by the receptor group at only one or two locations or from a very limited section of a linear route and/or by only a very small number of receptors; or the effect on the specific view is barely discernible.

Duration and Reversibility of Change

The duration of the visual change at viewpoints is categorised in Table A14 below, which considers whether views will be permanent and irreversible or temporary and reversible.

Table A14: Magnitude of Visual Change: Duration and Reversibility

Category	Description
Permanent/ Irreversible	Change that will last for over 25 years and is deemed irreversible.
Long term reversible	Change that will endure for between 10 and 25 years and is potentially, or theoretically reversible.
Medium term reversible	Change that will last for up to 10 years and is wholly or partially reversible.
Temporary/ Short term reversible	Change that will last from 0 to 5 years and is reversible - includes construction effects.

Deciding on Overall Magnitude of Visual Change

The relationships between the three factors that contribute to assessment of the magnitude of visual effects are illustrated graphically, as a guide, in Figure A5, below. Various combinations are possible and the overall magnitude of each effect is judged on merit rather than by formulaic application of the relationships in the diagram.

Figure A5: Determining the magnitude of visual change

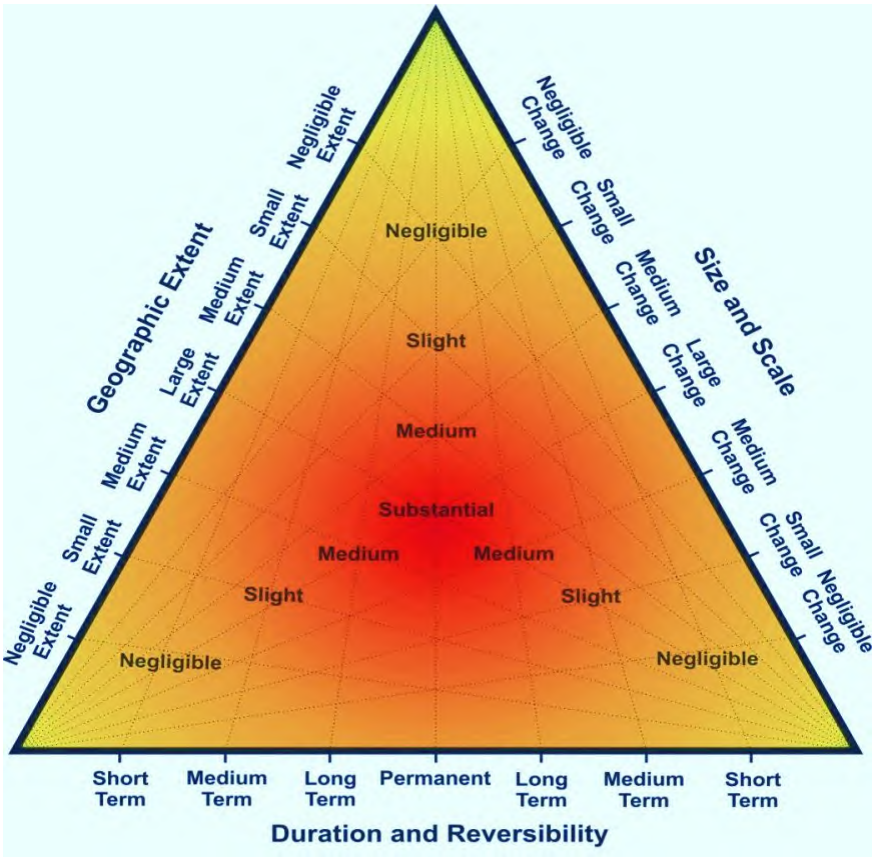
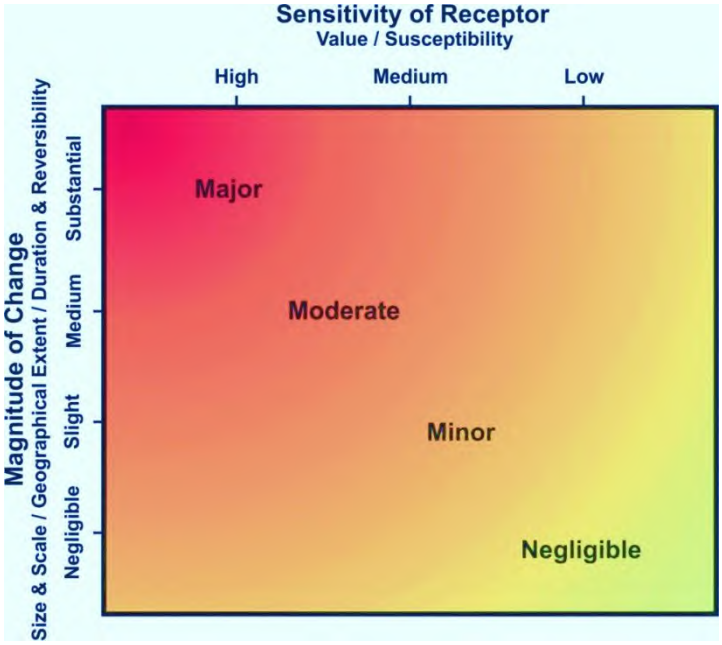


Table A15: Assessment of Magnitude of Visual Change

Assessment of Visual Effects

The assessment of visual effects is defined in terms of the relationship between the sensitivity of the visual receptors (value and susceptibility) and the magnitude of the change. The diagram below (Figure A6) summarises the nature of the relationship but it is not formulaic and only indicates broad levels of effect. Judgements are made about each visual effect using this diagram as a guide.

Figure A6: Assessment of Visual Effects



APPENDIX B

Assessment of Potential Landscape Effects

The following tables set out the sensitivity of the landscape receptors to the proposed development, and the magnitude of landscape effects that those receptors would experience as a result of the proposed development. A commentary on the significance of landscape effects is also included in this section.

These tables should be read in conjunction with section 4.0 of the report, which provides a full explanation of the potential landscape effects of the development.

