

**Appendix B: Blackburn Road, Edenfield
Development Framework**

LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PLANNING
MASTERPLANNING
URBAN DESIGN

**RANDALL
THORP** 

CHARTERED LANDSCAPE ARCHITECTS

Land Off Blackburn Road, Edenfield Rossendale

Landscape Appraisal

August 2019

Prepared for:

 **Peel L&P**
REALISING POSSIBILITY





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1. Introduction

- 1.1. Randall Thorp LLP has been commissioned by Turley, on behalf of Peel Holdings (Land & Property) Ltd, to produce a Landscape Appraisal as part of Peel Holdings engagement in the Rossendale Local Development Framework. The proposals include for the change in Urban Boundaries and Green Belt designation of an area of Land off Blackburn Road, Edenfield. For the purposes of this Landscape Appraisal, this land will be referred to as “the site”.
- 1.2. The Landscape Appraisal has been prepared for Peel Holdings in support of work being undertaken to assess the development potential of Land off Blackburn Road, Edenfield to meet the housing needs of the Borough.
- 1.3. The Appraisal provides some essential landscape baseline information about the site and a basic assessment of the landscape and visual impacts on the site and the surroundings were the land to be developed.
- 1.4. The Landscape Appraisal also responds to the evidence base for the emerging local plan – Landscape Study 2015 prepared by a landscape consultant on behalf of Rossendale Borough Council.

2. Methodology

Guidance

- 2.1. The Landscape Appraisal has been prepared in accordance with 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA), Third Edition, 2013; Landscape Institute and the Institute of Environmental Management and Assessment. These guidelines explain that it is necessary to tailor LVIA's and Landscape Appraisals to the specific nature of the proposals, and that a prescriptive approach should not be applied.

Approach

- 2.2. The principle objectives of the Landscape Appraisal are:
- To describe and evaluate the existing landscape character and components likely to be affected by the proposals (baseline description);
 - To identify visual receptors with views of the proposals (baseline description);
 - To identify and describe the sensitivity of these receptors and identify any potential effects of the proposals;

Baseline Studies

- 2.3. The baseline study identifies the landscape character and components of the site and surrounding landscape, and receptors with potential views of the development within the study area shown on Figure 1.1. The study area covers the extent of land where the site could either be partially or fully seen based on topography. Vegetation and built elements will prevent views of the site from a number of locations within the study area.

