



Gladman Developments Ltd

Land off Pear Tree Lane, Euxton

LANDSCAPE AND VISUAL APPRAISAL

June 2019

FPCR Environment and Design Ltd

Registered Office: Lockington Hall, Lockington, Derby DE74 2RH

Company No. 07128076. [T] 01509 672772 [F] 01509 674565 [E] mail@fpcr.co.uk [W] www.fpcr.co.uk

This report is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the written consent of FPCR Environment and Design Ltd. Ordnance Survey material is used with permission of The Controller of HMSO, Crown copyright 100018896.

Rev	Issue Status	Prepared/Date	Approved/Date
E	Final	MPS/ 20.06.19	MPS/CEP 20.06.19

CONTENTS

1.0 INTRODUCTION 2

2.0 METHODOLOGY 3

3.0 PLANNING POLICY 7

4.0 BASELINE CONDITIONS..... 10

5.0 LANDSCAPE PROPOSALS 21

6.0 LANDSCAPE AND VISUAL EFFECTS..... 23

7.0 SUMMARY AND CONCLUSIONS..... 29

FIGURES

- Figure 1: Site Location Plan
- Figure 2: Aerial Photograph
- Figure.3: Designations
- Figure 4: Landscape Character
- Figure 5: Topography Plan
- Figure 6: Visual Appraisal
- Figures 7-22: Photo Viewpoints

APPENDICES

- Appendix A: LVA Methodology and Appraisal Criteria
- Appendix B: Landscape Effects Table
- Appendix C: Visual Effects Table

1.0 INTRODUCTION

- 1.1 This Landscape and Visual Appraisal (LVA) has been carried out for Pear Tree Lane, Euxton by FPCR Environment and Design Ltd (FPCR). The purpose of this LVA study is to provide an assessment of the likely landscape and visual effects of the proposed development. The landscape and visual effects have been considered in relation to the proposals detailed in the planning application (drawing ref 5219-L-02) and Design and Access Statement (DAS).
- 1.2 FPCR is a multi-disciplinary environmental and design consultancy with over 60 years' experience of architecture, landscape, ecology, urban design, masterplanning and environmental impact assessment. The practice is a member of the Landscape Institute and Institute of Environmental Management and Assessment and is frequently called upon to provide expert evidence on landscape and visual issues at Public and Local Plan Inquiries.

Site Location

- 1.3 The Site lies on the eastern edge of Euxton, Lancashire and is less than 200m from the village centre. Euxton lies within close proximity to the M6, located approximately 1.5km south east of junction 28. Euxton forms an 'L Shape' situated along the A49 north to south and the A581 east to west. A development for 140 dwellings (App Ref;17/00356/REMMAJ) is currently under construction, located between Euxton Lane and School Lane to the north. Three detached dwellings are also currently under construction (App Ref: 16/01184/FUL) at Pear Tree Farm located along Pear Tree Lane to the south east.
- 1.4 To the north of Euxton Lane lies Buckshaw Parkway Station and Buckshaw Village. The Site is also located within 3km of the M61 and junction 8 to the east. Chorley is located approximately 2km to the south, while Leyland lies approximately 2-3km to the north and Preston is located approximately 9km to the north.
- 1.5 Figure 1 shows the location and context of the Site.

Proposed Development

- 1.6 The proposed development occupies a site of 7.34 hectares and comprises up to 180 dwellings, situated adjacent to the existing residential edge, with proposed public open space, play and sustainable drainage to the south. Existing hedgerows and trees, structural planting, green links, incidental open spaces and footpath links are distributed throughout the scheme.

2.0 METHODOLOGY

2.1 This LVA has been prepared based upon the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013.

2.2 In summary, the GLVIA3 states:

“Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the effects of change resulting from development on both landscape as an environmental resource in its own right and on people’s views and visual amenity.” (GLVIA3 paragraph 1.1.)

2.3 There are two components of LVIA:

- *“Assessment of landscape effects; assessing effects on the landscape as a resource in its own right;*
- *Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.”* (GLVIA3 paragraph 2.21.)

2.4 The components of this report include: baseline studies; description and details of the landscape proposals and mitigation measures to be adopted as part of the scheme; and identification and description of likely effects arising from the proposed development.

2.5 In terms of baseline studies, the assessment provides an understanding of the landscape that may be affected, its constituent elements, character, condition and value. For the visual baseline, this includes an understanding of the area in which the development may be visible, the people who may experience views, and the nature of views.

Assessment of Landscape Effects

2.6 GLVIA3 states that *“An assessment of landscape effects deals with the effects of change and development on landscape as a resource”* (GLVIA3 paragraph 5.1).

2.7 The baseline landscape is described by reference to existing published Landscape Character Assessments and by a description of the site and its context.

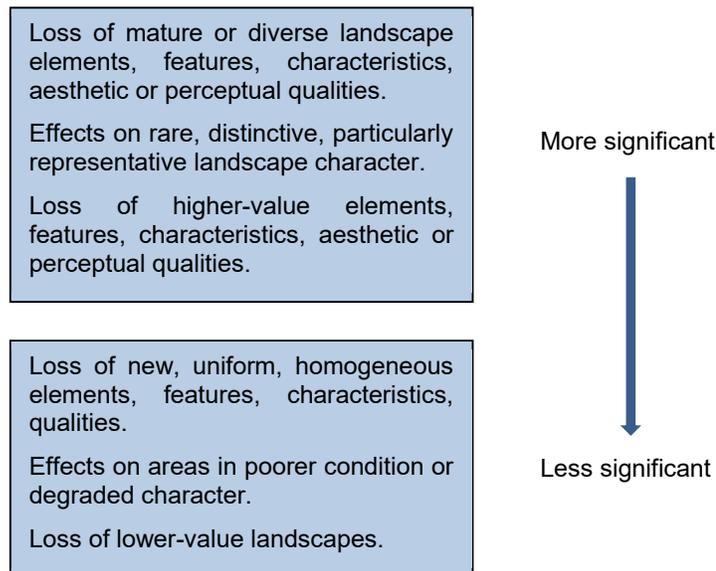
2.8 A range of landscape effects can arise through development. These can include:

- Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;
- Addition of new elements that influence character and distinctiveness of the landscape;
- Combined effects of these changes.

2.9 The characteristics of the existing landscape resource are considered in respect of the susceptibility of the landscape resource to the change arising from this development. The value of the existing landscape is also considered.

2.10 Each effect on landscape receptors is assessed in terms of size or scale, the geographical extent of the area influenced and its duration and reversibility. In terms of size or scale of change, the judgement takes account of the extent of the existing landscape elements that will be lost or changed, and the degree to which the aesthetic or perceptual aspects or key characteristics of the landscape will be altered by removal or addition of new elements.

- 2.11 The level of effect is determined by considering the sensitivity of the landscape receptors and the magnitude of effect on the landscape. Final conclusions on the overall landscape effects are drawn from the assessment components described. This appraisal describes the nature of the landscape effects, and whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1) and longer term (year 15).
- 2.12 GLVIA3 sets out some guidance on the underlying principles, which are used in this appraisal. This includes Figure 5.10, Scale of significance. Whilst this scheme is not EIA development, and judgements on significance are not therefore required, the Figure does provide useful guidance on reaching an overall judgement on the level of effects. This is repeated below (note this includes the correction of a typo, from the published document)



- 2.13 The criteria used in the appraisal are set out in Appendix A.

Assessment of Visual Effects

- 2.14 An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity. This appraisal describes the nature of the visual effects and, whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1 Winter) and longer term (year 15 Summer).
- 2.15 The first stage in the assessment is to identify approximate visibility/ visibility mapping. This is done by either a computerised Zone of Theoretical Visibility (ZTV)¹, or by manual methods using map study and field evaluation. A series of viewpoints are included within the assessment that are representative of views towards the site from surrounding visual receptors. Other views of the site are included where it supports the description and understanding of the site's landscape and visual characteristics.

¹ Zone of Theoretical Visibility (ZTV): A map usually digitally produced, showing areas of land within which a development is theoretically visible. [GLVIA3]

- 2.16 The views also typically represent what can be seen from a variety of distances from the development and different viewing experiences.
- 2.17 It is important to remember that visual receptors are all people. For each affected viewpoint, the assessment considers both the susceptibility to change in views and the value attached to views.
- “The visual receptors most susceptible to change are generally likely to include:*
- *Residents at home;*
 - *People, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views;*
 - *Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience;*
 - *Communities where views contribute to the landscape setting enjoyed by residents in the area;*
- Travellers on road, rail or other transport routes tend to fall into an intermediate category of moderate susceptibility to change. Where travel involves recognised scenic routes awareness of views is likely to be particularly high.” (GLVIA3 paragraph 6.33.)*
- “Visual receptors likely to be less sensitive to change include:*
- *People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape;*
 - *People at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life (although there may on occasion be cases where views are an important contributor to the setting and to the to the quality of working life).” (GLVIA3 paragraph 6.34.)*
- 2.18 Each of the visual effects is evaluated in terms of its size or scale, the geographical extent of the area influenced and its duration or reversibility.
- 2.19 In terms of size or scale, the magnitude of visual effects takes account of:
- *“The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including proportion of the view occupied by the proposed development;*
 - *The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line height, colour and texture;*
 - *The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses” (GLVIA3 paragraph 6.39).*
- 2.20 The geographical extent of the visual effect in each viewpoint is likely to reflect:
- The angle of view in relation to the main activity of the receptor;
 - The distance of the viewpoint from the proposed development;
 - The extent of the area over which the changes would be visible.

- 2.21 As with landscape effects, the duration of the effect could be short to long term or permanent and the same definitions apply.
- 2.22 GLVIA3 states that there are no hard and fast rules about what makes a significant effect, but the following points should be noted;
- *Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant*
 - *Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant*
 - *Large-scale changes which introduce new, non characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view.* (GLVIA3 paragraph 6.44)
- 2.23 The criteria used in this appraisal are set out in Appendix A.

Overall Landscape and Visual Effects

- 2.24 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.
- 2.25 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following terms have been used for this appraisal:
- **Major**
 - **Moderate**
 - **Minor**
 - **Negligible**
- 2.26 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

3.0 PLANNING POLICY

National Planning Policy

National Planning Policy Framework (NPPF, 2019)

- 3.1 The NPPF sets out the Government's economic, environmental and social planning policy and in combination these policies give the Government's vision of sustainable development. The NPPF emphasises the need for well-designed places, promoting healthy and safe communities and conserving and enhancing the natural environment.
- 3.2 Regarding landscape and green infrastructure, the Natural Environment section of the NPPF provides a policy context for the countryside and green infrastructure. The key objectives include to protect and enhance valued landscapes and, minimising impacts on and providing net gains in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 3.3 Paragraph 170 states at part a) that planning policies and decisions should protect and enhance valued landscapes and goes on to clarify that this should be in a manner commensurate with their statutory status or identified quality in the development plan. Part b) states that planning policies and decisions should recognise *"the intrinsic character and beauty of the countryside"*.
- 3.4 Paragraph 171 advises that:
- "Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries"*.
- 3.5 Paragraph 172 goes on to add:
- "Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues"*.
- 3.6 The site is within an undesignated landscape with no special protected status. The character of the site and its immediate context is assessed within this report to help inform decisions regarding *"the intrinsic character and beauty of the countryside"*. The potential to enhance green infrastructure networks is also considered.

Planning Practice Guidance (PPG)

- 3.7 The PPG came into force on the 6th March 2014 and is an online planning resource which provides guidance on the NPPF and the planning system. The NPPF continues to be the primary document for decision making.

Local Planning Policy

Chorley Development Plan

- 3.8 The Borough Council's Development Plan comprises the Central Lancashire Core Strategy, Adopted July 2012 (for Preston, South Ribble and Chorley) and the Chorley Local Plan 2012-2026, adopted July 2015.
- 3.9 Policies of relevance to landscape and visual matters within the Central Lancashire Adopted Core Strategy include the following:

POLICY 18: GREEN INFRASTRUCTURE

"Manage and improve environmental resources through a Green Infrastructure approach to:

- (a) protect and enhance the natural environment where it already provides economic, social and environmental benefits;*
- (b) invest in and improve the natural environment, particularly;*
- iii. where it contributes to the creation of green wedges and the utilisation of other green open spaces that can provide natural extensions into the countryside.*
- (c) secure mitigation and/or compensatory measures where development would lead to the loss of, or damage to, part of the Green Infrastructure network"*

POLICY 21: LANDSCAPE CHARACTER AREAS

"New Development will be required to be well integrated into existing settlement patterns, appropriate to the landscape character type and designation within which it is situated and contribute positively to its conservation, enhancement or restoration or the creation of appropriate new features"

- 3.10 Policies of relevance to landscape and visual matters within the Chorley Local Plan include the following:

POLICY BNE3: AREAS OF LAND SAFEGUARDED FOR FUTURE DEVELOPMENT NEEDS

- 3.11 *"Development other than that permissible in the countryside whether Green Belt or Area of Other Open Countryside will not be permitted on Safeguarded Land as shown on the Policies Map at:*
- *BNE3.1 East of M61, Chorley*
 - *BNE3.2 Harrisons's Farm, Adlington*
 - *BNE3.3 North of Bond's Lane, Adlington*
 - *BNE3.4 Babylon Lane, Heath Charnock*
 - *BNE3.5 North of Hewlett Avenue, Coppull*
 - *BNE3.6 Blainscough Hall, Coppull*
 - *BNE3.7 East of Tincklers Lane, Eccleston*
 - *BNE3.8 Between Bradley Lane, 7 Parr Lane, Eccleston*
 - *BNE3.9 Pear Tree Lane, Euxton*

- *BNE3.10 West of M61, Whittle-le-Woods*
- *BNE3.11 South east of Belmont Road & Abbey Grove, Adlington.”*

POLICY BNE10: TREES

“Development proposals which would result in the loss of trees and/or involve inappropriate works to trees which contribute positively to the character and appearance of a Conservation Area will not be permitted. The removal of such trees will only be permitted in exceptional circumstances and where consent is granted, replacement trees will be required to be planted.

Proposals that would result in the loss of trees, woodland areas or hedgerows which make a valuable contribution to the character of the landscape, a building, a settlement or the setting thereof will not be permitted.

Replacement planting will be required where it is considered that the benefit of the development outweighs the loss of some trees or hedgerows. Tree planting will be required as part of new development proposals and an associated maintenance scheme. Tree Preservation Orders will be used to protect trees of landscape or townscape significance.”

POLICY HW3: VALLEY PARKS

- 3.12 *“Proposals to enhance the recreational value of the Valley Parks at Yarrow Valley, Cuerden and Chapel Brook will be permitted if it can be demonstrated that they would not detract from the amenity, recreational and wildlife value of the Valley Parks.”*

Policy Summary

- 3.13 Considering policy of relevance, development proposals should seek to retain and enhance trees and hedgerows as appropriate wherever possible, and deliver a scheme that is well integrated with its setting and considers the character and sensitivity of the landscape. This appraisal takes into consideration the existing landscape character of the Site and its setting.
- 3.14 The Site itself is identified as an 'Area of Land Safeguarded for Future Development Needs (Policy BNE3.9 Pear Tree Lane, Euxton). The southern Site boundary lies adjacent to Chapel Brook West Valley Park as referenced within Policy HW3, with a small portion of the associated woodland within the policy area extending into the south of the Site.

4.0 BASELINE CONDITIONS

Landscape Character

National Character

- 4.1 National Character Area (NCA) profiles have been prepared by Natural England for the 159 NCAs defined across England. These NCA profiles include a description of the natural and cultural features that shape the landscape, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics. Figure 4 illustrates character areas within the context of the site.