Table D1: EVALUATION OF THE VALUE OF THE SITE AND ITS IMMEDIATE CONTEXT IN ACCORDANCE WITH TABLE 1 OF 'ASSESSING LANDSCAPE VALUE – A TECHNICAL GUIDANCE NOTE'

Factor	Assessment	Notes
Natural Heritage	Low	The site is a medium scale, arable field with native hedgerows and trees along all four boundaries. Many of these hedgerows are well-established however sections of the eastern and western boundaries have been allowed to fail. The landscape does not contain any demonstrate physical attributes elevating it to above ordinary countryside.
Cultural Heritage	Low	There are no known heritage features present within the site. Adjacent to the site a listed building, war memorial and pinfold lies.
Landscape condition	Low	Some of the existing hedgerows and trees are in good condition however there are some significant breaches along the eastern and western boundaries. There are currently influences of the settlement edge and these will increase due to the consented developments to the east and west. Influences from Garstang Road to the east are experienced from within the site.
Associations	Low	No associations in literature, art or other media.
Distinctiveness	Low	The site reflects some characteristics of the district landscape character assessment due to its pastural land use, clipped native hedgerows and influence of man-made elements; however, the various consented developments and existing residential dwellings surrounding the site makes the landscape more urban than recognised within the assessment.
Recreational	Low	There is no formal public access to the application site.
Perceptual (Scenic)	Low	The site is a medium scale, arable field bound by some well-established hedgerows and trees. Noise, movement, lighting and views associated with urban elements such as residential dwellings and Garstang Road can be experienced from within the site. This contrast of rural and urban features result in a variety of colours and textures being experienced from within the site. These urban influences reduce the scenic quality of the site.
Perceptual (Wilderness and tranquillity)	Low	The site is influenced by Garstang Road to the east and built form to the north, south and west. The noise, movement, lighting and views associated with these urban elements reduce the presence of wildlife

		and sense of peace and consequently reduces the perception of tranquillity.
Functional	Low	The landscape within the site does not contributed to the healthy functioning of the landscape e.g. floodplains, peat bog or areas of diverse landcover. The landscape does not form an important part of a multifunctional green infrastructure network. The landscape does not have a strong physical or functional link to a national landscape designation.

There are no landscape related designations within the site, recreational opportunities or demonstrable physical attributes that elevate this landscape above an ordinary landscape. The site is influenced by urban elements along all four boundaries and therefore all aspects are assessed as low. The overall value of the site is assessed as **Low.**

Table D2: Assessment of Sensitivity of Landscape Receptors on the Application Site and its Context

Landscape Receptors	Value	Susceptibility	Sensitivity	Notes
Individual Elements and Features				
Predominantly flat, arable field with influence from the existing settlement edge along all sides	Low	High	Medium	The scale and shape of the site would remain; although it would be split into residential parcels and public open space, and agricultural land uses would not remain. However, with existing and consented development influencing the site, along all four boundaries, susceptibility of this change is reduced.
Hedgerow network with trees	Low	Low	Low	The proposed development would cause minimal impact on the existing vegetation, meaning that the vegetation's susceptibility is low.
Aesthetic and Perceptual Aspects				
Medium scale, semi-enclosed field	Low	Medium	Medium/ Low	The scale of the field would remain however it would be divided into both residential development and public open space. However, the field and its sense of openness is already influenced by adjacent existing and consented residential development which reduces susceptibility.
Movement, noise and lighting from the existing settlement edge along all sides	Low	Low	Low	The proposed development would introduce new residential development adjacent to existing and consented 2-storey residential development. This would generate noise, movement and lighting; however, this is already characteristic of the area.
Overall Character				
LCA 15D: *The Flyde*	Community	Medium	Medium	The landscape does not contain any formal landscape designations and is of community value when assessed on the GLVIA box 5.1 criteria. The site will be changing from an arable field to residential development, meaning that there will undoubtedly be changes in the landscape character. However, residential development of a similar character is already found within the landscapes vicinity, reducing its susceptibility. The site is also well-contained by existing and consented residential development and existing and proposed vegetation, limiting the effects on the wider LCA and further reducing the character areas susceptibility.

Landscape Receptors	Value	Susceptibility	Sensitivity	Notes
LCA 5H: *Goosnargh-Whittingham*	Community	Low	Low	Existing and proposed vegetation, along with the consented development 'Key Fold Farm' (Planning ref: 06/2019/0040) to the east, would screen most views of the proposed development, limiting the effects on the LCA. This character area is also already influenced by similar residential development and therefore susceptibility of the proposed development is reduced.

Table D3: Assessment of Magnitude of Landscape Change

Landscape Receptors	Size and Scale	Geographical Extent	Duration/ Reversibility	Magnitude	Notes
Individual Elements and Features					
Predominantly flat, arable field with influence from the existing settlement edge along all sides	Large	Large	Permanent	Substantial	The proposed development would introduce new buildings to an area which is currently an arable field. However, the new built form would be in an area that is already characterised by existing and consented development, meaning that no new elements would be introduced. The development would affect most of the landscape receptor meaning a large geographical extent.
Hedgerow network and trees	Small	Small	Permanent	Slight	Only a small section of hedgerow would be removed for the vehicular access, and otherwise the vegetation would be retained and enhanced.
Aesthetic and Perceptual Aspects					
Medium scale, semi-enclosed field	Medium	Large	Permanent	Substantial/ Medium	The development would affect the whole receptor as an agricultural field would be replaced by built form, however the size and scale of change is reduced since existing and consented development is already characteristic of the landscape.
Movement, noise and lighting from the existing settlement edge along all sides	Small	Small	Permanent	Slight	There would be no introduction of new elements into the landscape and therefore the proposed development would not considerably change the balance of the landscape.
Overall Character					

Landscape Receptors	Size and Scale	Geographical Extent	Duration/ Reversibility	Magnitude	Notes
LCA 15D: *The Flyde*	Small	Small	Permanent	Slight	The proposed development would introduce new buildings into an area that is currently an arable field. However, the landscape is already characterised by buildings of a similar scale and character. The influence of the new buildings on the wider landscape would be minimised by existing and proposed vegetation and would be further reduced by the presence of existing and consented buildings which border the site.
LCA 5H: *Goosnargh-Whittingham*	Small	Negligible	Permanent	Slight/ Negligible	Views of the proposed development would be visible from a very small section area of this character area as existing and proposed vegetation along Garstang Road, and the consented development 'Key Fold Farm' (Planning ref: 06/2019/0040) to the east, would screen most views. This landscape is also already characterised by buildings of a similar scale and character due to the consented development.