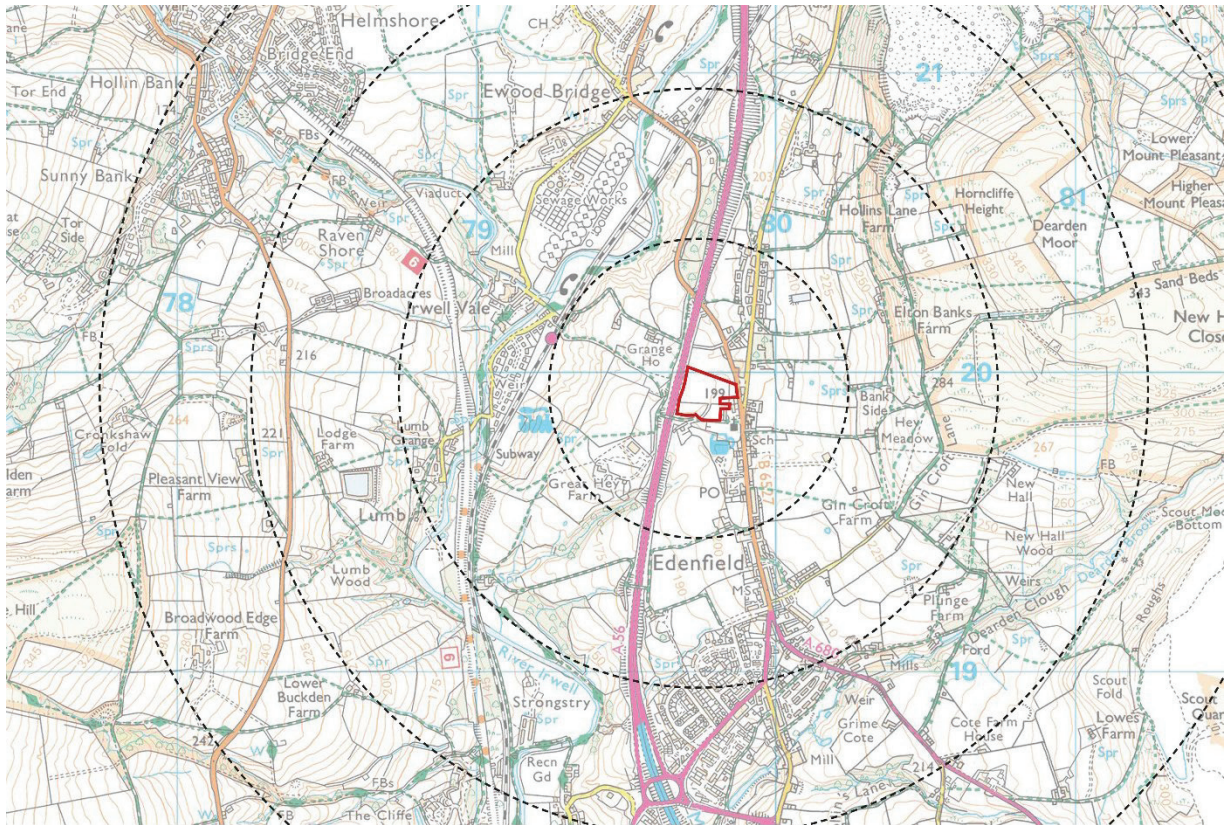


Figure 1.1

2.4. Baseline information of the landscape has been gathered through a combination of desk studies and field surveys.

2.5. The following documents have been reviewed as part of the desk study:

- National Planning Policy Framework (February 2019)
- Core Strategy DPD The Way Forward (Adopted November 2011)
- Local Plan Proposals Map (Adopted April 1995, updated November 2011)
- Emerging Local Plan Submission version (March 2019)
- National Landscape Character Area 36: South Pennines (2014)
- Lancashire Landscape Character Assessment (December 2000)

2.6. Field work was undertaken in August 2015 to gain a first-hand understanding of the landscape within and around the site, its component parts and subdivisions, as well as the contribution currently made by different areas in terms of landscape quality and character, value, green infrastructure functions and accessibility. The field work also established the visual baseline to identify the range of views of the site, and whether there are any public viewpoints which are important in terms of appreciating the character of the site. The site was revisited in August 2019 to ensure there were no significant changes to the baseline condition.

2.7. Viewpoints considered representative of potentially sensitive receptors situated within the study area at varying distances and directions have been identified. Views from public

viewpoints, such as Public Rights of Way (PRoW) and roads in the vicinity, as well as private viewpoints at residential properties have been considered.

Photography Methodology

- 2.8. Photographs have been taken from publicly accessible locations with a digital SLR type camera (Olympus E420) with a 25mm pancake fixed lens. This produces individual photographs with an approximate horizontal field of view of 40 degrees which are similar to those taken with a standard 35mm film camera and a 50mm fixed focal length lens. Individual photographs are then joined as panoramas to obtain fields of view which are as representative as possible of the views obtained from the particular viewpoint. Technical Guidance set out within the Landscape Institute Advice Note 01/11 (2011) - Photography and photomontage in landscape and visual impact assessment, has been followed, although tripod mounting and levelling to horizontal and vertical axes has not been employed, and any grid references (where given), are approximate.