NCA35: Lancashire Valleys

- 4.2 At this very broad landscape scale, the site, lies along the south western limits of Natural England's National Character Area 'Lancashire Valleys Character Area (NCA35).
- 4.3 Under Key Characteristics the NCA description includes the following references;
- *Broad valleys of the Rivers Calder and Ribble and their tributaries run north-east to south-west between the uplands of Pendle Hill and the Southern Pennines*
 - *Field boundaries are regular to the west and more irregular to the east. They are formed by hedges with few hedgerow trees and by stone walls and post-and-wire fences at higher elevations*
 - *Agricultural land is fragmented by towns, villages and hamlets, industry and scattered settlement, with pockets of farmed land limited to along the Ribble Valley, the fringes of Pendle Hill, the area west of Blackburn, and in the north around Skipton*
 - *Farmed land is predominantly for grazing livestock, with areas of acid and neutral grassland, flushes and mires. There is some upland heath and rough pasture on Pendle Hill and the higher land to the south*
 - *Small, often ancient, broadleaved woodlands of oak, alder and sycamore extend along narrow, steep-sided cloughs on the valley sides – for example, at Priestley Clough, Spurn Clough and south of Blackburn.*
 - *There are numerous large country houses with associated parklands, particularly on the northern valley sides away from major urban areas*
 - *The many towns, including Blackburn, Accrington and Burnley, which developed as a result of the Industrial Revolution give the area a strong urban character.*
 - *Numerous communication routes run along the valley bottoms, including the Leeds-Liverpool Canal, the Preston-Colne railway and the M65 motorway.*

- 4.4 The Statements of Environmental Opportunity include the following points of relevance to the Site and Euxton;

SEO2: "Increase the resilience and significance of woodland and trees and manage and expand existing tree cover to provide a range of benefits, including helping to assimilate new infrastructure; reconnecting fragmented habitats and landscape features; storing carbon; and providing fuel, wood products, shelter and recreational opportunities"

SEO4: "Conserve and manage the distinction between small rural settlements and the densely urban areas and ensure that new development is sensitively designed to contribute to settlement character, reduce the impact of the urban fringe and provide well-designed green infrastructure to enhance recreation, biodiversity and water flow regulation"

- *'Designing in' green infrastructure principles with housing expansion;*
- *Providing new permissive access that links to open access land, long distance rights of way, country parks and other areas of greenspace;*
- *Seek opportunities to develop SUDs in urban areas in particular in new development, to improve infiltration and manage surface water;*
- *Improving the urban-rural fringe through careful design and integration of green infrastructure with housing and industry, through linking new developments with the wider countryside;*
- *Improving, maintaining and expanding semi-natural habitats on farmland, such as meadows, pastures, wetlands and clough woodlands, which may increase the sense of tranquillity in the urban fringes, for example by planting new woodlands and shelter belts, and ensuring new developments are sensitively designed to reduce any visual and infrastructure impacts on rural areas and the urban fringe;*

- 4.5 The 'Landscape Change' section notes:

- *Existing woodlands often lack management*
- *Decline in management of hedges, and replacement with post and wire fences*
- *Residential development pressure around towns and villages is an issue in all lowland parts of the area*
- *Lack of management and replanting of semi-natural clough woodland and ancient woodland sites may reduce wildlife value and lead to decline in value of woodlands as landscape features and for access and associated recreational opportunities*
- *There is an opportunity to increase tree and woodland cover to provide multiple environmental and recreational benefits including reconnecting fragmented habitats, increasing resilience and improving water quality*

A Landscape Strategy for Lancashire (Landscape Character Assessment and Landscape Strategy)

- 4.6 Lancashire County Council published a study that consists of two separate reports, the Landscape Character Assessment (2000) and a Landscape Strategy (1999). These provide an assessment of the character of the County and should be read in conjunction with each other. The Landscape Character Assessment "is an objective description and classification of the Lancashire landscape",

while the Landscape Strategy provides an overview of forces for change affecting the landscape of the study area as well as an evaluation, strategy and recommendations.

- 4.7 The Landscape Character Assessment (LCA) divides the county into Landscape Character Types (LCTs), and further into Landscape Character Areas (LCAs). The Site is located entirely within the 'Undulating Lowland Farmland' (LCT5).

LCA -5K Cuerden-Euxton (Landscape Character Assessment)

- 4.8 The description of LCA5k is as follows:

"The rural character of this landscape is largely obscured by built development which has taken place since the late 1970s. Motorways and motorway junctions dominate the northern sector. The principal landscape feature is Cuerden Valley Park, based upon the woodland and valley of the river Lostock. The park is managed for nature conservation and recreational use and is an important local resource. Pockets of farmland and vernacular buildings survive as a reminder of earlier land use and settlement pattern."

Undulating Lowland Farmland (Landscape Strategy)

- 4.9 Local forces for change include a decline in mature hedgerow and parkland trees, increasing pressures for residential development and intensive agricultural management.

Recommendations under the LCA's strategy include:

- *encourage the natural regeneration of river corridor by excluding grazing where this does not conflict with other biodiversity interest;*
- *conserve ancient semi-natural woodlands;*
- *encourage continued hedgerow management, re-planting gaps and planting of a new generation of hedgerow saplings to conserve the hedgerow network;*
- *conserve species-rich grass verges and increase species diversity by management where appropriate (including the avoidance of road widening);*
- *encourage conservation management techniques, grazing and cutting regimes, which promote unimproved grassland;*
- *ensure new development on the edges of villages reflects the characteristic clustered form; development should be sited to retain views to landscape features and landmarks;*
- *encourage tree planting as an integral part of new development, creating links with existing farm woodlands and the network of hedgerows;*
- *promote the restoration where appropriate of semi-natural habitats to increase the resource and to develop linkage and corridors for wildlife; and*
- *encourage use of typical species such as lowland oak woods, and alder in wetter places.*

Designations

- 4.9.1. This section considers only the relevant designations and strategies in the context of the landscape and visual issues of the Site (refer to Figure 3).

Landscape Designations

- 4.9.2. The Site is not covered by any statutory or non-statutory designations for landscape quality or value, such as National Parks, Areas of Outstanding Natural Beauty or Special Landscape Areas.

Other Designations

Green Belt

- 4.10 The boundary of the Liverpool, Manchester and West York's Greenbelt is located to the east of Euxton and to the east of Pear Tree Lane.

Listed Buildings

- 4.11 The Grade II Listed Building Houghton House is located at the junction of Pear Tree Lane and School Lane, the rear garden boundary abuts the Site to the north east.

Safeguarded Land

- 4.12 The Site is designated as 'Safeguarded Land' within the adopted Chorley Local Plan.

"In order that the Green Belt boundaries should be long lasting, land between some major settlements and the Green Belt is safeguarded for future development needs beyond the plan period".

Topography

- 4.13 The following should be read in conjunction with Figure 5.

Context – Landform

- 4.14 Influenced by the many brooks, the wider landscape is undulating and much of the local area varies between 25m and 80m Above Ordnance Datum (AOD). Landform to the west becomes gentler with more even slopes, with the exception of some of the valleys; although these are still comparatively shallow. To the east topographical variation becomes more pronounced and land is typically higher with increased gradients. Euxton sits largely between approximately 40 and 55m AOD.

Site - Landform

- 4.15 The site slopes from the north easterly corner at approximately 54m AOD and towards the southern-most edge at circa 48m AOD near a watercourse feeding the Chapel Brook. The gradient is a relatively flat and even one.

Site and Immediate Context

- 4.16 Euxton is one of several villages and towns to the south of Preston situated between the M6 to the west, and the M61 to the East. To the south these motorways connect to Wigan and Warrington, and Bolton and Manchester respectively. South Lancashire is well-served by the motorway network, with a further two (the M55 and M65) leading west and east from Preston.
- 4.17 Euxton is a large village divided by the Chapel Brook. It lies approximately 3km north-west of Chorley Centre and is a comparable distance from the centre of Leyland; to the north west. Eccleston is circa 5km to the south-west, with Clayton-le-woods, the southern end of Clayton Green, Whittle-le-woods and Lucas Green all between 3 and 5km to the north round to the north-east. Buckshaw village, a new residential and industrial development on the former Royal Ordnance Factory site, lies to the northeast beyond Euxton Lane.
- 4.18 Besides motorways, there is a well-developed network of roads in the vicinity of Euxton. The A49 passes through the village (connecting Standish/Wigan to Clayton-le-Woods/Preston), as does the A518; east to the A6 and west to the A59 Liverpool Road.
- 4.19 Euxton and the surrounding settlements are well-served by rail infrastructure, with stations at Euxton itself, Chorley, Leyland, and at Buckshaw. These connect to Wigan and Warrington to the south, and Preston and Lancaster to the north.
- 4.20 Farmland in the area is largely pastoral, with fields often irregular size and bound by mature tree lines and hedgerows. The numerous brooks and watercourses leading to the Rivers Chor and Yarrow to the south give rise to many linear woodlands. Around Euxton and extending west, field ponds become a common feature, particularly west of the M6.

- 4.21 Although largely grazed, some agricultural land to the north east and east is cultivated. The development for 140 dwellings (App Ref;17/00356/REMMAJ) located off Euxton Lane is currently under construction and the site's southern boundary abuts to the north of School Lane. Linear woodlands along the Chapel and German Brooks, combined with the well-treed field boundaries and gentle topography, create an enclosed landscape with little opportunity for open medium to long distance views.
- 4.22 Beyond residential settlement, there are scattered commercial / industrial estates, such as to the north and east of Buckshaw and on the fringes of Chorley, plus business parks such as along the north of Euxton Lane. To the south east along Pear Tree Lane a development for 3 dwellings and associated garages (App Ref;16/01184/FUL) is currently under construction.
- 4.23 Three public footpaths can be found close to the northern, eastern and southern boundaries of the Site; School Lane to Euxton Lane to the north; Pear Tree Lane to Whinney Lane to the east and from Pear Tree Lane to the centre of Euxton to the south.

Site Features

- 4.24 The Site comprises five field compartments, all of which are currently grazed and typically bound by well-established tall hedgerows with trees. Along the western boundary, formed by neighbouring properties along the existing settlement edge there are a number of mature trees towards the southern end. A narrow strip of land flanking School Lane includes roughly two lines of well-established trees; one to the lane, and one along the field boundary.
- 4.25 The Site is flanked to the west by existing residential development. To the north the Site boundary meets the well treed School Lane and a cluster of buildings (including Houghton House) around the School Lane / Pear Tree Lane Junction. To the east, the boundary is defined by Pear Tree Lane and individual properties and farmsteads along it. The southern boundary is formed by a well-established hedgerow and woodland leading to the Chapel Brook. Beyond the brook, further residences are situated.
- 4.26 Within the Site boundary there are four existing hedgerow sections: two crossing east-west from the residential edge; one north-south from Houghton House; and a short hedge / tree line from the latter hedgerow connecting with the eastern boundary. A small portion of the Chapel Brook Valley Park extends into the Site across the Site boundary. There is currently no existing public access to the Site.

Landscape Value

- 4.27 In terms of "landscape value" it is appropriate to examine the role of the Site and its immediate context in terms of the range of local factors set out in the GLVIA3 (Box 5.1, page 84), and summarised in the methodology. This considers the landscape in terms of a range of factors as set out below. As a starting point, landscape designations have been considered.
- 4.28 Landscape Designations: The Site and its wider landscape are not subject to any national, local or other landscape designations.
- 4.29 Landscape Quality (Condition):
- 4.30 The Site comprises five field compartments, all of which are currently grazed and typically bound by well-established tall hedgerows with trees. There are both intact and gappy hedgerows with frequent hedgerow trees and there is an established line of predominantly oak trees along School Lane.
- 4.31 Scenic Quality: Views are limited due to the relatively flat nature of the Site and its immediate landscape. Successive and frequent vegetated field boundaries rapidly enclose and screen views. Other elements within local views locally are main roads, industrial development and frequent settlements.
- 4.32 Rarity and Representativeness: In the local context the Site and its surroundings are not rare and are typical of landscape character of the area.
- 4.33 Conservation Interest: There is no conservation interest with the Site itself.
- 4.34 Recreational Value: There is no public access to the Site and the Site does not provide any recreational opportunities at present.
- 4.35 Perceptual Aspects and Associations: It is neither "wild" nor particularly tranquil due to its settlement edge location and situation close to main arterial routes. The site does not have any particular associations with artist or writers.
- 4.36 In conclusion and having appraised the above factors it is judged that the site and its immediate setting is of **medium** landscape value.

Visual Baseline

- 4.37 A visual appraisal has been undertaken for the site. This has explored the nature of the existing visual amenity of the area and sought to establish the approximate visibility of the site from surrounding locations and receptors. A series of photo viewpoints have been selected which support this analysis.
- 4.38 Photographs have been taken to illustrate a view from a specific vantage point, or to demonstrate a representative view for those receptors that are moving through the landscape, e.g. rights of way users. The photographs may demonstrate varying degrees of visibility and include both short and long range views. The photographs were taken on the 11th March 2019 and seasonal differences have been taken into account when determining the visual effects on these receptors.

Photo Viewpoints

- 4.39 An assessment of the likely visual effects of the proposed development upon surrounding receptors is detailed in the subsequent section. Figure 6 details the location of the Photo Viewpoints and Figures 7-22 illustrates the photo viewpoints. They are briefly described below.

Viewpoints 1-3 (School Lane, North)

- 4.40 These viewpoints are representative of views along School Lane to the north of the Site. To the west of School Lane (VP.1) at the junction of Orchard Close, existing views are concentrated upon the existing residential properties that are located along School Lane. Existing properties are a mix of single and two storey dwellings that back on to the Site. Properties are set back from School Lane by established front Gardens, delineated by boundary walls or hedgerows. An existing footpath is located on either side of School Lane, before it stops adjacent to the national speed limit road sign. At the junction of Orchard Close, glimpsed views can be gained east and south along School Lane.
- 4.41 Viewpoint 2 is located along the northern boundary of the Site adjacent to the junction of the PRoW 9-14-FP19, viewing south. Views along the tree lined School Lane can be gained to the east, with glimpsed views of Houghton House and associated outhouses viewed beyond existing boundary vegetation. Partial views can be gained across the site to the south, beyond the boundary post and wire fencing and existing trees. Views can be gained across the Site towards the existing properties that back on to the Site located along School Lane to the south west, while views can be gained of the property at the junction of Orchard Close to the west.
- 4.42 To the east towards the junction of Pear Tree Lane, views are concentrated on Houghton House and its grounds. Houghton House is a two storey Grade II listed property of coursed sandstone blocks, that backs on to the Site. From this location views can be gained across the Site, towards the existing residential properties located off School Lane that back on to the Site.
- 4.43 While the northern boundary of School Lane is bordered by a mature boundary hedgerow, minor glimpsed views can be gained of the development for 140 dwellings that is currently under construction to the north.

Viewpoint 4 (Pear Tree Lane, view south)

- 4.44 This view is from Pear Tree Lane looking south, adjacent to the development for 140 dwellings to the east. Pear Tree Lane is partially enclosed with treed boundary hedgerows on either side of the road. Views are focussed on the road, with glimpsed narrow views gained directly along Pear Tree Lane towards the frontage of Houghton House and the Site beyond to the south.

Viewpoints 5-6 (Pear Tree Lane, view West)

- 4.46 These views are representative of road users along Pear Tree Lane where the road flanks the eastern boundary or is in close proximity to the Site. Viewpoint 5 also represent users of the PRoW - 9-14-FP21 at the junction of Pear Tree Lane. Views from this location are focussed on the boundary hedgerow and narrow views along Pear Tree Lane to the north and south. An established boundary hedgerow runs along the length of the Site. Where there are the occasional short gaps in the hedgerow, the hedgerow has been replaced with post and wire fencing and views in to the eastern extent of the Site are possible. Visibility is focussed primarily along the road itself due to the lane being narrow, along with the general continuity of the hedgerows and frequency of hedgerow trees.

- 4.47 By the bend in Pear Tree Lane where the public right of way commences, Pear Tree Farm and trees immediately to the south occupy the foreground of the view. Looking northwards along the Lane, the Site boundary to Pear Tree Lane cannot be identified past the hedge and trees around Pear Tree Cottage.

Viewpoint 7-9 (Pear Tree Lane and PRoW - 9-14-FP20, view north)

- 4.48 The PRoW 9-14-FP20 extends to Pear Tree Lane to the east and The Cherries and Euxton to the west, located to the south of Pear Tree Farm and Pear Tree Cottage. From the junction of Pear Tree Lane with the PRoW, views north are concentrated along the narrow treed Pear Tree Lane. Full views can be gained of the development for 3 dwellings that is currently under construction in the foreground with distant glimpses of Pear Tree Cottage beyond. Views along the PRoW are predominantly east to west along the route, whilst views are more open to the south. Views to the north and towards the site are generally restricted by the intervening treed boundary hedgerows. Where gaps in the hedgerow appear they have been replaced with post and wire fencing, while intervening vegetation in the middle ground of the view restricts views further to the north.
- 4.49 Further west the PRoW crosses through a wooded section of Valley Park and the view is well filtered by trees to the north of the brook and the Site cannot be readily discerned due to the intervening rising ground and tree cover. Views from the western extent of the PRoW are enclosed, located adjacent to the Cherries and the wooded boundary of Valley Park.

Viewpoint 10 The Cherries (View East)

- 4.50 This view is from the road The Cherries located to the south west of the Site. Properties located along the Cherries are detached and semi detached two storey dwellings, that back and side on to the Site. Properties are set back from the road, with ornamental shrub front gardens, while glimpsed views can be gained beyond to a number of existing trees located within the Site boundary.

Viewpoints 11-14 (School Lane, view adjacent, east and south towards the Site)

- 4.51 The Site has two access points both of which are located along School Lane. The first is along the northern boundary; as identified in viewpoints 1 to 3; and the second is located along the Western boundary between the junctions of Oak Avenue and Old School Lane. Open views into the Site are possible at the Site access point itself, while views in to the Site are possible beyond the boundary post and rail fence. Viewing south along School Lane (viewpoint 14), the majority of the Site is well screened by existing properties located along School Lane that back on to the Site, while the Site access is viewed obliquely. The main visible elements in close proximity to the Site are the existing field gate and a mature tree that is located along the Site boundary
- 4.52 Adjacent to the Site access (viewpoint 13), the central field is clearly visible with glimpsed views beyond to internal hedgerows of the Site and Houghton House.
- 4.53 At Viewpoint 12 the proposed Site access point occupies the centre of the view, while existing properties located off Old School Lane and School Lane that front and side on to the Site are also prominent. A tall coniferous boundary hedgerow is located along the western boundary of School Lane opposite the proposed Site access, while an existing substation is located to the east of the view along School Lane.