Table D4: Assessment of Landscape Effects

Landscape Receptors	Sensitivity	Magnitude	Landscape Effects	Nature of Effect (Positive, Neutral or Negative)
Individual Elements and Features				
Predominantly flat, arable field with influence from the existing settlement edge along all sides	Medium	Substantial	Moderate	Negative
Hedgerow network and trees	Low	Slight	Minor/ Negligible	Neutral
Aesthetic and Perceptual Aspects				
Medium scale, semi-enclosed field	Medium/ Low	Medium/ Substantial	Moderate	Negative
Movement, noise and lighting from the existing settlement edge along all sides	Low	Slight	Minor/ Negligible	Neutral
Overall Character				
LCA 15D: *The Flyde*	Medium	Slight	Minor	Neutral
LCA 5H: *Goosnargh-Whittingham*	Low	Slight/ Negligible	Minor/ Negligible	Neutral

APPENDIX C

Assessment of Potential Visual Effects

The following tables set out the sensitivity of visual receptors to the proposed development and the magnitude of visual effects that those receptors would experience as a result of the proposed development.

In assessing the magnitude, the effects immediately following completion of construction have been assessed, as well as the effects 15 years after completion, once the proposed new mitigation planting has established and is semi-mature.

These tables should be read in conjunction with section 5.0 of this report, which provides a full explanation of the potential visual effects of the development.

Table E1: Analysis of Sensitivity of Viewpoints/Visual Receptors

Viewpoint	Value Attached to View	Potential Receptors	Susceptibility of Receptors	Overall Sensitivity	Notes
1. Looking north towards Broughton from Garstang Road, south of the M55.	Low	• Pedestrians • Cyclists • Vehicle Users	• High • High • Low	• Medium • Medium • Low	Busy road into Preston from the M55 with footways and cycle ways. Pedestrians are likely to be more focused on views. Cyclists are likely to be more focused on views but are transitional viewers. Vehicle users are transitional viewers.
2. Looking north-west towards the site from where FP-4 intersect Garstang Road.	High	• Recreational Walkers • Cyclists • Vehicle Users	• High • High • Medium	• High • High • High/ Medium	Busy road but the area still retains a tranquil and rural character. Also, a National Cycle Route. Users of the recreational space are likely to be more focussed on views. Cyclists are likely to be more focused on views but are transitional viewers. Vehicle users are transitional viewers.
3. Looking north-west towards the site from where FP-4 intersect Church Lane.	Medium	• Recreational Walkers • Vehicle Users	• High • Medium	• High/ Medium • Medium	Tranquil, rural lane enclosed by grass banks and established vegetation. Distant noise of the M55 is noticeable. Users of the recreational space are likely to be more focussed on views. Vehicle users are transitional viewers.
4. Looking west towards the site from FP-4, close to James Towers Way.	Medium	• Recreational Walkers	• High	• High/ Medium	A rural public footpath with views of James Towers Way and the M55. Users of the recreational space are likely to be more focussed on views.
5. Looking north-west into the site from Garstang Road, beside the Listed War Memorial.	High	• Pedestrians • Cyclists • Vehicle Users	• High • High • Medium	• High • High • High/ Medium	Busy road with views of the consented developments and existing residents. Also, a National Cycle Route. Pedestrians are likely to be more focused on views. Cyclists are likely to be more focused on views but are transitional viewers. Vehicle users are transitional viewers.

6. Looking south-west into the site from Garstang Road, beside the Listed Pinfold.	High	• Pedestrians • Cyclists • Vehicle Users • Residents	• High • High • Medium • High	• High • High • High/ Medium • High	Busy road with views of the consented developments and existing residents. Also, a National Cycle Route. Pedestrians are likely to be more focused on views. Cyclists are likely to be more focused on views but are transitional viewers. Vehicle users are transitional viewers. Residents are susceptible to changes in views.
7. Looking south into the site from FP-1 and National Cycle Route 622.	High	• Recreational Walkers • Cyclists	• High • High	• High • High	National Cycle Route and Public footpath. Users of the recreational space are likely to be more focussed on views. Cyclists are likely to be more focused on views but are transitional viewers.
8. Looking east, in the direction of the site, from BW-91 at the entrance of the new residential development.	High	• Recreational Walkers • Horse riders • Cyclists • Residents	• High • High • High • High	• High • High • High • High	National Cycle Route and Public bridleway adjacent to both existing residents and the construction of a residential development. Users of the recreational space are likely to be more focussed on views. Cyclists and Horse riders are likely to be more focused on views but are transitional viewers. Residents are susceptible to changes in views.
9. Looking east towards the site from BW-2.	High	• Recreational Walkers • Horse riders • Cyclists	• High • High • High	• High • High • High	National Cycle Route and Public bridleway. Users of the recreational space are likely to be more focussed on views. Cyclists and Horse riders are likely to be more focused on views but are transitional viewers.
10. Looking east towards the site from National Cycle Route 622 when it crosses M55.	High	• Pedestrians • Cyclists • Vehicle Users.	• High • High	• High • High	Vehicular bridge over the motorway with footway and part of the National Cycle Route. Pedestrians are likely to be more focused on views. Cyclists are likely to be more focused on views but are transitional viewers. Vehicle users are transitional viewers.