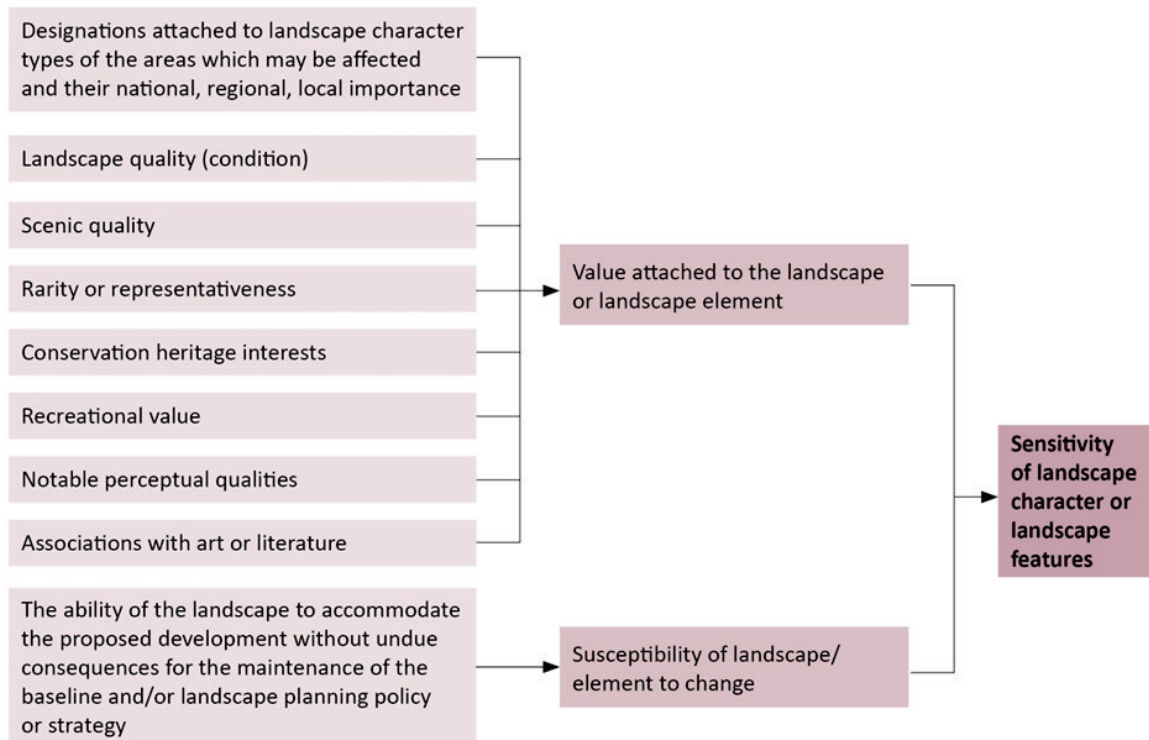
Scheme Description

- 2.9. The principle elements of the scheme are described in section 6.

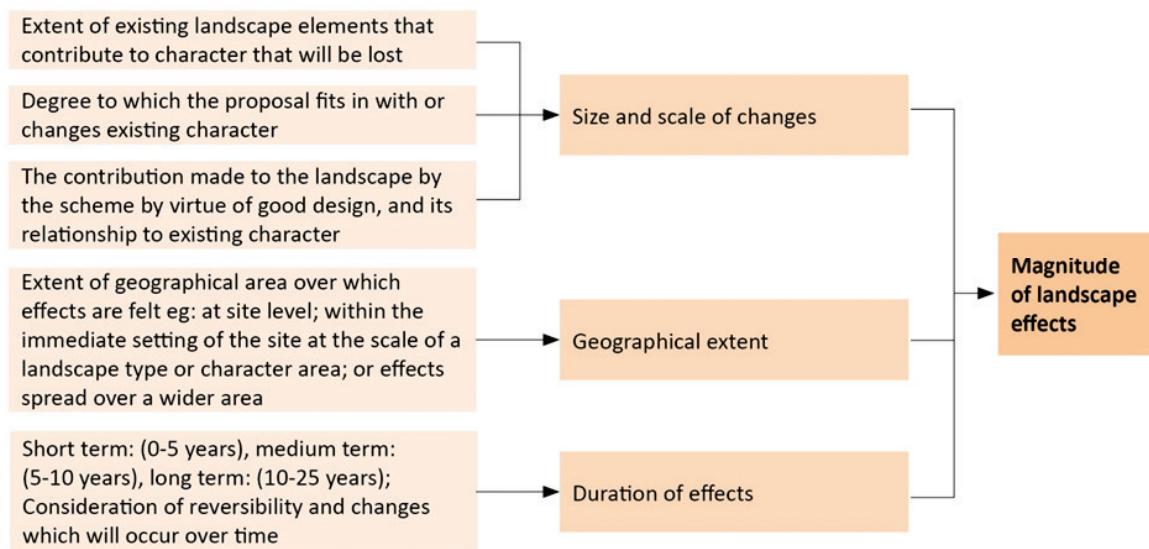
Assessment of Effects

- 2.10. In line with published guidance, the assessment is based on consideration of the sensitivity of landscape character, landscape features, and views/viewers to the type of development being proposed, (i.e. – residential development) and on the magnitude of change likely to occur. The sensitivity and magnitude are then considered together, and conclusions drawn on the likely effects on the landscape or on people's visual amenity.
- 2.11. The assessment primarily considers daytime effects because the site is located adjacent to existing settlement and principle viewpoints are from PRoW's used in the daylight hours.
- 2.12. For each landscape and visual receptor a wide range of considerations are drawn together as indicated by Tables 1 and 2 below.

Diagram 1: Considerations contributing to establishing the significance of landscape effects.