- 4.54 Any marginal views into the Site at very short distance are lost rapidly extending away from the Site as the road is on a steady incline. Approximately 150m from the Site, views are dominated by the heavily vegetated embankments either side of the road prior to passing under the railway bridge. The most visible elements are the brick wall to the property on the southern side of the Site's access and the existing tree at the Site access.

Viewpoints 15-16 (View south along Euxton Lane and PRoW - 9-14-FP19)

- 4.55 These views represent the PRoW that connects School Lane with Euxton Lane to the north of the Site. Along the PRoW route partial views of the existing properties located off Orchard Close are currently possible beyond the development for 140 dwellings that is currently under construction in the foreground of the view. Views towards School Lane and the northern field of the Site beyond to the south are currently narrow and confined, due to the adjacent construction works associated with the 140 dwelling development.

- 4.56 Viewpoint 16 is situated along Euxton Lane, viewing south towards the Site. The view south is dominated by the recent development of 140 dwellings, properties front on to Euxton Lane are a mix of detached and semi-detached dwellings, while set back beyond an existing boundary hedgerow.

Viewpoint 17-18 (view along School Lane, south)

- 4.57 These viewpoints represent School Lane adjacent to the junction of Euxton Lane and the development for 140 dwellings. School Lane is narrow, with views confined along the Lane by the tall treed boundary hedgerow, while prominent views can be gained of the adjacent development.

Viewpoints 19-20 (View west along 9-14-FP21)

- 4.58 These viewpoints are representative of views along the PRoW to the east of the Site that connects Pear Tree Lane to Whinney Lane.

- 4.59 Views are along the PRoW towards the Site and Euxton to the west. The foreground of the view is occupied by the adjacent field, while the PRoW is partitioned off by a post and wire fence. The treed hedgerow boundary of School Lane is prominent in the middle ground of the view, while glimpsed views can be gained beyond to the rear of properties located off the Cherries and School Lane.

- 4.60 Views towards the Site along Whinney Lane (Viewpoint 20) are heavily filtered by hedgerows and trees. There are glimpses of the existing properties along School Lane although the extent is limited, and the Site itself cannot be readily identified.

Viewpoint 21 (View North along Pear Tree Lane)

View north on the approach towards Pear Tree Cottage and the Site to the north with Euxton and Valley Park located to the west. School Lane is delineated by established boundary hedgerows, while glimpsed views can be gained of the rear elevations of the 3 dwellings currently under construction at Pear Tree Farm.

Viewpoints 22-23 (PRoW footbridges located over the West Coast Mainline Railway)

- 4.61 Both of these viewpoints are from the PRoW located in elevated locations as the PRoW routes cross over the West Coast Mainline Railway. Both views are focussed primarily upon the railway line and boundary planting, while views beyond to the left and right of the view are of existing

residential properties located within Euxton. To the right of the view (VP23) glimpsed distant views can be gained of the development located off Euxton Lane for 140 dwellings. Views towards the Site are possible, while narrow, short, glimpsed and viewed in the wider context of the existing properties of Euxton.

Summary of Visual Baseline

- 4.62 The baseline analysis results in a number of reasoned conclusions which are summarised below:
- The development for 140 dwellings located off Euxton Lane is currently under construction and abuts the northern boundary of School Lane. The development increases the sense of enclosure and built form along School Lane adjacent to the proposed Site;
 - The Residential development for 3 dwellings and associated garages is currently under construction located to the south of Pear Tree Cottage along Pear Tree Lane to the south east. The development increases the visual prominence of built form on the approach to the Site from Pear Tree Lane to the south;
 - The wooded setting of Valley Park and Ruston's Brook abuts the Site to the south west;
 - Views are limited and restrained towards the Site by frequent field boundary hedgerows and tree lines in combination with the relatively flat local topography. Elsewhere the existing built form of Euxton immediately curtails potential views from the west;
 - Visibility of the Site will be primarily confined to receptors in close proximity to the Site boundaries;
 - The main receptors are located in close proximity to the Site, users of School Lane to the north, users of Pear Tree Lane to the east and footpath users at immediate and short distance to the north and east along with a number of residential properties that back on to the Site to the west.
 - The main residential receptors include the residential development for 140 dwellings that is currently under construction to the north of School Lane. A number of dwellings located at various locations along Pear Tree Lane such as Houghton House, Pear Tree Cottage, Pear Tree Farm and the three residential dwellings currently under construction adjacent to Pear Tree Farm to the south east. A number of residential receptors are located off School Lane and The Cherries, back on to the Site to the west;
 - Vehicular receptors are located within close proximity to the Site along School Lane to the north and the west and Pear Tree Lane to the east;
 - PRow receptors are located in close proximity to the Site to the north and east, while there are a number of PRow receptors further afield in the wider landscape to the east, south and west.

5.0 LANDSCAPE PROPOSALS

Introduction

- 5.1 The development proposals are described in the Design and Access Statement and other information accompanying the planning application. The existing landscape resource and the visual receptors and amenity of the site have been considered by the planning and design process and have informed the resultant scheme. This approach has entailed collaboration between landscape, urban design, ecological and other professionals. The landscape components of the scheme are an important integral part of the proposals.

Landscape Design and GI Objectives

- 5.2 The key objectives of the landscape and GI proposals for the scheme are to:
- Retain all existing vegetation to the Site boundaries and located within the Site where possible;
 - Provide a sympathetic landscape framework appropriate to the proposed settlement edge and in accordance with the relevant landscape character assessments;
 - Enhance the existing woodland adjacent to the site with additional planting;
 - Replant and reinforce gappy hedgerow sections proposed for retention both along the Site boundary and within the Site itself.

Landscape and Green Infrastructure (GI) Proposals

- 5.3 The landscape and GI proposals for the scheme are detailed in the Design and Access Statement accompanying the planning application. In summary these proposals include:
- 5.4 Design and mitigation measures are integral approaches that have been adopted as part of the iterative design and masterplan process. The proposals have been carefully developed to address the landscape and visual issues and potential effects that have been identified by the baseline analysis effects. This is in order to establish proposals that seek to minimise adverse environmental effects and maximise environmental benefits.
- 5.5 The landscape GI and proposals for the scheme are detailed in the Design and Access Statement accompanying the planning application. In summary these proposals include:
- The provision of 2.25 hectares of land dedicated to landscape, GI, public open space, play, SuDS and habitat related proposals – representing approximately 30% of the total site area;
 - Delivering integrated GI with a series of connected open spaces, green corridors and new pedestrian routes linking with existing footpaths and enhancing existing habitats;
 - The existing hedgerows and tree lines along the boundaries are in general to be retained where possible. They are important both in terms of the contribution to the character of the surrounding landscape and in terms of the screening provided within views towards the Site;
 - The structure provided by the existing field hedgerows has been used to guide the layout within the Site, creating a development form that strongly responds to its environment;

- The proposed Green Infrastructure (GI) provision has been developed to avoid, reduce and offset any adverse effects arising from the scheme. At the same time, the GI seeks to deliver long term landscape benefits;
- Green infrastructure will be distributed throughout the development and will include open space, retained hedgerows, structural planting and on-plot tree planting;
- Structural planting will be undertaken along the Site's northern, eastern and southern boundaries, reinforcing the existing vegetation particularly along School Lane;
- Existing peripheral field boundary vegetation and the internal hedgerows provide the basis of a strong framework for the GI throughout the Scheme;
- The principle areas of open space will be focussed towards the southern and eastern boundaries to help maintain the character of Pear Tree Lane and to provide a sympathetic setting to the designated 'Valley Park' to the south;
- Supplementary tree and shrub planting particularly to the west will strengthen the existing Site boundary vegetation and will also help to filter views of the development in the direction of existing properties along School Lane and The Cherries;
- Proposed planting and new habitats will connect with and relate to existing structural planting throughout the Site and along the southern boundary and into the 'Valley Park'.

Landscape Management

- 5.6 All of the landscape areas and public open space features will be managed and maintained. This would be achieved through the implementation of a comprehensive Landscape Management Plan (LMP), to ensure the successful establishment and continued thriving of the landscape proposals.

6.0 LANDSCAPE AND VISUAL EFFECTS

- 6.1 The following section outlines the likely landscape and visual effects that would arise from proposed development on the site. Schedules detailing these likely landscape and visual effects for the receptors are included in Appendices B and C respectively. Please refer to these in conjunction with the following descriptions.

Landscape Effects

Effects on Landscape Policy and Designations

- 6.2 The site does not lie within or adjacent to any designated landscapes, nor is it in close proximity to any areas such as Registered Parks and Gardens, Conservation Areas or Scheduled monuments.
- 6.3 In accordance with Policy 21 of the Joint Core Strategy, the proposals have considered the Site's existing features and character and have incorporated these into the scheme and furthermore have used these as the basis for further structural planting enhancements.
- 6.4 The proposals have sought to deliver a high standard of landscaping, with proposed planting linking to or directly enhancing existing vegetated boundaries. Existing hedgerows are almost entirely retained as part of the proposals with the exception of proposed access into and through the Site. Existing hedgerows and trees have been used as the basis for both the structure of the Site and for the proposal of additional and reinforcement structural planting.
- 6.5 The Green Infrastructure proposals seek to meet the recommendations of Policy 18 of the adopted Joint Core Strategy and of Chorley's Local Plan Policy BNE10 through the protection and enhancement of existing habitats on site, such as ponds, tree lines, hedgerows and woodland. The scheme also proposes new habitat, particularly towards the southern boundary of the Site to enhance the Valley Park policy area and to promote the connectivity of habitats.

Landscape Effects

Construction

- 6.6 Impacts upon the character of the Site itself and the surrounding landscape during construction will typically be transitory in nature i.e. views towards machinery, materials storage, contractors compound etc. There will however be a number of permanent changes such as the removal of a section of hedgerow along the Site boundary.
- 6.7 All construction works would be carried out in full accordance with best practice procedures to minimise any adverse impact on landscape character. Existing trees and hedgerows that are retained adjacent to the Site perimeter and internally along existing field boundaries will be suitably protected during the construction phases, following accepted best practice methods.
- 6.8 The Site comprises five fields, separated by hedgerows, with hedgerows to the boundaries and a wooded frontage to School Lane to the north. Construction would include the removal of a limited number of sections of hedgerow within the Site, removal of a number of trees along School Lane to the north at the Site access and a single tree to the Site access along School Lane to the west. Construction effects within the Site are considered to be of Medium magnitude. Effects on the Site are considered to be no greater than **moderate adverse**. The effects upon the Site's wider setting

are considered to be **low** as the landscape is influenced by Euxton, and the Site is well-related to the settlement edge. As such the overall effect would be **minor Adverse**.

- 6.9 When assessed against LCA5k as a whole, direct construction effects are considered to be no greater than those on completion of the proposed development **negligible**.

Operation (following Completion)

Local Landscape Character

- 6.10 It is acknowledged in the County's Character Assessment that the landscape is notably influenced by urban and suburban settlement and development, infrastructure and recreational and urban edge land uses.
- 6.11 The introduction of a new residential development will result in permanent albeit localised changes in the landscape. The character of the landscape of the Site will have changed from a pastoral one to residential with open space. The development would represent a modest extension of the existing settlement edge in the context of Euxton and housing would be set within a robust network of Green Infrastructure.
- 6.12 Operational effects on the character of LCT5k will be direct and adverse due to the physical changes proposed within this area. Given the limited and contained nature of these impacts and the degree of influence of settlement and infrastructure across the Character Area the magnitude of change is considered to be no greater than **negligible**. With the mitigation measures considered the effects will be **negligible** in the long term.

Site and Immediate Context

- 6.13 Roads to the north and east (School Lane and Pear Tree Lane), property abutting to the west and the development for 140 dwellings to the north, and woodland and tree lines to the southern boundary will provide the Site with clear definition. The existing hedgerows along and within the boundaries of the Site offer the basis for a strong GI structure to the Site.
- 6.14 The effect upon the Site itself is deemed to be of **medium** magnitude, albeit the creation of new public open space, structural landscaping and boundary reinforcements are considered to result in beneficial impacts. Therefore long term landscape effects on the Site would be **moderate to minor adverse** as the proposed planting matures.
- 6.15 The effect upon the Site's setting is considered to be of **medium to low** magnitude and effects would be **moderate** to minor adverse. As the village edge already has an influence upon the neighbouring local landscape to the east the reinforcement planting to the boundaries will reflect the character of surrounding field parcels and reduce the presence of Euxton.

Visual Effects

Construction

- 6.16 Construction activities will result in temporary, phased, adverse effects on the viewing experience of all visual receptors that have views of the works. i.e. views towards machinery, materials storage, contractors compound etc.
- 6.17 Effects will be of greater magnitude for receptors directly adjacent to the Site with unimpeded views. In general the effects upon receptors away from the immediate boundary are of a much lower magnitude since the landform and intervening boundary vegetation quickly acts to screen the Site and therefore construction activity.
- 6.18 The visual receptors that will be the most noticeably affected will be those receptors considered to have the highest sensitivity and with direct, close up views of the works. These will primarily be road users of School Lane and Pear Tree Lane, residents backing onto the Site along School Lane and situated along Pear Tree Lane and footpath users at short distance from the northern and eastern boundaries.
- 6.19 Opportunities for medium distance views are very limited, as demonstrated in the photo viewpoints and are typically screened by intervening vegetation/woodland. Receptors likely to be subject to construction effects upon their views comprise road users along School Lane, Pear Tree Lane and public rights of way users. A number of residential receptors subject to effects include properties fronting and siding on to the Site from the development for 140 dwellings under construction to the north, Houghton House to the east and approximately 25 residences adjoining the site with potential first and / or second floor views to the west.

Residential Properties and Settlement

- 6.20 Views from surrounding residences will generally be from the rear of properties and filtered by garden and boundary vegetation. Construction effects are therefore typically likely to be of **medium to low magnitude** with a **moderate to minor** or **moderate adverse** effect depending upon existing screening. Properties abutting towards the southern end of the Site are likely to be subject to lower effects due to the proposed distribution of open space and thus the significance of construction effects on approximately seven of the properties is considered to be no greater than **minor adverse**.

Public Rights of Way (PROW) and other Footpaths etc

- 6.21 Views from PROW to the north and east are relatively level, and to some degree screened and narrowed in scope by the intervening vegetation. Effects will be of a **medium to low magnitude** resulting in **moderate to minor adverse** effects on these receptors.

Roads

- 6.22 For vehicular receptors only a short section of Pear Tree Lane directly passes the Site and is flanked by hedged boundaries. Any views would be transient and glimpsed through two existing breaks in the otherwise consistent vegetation. Overall effects on road users would be **minor adverse**.

- 6.23 Views for vehicular receptors along much of School Lane are limited by existing properties, which prevent views into the Site. A short section of the Lane to the north of the Site and opposite the Site entrance where some vegetation is to be removed would result in a **moderate Adverse** effect, although these views are fleeting (particularly to the west), partial and side on.

Operation (following Completion)

- 6.24 The following provides a summary of the visual effects assessment included at Appendix C.
- 6.25 Impacts on the viewing experience of all visual receptors that have views of the development during its operational phase will be permanent, and potentially adverse to varying degrees. The receptors subject to the greatest effects will be those within closest range of the Site boundary and of high sensitivity. These primarily include road users of School Lane and Pear Tree Lane, residents backing onto the Site along School Lane and situated along Pear Tree Lane, and footpath users at short distance from the northern, eastern and southern boundaries.

Residential Properties and Settlement

- 6.26 There are fifteen properties along School Lane that back onto the Site. The nature of these views will vary as dwellings at the northern and southern ends have greater proportions of garden and boundary vegetation. On completion properties will see their enclosed pastoral view change to one of development at short distance. On completion overall effects will be **moderate adverse** and **moderate adverse** at year 15.

Of the ten properties along The Cherries adjoining the Site more than half of these will either back onto open space, or side on to the site with rear views towards neighbouring properties on the cul-de-sac. Furthermore, there are a number of mature trees along the Site boundary providing screening at ground and first floor levels and these will be supplemented with additional planting. On completion overall effects will be **moderate adverse** and **moderate adverse** at year 15.

- 6.27 Property along Pear Tree Lane comprises Houghton House, a property to the south of Houghton House, Pear Tree Cottage, Pear Tree Farm and the 3 dwellings currently under construction at Pear Tree Farm. All of these, except Houghton House, are surrounded by outbuildings and/or garden and boundary vegetation and trees. Pear Tree Cottage and Pear Tree Farm back on to fields outside the Site and proposed properties to the north near Houghton House are to be set back from the road to retain the tree lines and to provide a frontage with green space. Once structural planting to the boundaries establishes, the effects on receptors at Houghton House will be **moderate adverse** on completion and **moderate to minor adverse** at year 15.
- 6.28 The development for 140 dwellings located off Euxton Lane and to the north of School Lane is set back beyond a tall hedgerow along School Lane. The majority of the dwellings are set well back from School Lane and for those in closer proximity the hedgerow typically screens views. For the very few properties that are both closer to the road and orientated roughly in the direction of the Site, it is likely that successive intervening field hedges and tree lines will screen views.
- 6.29 Due to the orientation of the properties and wooded nature of the perimeter of the intervening field to the north of the Site views from dwellings along Orchard Close are unlikely. On completion overall effects will be **moderate to minor adverse** and **minor adverse** at year 15.