Table E2: Analysis of Magnitude of Visual Change

Viewpoint	Size and Scale of Change (at Year 1)	Size and Scale of Change (at Year 15)	Geographical Extent	Duration and Reversibility	Magnitude of Change (at Year 1)	Magnitude of Change (at Year 15)	Notes
1. Looking north towards Broughton from Garstang road, south of the M55.	No Change	No Change	No Change	No Change	No Change	No Change	There would be no views of the proposed development from this viewpoint due to existing vegetation and the M55.
2. Looking north-west towards the site from where FP-4 intersect Garstang Road.	No Change	No Change	No Change	No Change	No Change	No Change	There would be no views of the proposed development from this viewpoint due to existing vegetation.
3. Looking north-west towards the site from where FP-4 intersect Church Lane.	No Change	No Change	No Change	No Change	No Change	No Change	There would be no views of the proposed development from this viewpoint due to existing vegetation.
4. Looking west towards the site from FP-4, close to James Towers Way.	No Change	No Change	No Change	No Change	No Change	No Change	There would be no views of the proposed development from this viewpoint due to existing vegetation.

Viewpoint	Size and Scale of Change (at Year 1)	Size and Scale of Change (at Year 15)	Geographical Extent	Duration and Reversibility	Magnitude of Change (at Year 1)	Magnitude of Change (at Year 15)	Notes
5. Looking north-west into the site from Garstang Road, beside the Listed War Memorial.	Medium	Small	Medium	Permanent	Medium	Medium/ Slight	Views of the development are visible from approximately half of Garstang Road. Changes to the site would be visible due to the proximity of the site. However, with open space distributed to the south of the site, the development would be set back by approximately 32m, and the scale of change would reduce. Where possible existing vegetation would be retained and reinstated, where necessary, and additional planting would also in incorporated into the open space to the south. Therefore, only filtered views would be available and glimpses of housing is already characteristic of the area. As the proposed and reinforced hedgerows, proposed trees and enhanced existing trees establish views of the proposed development would become increasing filtered, reducing the magnitude of change to medium/ slight.

Viewpoint	Size and Scale of Change (at Year 1)	Size and Scale of Change (at Year 15)	Geographical Extent	Duration and Reversibility	Magnitude of Change (at Year 1)	Magnitude of Change (at Year 15)	Notes
6. Looking south-west into the site from Garstang Road, beside the Listed Pinfold.	High	Medium/ Small	Medium	Permanent	Medium	Medium/ Slight	Views of the development are visible from approximately half of Garstang Road. The new dwellings would be clearly visible above the existing hedgerow, however proposed trees scattered along this eastern boundary would break up and soften this change. This change would also be experienced within the context of other dwellings due to the consented development, 'Key Fold Farm' (Planning ref: 06/2019/0040), to the east. As the proposed native trees establish views of the proposed development would become increasing filtered, reducing the magnitude of change to medium/ slight.
7. Looking south into the site from FP-1 and National Cycle Route 622.	Medium	Small	Small	Permanent	Slight	Slight/ Negligible	The proposed development would be visible through occasional gaps in the hedgerow. This change would be experienced within the context of the consented development, 'Land at Sandy Gate' (Planning ref: 06/2019/0974), to the west and therefore it would be adding to the settlement edge character. Existing views from this footpath already include the consented development under-construction and built form within the school.

Viewpoint	Size and Scale of Change (at Year 1)	Size and Scale of Change (at Year 15)	Geographical Extent	Duration and Reversibility	Magnitude of Change (at Year 1)	Magnitude of Change (at Year 15)	Notes
							As the reinforced native hedgerow establishes views of the proposed development would become increasing filtered, reducing the magnitude of change to slight/ negligible.
8. Looking east, in the direction of the site, from BW-91 at the entrance of the new residential development.	No Change	No Change	No Change	No Change	No Change	No Change	There would be no views of the proposed development from this viewpoint due to the consented development, 'Land at Sandy Gate' (Planning ref: 06/2019/0974).
9. Looking east towards the site from BW-2.	Small	Small	Small	Permanent	Slight/ Negligible	Slight/ Negligible	Views of the proposed development would be limited to oblique glimpses of new buildings through intervening vegetation and beyond the consented development, 'Land at Sandy Gate' (Planning ref: 06/2019/0974), to the west. New built form would also be seen in the context of existing and consented development which forms the baseline.
10. Looking east towards the site from National Cycle Route 622 when it crosses M55.	Negligible	Negligible	Small	Permanent	Negligible	Negligible	Views of the proposed development would be limited to oblique glimpses of the new building through intervening vegetation and existing dwellings. The development would also be seen in the context of the consented development, 'Land at Sandy Gate' (Planning ref: 06/2019/0974), which forms the baseline.

Viewpoint	Size and Scale of Change (at Year 1)	Size and Scale of Change (at Year 15)	Geographical Extent	Duration and Reversibility	Magnitude of Change (at Year 1)	Magnitude of Change (at Year 15)	Notes
							As the proposed native trees within the public open space establish, views of the proposed development would become screened, reducing the magnitude of change to no view.