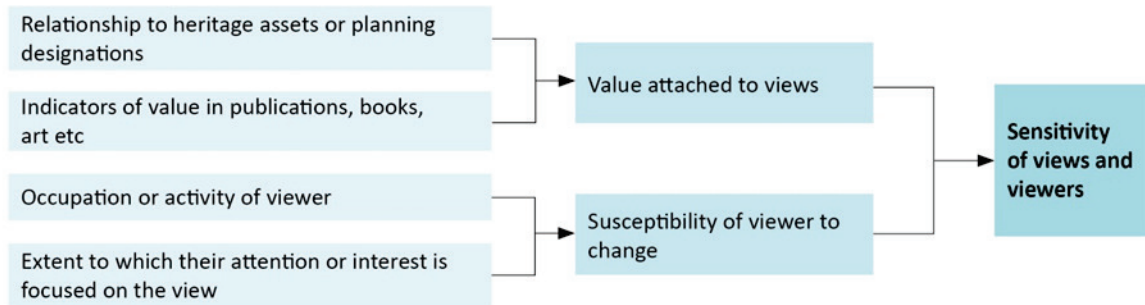
A Overall Judgement in respect of sensitivity: Combines all of these considerations and is explained in text. It will be described as *High, Medium, Low or Negligible* depending on the combination of circumstances



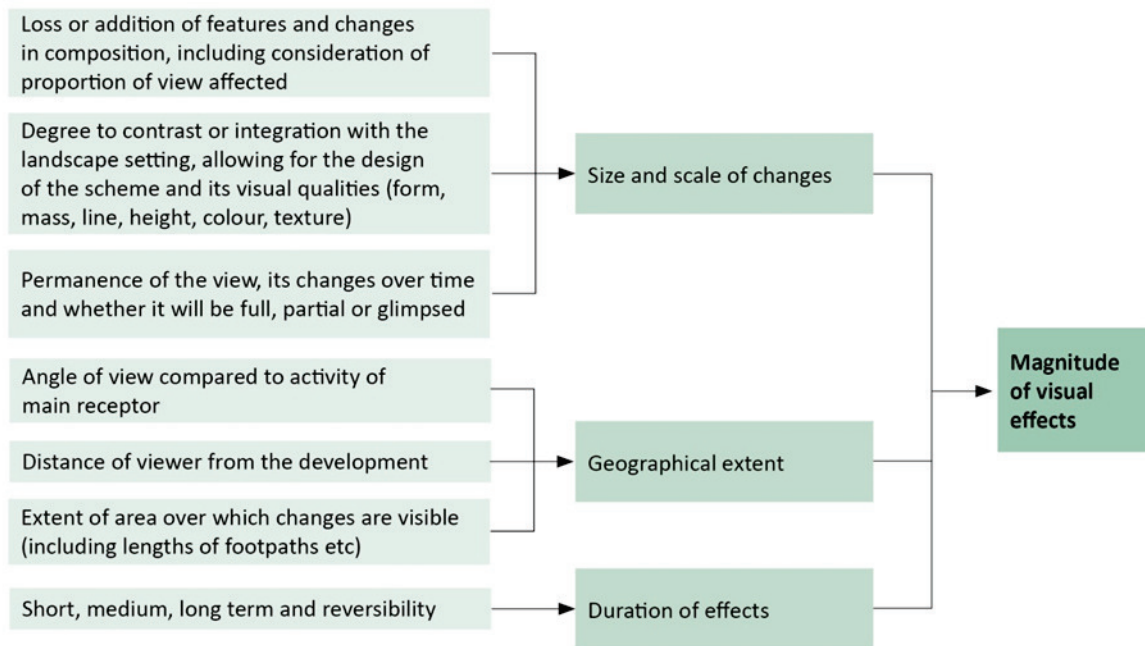
B Overall judgement in respect of magnitude of landscape effects: Combines all of these considerations and is explained in text. It will be described as *High, Medium, Low or Negligible* depending on the combination of circumstances

A + B = C Judgement of effects: Combines sensitivity and magnitude in a considered way and will be described as *Major, Moderate, Minor, Negligible, and as Beneficial, Adverse or Neutral* depending on the circumstances

Diagram 2: Considerations contributing to establishing the significance of visual effects.



A Overall judgement in respect of sensitivity: Combines these considerations which are explained in the text. It will be described as *High, Medium or Low* depending on the combination of circumstances



B Overall judgement in respect of magnitude of visual effects: combines these considerations which are explained in text. It will be described as *High, Medium, Low or Negligible* depending on the combination of circumstances

A + B = C Judgement of effects: Combines sensitivity and magnitude in a considered way taking into account the pleasantness of the existing and resultant view, and will be described as *Major, Moderate, Minor or Negligible, and as either Beneficial, Adverse or Neutral* depending on the circumstances

Mitigation

- 2.13. Landscape mitigation is most effective if considered as an integral part of the site layout and design in order to avoid, reduce or offset any adverse effects on the landscape or wider

environment. Landscape mitigation is part of an iterative process of project planning.

- 2.14. Avoidance of impact through site planning and design has been the preferred and primary mitigation strategy for the avoidance of adverse landscape and visual effects.
- 2.15. Where landscape features cannot be avoided and will be lost, compensation in the form of replacement or creation of other appropriate substitute features are proposed as deemed appropriate.