Public Rights of Way (PROW) and Other Footpaths etc

- 6.30 There are several public rights of way in the vicinity, however due to topography, intervening vegetation and settlement only three receptors were identified as being potentially subject to effects.
- 6.31 To the north and east, views towards the Site are relatively level, filtered by trees and hedgerows, and limited in scope: to the north footpath users views are restricted to the northern part of the west of the Site, and to the east, to the central field. In both instances, existing development forms part of the view.
- 6.32 From the PRoW between Euxton Lane and School Lane to the north the proposed development will result in a slight increase in the extent of the built edge of the village within the view, while seen within the wider context of the development for 140 dwellings located adjacent to the PRoW, while glimpsed views of Orchard Close and School Lane are visible within the view. Trees along School Lane and planting proposed as part of the development will help to filter views of proposed development, which will be in scale with that already present. On completion overall effects will be **negligible** and **negligible** at year 15.
- 6.33 To the east along the PRoW from Whinney Lane to Pear Tree Lane the proposed development will sit directly in front of the existing properties and behind the roadside trees along Pear tree Lane. On completion overall effects will be **moderate to minor adverse** and once structural planting establishes effects are considered to be **minor adverse** at year 15 as the established vegetation will present a more sympathetic, softened development frontage in comparison to the existing residential edge.
- 6.34 To the south the PRoW from Pear Tree Lane to the Cherries runs past the Site at short distance, separated by at least one field parcel and consequently potentially several vegetated field boundaries as well as woodland. Development will be set well back from the southern boundary to incorporate green infrastructure along the south of the Site and as such it is unlikely that proposed development will be discerned, particularly due to the infrequent opportunities for glimpses beyond the immediate hedge flanking the footpath. On completion overall effects will be **negligible** and **negligible** at year 15.

Roads

- 6.35 Road users with potential views include receptors along School Lane to the north of the Site, those along an approximate 150m stretch of Pear Tree Lane and passing the Site access on the Site's western boundary.
- 6.36 On School Lane to the north road users are alongside the Site boundary and views into the Site are filtered by the numerous trees. The rear of properties along School Lane to the western boundary can be seen. Proposed development will be visible in front of existing properties and views will be foreshortened. On completion overall effects will be **moderate adverse** and **moderate to minor adverse** at year 15.
- 6.37 Road users along Pear Tree Lane would be set behind existing dwellings, the hedge line and offset from the lane in places with open space and planting. Taking into consideration the existing properties immediately along the road and following establishment of the hedgerow and structural planting, On completion overall effects will be **moderate to minor adverse** and **minor adverse** at year 15.

- 6.38 At the western Site access views into the Site (particularly travelling south) will be fleeting and limited to almost immediately adjacent to the Site boundary. The main visible change will be the removal of an existing tree along the School Lane frontage at the access. Away from the access itself it is unlikely that development within the Site will be perceived, except at immediate distance along the Lane. On completion overall effects will be **minor adverse** and **minor adverse** at year 15.
- 6.39 Views from residential roads at short distance (i.e Orchard Close and The Cherries) are obscured by dwellings in the foreground or backing onto the Site.
- 6.40 Whinney Lane and Euxton Lane are both well vegetated to both sides, and combined with intervening vegetation and the direction of travel parallel to the site), effects on these views are considered to be **Negligible**.

Other potential receptors

- 6.41 There were no identified recreational receptors with the potential for views of the Site. The children's play area at the southern end of The Cherries is well screened by the woodland along Chapel Brook. Business premises along Euxton Lane are well set back from the road frontage, and there are several hedge and tree lines between the buildings and the site to the south.

7.0 SUMMARY AND CONCLUSIONS

- 7.1 The LVA has assessed landscape character and visual amenity and the resulting landscape visual effects of the proposed development on the receiving landscape and visual resource. The landscape and visual effects have been considered in relation to the proposed land uses and the parameter that are defined on the application's Framework Plan.
- 7.2 The proposed development occupies a site of 7.34 hectares and comprises comprise up to 180 dwellings, situated adjacent to the existing residential edge, with public open space and sustainable drainage to the south, and structural planting, green links, incidental open space and footpaths distributed throughout the scheme.
- 7.3 The Site comprises five field compartments, all of which are currently grazed and typically bound by well-established tall hedgerows with trees. Existing features of the Site are confined to the boundary vegetation. A narrow strip of land flanking School Lane includes roughly two lines of well-established trees; one to the lane, and one along the field boundary.
- 7.4 The proposals take into consideration the development plan policies of relevance to the Site and landscape and visual matters, namely JCS Policies 18 and 21, and Chorley Local Plan Policies BNE9, HW3 and HS4A). The scheme has considered the Site's existing features and character and incorporates these into the scheme, using these as the basis for further structural planting enhancements. The scheme seeks to deliver a high standard of landscaping, with proposed planting linking to, or directly enhancing existing vegetated boundaries. Existing hedgerows and trees have been retained and used as the basis for both the structure of the Site and for the proposal of additional and reinforcement structural planting. The Green Infrastructure proposals seek to meet the recommendations of Policy 18 of the adopted Joint Core Strategy, and of Chorley's Local Plan Policy BNE9 through the protection and enhancement of existing habitats on site. The scheme also proposes new habitat, particularly towards the southern boundary of the Site to enhance the Valley Park policy area, and to promote the connectivity of habitats.
- 7.5 The Site lies close to the Green Belt boundary although no part of the Site falls within in it. However, the Site is 'Safeguarded Land' within the Chorley Local Plan and the scheme presents a 'transitional' urban fringe frontage to the east takes into consideration the Green Belt boundary to the east of Pear Tree Lane. The site does not lie within or adjacent to any designated landscapes, nor is it in close proximity to any areas such as Registered Parks and Gardens, Conservation Areas or Scheduled monuments.

Landscape Summary

Landscape Character

- 7.6 On a national scale the Site lies within Natural England's National Character Area 'Lancashire Valleys' Character Area (NCA35).

"A Landscape Strategy for Lancashire", published by Lancashire County Council divides the county into Landscape Character Types (LCTs), and further into Landscape Character Areas (LCAs). The Site is within the 'Cuerden-Euxton' Area (LCA5k).

"The rural character of this landscape is largely obscured by built development which has taken place since the late 1970s. Motorways and motorway junctions dominate the northern sector."

7.7 Local forces for change include a decline in mature hedgerow and parkland trees, increasing pressures for residential development, and intensive agricultural management. LCA strategy recommendations include continued hedgerow management, species rich grassland management, new tree planting, and sympathetic new development on settlement edges.

7.8 Overall effects on the character of LCT5k are considered to be **Negligible** on completion and **Negligible** after 15 years.

Site and Immediate Context

7.9 The creation of new public open space, structural landscaping and boundary reinforcements are considered to result in beneficial effects. The effect upon the Site and the immediate context itself is deemed to be **moderate Adverse** at completion and **moderate to minor adverse** at year 15 as the proposed planting matures.

7.10 The effect upon the Site's setting is considered to be **Minor to Moderate Adverse**. The village edge already has an influence upon the neighbouring local landscape to the east, and reinforcement planting will strengthen the existing structural landscape framework of the Site as well as provide connectivity between the Valley Park and habitats within and across the Site. Effects would reduce to **Minor Adverse** in the longer term.

Visual Summary

7.11 The effects on visual amenity vary depending on distance from the development, the existing views and the degree of natural screening provided by the topography and vegetation.

7.12 The visual receptors which will be most affected by the development would be those within closest range of the Site boundary and of highest sensitivity. These comprise road users of School Lane and Pear Tree Lane and the residents of the scheme for 140 dwellings to the north of the Site that will front and side on to the north of School Lane. Residents backing onto the Site along School Lane and situated along Pear Tree Lane, and footpath users at short distance from the northern, eastern and southern boundaries.

- 7.13 Residential receptors potentially subject to visual effects following development of the Site include approximately 25 properties along School Lane, the housing fronting on to the Site from the development for 140 dwelling located off Euxton Lane to the north, along with The Cherries and three properties and farms along Pear Tree Lane.
- 7.14 There are fifteen properties along School Lane that back onto the Site, with varying proportions of garden and boundary vegetation. On completion short distance views will result in an overall **moderate adverse** effect on completion and **moderate adverse** at year 15. At Houghton House with its more open aspect westwards overall effects at completion will be **moderate adverse** and **moderate to minor adverse** after 15 years.
- 7.15 There are several public rights of way in the vicinity, however due to the relatively level topography, woodland to the southwest and settlement to the west only three receptors were identified as being potentially subject to effects.
- 7.16 From the PRow to the located between Euxton Lane and School Lane to the north the proposed development will result in a slight increase in the extent of the built edge of the village within the view. Existing trees along School Lane and proposed planting will help to filter views of proposed development. Given the presence of the built edge of Euxton in these views as existing effects would be **negligible**. From the PRow to the east the proposed development will sit directly in front of existing properties and behind the roadside vegetation to Pear tree Lane. Once structural planting establishes the effects at completion will be no greater than **minor adverse** in the long term. The PRow to the south is separated by at least one field parcel and consequently potentially several vegetated field boundaries as well as woodland. It is unlikely that proposed development will be discerned and it is judged that the effects will generally be **negligible** in the long term.
- 7.17 Road users with potential views include receptors along School Lane to the north of the Site, those on a limited stretch of Pear Tree Lane and passing the western Site access.
- 7.18 On School Lane to the north views of the Site are filtered by the numerous trees and include properties along the Site's west boundary beyond. Proposed development will foreshorten these views but will be fronted by the retained tree belt and proposed green space. Overall effects would be generally be **moderate to minor adverse** following establishment of the proposed GI along this boundary.
- 7.19 Along Pear Tree Lane dwellings would be set behind the hedge line and offset from the lane in places with open space and planting. Taking into consideration the proposed new and reinforcement hedgerow planting along this boundary effects in general along Pear Tree Lane are considered to be no greater than **minor adverse** in the long term. At the western Site access views will be fleeting and limited to almost immediately adjacent to the Site boundary. Effects upon road users are considered to be no greater than **minor Adverse** at the access itself. Beyond these roads views from nearby residential roads at short distance are obscured by dwellings in the foreground or backing onto the Site and given Whinney Lane and Euxton Lane are both well vegetated, effects on these views are considered to be no greater than **negligible**.

- 7.20 Whilst there would inevitably be some adverse landscape and visual effects on completion of the proposed development, it is judged that these effects would, however, be localised and limited in their extent. As a result of the delivery of public open space, reinforced hedgerows, and woodland / Valley Park enhancement planting to the southern boundary all giving rise to beneficial effects. The adverse effects would diminish over time as the GI framework becomes established and matures, providing screening and softening of the development.
- 7.21 In conclusion it is assessed that the Site's landscape character has the ability to absorb change through the introduction of high quality development as presented by the Framework Plan and as illustrated within the DAS. The proposed development of up to 180 dwellings, public open space, woodland enhancement and additional structural planting would bring beneficial effects and would be appropriate within this landscape context. The effects as a result of the proposed development would not give rise to any unacceptable landscape and visual harm.

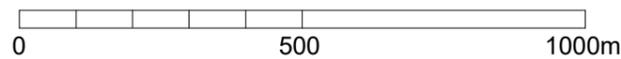


This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.

Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

-  Site Boundary
-  Development Currently Under Construction

Scale: 1:12500 @ A3



client
Gladman Developments Ltd

project
Land off Pear Tree Lane,
Euxton, Lancashire

drawing title
**SITE
LOCATION**

scale
1:12,500 @ A3

drawn
CMW/MPS

issue date
12 June 2019

rev
A

Figure 1

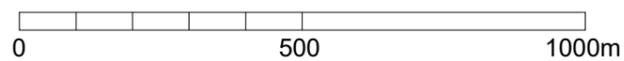


This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.

Aerial imagery © 2019 Microsoft Corporation

-  Site Boundary
-  Development Currently Under Construction

Scale: 1:12500 @ A3

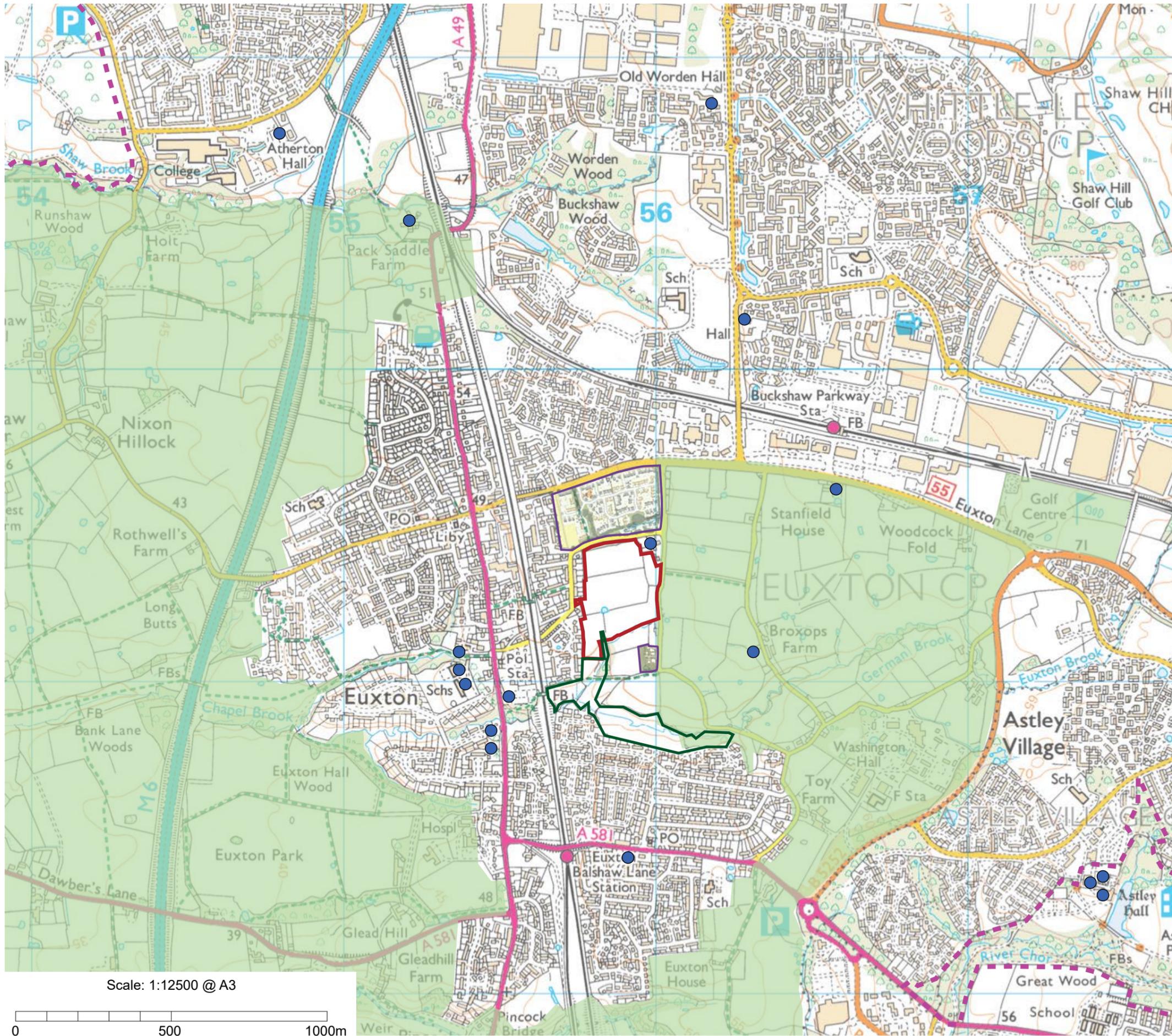


client
Gladman Developments Ltd
 project
Land off Pear Tree Lane,
Euxton, Lancashire

 drawing title
AERIAL
PHOTOGRAPH

scale
1:12,500 @ A3
 drawing / figure number
Figure 2
 drawn
CMW/MPS
 issue date
12 June 2019
 rev
A



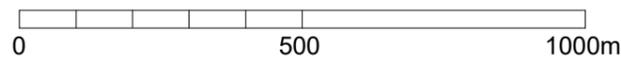


This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.

Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

-  Site Boundary
-  Development Currently Under Construction
-  Registered Parks and Gardens (RPGs)
-  Listed Buildings
-  Green Belt
-  Valley Park (Chorley Local Plan 2012, Policy HW3)

Scale: 1:12500 @ A3



client
Gladman Developments Ltd
 project
Land off Pear Tree Lane,
Euxton, Lancashire

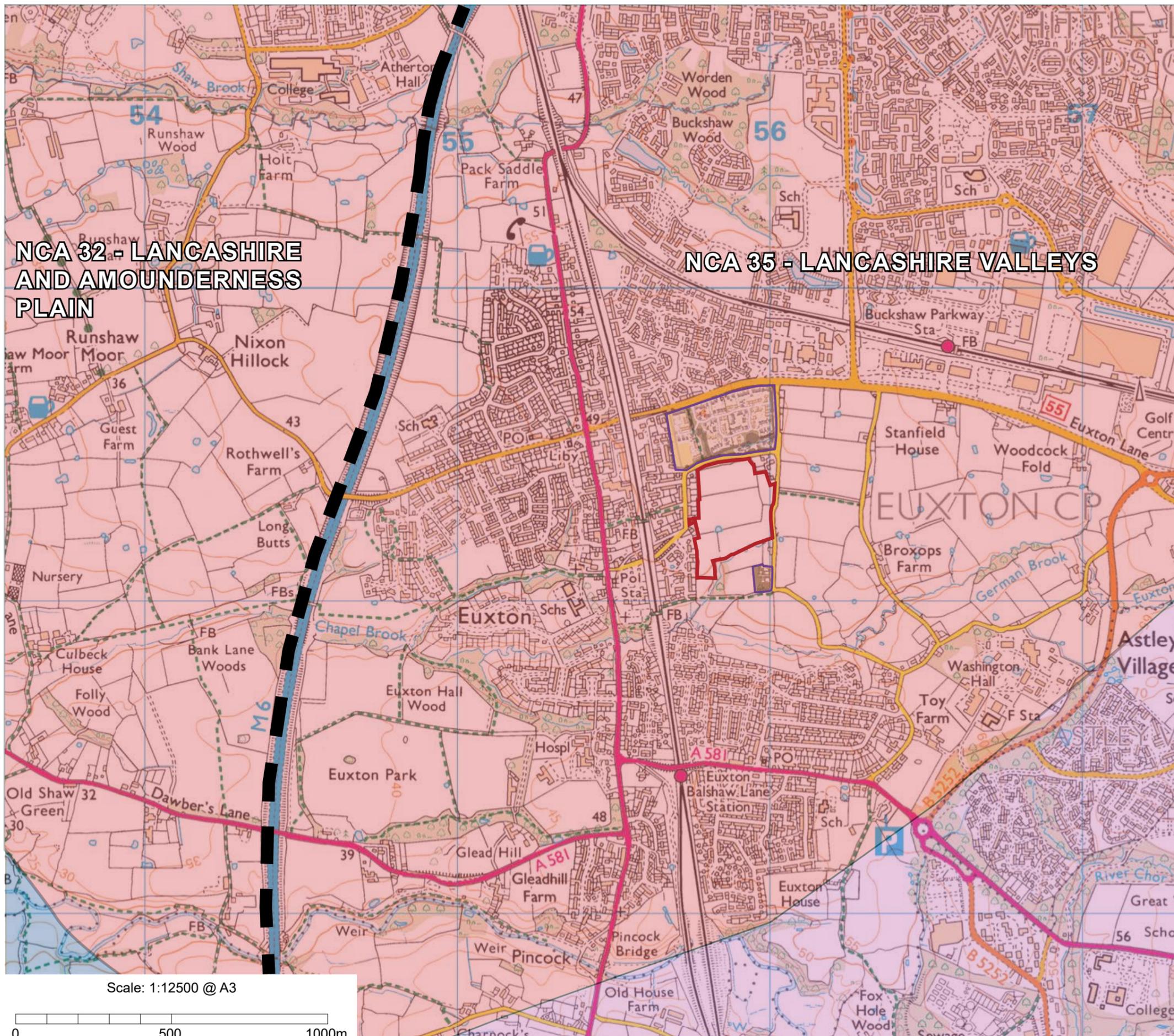


drawing title
DESIGNATIONS

scale
1:12,500 @ A3
 drawing / figure number
Figure 3

drawn
CMW/MPS
 issue date
12 June 2019
 rev
A





NCA 32 - LANCASHIRE AND AMOUNDERNESS PLAIN

NCA 35 - LANCASHIRE VALLEYS

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.

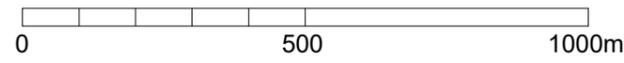
Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

-  Site Boundary
-  Development Currently Under Construction
-  National Landscape Character Boundary

Lancashire Landscape Area and Types;

-  Undulating Lowland Farmland: 5k - Cuerden-Euxton
-  Industrial Foothills and Valleys: 6d - Adlington-Coppull
-  Coastal Plain: 15c - Croston-Mawdesley

Scale: 1:12500 @ A3



client
Gladman Developments Ltd

project
Land off Pear Tree Lane,
Euxton, Lancashire

drawing title
LANDSCAPE CHARACTER PLAN

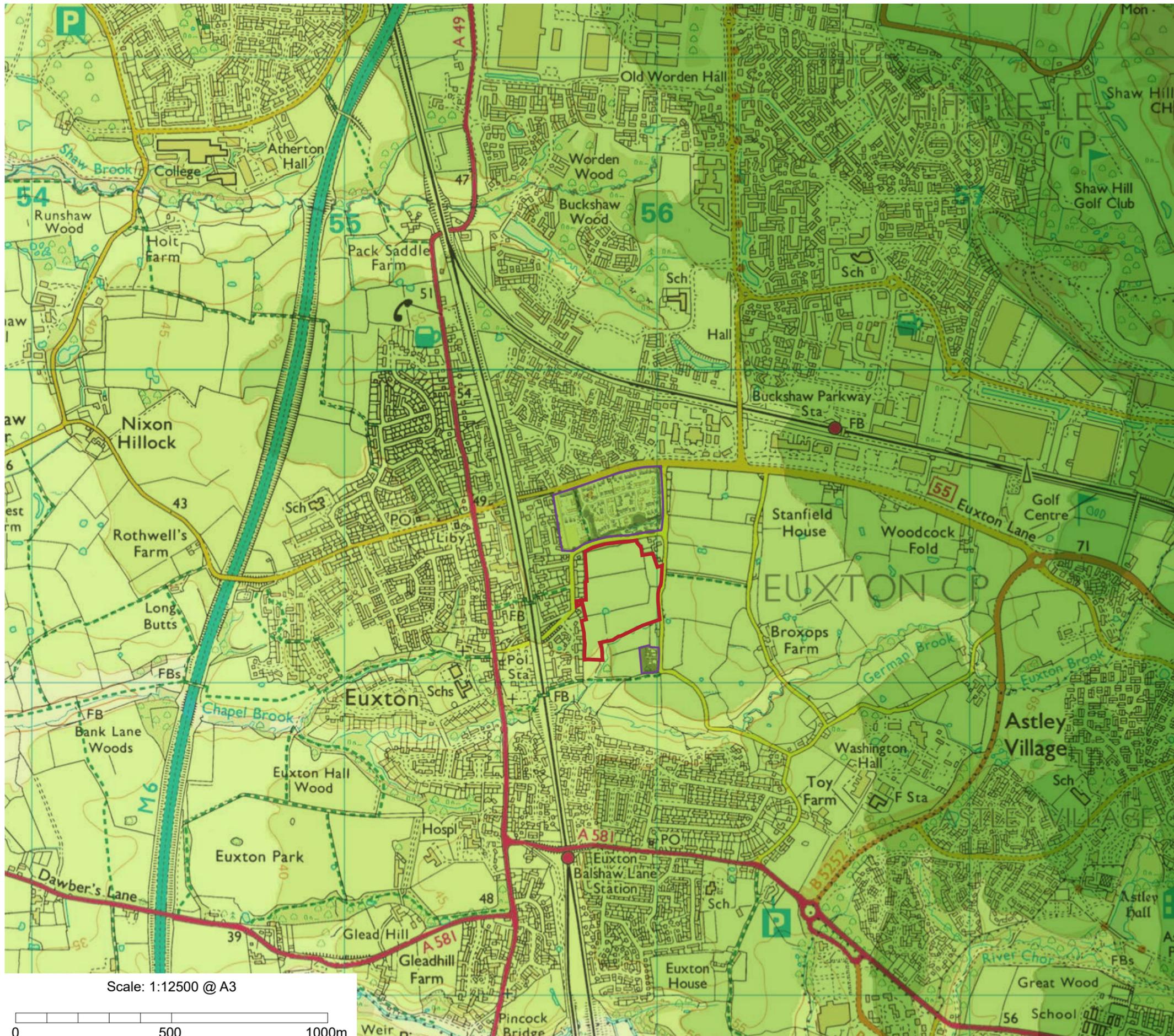
scale
1:12,500 @ A3

drawn
CMW/MPS

issue date
12 June 2019

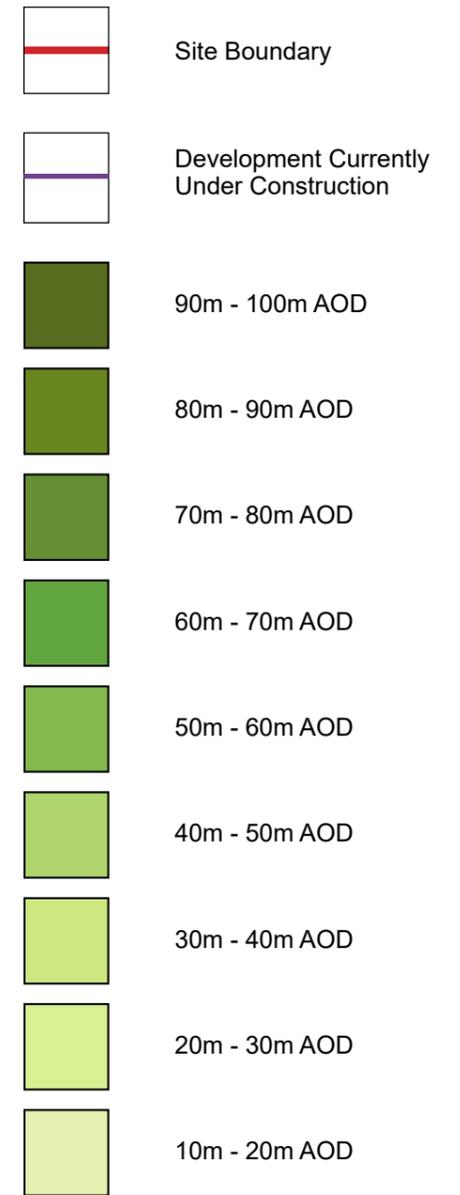
rev
A

Figure 4

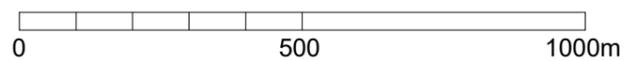


This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.

Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)



Scale: 1:12500 @ A3



client
Gladman Developments Ltd

project
Land off Pear Tree Lane,
Euxton, Lancashire

drawing title
**TOPOGRAPHY
PLAN**

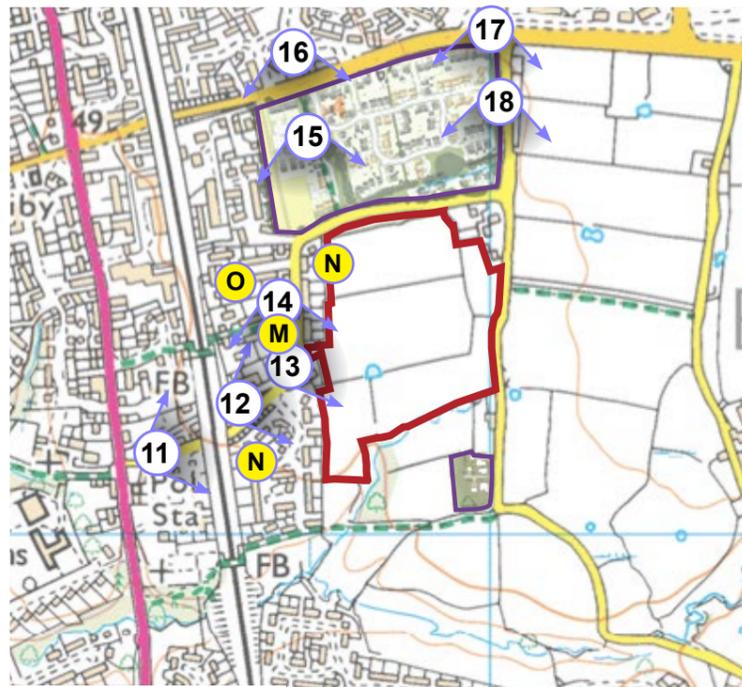
scale
1:12,500 @ A3

drawn
CMW/MPS

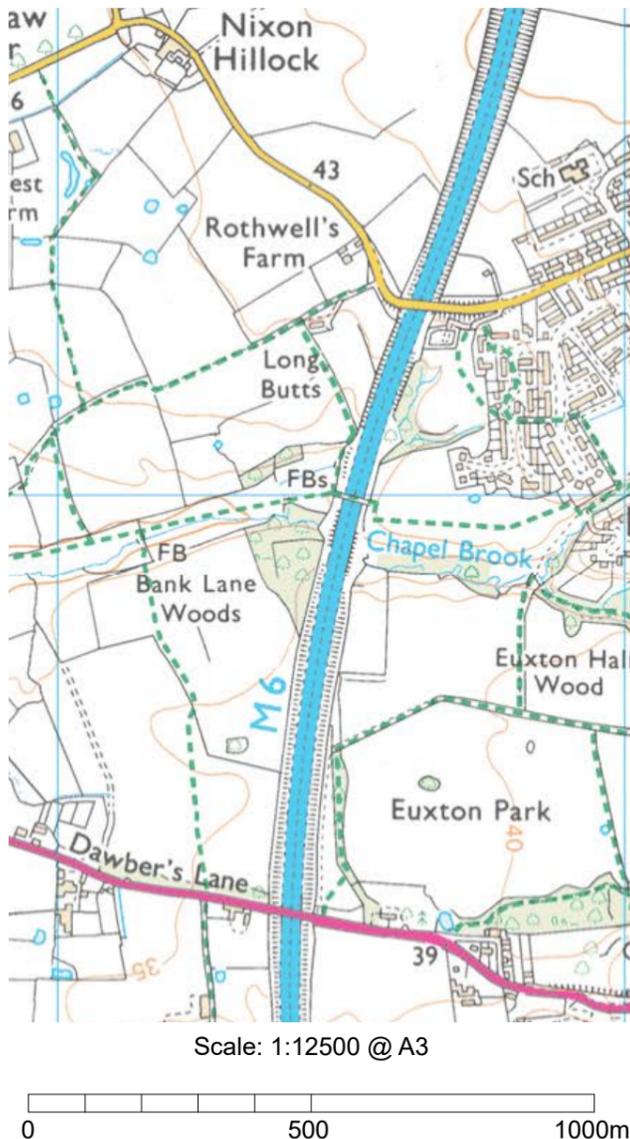
issue date
12 June 2019

rev
A

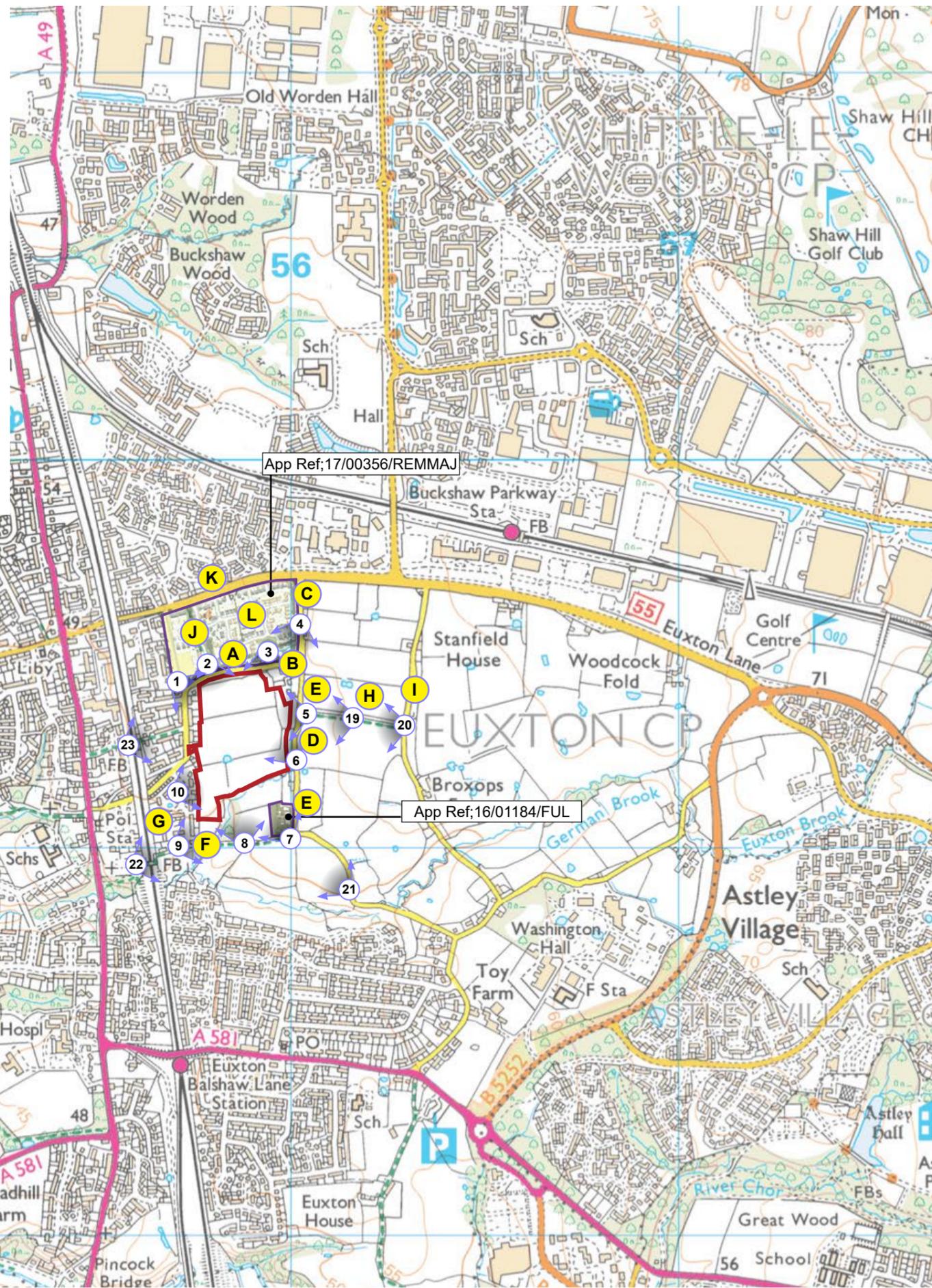




INSET: 1:10,000 @ A3



Scale: 1:12500 @ A3



This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.

Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

-  Site Boundary
-  Development Currently Under Construction
-  Viewpoint Locations
-  Visual Receptors

Visual Receptor List

- A - Receptors of Road Users, School Lane
- B - Receptor of Residents, Houghton House
- C - Receptors of Road Users, Pear Tree Lane
- D - Receptors of Road Users, Pear Tree Lane
- E - Receptors of Residents, Pear Tree Lane
- F - Receptors of PRoW PRoW; 9-14-FP20
- G - Receptors of Residents, The Cherries
- H - Receptors of PRoW, PRoW; 9-14-FP21
- I - Receptors of Road Users, Whinney Lane
- J - Receptors of PRoW, PRoW; 9-14-FP19
- K - Receptors of Road Users, Euxton Lane
- L - Receptors of Residents, Land off Euxton Lane
- M - Receptors of Road Users, School Lane
- N - Receptors of Residents, School Lane and The Cherries
- O - Receptors of Residents, west of School Lane

client
Gladman Developments Ltd

project
Land off Pear Tree Lane,
Euxton, Lancashire

drawing title
VISUAL ANALYSIS

scale
1:12,500 @ A3

drawn
CMW/MPS

issue date
12 June 2019

rev

Figure 6

A

Development for 140 dwellings
under construction
(App Ref;17/00356/REMAJ)

School Lane

Site



PHOTO VIEWPOINT 1: View from School Lane at the junction with Orchard Close.

School Lane.



PHOTO VIEWPOINT 1: Continued

Note: Based on a viewing distance of 175mm and focal length of 50mm

client
Gladman Developments Ltd

project
Land off Pear Tree Lane,
Euxton, Lancashire

drawing title
PHOTO VIEWPOINT 1

scale
NTS @ A3

drawn
GN/MPS

issue date
June 2019

rev



Figure 7

B

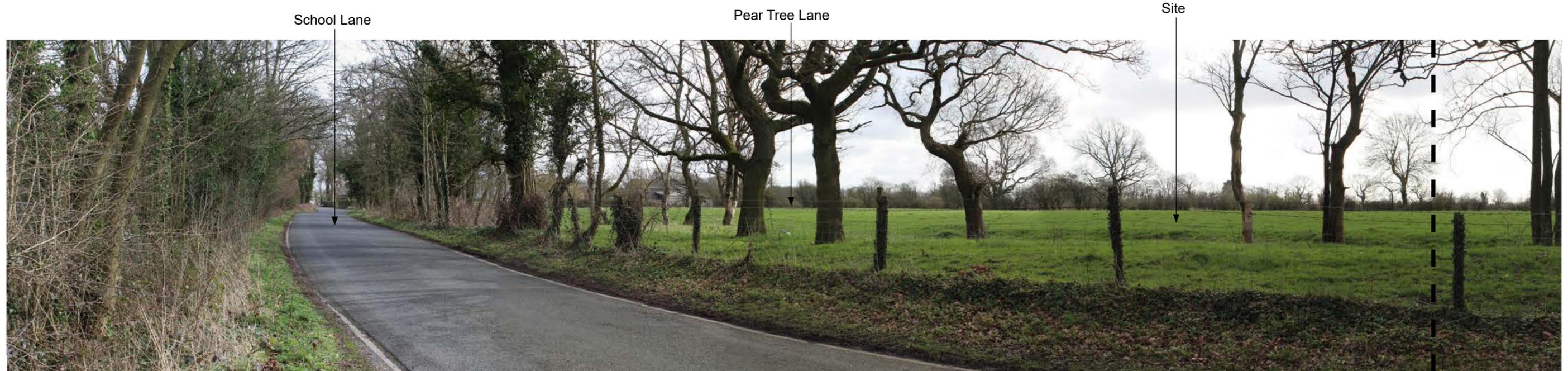


PHOTO VIEWPOINT 2: View from School Lane. PRoW (9-14-FP19) towards the site.



PHOTO VIEWPOINT 2: Continued.

client
Gladman Developments Ltd

project
Land off Pear Tree Lane,
Euxton, Lancashire

drawing title
PHOTO VIEWPOINT 2

fpcr

scale
NTS @ A3

drawn
GN/MPS

issue date
June 2019

drawing / figure number
Figure 8

rev
B

Note: Based on a viewing distance of 175mm and focal length of 50mm



PHOTO VIEWPOINT 3: View from School Lane adjacent Houghton House.



PHOTO VIEWPOINT 3: Continued.

client
Gladman Developments Ltd

project
Land off Pear Tree Lane,
Euxton, Lancashire

drawing title
PHOTO VIEWPOINT 3

scale
NTS @ A3

drawn
GN/MPS

issue date
June 2019

rev
B

fpcr

Note: Based on a viewing distance of 175mm and focal length of 50mm

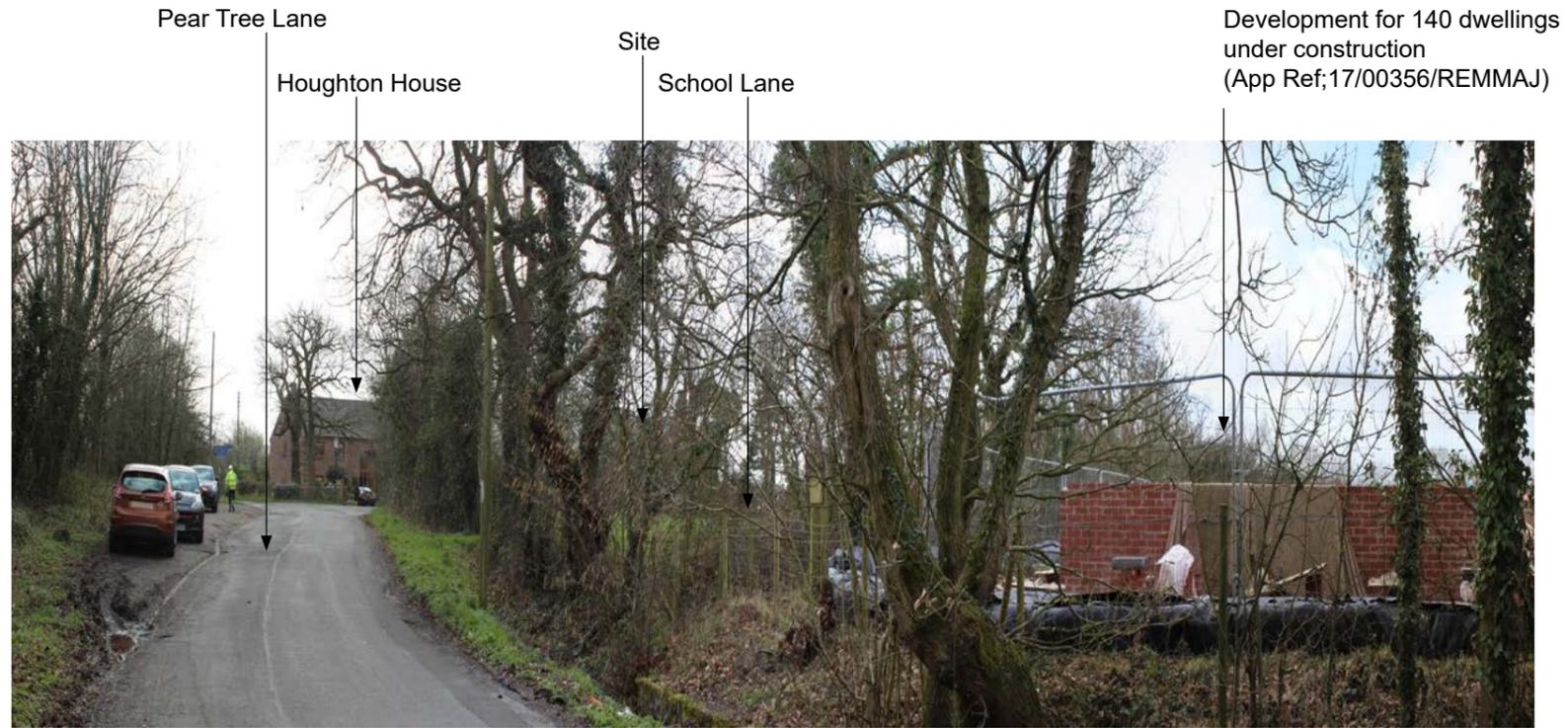


PHOTO VIEWPOINT 4: View from Pear Tree Lane towards Houghton House and the junction of Pear Tree Lane and School Lane

Note: Based on a viewing distance of 175mm and focal length of 50mm

 client
Gladman Developments Ltd

project
Land off Pear Tree Lane,
Euxton, Lancashire

drawing title
PHOTO VIEWPOINT 4

scale
NTS @ A3

drawn
GN/MPS

issue date
June 2019

drawing / figure number
Figure 10

rev
B



Pear Tree Lane

Site

PHOTO VIEWPOINT 5: View from Pear Tree Lane adjacent to PRow (9-14-FP21)



Site

Houghton House

PRow (9-14-FP21)

Development for 140 dwellings
under construction
(App Ref;17/00356/REMAJ)

PHOTO VIEWPOINT 5: Continued.



client
Gladman Developments Ltd

project
Land off Pear Tree Lane,
Euxton, Lancashire

drawing title
PHOTO VIEWPOINT 5

scale
NTS @ A3

drawn
GN/MPS

issue date
June 2019

drawing / figure number
Figure 11

rev
B

Note: Based on a viewing distance of 175mm and focal length of 50mm



PHOTO VIEWPOINT 6: View from Pear Tree Lane, adjacent to Pear Tree Cottage

Note: Based on a viewing distance of 175mm and focal length of 50mm

FPCR Environment and Design Ltd, Lockington Hall, Lockington, Derby, DE74 2RH ■ t: 01509 672772 ■ f: 01509 674565 ■ e: mail@fpcr.co.uk ■ w: www.fpcr.co.uk
masterplanning ■ environmental assessment ■ landscape design ■ urban design ■ ecology ■ architecture ■ arboriculture

J:\5200\5219\LANDSLVIA\5219 7-22 Figures VP revA.indd

 client
Gladman Developments Ltd

project
Land off Pear Tree Lane,
Euxton, Lancashire

drawing title
PHOTO VIEWPOINT 6

scale
NTS @ A3

drawn
GN/MPS

issue date
June 2019

drawing / figure number
Figure 12

rev
B



PHOTO VIEWPOINT 7: View adjacent to PRoW (9-14-FP20) next to Pear Tree Lane



PHOTO VIEWPOINT 8: View from PRoW (9-14-FP20) north towards the site.

client
Gladman Developments Ltd

project
Land off Pear Tree Lane,
Euxton, Lancashire

drawing title
PHOTO VIEWPOINTS 7 & 8

scale
NTS @ A3

drawn
GN/MPS

issue date
June 2019

rev

Figure 13 **B**

Note: Based on a viewing distance of 175mm and focal length of 50mm

The Cherries
PRoW (9-14-FP20)



PHOTO VIEWPOINT 9: View from PRoW (9-14-FP20) adjacent to The Cherries.

Properties located along The Cherries
backing onto the site
The Cherries



PHOTO VIEWPOINT 10: View adjacent to the properties located along The Cherries.

Note: Based on a viewing distance of 175mm and focal length of 50mm

FPCR Environment and Design Ltd, Lockington Hall, Lockington, Derby, DE74 2RH ■ t: 01509 672772 ■ f: 01509 674565 ■ e: mail@fpcr.co.uk ■ w: www.fpcr.co.uk
masterplanning ■ environmental assessment ■ landscape design ■ urban design ■ ecology ■ architecture ■ arboriculture

J:\5200\5219\LANDSLVIA\5219 7-22 Figures VP revA.indd

client
Gladman Developments Ltd

project
Land off Pear Tree Lane,
Euxton, Lancashire

drawing title
PHOTO VIEWPOINTS 9 & 10

scale
NTS @ A3

drawn
GN/MPS

issue date
June 2019

rev

Figure 14 **B**



PHOTO VIEWPOINT 11: View from School Lane towards the site.



PHOTO VIEWPOINT 12: View from School Lane on the approach to the site looking east.

client
Gladman Developments Ltd

project
Land off Pear Tree Lane,
Euxton, Lancashire

drawing title
PHOTO VIEWPOINTS 11 & 12

scale
NTS @ A3

drawn
GN/MPS

issue date
June 2019

rev

Figure 15 **B**

Note: Based on a viewing distance of 175mm and focal length of 50mm



PHOTO VIEWPOINT 13: View from School Lane at the proposed Site access looking east.

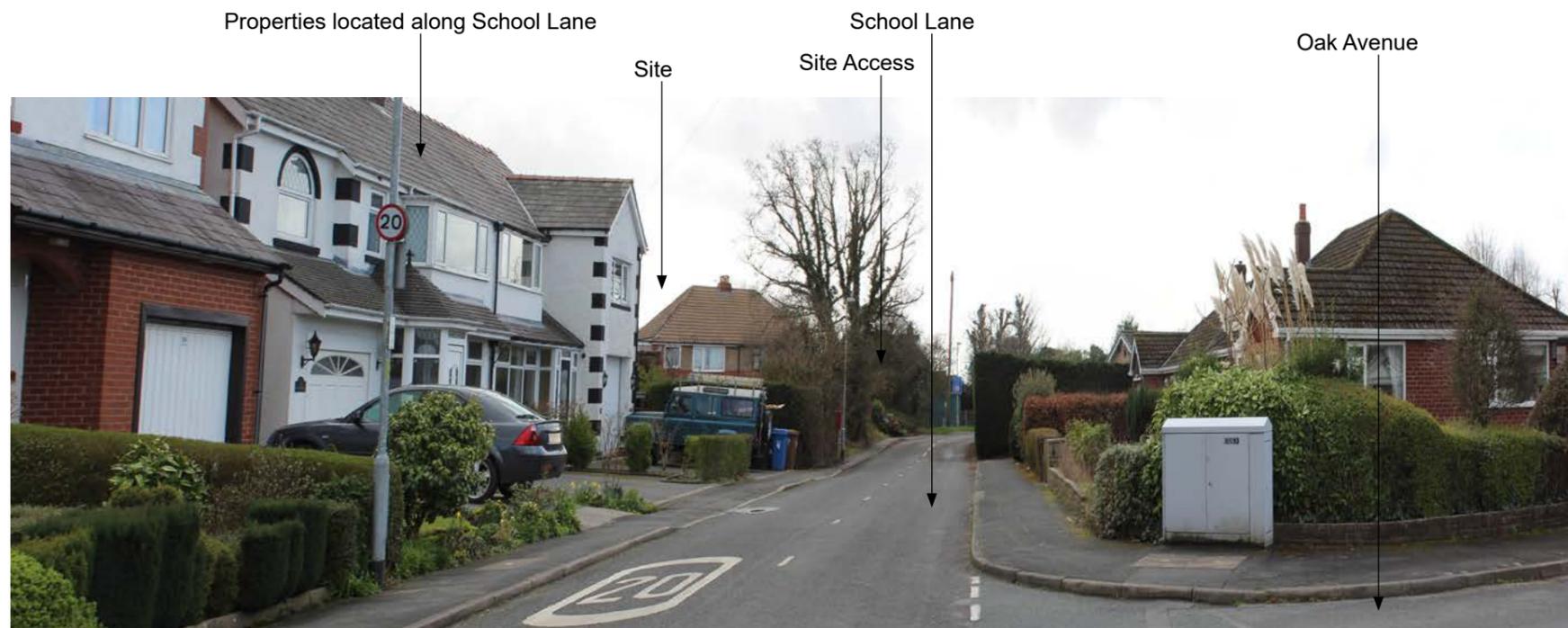


PHOTO VIEWPOINT 14: View from School Lane at the junction of Oak Avenue looking south