Table E3: Analysis of Visual Effects

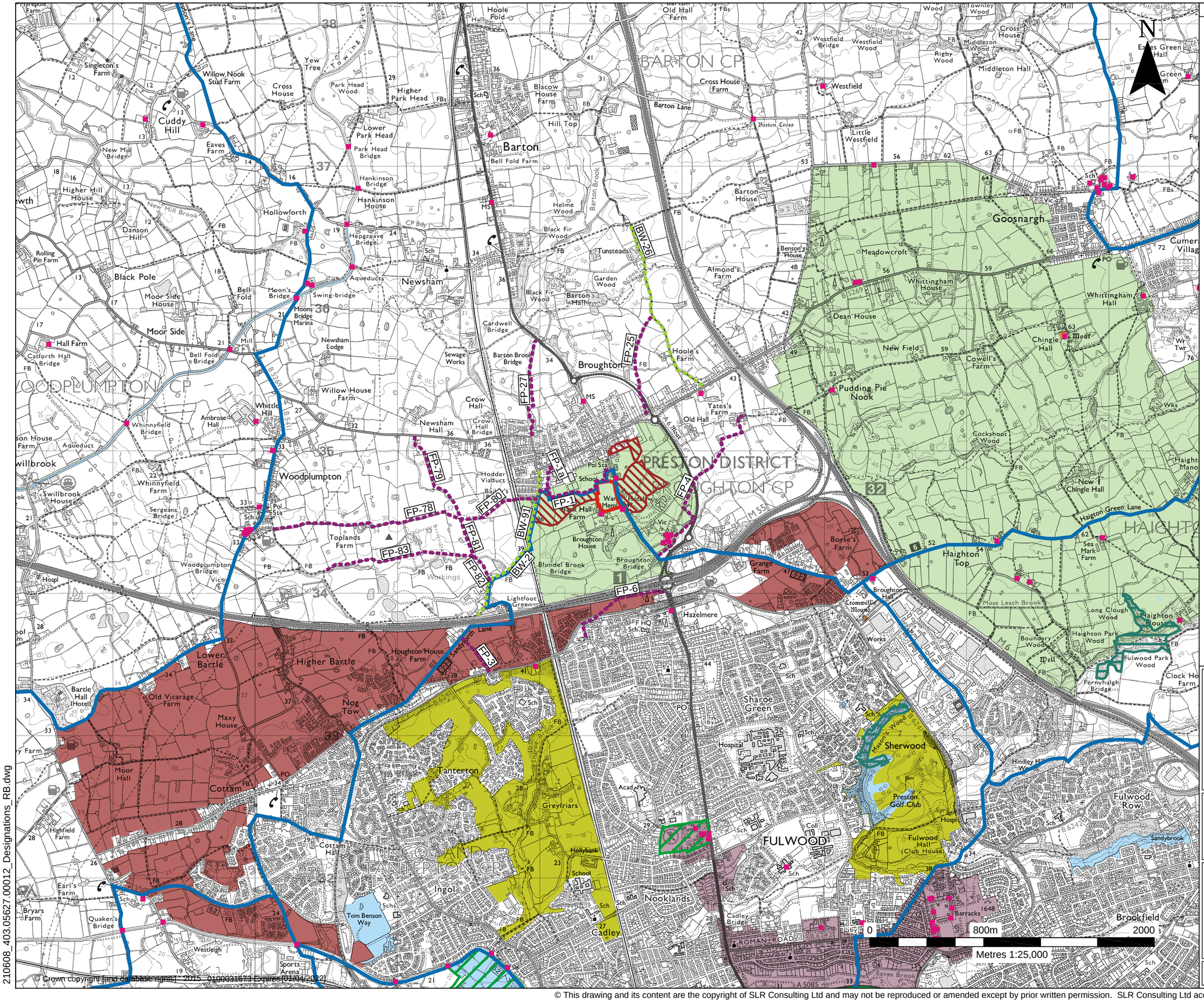
Viewpoint	Sensitivity	Magnitude of Change (At Year 1)	Magnitude of Change (At Year 15)	Visual Effects (At Year 1)	Visual Effects (At Year 15)	Nature of Effect (Negative, Positive, Neutral)
1. Looking north towards Broughton from Garstang road, south of the M55.	• Medium • Medium • Low	No Change	No Change	No Change	No Change	No Change
2. Looking north-west towards the site from where FP-4 intersect Garstang Road.	• High • High • High/ Medium	No Change	No Change	No Change	No Change	No Change
3. Looking north-west towards the site from where FP-4 intersect Church Lane.	• High/ Medium • Medium	No Change	No Change	No Change	No Change	No Change
4. Looking west towards the site from FP-4, close to James Towers Way.	• High/ Medium	No Change	No Change	No Change	No Change	No Change
5. Looking north-west into the site from Garstang Road, beside the Listed War Memorial.	• High • High • High/ Medium • High	Medium	Medium/ Slight	• Major/ Moderate • Major/ Moderate • Moderate • Major/ Moderate	• Moderate • Moderate • Moderate/ Minor • Moderate	Negative
6. Looking south-west into the site from Garstang Road, beside the Listed Pinfold.	• High • High • High/ Medium • High	Medium	Medium/ Slight	• Major/ Moderate • Major/ Moderate • Moderate • Major/ Moderate	• Moderate • Moderate • Moderate/ Minor • Moderate	Negative

7. Looking south into the site from FP-1 and National Cycle Route 622.	• High • High	Slight	Slight/ Negligible	• Moderate/ Minor • Moderate/ Minor	• Minor • Minor	Neutral
8. Looking east, in the direction of the site, from BW-91 at the entrance of the new residential development.	• High • High • High • High	No Change	No Change	No Change	No Change	No Change
9. Looking east towards the site from BW-2.	• High • High • High	Slight/ Negligible	Slight/ Negligible	• Minor • Minor • Minor	• Minor • Minor • Minor	Neutral
10. Looking east towards the site from National Cycle Route 622 when it crosses M55.	• High • High	Negligible	Negligible	• Minor • Minor	• Minor • Minor	Neutral

APPENDIX D


Bus Stops and Village Centre
Connections into Guild Wheel
Guild Wheel
Consented at Appeal
Garstang Road
Consented at Appeal
Existing Trees Protected and Enhanced
Sustainable Urban Drainage System
New Permanent Wildlife Pond
Bus Stop (65m)
New Community Pavilion Space
Significant New Tree and Hedgerow Planting for Biodiversity Net Gains
Drawing Title: Garstang Road Sketch Layout
Drawing Number: UG1951 - URB - UD - XX - XX - SK - (90) - 002
Project: Garstang Road, Broughton
Revision: B
Scale: 1:500 @ A2
Date: 21.06.21