Assumptions and Limitations

- 2.16. For the purpose of this landscape and visual assessment, the assessment has been based on the assumption that the site would be developed for housing.
- 2.17. A computer generated Zone of Theoretical Visibility has not been undertaken. The visibility of the site has been determined by a study of the existing topographical baseline and field work, with site observations taking into account the existing terrain, vegetation and intervening development. The prediction of visibility of the development is based on a maximum of 2.5/3.0 storey house judged against the heights of existing buildings in the landscape.

3. Legislative, Planning and Policy Framework

- 3.1. The review below highlights the key elements of policy which provide the landscape and design framework for the proposed development and which have provided the context for the Landscape Appraisal.

National planning policy

- 3.2. The National Planning Policy Framework (February 2019) promotes a presumption in favour of sustainable development for both plan-making and decision-taking (Paragraph 11).

- 3.3. Section 12 of the NPPF, Achieving Well-Designed Places, states (paragraph 124) that *“good design is a key aspect of sustainable development, creates better places to live and work and helps make development acceptable to communities”*. Paragraph 127 states, *“Planning policies and decisions should ensure that developments:*

- a. *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b. *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c. *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)*
- d. *establish or maintain a strong sense of place, using the arrangements of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;”*

- 3.4. Section 15 of the NPPF, Conserving and Enhancing the Natural Environment, (paragraph 170) sets out how planning policies and decisions should contribute to and enhance the natural and local environment by:

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

National designations

- 3.5. There are no national statutory landscape designations within the site boundary or immediate landscape setting.

Planning Practice Guidance

- 3.6. The Planning Practice Guidance (PPG) was published on 6th March 2014 to supplement the

NPPF. The PPG reiterates the sentiment that ‘good design is indivisible from good planning’ and that design qualities, amongst other things, play a fundamental role in delivering successful developments. Local character and landscape setting is recognised within the guidance as one of the many issues to consider when assessing the impact of new design on the physical environment.

Local Planning Policy

- 3.7. The Current Local Plan comprises the Core Strategy, Proposals Map and Saved Policies. The Rossendale Core Strategy Development Plan Document was adopted in November 2011 and sets out the current policies relating development and land uses.
- 3.8. On 24th February 2016 Rossendale Borough Council took the decision to withdraw the Site Allocation and Development Management Policies Plan - Lives and Landscapes. Although this document is no longer part of the evidence base to inform planning decisions this appraisal has considered the receptors and conclusions made in this assessment as the evidence to the Emerging Local Plan.

Core Strategy DPD The Way Forward, (Adopted November 2011)

- 3.9. Policy 1: General Development Locations and Principles states that: *“Proposals outside the urban boundary will be determined in accordance with the relevant national and local planning guidance.”* and *“A review of the existing Green Belt boundaries will be undertaken as part of the Site Allocation DPD. The review will be limited to small scale changes and cartographic corrections that do not adversely impact on the proposed Green Belt”*.
- 3.10. Figure 1.2 shows the site in the context of the Core Strategy DPD planning policies and designations.