client
Gladman Developments Ltd

project
Land off Pear Tree Lane,
Euxton, Lancashire

drawing title
PHOTO VIEWPOINTS 13 & 14

scale
NTS @ A3

drawn
GN/MPS

issue date
June 2019

drawing / figure number
Figure 16

rev
B

Note: Based on a viewing distance of 175mm and focal length of 50mm

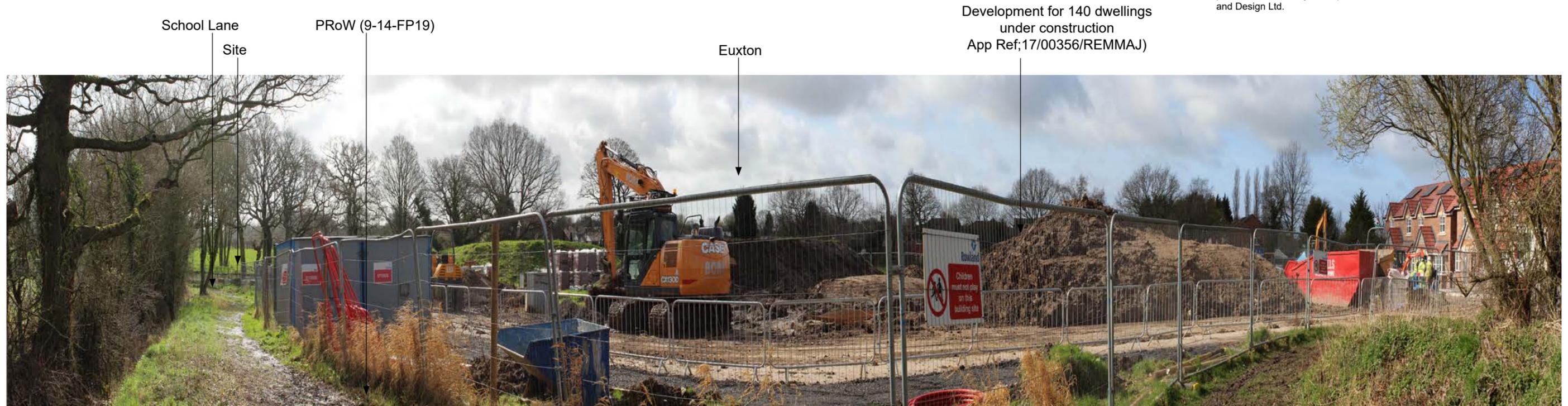


PHOTO VIEWPOINT 15: View from PRow (9-14-FP19), viewing towards School Lane and the Site



PHOTO VIEWPOINT 16: View south towards the Site from Euxton Lane

client
Gladman Developments Ltd

project
Land off Pear Tree Lane,
Euxton, Lancashire

drawing title
PHOTO VIEWPOINTS 15 & 16

scale
NTS @ A3

drawn
GN/MPS

issue date
June 2019

drawing / figure number
Figure 17

rev
B

Note: Based on a viewing distance of 175mm and focal length of 50mm



PHOTO VIEWPOINT 17: View south from Euxton Lane



PHOTO VIEWPOINT 18: View south along Pear Tree Lane

client
Gladman Developments Ltd

project
Land off Pear Tree Lane,
Euxton, Lancashire

drawing title
PHOTO VIEWPOINTS 17 & 18

scale
NTS @ A3

drawn
GN/MPS

issue date
June 2019

drawing / figure number
Figure 18

rev
B

Note: Based on a viewing distance of 175mm and focal length of 50mm

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.

Existing properties located along The Cherries

School Lane

Site

PRoW (9-14-FP21)



PHOTO VIEWPOINT 19: View west towards the site from PRoW (9-14-FP21)

fpcr

client
Gladman Developments Ltd

project
Land off Pear Tree Lane,
Euxton, Lancashire

drawing title
PHOTO VIEWPOINT 19

scale
NTS @ A3

drawn
GN/MPS

issue date
June 2019

drawing / figure number
Figure 19

rev
B

Note: Based on a viewing distance of 175mm and focal length of 50mm

FPCR Environment and Design Ltd, Lockington Hall, Lockington, Derby, DE74 2RH ■ t: 01509 672772 ■ f: 01509 674565 ■ e: mail@fpcr.co.uk ■ w: www.fpcr.co.uk
masterplanning ■ environmental assessment ■ landscape design ■ urban design ■ ecology ■ architecture ■ arboriculture

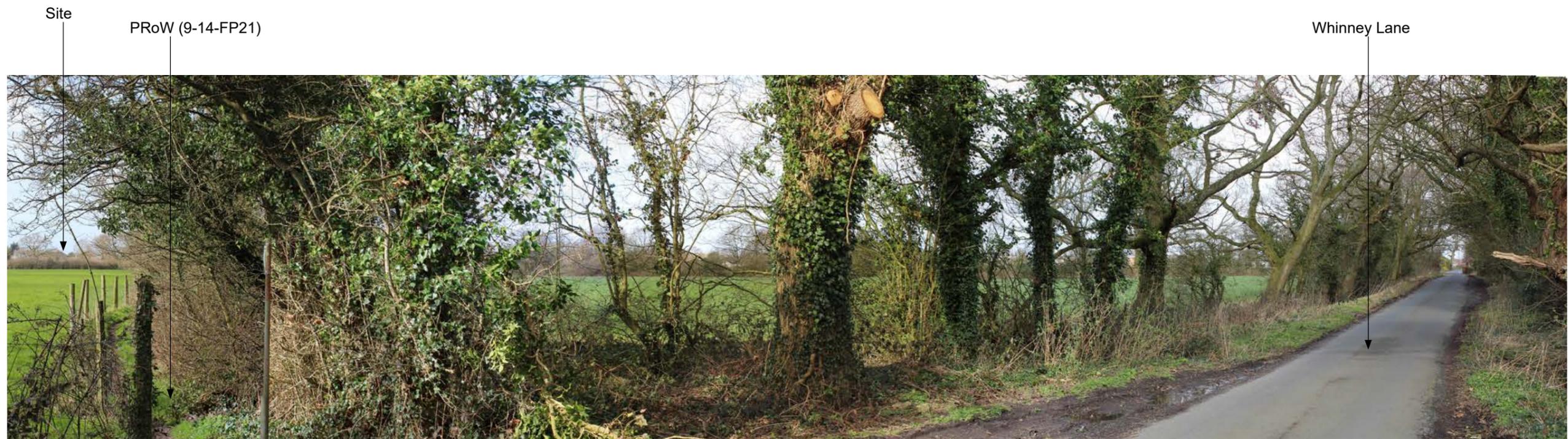
J:\5200\5219\LANDSLVIA\5219 7-22 Figures VP revA.indd



Whinney Lane

Existing properties located along The Cherries

PHOTO VIEWPOINT 20: View from Whinney Lane at the junction of the Public Right of Way (9-14-FP21), viewing west towards the site.



Site

PRoW (9-14-FP21)

Whinney Lane

PHOTO VIEWPOINT 20: Continued.

Note: Based on a viewing distance of 175mm and focal length of 50mm

client
Gladman Developments Ltd

project
Land off Pear Tree Lane,
Euxton, Lancashire

drawing title
PHOTO VIEWPOINT 20

scale
NTS @ A3

drawn
GN/MPS

issue date
June 2019

rev
B

fpcr

Figure 20

B

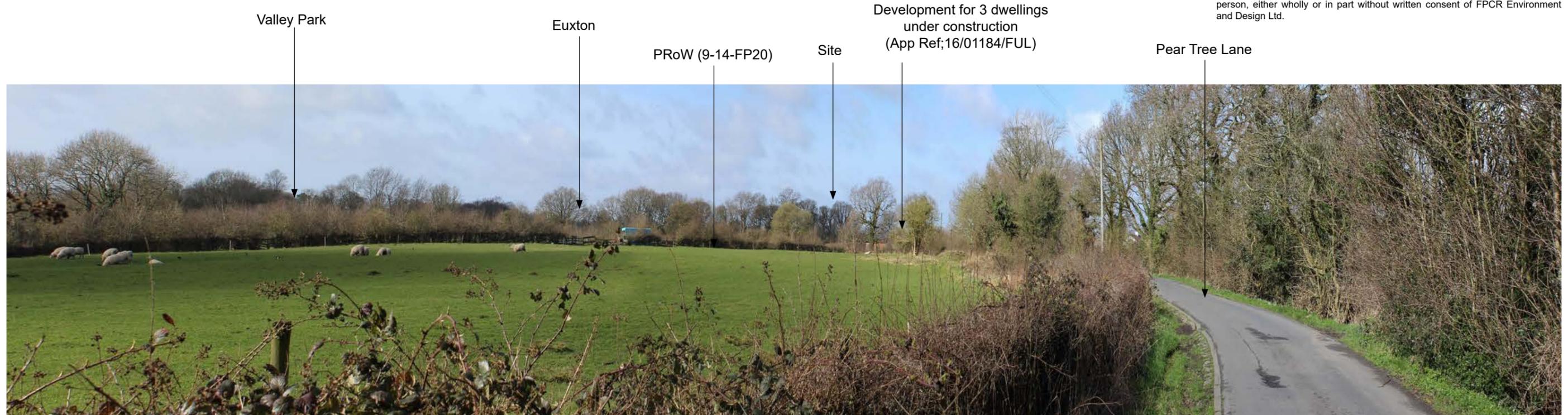


PHOTO VIEWPOINT 21: View north along Pear Tree Lane.

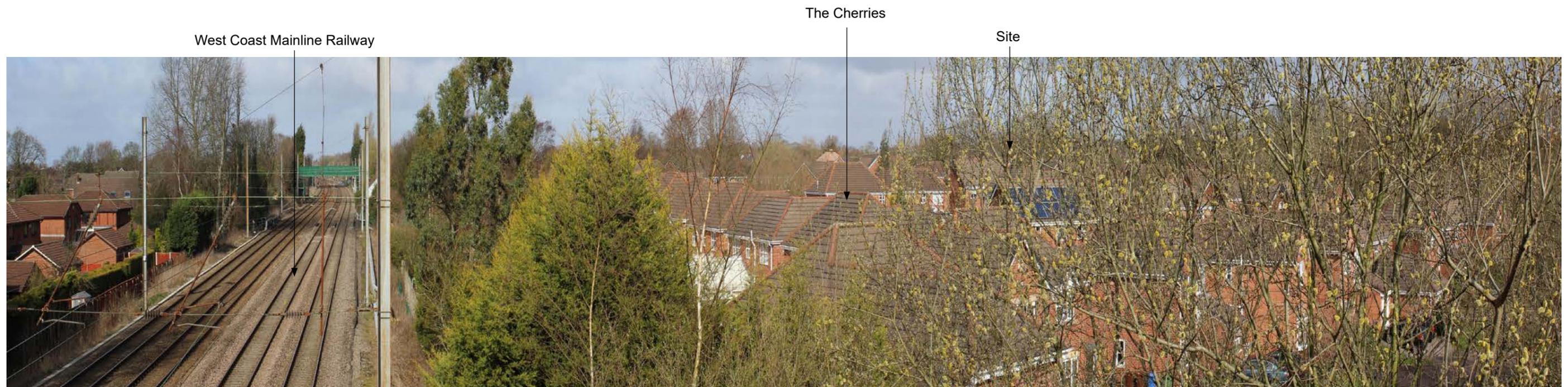


PHOTO VIEWPOINT 22: View from PRoW (9-14-FP20) crossing over West Coast Mainline

client
Gladman Developments Ltd

project
Land off Pear Tree Lane,
Euxton, Lancashire

drawing title
PHOTO VIEWPOINT 21 & 22

scale
NTS @ A3

drawn
GN/MPS

issue date
June 2019

drawing / figure number
Figure 21

rev
B

Note: Based on a viewing distance of 175mm and focal length of 50mm

West Coast Mainline Railway

Development for 140 dwellings
under construction
(App Ref;17/00356/REMAJ)

Properties located
off School Lane

Oak Avenue

Site



PHOTO VIEWPOINT 23: View from PRow (9-14-FP18) crossing over West Coast Mailine.

fpcr

client
Gladman Developments Ltd

project
Land off Pear Tree Lane,
Euxton, Lancashire

drawing title
PHOTO VIEWPOINT 23

scale
NTS @ A3

drawn
GN/MPS

issue date
June 2019

drawing / figure number
Figure 22

rev
B

Note: Based on a viewing distance of 175mm and focal length of 50mm

Appendix A

Appendix A

Landscape and Visual Appraisal – Methodology and Assessment Criteria

Introduction

- 1.0 The methodology for the Landscape and Visual Appraisal (LVA) undertaken for the proposed development is detailed in the LVA report. The following information should be read in conjunction with this methodology.
- 1.1 As advised in the Guidelines for Landscape and Visual Impact Assessment (3rd Edition) (GLVIA3), the judgements made in respect of both landscape and visual effects are a combination of an assessment of the sensitivity of the receptor and the magnitude of the landscape or visual effect. The following details the definitions and criteria used in assessing sensitivity and magnitude for landscape and visual receptors.
- 1.2 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as High/ Medium or Moderate/ Minor etc. This indicates that the assessment lies between the respective definitions or encompasses aspects of both.

Landscape

Landscape Sensitivity

- 1.3 Landscape receptors are assessed in terms of their 'Landscape Sensitivity'. This combines judgements on the value to be attached to the landscape and the susceptibility to change of the landscape from the type of change or development proposed. The definition and criteria adopted for these contributory factors is detailed below.
- 1.4 There can be complex relationships between the value attached to landscape receptors and their susceptibility to change which can be especially important when considering change within or close to designated landscapes. For example, an internationally, nationally or locally valued landscape does not automatically or by definition have a high susceptibility to all types of change. The type of change or development proposed may not compromise the specific basis for the value attached to the landscape.

Landscape Value

- 1.5 Value can apply to a landscape area as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. The following criteria have been used to categorise landscape value. Where there is no clear existing evidence on landscape value, an assessment is made based on the criteria/ factors identified below (based on the guidance in GLVIA3 paragraph 5.28, Box 5.1).

- Landscape quality (condition)
- Scenic quality
- Rarity
- Representativeness
- Conservation interest
- Recreation value
- Perceptual aspects
- Associations

Landscape Value	Definition
High	Landscape receptors of high importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.
Medium	Landscape receptors of medium importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.
Low	Landscape receptors of low importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.

Landscape Susceptibility to Change

- 1.6 This means the ability of the landscape receptor (overall character type/ area or individual element/ feature) to accommodate the change (i.e. the proposed development) without undue consequences for the maintenance of the baseline position and/ or the achievement of landscape planning policies and strategies. The definition and criteria for the assessment of Landscape Susceptibility to Change is as follows:

Landscape Susceptibility to Change	Definition
High	A highly distinctive and cohesive landscape receptor, with positive characteristics and features with no or very few detracting or intrusive elements. Landscape features intact and in very good condition and/ or rare. Limited capacity to accept the type of change/ development proposed.
Medium	Distinctive and more commonplace landscape receptor, with some positive characteristics/ features and some detracting or intrusive elements. Landscape features in moderate condition. Capacity to accept well planned and designed change/ development of the type proposed.
Low	Landscape receptor of mixed character with a lack of coherence and including detracting or intrusive elements. Landscape features that may be in poor or improving condition and few that could not be replaced. Greater capacity to accept the type of change/ development proposed.

Magnitude of Landscape Effects

- 1.7 The magnitude of landscape effects is the degree of change to the landscape receptor in terms of its size or scale of change, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the separate considerations of Scale or Size of the Degree of Change and Reversibility. The geographical extent and duration of change are described where relevant in the appraisal.

Scale or Size of the Degree of Landscape Change

Scale or Size of the Degree of Landscape Change	Definition
High	Total loss of or substantial alteration to key characteristics / features and the introduction of new elements totally uncharacteristic to the receiving landscape. Overall landscape receptor will be fundamentally changed.
Medium	Partial loss of or alteration to one or more key characteristics / features and the introduction of new elements that would be evident but not necessarily uncharacteristic to the receiving landscape. Overall landscape receptor will be obviously changed.
Low	Limited loss of, or alteration to one or more key characteristics/ features and the introduction of new elements evident and/ or characteristic to the receiving landscape. Overall landscape receptor will be perceptibly changed.
Negligible	Very minor alteration to one or more key characteristics/ features and the introduction of new elements characteristic to the receiving landscape. Overall landscape receptor will be minimally changed.
None	No loss or alteration to the key characteristics/ features, representing 'no change'.