DRAWINGS



LEGEND

- SITE BOUNDARY
- PUBLIC FOOTPATH (WITHIN 1KM OF THE SITE)
- PUBLIC BRIDLEWAY (WITHIN 1KM OF THE SITE)
- NATIONAL CYCLE ROUTE
- LISTED BUILDING
- ANCIENT WOODLAND
- NEARBY, PERMITTED RESIDENTIAL PLANNING APPLICATIONS
- CONSERVATION AREA
- LOCAL NATURE RESERVE
- REGISTERED PARKS AND GARDENS
- SCHEDULED MONUMENTS

PRESTON LOCAL PLAN (JULY 2015)

- AREAS OF MAJOR OPEN SPACE
- AREAS OF SEPARATION
- HOUSING SITES

0 800m 2000

Metres 1:25,000

210608_403.05627.00012_Designations_RB.dwg

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GARSTAND ROAD, BROUGHTON

LANDSCAPE AND VISUAL APPRAISAL

DESIGNATIONS PLAN

B-1

Scale 1:25,000 @ A3

Date JULY 2021

NCA 32: LANCASHIRE AND AMOUNDERNESS PLAIN

NCA 33: BOWLAND FRINGE AND PENDLE HILL

PRESTON DISTRICT

BARTON CP

WOODPLUMPTON CP

BROUGHTON CP

GREENLANDS CP

FULWOOD

HAIGHT

LEGEND

SITE BOUNDARY

NATIONAL CHARACTER AREAS

LANCASHIRE LANDSCAPE CHARACTER ASSESSMENT (DECEMBER 2000)

5H: UNDULATING LOWLAND FARMLAND, GOOSNARGH - WHITTINGHAM

15D: COASTAL PLAIN, THE FLYDE

INDUSTRIAL AGE

SURBURBAN

0 800m 2000

Metres 1:25,000

210608_403.05627.00012_Character_RB.dwg

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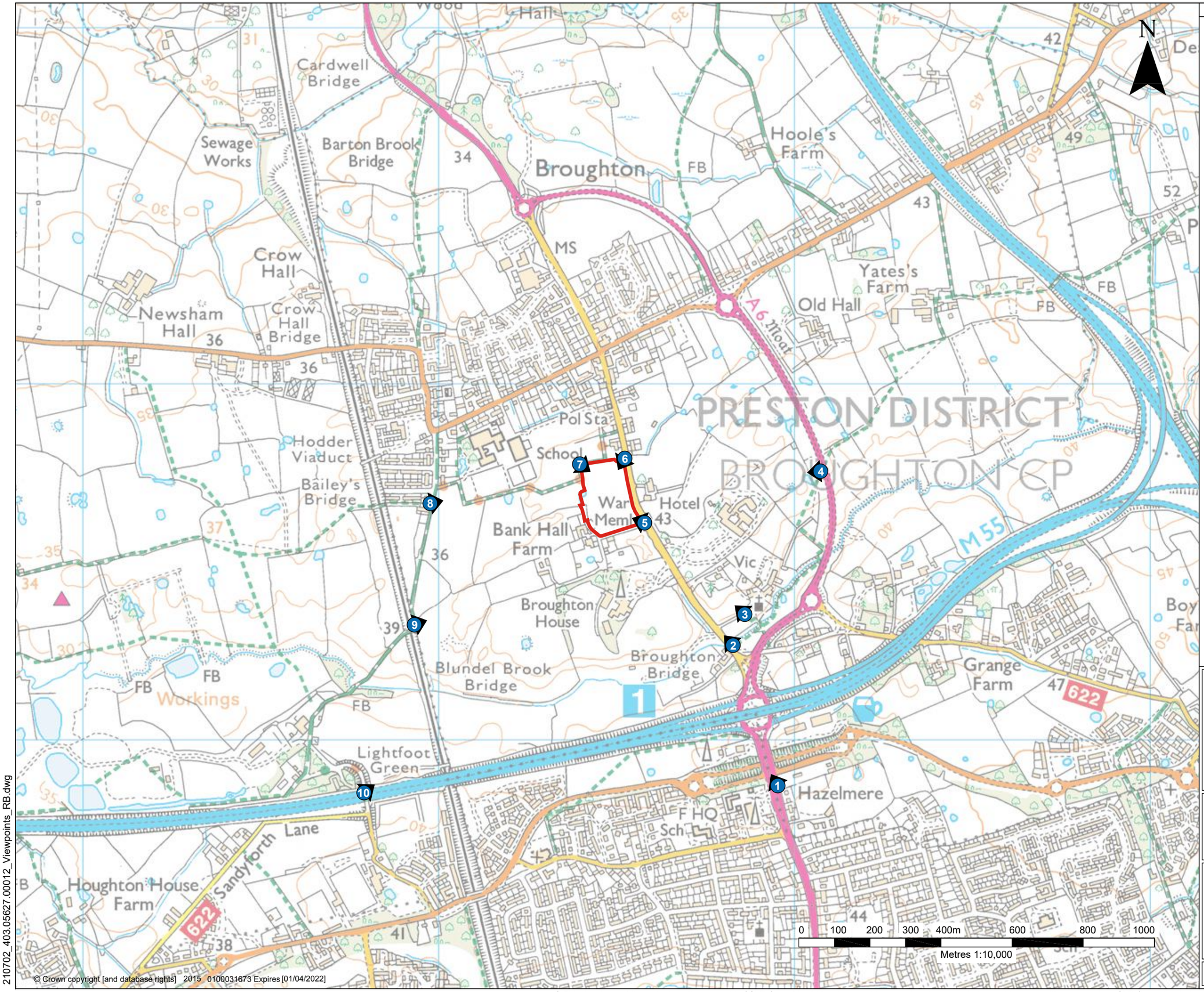
LANDSCAPE AND VISUAL APPRAISAL

LANDSCAPE CHARACTER PLAN

B-1

Scale 1:25,000 @ A3

Date JULY 2021



LEGEND

SITE BOUNDARY

VIEWPOINT LOCATIONS

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LANDSCAPE AND VISUAL APPRAISAL

VIEWPOINT LOCATION PLAN

B-3

Scale 1:10,000 @ A3

Date JULY 2021

210702_403.05627.00012_Viewpoints_RB.dwg

VIEWPOINT: 1 LOOKING NORTH TOWARDS BROUGHTON FROM GARSTANG ROAD, SOUTH OF THE M55.

PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 96% AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
HORIZONTAL FIELD OF VIEW: 90°
TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 23/04/2021 AT 10:50
MAKE AND MODEL OF CAMERA: NIKON D90
MAKE AND FOCAL LENGTH OF LENS: NIKON 35MM
DIRECTION OF VIEW: NORTH

TYPE 1 PHOTOGRAPHY
SPRING PHOTOGRAPHY

SLR global environmental solutions

GARSTANG ROAD, BROUGHTON
LANDSCAPE AND VISUAL APPRAISAL
JOB NO. 405.05627.00012
DATE: JULY 2021 DRAWN: RB CHECKED: EJ APPROVED: JS
VIEWPOINT 1 **DRAWING NO: B-4**

VIEWPOINT: 2 LOOKING NORTH-WEST TOWARDS THE SITE FROM WHERE FP-4 INTERSECT GARSTANG ROAD.

PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 96% AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
HORIZONTAL FIELD OF VIEW: 90°
TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 23/04/2021 AT 11:02
MAKE AND MODEL OF CAMERA: NIKON D90
MAKE AND FOCAL LENGTH OF LENS: NIKON 35MM
DIRECTION OF VIEW: NORTH-WEST

TYPE 1 PHOTOGRAPHY
SPRING PHOTOGRAPHY

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LANDSCAPE AND VISUAL APPRAISAL
JOB NO. 405.05627.00012
DATE: JULY 2021 DRAWN: RB CHECKED: EJ APPROVED: JS
VIEWPOINT 2 **DRAWING NO: B-5**

210427_405.05627.00012_PS_RB

VIEWPOINT: 3 LOOKING NORTH-WEST TOWARDS THE SITE FROM WHERE FP-4 INTERSECT CHURCH LANE.

PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 96% AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
HORIZONTAL FIELD OF VIEW: 90°
TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 23/04/2021 AT 11:07
MAKE AND MODEL OF CAMERA: NIKON D90
MAKE AND FOCAL LENGTH OF LENS: NIKON 35MM
DIRECTION OF VIEW: NORTH-WEST

TYPE 1 PHOTOGRAPHY
SPRING PHOTOGRAPHY

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GARSTANG ROAD, BROUGHTON
LANDSCAPE AND VISUAL APPRAISAL
JOB NO. 403.05627.00012
DATE: JULY 2021 DRAWN: RB CHECKED: EJ APPROVED: JS
VIEWPOINT 3 **DRAWING NO: B-6**

VIEWPOINT: 4 LOOKING WEST TOWARDS THE SITE FROM FP-4, CLOSE TO JAMES TOWERS WAY.

PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 96% AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
HORIZONTAL FIELD OF VIEW: 90°
TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 23/04/2021 AT 11:22
MAKE AND MODEL OF CAMERA: NIKON D90
MAKE AND FOCAL LENGTH OF LENS: NIKON 35MM
DIRECTION OF VIEW: WEST

TYPE 1 PHOTOGRAPHY
SPRING PHOTOGRAPHY

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GARSTANG ROAD, BROUGHTON
LANDSCAPE AND VISUAL APPRAISAL
JOB NO. 403.05627.00012
DATE: JULY 2021 DRAWN: RB CHECKED: EJ APPROVED: JS
VIEWPOINT 4 **DRAWING NO: B-7**

210427_403.05627.00012_PS_RB

VIEWPOINT: 5 LOOKING NORTH-WEST INTO THE SITE FROM GARSTANG ROAD, BESIDE THE LISTED WAR MEMORIAL.

PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 96% AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
HORIZONTAL FIELD OF VIEW: 90°
TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 23/04/2021 AT 11:44
MAKE AND MODEL OF CAMERA: NIKON D90
MAKE AND FOCAL LENGTH OF LENS: NIKON 35MM
DIRECTION OF VIEW: NORTH-WEST

TYPE 1 PHOTOGRAPHY
SPRING PHOTOGRAPHY

SLR global environmental solutions

GARSTANG ROAD, BROUGHTON
LANDSCAPE AND VISUAL APPRAISAL
JOB NO: 403.05627.00012
DATE: JULY 2021 DRAWN: RB CHECKED: EJ APPROVED: JS
VIEWPOINT 5 **DRAWING NO: B-8**

VIEWPOINT: 6 LOOKING SOUTH-WEST INTO THE SITE FROM GARSTANG ROAD, BESIDE THE LISTED PINFOLD.

PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 96% AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
HORIZONTAL FIELD OF VIEW: 90°
TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 23/04/2021 AT 11:51
MAKE AND MODEL OF CAMERA: NIKON D90
MAKE AND FOCAL LENGTH OF LENS: NIKON 35MM
DIRECTION OF VIEW: SOUTH-WEST

TYPE 1 PHOTOGRAPHY
SPRING PHOTOGRAPHY

SLR global environmental solutions

GARSTANG ROAD, BROUGHTON
LANDSCAPE AND VISUAL APPRAISAL
JOB NO: 403.05627.00012
DATE: JULY 2021 DRAWN: RB CHECKED: EJ APPROVED: JS
VIEWPOINT 6 **DRAWING NO: B-9**

210427_403.05627.00012_PS_RB

VIEWPOINT: 7 LOOKING SOUTH INTO THE SITE FROM FP-1 AND NATIONAL CYCLE ROUTE 622.

PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 96% AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
HORIZONTAL FIELD OF VIEW: 90°
TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 23/04/2021 AT 12:00
MAKE AND MODEL OF CAMERA: NIKON D90
MAKE AND FOCAL LENGTH OF LENS: NIKON 35MM
DIRECTION OF VIEW: SOUTH

TYPE 1 PHOTOGRAPHY
SPRING PHOTOGRAPHY

SLR global environmental solutions

GARSTANG ROAD, BROUGHTON
LANDSCAPE AND VISUAL APPRAISAL
JOB NO. 405.05627.00012
DATE: JULY 2021 DRAWN: RB CHECKED: EJ APPROVED: JS
VIEWPOINT 7 **DRAWING NO: B-10**

VIEWPOINT: 7 (CONTINUED) LOOKING WEST ACROSS THE RECREATIONAL FIELD, TOWARDS THE BROUGHTON HIGH SCHOOL, FROM FP-1 AND NATIONAL CYCLE ROUTE 622.

PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 96% AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
HORIZONTAL FIELD OF VIEW: 90°
TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 23/04/2021 AT 12:00
MAKE AND MODEL OF CAMERA: NIKON D90
MAKE AND FOCAL LENGTH OF LENS: NIKON 35MM
DIRECTION OF VIEW: WEST

TYPE 1 PHOTOGRAPHY
SPRING PHOTOGRAPHY

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GARSTANG ROAD, BROUGHTON
LANDSCAPE AND VISUAL APPRAISAL
JOB NO. 405.05627.00012
DATE: JULY 2021 DRAWN: RB CHECKED: EJ APPROVED: JS
VIEWPOINT 7 **DRAWING NO: B-11**

210427_405.05627.00012_PS_RB

VIEWPOINT: 8 LOOKING EAST, IN THE DIRECTION OF THE SITE, FROM BW-91 AT THE ENTRANCE OF THE NEW RESIDENTIAL DEVELOPMENT.

PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 96% AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
HORIZONTAL FIELD OF VIEW: 90°

DATE AND TIME OF PHOTOGRAPHY: 23/04/2021 AT 12:09
MAKE AND MODEL OF CAMERA: NIKON D90
MAKE AND FOCAL LENGTH OF LENS: NIKON 35MM
DIRECTION OF VIEW: EAST

TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

TYPE 1 PHOTOGRAPHY
SPRING PHOTOGRAPHY

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LANDSCAPE AND VISUAL APPRAISAL
JOB NO. 403.05627.00012
DATE: JULY 2021 DRAWN: RB CHECKED: EJ APPROVED: JS

VIEWPOINT 8 **DRAWING NO: B-12**

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JOB NO. 403.05627.00012
DATE: JULY 2021 DRAWN: RB CHECKED: EJ APPROVED: JS

DRAWING NO: B-13

210427_403.05627.00012_PS_RB

VIEWPOINT: 9 LOOKING NORTH-EAST TOWARDS THE SITE AND BROUGHTON FROM BW-2.

PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 96% AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
HORIZONTAL FIELD OF VIEW: 90°
TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 23/04/2021 AT 12:19
MAKE AND MODEL OF CAMERA: NIKON D90
MAKE AND FOCAL LENGTH OF LENS: NIKON 35MM
DIRECTION OF VIEW: NORTH-EAST

TYPE 1 PHOTOGRAPHY
SPRING PHOTOGRAPHY

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LANDSCAPE AND VISUAL APPRAISAL
JOB NO. 403.05627.00012
DATE: JULY 2021 DRAWN: RB CHECKED: EJ APPROVED: JS

VIEWPOINT 9 **DRAWING NO: B-14**

VIEWPOINT: 9 (CONTINUED) LOOKING SOUTH-EAST TOWARDS PRESTON FROM BW-2.

PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 96% AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
HORIZONTAL FIELD OF VIEW: 90°
TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 23/04/2021 AT 12:19
MAKE AND MODEL OF CAMERA: NIKON D90
MAKE AND FOCAL LENGTH OF LENS: NIKON 35MM
DIRECTION OF VIEW: SOUTH-EAST

TYPE 1 PHOTOGRAPHY
SPRING PHOTOGRAPHY

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LANDSCAPE AND VISUAL APPRAISAL
JOB NO. 403.05627.00012
DATE: JULY 2021 DRAWN: RB CHECKED: EJ APPROVED: JS

VIEWPOINT 9 **DRAWING NO: B-15**

210427_403.05627.00012_PS_RB

VIEWPOINT: 10 LOOKING NORTH-EAST TOWARDS THE SITE FROM NATIONAL CYCLE ROUTE 622 WHEN IT CROSSES M55.

PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 96% AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
HORIZONTAL FIELD OF VIEW: 90°
TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 23/04/2021 AT 12:53
MAKE AND MODEL OF CAMERA: NIKON D90
MAKE AND FOCAL LENGTH OF LENS: NIKON 35MM
DIRECTION OF VIEW: NORTH-EAST

TYPE 1 PHOTOGRAPHY
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JOB NO. 403.05627.00012
DATE: JULY 2021 DRAWN: RB CHECKED: EJ APPROVED: JS
VIEWPOINT 10 **DRAWING NO: B-16**

VIEWPOINT: 10 (CONTINUED) LOOKING SOUTH-EAST TOWARDS PRESTON FROM NATIONAL CYCLE ROUTE 622 WHEN IT CROSSES M55.

PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 96% AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
HORIZONTAL FIELD OF VIEW: 90°
TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

DATE AND TIME OF PHOTOGRAPHY: 23/04/2021 AT 12:53
MAKE AND MODEL OF CAMERA: NIKON D90
MAKE AND FOCAL LENGTH OF LENS: NIKON 35MM
DIRECTION OF VIEW: SOUTH-EAST

TYPE 1 PHOTOGRAPHY
SPRING PHOTOGRAPHY

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JOB NO. 403.05627.00012
DATE: JULY 2021 DRAWN: RB CHECKED: EJ APPROVED: JS
VIEWPOINT 10 **DRAWING NO: B-17**

210427_403.05627.00012_PS_RB

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