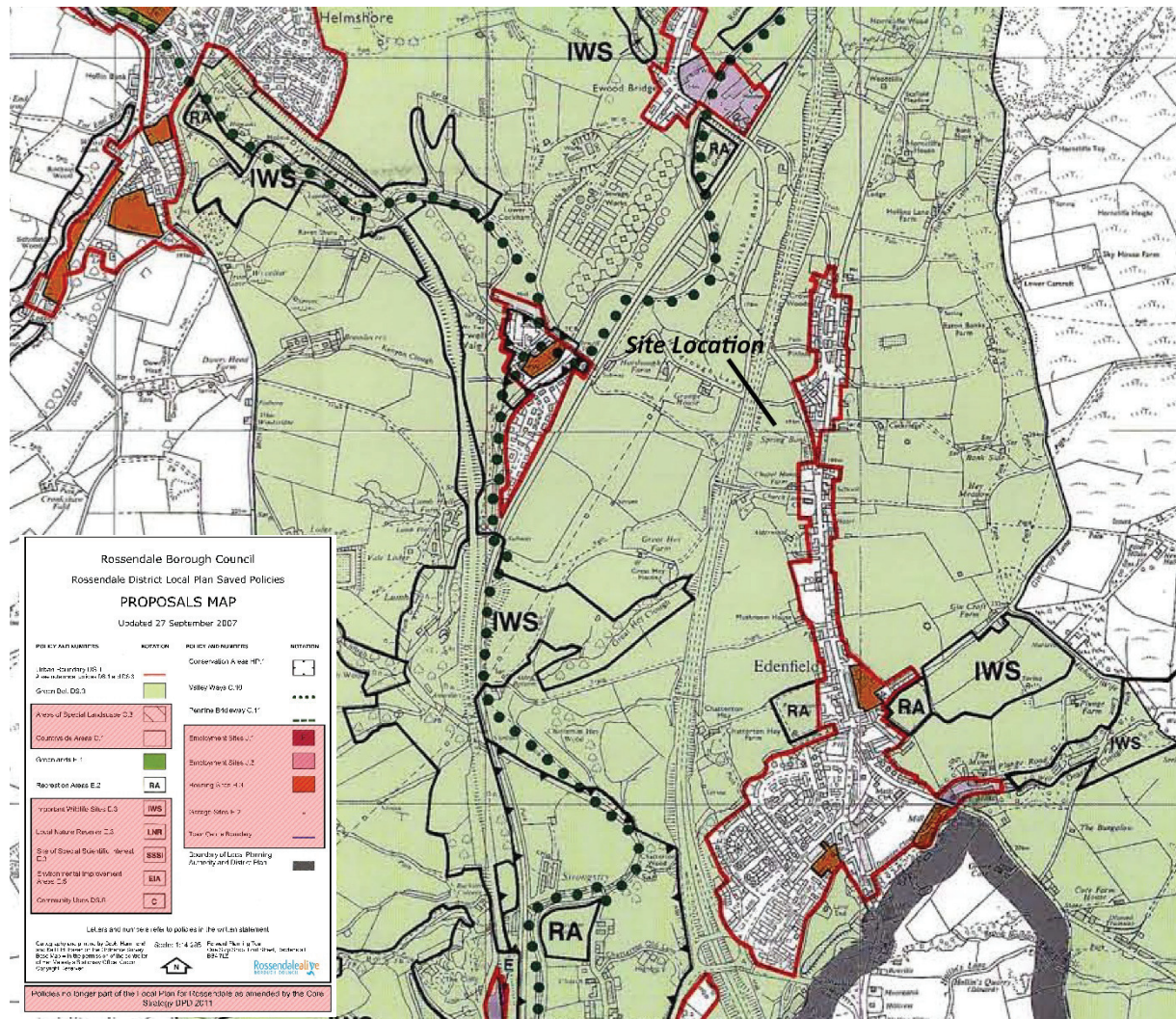


Figure 1.2

3.11. The site is designated as Green Belt under Policy 1, however the local planning authority have identified the need to review Green Belt boundaries within the borough. Any changes to the Green Belt designation would be made in exceptional circumstance and would take into account the following criteria:

- Effect on openness;
- The overall integrity of the Green Belt;
- Checking the unrestricted sprawl of the large built-up areas and other settlements;
- The significance of local and longer distance views into and out of the site;
- Preventing neighbouring towns and villages merging into one another;
- The maintenance of an appreciable open zone around between built up areas;
- The safeguarding of the countryside from encroachment;
- To preserve the setting and special character of historic towns and settlements;
- Whether it assists urban regeneration by encouraging the recycling of derelict and other urban land;
- Where small scale selective rounding off of Green Belt boundaries would promote sustainable development opportunities;

- 3.12. Other policies of relevance to the proposals include:
- 3.13. Policy 2 – Meeting Rossendale’s Housing Requirement: *Achieving the net housing requirements.*
- 3.14. Policy 17 – Rossendale’s Green Infrastructure: *promote the protection, enhancement and where appropriate the expansion of the Green Infrastructure network.*
- 3.15. Policy 18 – Biodiversity, Geodiversity and Landscape Conservation: *avoid any harmful impacts of development on all aspects of Rossendale’s natural environment.*
- 3.16. Policy 23 – Promoting High Quality Designed Spaces: *ensure Rossendale’s places and buildings are attractive, safe and easy to use.*

Emerging Local Plan

- 3.17. A new Emerging Local Plan has been drafted and submitted to the Planning Inspectorate.
- 3.18. Rossendale Borough Council submitted the Emerging Local Plan for examination in March 2019. The Emerging Local Plan will provide a statutory planning framework to 2034. It will contain an overall strategy for development and policies on the scale and distribution of development. It will allocate sites needed to accommodate new development and areas to be protected or enhanced.

Emerging Local Plan Policies Map Submission Version

- 3.19. An extract from the Policies Map is shown in Figure 1.3. The site is designated as Housing Site Allocation, H74. The woodland in the southern portion of the site is designated as Green Infrastructure.

Emerging Local Plan Submission Version (March 2019)

- 3.20. Policy HS2: Housing Site Allocations states that:

“The following sites, shown on the adopted Policies Map, have been allocated for housing development. Applicants will be expected to prepare Masterplans for the sites of 50 dwellings or over in order to provide a comprehensive approach to development.”