Reversibility

Reversibility	Definition
Irreversible	The development would be permanent and the assessment site could not be returned to its current/ former use.
Reversible	The development could be deconstructed/ demolished and the assessment site could be returned to broadly its current/ historic use (although that may be subject to qualification depending on the nature of the development).

Visual

Sensitivity of Visual Receptors

- 1.8 Visual sensitivity assesses each visual receptor in terms of their susceptibility to change in views and visual amenity and also the value attached to particular views. The definition and criteria adopted for these contributory factors is detailed below.

Visual Susceptibility to Change

- 1.9 The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of; firstly, the occupation or activity of people experiencing the view at particular locations; and secondly, the extent to which their attention or interest may therefore be focussed on the views and visual amenity they experience.

Visual Susceptibility to Change	Definition
High	Residents at home with primary views from ground floor/garden and upper floors. Public rights of way/ footways where attention is primarily focussed on the landscape and on particular views. Visitors to heritage assets or other attractions whose attention or interest is likely to be focussed on the landscape and/ or on particular views. Communities where views make an important contribution to the landscape setting enjoyed by residents. Travellers on recognised scenic routes.
Medium	Residents at home with secondary views (primarily from first floor level). Public rights of way/ footways where attention is not primarily focussed on the landscape and/ or particular views. Travellers on road, rail or other transport routes.
Low	Users of outdoor recreational facilities where the view is less important to the activities (e.g. sports pitches). Travellers on road, rail or other transport where views are primarily focussed on the transport route. People at their place of work where views of the landscape are not important to the quality of the working life.

Value of Views

- 1.10 The value attached to a view takes account of any recognition attached to a particular view and/ or any indicators of the value attached to views, for example through guidebooks or defined viewpoints or references in literature or art.

Value of Views	Definition
High	A unique or identified view (e.g. shown as such on Ordnance Survey map, guidebook or tourist map) or one noted in literature or art. A view where a heritage asset makes an important contribution to the view.
Medium	A typical and/ or representative view from a particular receptor.
Low	An undistinguished or unremarkable view from a particular receptor.

Magnitude of Visual Effects

- 1.11 Magnitude of Visual Effects evaluates each of the visual effects in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the Scale or Size (including the degree of contrast) of Visual Change. The distance and nature of the view and whether the receptor's view will be stationary or moving are also detailed in the Visual Effects Table.

Scale or Size of the Degree of Visual Change	Definition
High	The proposal will result in a large and immediately apparent change in the view, being a dominant and new and/ or incongruous feature in the landscape.
Medium	The proposal will result in an obvious and recognisable change in the view and will be readily noticed by the viewer.
Low	The proposal will constitute a minor component of the wider view or a more recognisable component that reflects those apparent in the existing view. Awareness of the proposals will not have a marked effect on the overall nature of the view.
Negligible/ None	Only a very small part of the proposal will be discernible and it will have very little or no effect on the nature of the view.

Level of Effect

- 1.12 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.
- 1.13 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following descriptive thresholds have been used for this appraisal:
- **Major**
 - **Moderate**
 - **Minor**
 - **Negligible**
- 1.14 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

Appendix B

This page has been
left intentionally
blank

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
National Landscape Character									
Natural England, National Character Area Profile 'Lancashire Valleys' (NCA35)	Medium	Medium	Medium	Construction: Negligible Completion: Negligible Year 15: Negligible	No	The Lancashire Valleys broadly consist of the wide vale of the rivers Ribble and Calder and their tributaries, running north-east to south-west between the natural backdrops of Pendle Hill and the Southern Pennines. This visually contained landscape has a strong urban character. Amongst the SEOs, those of relevance to the Site include the need to increase the resilience and significance of woodland and trees and manage and expand existing tree cover, as well as the conservation and management of the distinction between small rural settlements and the densely urban areas and ensuring that new development is sensitively designed (so as to contribute to settlement character, reduce the impact of the urban fringe and provide well-designed green infrastructure). The development seeks to contribute to these aims by delivering a varied and well considered development edge to the surrounding countryside, integrating a network of green infrastructure that guides development form and retain and enhance the existing field structure and vegetation.	Negligible	Negligible	Negligible
Landscape Character Assessment (LCA): County/District									
Lancashire Landscape Character Assessment: 'A Landscape Strategy for Lancashire' (2000) LCA5k	Medium-Low	Medium	Medium	Construction: Low to Negligible Completion: Low to Negligible Year 15: Negligible	No	The rural character of this landscape is largely obscured by built development which has taken place since the late 1970s. Motorways and motorway junctions dominate the northern sector. Local forces for change include a decline in mature hedgerow and parkland trees, increasing pressures for residential development, and intensive agricultural management. LCA strategy recommendations include continued hedgerow management, species rich grassland management, new tree planting, and sympathetic new development on settlement edges.	Minor Adverse to Negligible	Negligible	Negligible

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
Landscape Character: Site and Immediate Context									
Site and Immediate Context	Medium	Medium	Medium	Construction: Medium Completion: Medium Year 15: Medium to Low	No	The development for 140 dwellings is under construction adjacent to the north of School Lane. Houghton House, Pear Tree Cottage and the development for 3 dwellings are under construction located to the south of Pear Tree Farm, while the properties located of School Lane back on to the Site to the west. The combined effect of the existing dwellings and the housing under construction all combine to influence the setting of the proposed Site. The village edge already has an influence upon the neighbouring local landscape to the east, the reinforcement planting to the boundaries will reflect the character of surrounding field parcels and reduce the presence of Euxton. It will also provide connectivity between the Valley Park and habitats within and across the Site.	Moderate Adverse	Moderate Adverse	Moderate to Minor Adverse
Site Landscape Features/ Characteristics									
Site Landscape Features <i>Landform</i>	Medium	Medium	Medium	Construction: Low Completion: Low Year 15: Low	No	The proposals would not result in any dramatic changes to the overall landform within the Site. Some localised changes would occur during construction of the development together with associated access roads and paved areas, although the underlying direction and gradient of falls would generally remain as existing. The formation of attenuation basins within the Site would constitute only a minor change to the landform.	Minor Adverse	Minor Adverse	Minor Adverse
Site Landscape Features <i>Woodland, Trees, Hedgerows and Vegetation</i>	Medium	Medium	Medium	Construction: Low Completion: Negligible Year 15: Low	No	A combination of well-established trees, native hedgerows and hedgerow trees cover the Site. New GI planting is proposed across the Site, along the School Lane and Pear Tree Lane Frontage and along the boundary of Valley Park to the south. Existing gappy hedgerows within the site will be planted, reinforcing the existing hedgerow network. Proposed GI will inform the public open space across the Site, comprising a range of native species. Hedgerows and trees will be retained across the Site where possible, with the exception of a number of short section of hedgerow, to facilitate Site access.	Minor adverse	Minor Adverse to Negligible	Minor Beneficial

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
Site Landscape Features <i>Water Features and Watercourses</i>	Medium	Medium	Medium	Construction: Low Completion: Low Year 15: Low	No	The proposed development would be set back from the existing pond located within the centre of the Site, which will be retained wherever possible. While the creation of new habitats will provide a contribution to the biodiversity of the local area with the creation of an attenuation basin within the southern extent of the Site.	Minor Adverse	Minor Beneficial	Minor Beneficial

This page has been
left intentionally
blank

Appendix C

This page has been
left intentionally
blank

APPENDIX C: VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type, Location and photographs <small>(including approx no. of dwellings where applicable)</small>	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion (Winter)	Overall Effect at 15 Years Post Completion (Summer)
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) <small>(approx. m/km)</small>	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
A	Road user School Lane: north <small>(Viewpoints 1 to 3)</small>	Medium	Medium	Medium	50m	Full	Permanent	Construction: Medium Completion: Medium Year 15: Medium - Low	Views of the Site become apparent along the northern section of School Lane, travelling east to west along School Lane. Views will include the retained tree belt, open frontage and new residences set beyond. Changes to the view will include the proposed Site access which involves the removal of a number of trees along School Lane. New dwellings would be further set back into the site beyond public open space, the open space would be dominated by existing trees and proposed tree planting located along the School Lane frontage.	Moderate Adverse	Moderate Adverse	Moderate -Minor Adverse
B	Resident Houghton House	High	Medium	High-Medium	<50m	Full	Permanent	Construction: Medium Completion: Medium Year 15: Medium - Low	Houghton House backs directly on to the Site to the north east. The proposed development is set back from School Lane and the Houghton House curtilage. Views from the property primarily encompass open space along the School Lane frontage, views of the development will be at close range but oblique and filtered by proposed structural planting to the Site boundary. The altered road layout (re-directing School Lane through the Site) will be visible.	Moderate Adverse	Moderate Adverse	Moderate - Minor Adverse
C	Road user Pear Tree Lane: to the north east <small>(Viewpoint 4)</small>	Medium	Medium	Medium	>100m	Glimpse	Permanent	Construction: Negligible Completion: Negligible Year 15: Negligible	Views along the road are largely restricted, generally with little or no visibility beyond the roadside vegetation and the buildings around Houghton House. Closer to the Site there are glimpses through the adjacent trees of the northern boundary tree belt and there may be brief oblique views of proposals associated with the delivery of the Site access.	Negligible	Negligible	Negligible

APPENDIX C: VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type, Location and photographs <small>(including approx no. of dwellings where applicable)</small>	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion (Winter)	Overall Effect at 15 Years Post Completion (Summer)
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) <small>(approx. m/km)</small>	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
D	Road user Pear Tree Lane: to the east <small>(Viewpoints 5 and 6)</small>	Medium	Low	Medium-Low	<10m	Partial	Permanent	Construction: Medium Completion: Medium Year 15: Medium-Low	Visibility is generally restricted by roadside hedgerows, focussing views along the lane itself. Opportunities for views into the Site would be side on and transient, while they would occur at breaks in the hedgerow or where select blocks of proposed development are in closer proximity to the eastern Site boundary. Visibility of the proposed development will be over a limited distance of approximately 150m directly adjacent to the Site, while any potential views along the remainder of the lane southwards of the site will not be visible.	Moderate - Minor Adverse	Moderate - Minor Adverse	Minor Adverse
E	Residents Pear Tree Lane	Medium	Medium	Medium	c.50-100m	Partial / None	Permanent	Construction: Low Completion: Low Year 15: Negligible	Properties along further Pear Tree Lane are screened by associated surrounding buildings or are away from the site.	Minor Adverse to Negligible	Negligible	Negligible
F	Public Right of Way Footpath from Pear Tree Lane to The Cherries and Wigan Road (A49) to the west <small>(Viewpoints 7 to 9)</small>	High - Medium	Medium	Medium	c.50-200m (passing south of the Site)	Glimpse / None	Permanent	Construction: Negligible Completion: Negligible Year 15: Negligible	At the junction of Pear Tree Lane with the PRow, views north are focussed along the narrow Pear Tree Lane and on the adjacent development for 3 dwellings that is currently under construction. Views along this footpath are generally focussed east to west or to the south as these are the open aspects along the PRow. Views north towards the Site are limited by intervening vegetation of treed hedgerows and woodland. There may be short glimpses towards the Site where there are gaps in the hedgerow but these are infrequent and proposals include for the planting of trees and hedgerow reinforcement along the southern boundary. At the closest point to the Site the footpath is passing through the Valley Park woodland and views are enclosed and focussed on the woodland setting. As the PRow passes through The Cherries development, any potential views are concentrated on	Negligible	Negligible	Negligible

APPENDIX C: VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type, Location and photographs <small>(including approx no. of dwellings where applicable)</small>	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion (Winter)	Overall Effect at 15 Years Post Completion (Summer)
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) <small>(approx. m/km)</small>	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial
									the existing residential development and setting adjacent to Valley Park. Further west, the footpath cuts through The Cherries. From the pedestrian bridge over the railway, peripheral woodland screens the site and the foreground is dominated by existing housing development.			
G	Resident The Cherries (Viewpoint 10)	High-Medium	Medium	Medium	>50m	None	Permanent	Construction: None Completion: None Year 15: None	It is considered that any potential views from these properties will be restricted by the adjacent surrounding dwellings.	None	None	None
H	Public Right of Way Footpath from Pear Tree Lane to Whinney Lane (Viewpoints 5, 19 and 20)	High	Medium	High - Medium	10-300m	Partial	Permanent	Construction: Medium-Low Completion: Medium-Low Year 15: Low	At the westernmost point of the footpath the Site sits immediately in front of the view and development will be apparent on the opposite side of the hedge. Viewpoint 19 is a more typical view from the footpath, and from here medium distance glimpses of properties along School Lane will be replaced with short distance views of proposed development, albeit the depth of frontage along Pear Tree Lane will vary. There will be some partial screening afforded by intervening hedgerows, however development will be readily discernible.	Moderate - Minor Adverse	Moderate - Minor Adverse	Minor Adverse
I	Road user Whinney Lane (Viewpoint 20)	Medium	Medium	Medium - Low	>300m	None	Permanent	Construction: None Completion: None Year 15: None	Road users of Whinney Lane will be travelling north-south, with trees and hedgerows flanking both sides of the road. It is unlikely, given the degree of screening and focus of views along the road that the Site will be visible.	None	None	None

APPENDIX C: VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type, Location and photographs <small>(including approx no. of dwellings where applicable)</small>	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion (Winter)	Overall Effect at 15 Years Post Completion (Summer)
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) <small>(approx. m/km)</small>	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial
J	Public Right of Way Footpath from School Lane to Euxton Lane (Viewpoint 15)	High	Medium	Medium	10-200m	Partial	Permanent	Construction: Negligible Completion: Negligible Year 15: Negligible	There will be views of development within the northwest corner of the Site from this footpath, although well filtered by trees to both sides of School Lane and screened further east by vegetation along the east of the footpath. Existing residences already form part of the view to the east at Orchard Close and to the northwest corner of the Site along School Lane, while views from this footpath will also be viewed in the context of the adjacent development that is currently under construction for 140 dwellings.	Negligible	Negligible	Negligible
K	Road user Euxton Lane (Viewpoint 16-17)	Medium	Low	Medium-Low	>200m	None	Permanent	Construction: None Completion: None Year 15: None	Euxton Lane is developed to the north and to the south with the development for 140 dwellings currently under construction flanked by a tall hedgerow restricting views south. The Site is not visible.	None	None	None
L	Resident Land off Euxton Lane Development for up to 140 dwellings under construction (App Ref:17/00356/R EMMAJ)	High / Medium	Medium	Medium	c.300m	Partial - Glimpse	Permanent	Construction: Medium-Low Completion: Medium-Low Year 15: Low	Any potential views south towards the Site from the 140 dwellings currently under construction would be limited. The majority of properties within the Site either face on to Euxton Lane to the north, Pear Tree Lane to the east or face internally within the Site. A small number of properties front or side on to School Lane to the south, while the properties are set back from School Lane beyond existing tall boundary hedgerows within the Site and along the School Lane boundary. It is considered that views would be limited to a small number of properties towards the Site, while partial glimpsed views would be seen beyond existing intervening tall hedgerow boundaries.	Moderate – Minor Adverse	Moderate – Minor Adverse	Minor Adverse

APPENDIX C: VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type, Location and photographs <small>(including approx no. of dwellings where applicable)</small>	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion (Winter)	Overall Effect at 15 Years Post Completion (Summer)
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) <small>(approx. m/km)</small>	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial
M	Road user School Lane: west <small>(Viewpoints 12 to 14)</small>	Medium	Medium	Medium	50m	Glimpse / None	Permanent	Construction: Medium - Low Completion: Low Year 15: Low	In general road users will not have views into the Site and visibility will be focussed on the road flanked to either side by existing dwellings. Short, glimpsed and side on views in to the Site will be possible, while adjacent to the proposed Site access. The proposed Site access will be visible, which includes the removal of the existing tree on the western boundary.	Moderate – Minor Adverse	Minor Adverse	Minor Adverse
N	Resident School Lane and Cherries: adjacent to the Site	High - Medium	Medium	Medium	<50m	Partial	Permanent	Construction: Medium Completion: Medium Year 15: Medium	Residents adjoining the Site boundary will have short range views of proposed development and depending on the existing boundary treatment these views may be from ground or first floor rooms.	Moderate Adverse	Moderate Adverse	Moderate Adverse
O	Resident and Pedestrians Euxton: west of School Lane Footpath from School Lane to Wigan Road, via West Coast Mainline Railway Bridhe	High - Medium	Low	Medium	>50m	None	Permanent	Construction: None Completion: None Year 15: None	Residents west of Euxton Lane will see their views screened by intervening dwellings (particularly as those closest are bungalows) or are not orientated with windows towards the Site. Further west, residents are surrounded by existing development. From the pedestrian bridge over the railway line, peripheral woodland screens the site, while the development for 140 dwellings is glimpsed to the north of the Site. The foreground is dominated by existing housing located off housing to the west of School Lane.	None	None	None

This page has been
left intentionally
blank