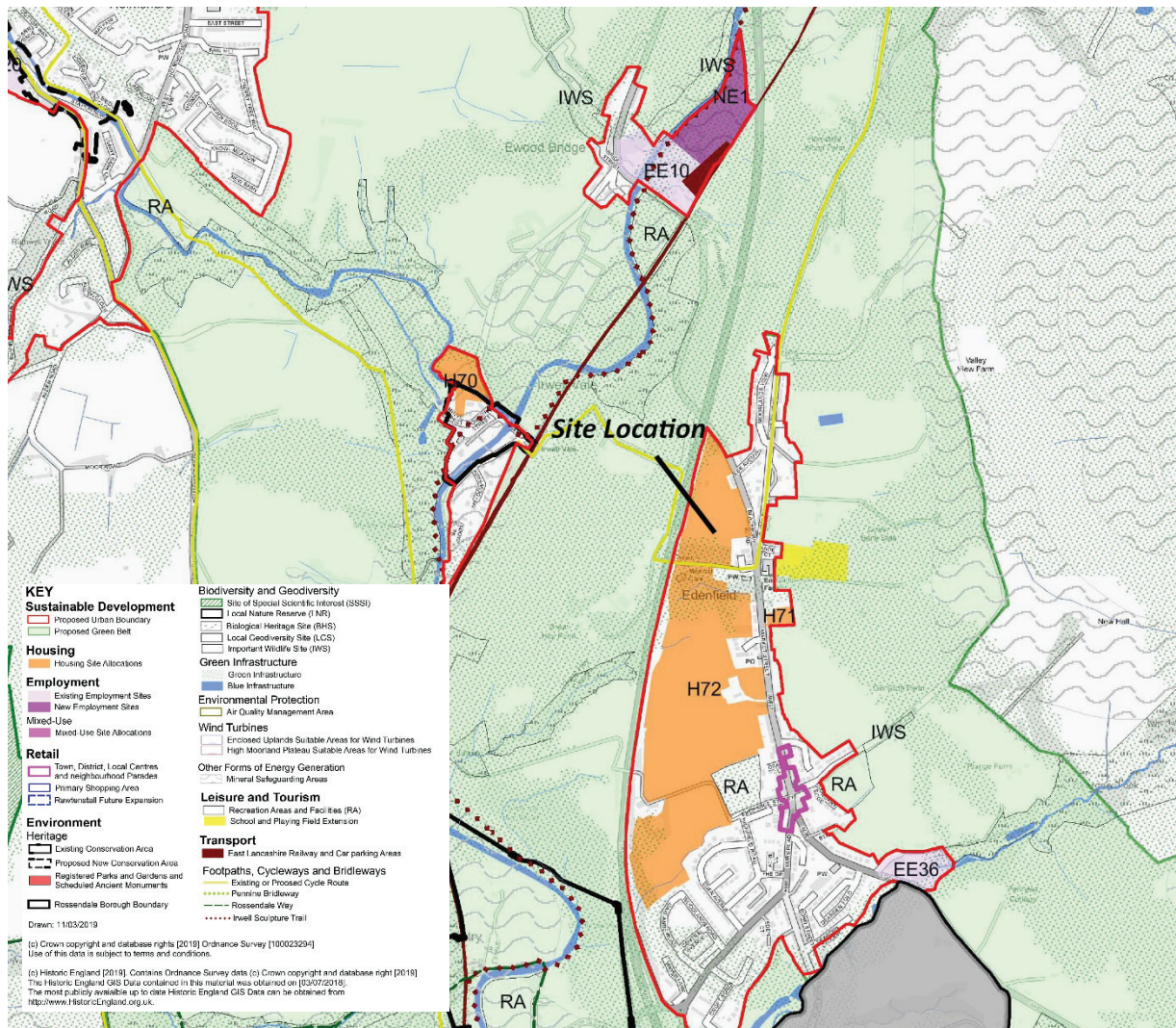


Figure 1.3

4. Baseline Landscape Conditions

Landscape Character Context

National Landscape Character Context

- 4.1. The vicinity of the site is identified by Natural England as falling within National Landscape Character Area 36 – South Pennines. Its pertinent key characteristics are identified as comprising:
- *Large-scale, open, sweeping landscape with high flat-topped hills providing extensive views, cut into by narrow valleys with wooded sides;*
 - *Mosaics of moorland vegetation on the plateaux, including blanket bog and heathland, supporting internationally important habitats and assemblages of upland birds, invertebrates and breeding waders;*
 - *Enclosed upland pastures and hay meadows enclosed by dry stone walls on the hillsides, and narrow valleys with dense grit stone settlements in the valleys with steep slopes often densely wooded, providing strong contrast with open moorlands;*
 - *Many reservoirs on the moors, supplying drinking water to the adjacent towns, wintering and breeding habitats for birds and high quality recreation experiences;*
 - *Medieval villages and small holdings on higher shelves of land above the valleys, with small fields and a dense network of lanes and paths;*
 - *Local stone buildings, with stone flags on roofs, bring a high degree of homogeneity to the towns, villages, hamlets and farmsteads;*
 - *Rich time depth, from prehistoric features such as carved rocks, to medieval boundary stones, old mineral extraction sites and more recently, mills, factories, and non-conformist chapels;*
 - *Historic packhorse routes traversing the moorlands, with more recent road, rail and canal routes located along valleys;*
 - *Prominent feature, including Stoodley Pike, Darwen Jubilee Tower, Rivington Pike, wind farms and communication masts, visible from afar;*
- 4.2. The National Character Areas provide a general overview of character and is not detailed enough to provide an accurate description of the character of the landscape within the context of the site.

Local Landscape Character Context

Lancashire Landscape Character Assessment (2000)

- 4.3. The Lancashire Landscape Character Assessment (2000) has divided the National Landscape Character Types within the Lancashire area into geographically smaller Landscape Character Areas. The site is identified as lying within Landscape Character Area 8 – Settled Valley.

4.4. The character area is described as “*the narrow, high sided valleys of the river Irwell and its tributary streams*”, its key characteristics are:

- *Along the valley floor the urban settlements between Rawtenstall and Bacup, which originated at river crossing points; have now merged to form a dense ribbon of urban and industrial development;*
- *The textile mills, with their distinctive chimneys, dominate the urban skyline and are a hall mark of this South Pennine landscape;*
- *Grit stone terraces form characteristic features of the hillsides and valley floor;*
- *North facing slopes usually remain free of development and there are frequently views towards woodlands, the patchwork of in-bye pastures and moorland edge;*
- *Broadleaved woodlands cling to the steep slopes and fill the steep valley side cloughs, reinforcing the sense of enclosure within the valleys, although the Irwell Valley has relatively little woodland;*
- *The settled valley contains a remarkable legacy relating to our industrial heritage, which itself marks remnants of pre-industrial settlement and land use;*
- *Urban areas, which were confined by topography tended to grow along the bottoms of the valleys and have tight knit urban centres. They are dominated by large textile mill buildings with terraces of stone cottages with their characteristic contrasting stonework and pointing running along the lower valley sides;*

4.5. The Lancashire Landscape Character Assessment describes the area along the valley floor as urban settlement. The surrounding housing and industry within the vicinity of the site is in keeping with the description of the character area. A lack of existing landscape features means the site has a low value within the wider landscape character area.

Description of the Site and its Surroundings

4.6. Figure 1.4 shows the site in its landscape context and surrounding public rights of way. Figure 1.5 shows the site features and Figure 1.6 includes photographs A-B which illustrate the character and features within the site.

Site Location and Boundaries

4.7. The site consists of a broadly rectangular area of open rough grassland with a rectangular area of mature woodland to the southern boundary. The site is located to the west of Blackburn Road, and west of the junction with Burnley Road. Church Lane and a PRoW also make up the boundary to the south. Edenfield Parish Church and graveyard are located on Church Lane however due to the woodland block on the southern boundary, the setting of the church is not influenced by the site. The boundaries to the north and east are currently defined by a dry stone wall, and the A56 forms the western boundary. To the north is an open field used for grazing horses.

Landform and Drainage

4.8. The site is relatively flat with a slight fall from east to west. There are no ponds located within the site.

Vegetation

- 4.9. In southern portion of the site is an area of mature woodland which screens the site from the church and the properties on Church Lane. There are no other trees, hedgerows or shrubs within the remainder of the site. A few isolated trees associated with the A56 lie outside the western boundary adjacent to the A56.

Public Rights of Way

- 4.10. There are no Public Rights of Way (PRoW) within the site. PRoW's within the surroundings of the site are shown on Figure 1.4 and are described below.
- 4.11. PRoW FP17, 121, 120, & 329 are located to the west of the site, on the opposite side of the valley, connecting Helmshore Road to Beetle Hill and Holcombe Moor beyond. The route is generally open and runs across open fields used for grazing sheep, the steepness of the fields on the adjacent side of the valley provides an elevated view across the landscape.
- 4.12. PRoW 128 & 130 connects Edenfield to PRoWs in the open countryside beyond. PRoW FP128 crosses the A56 and is elevated and connects to PRoW FP130 which runs parallel to the A56. For a short section FP128 is raised and views of the site are possible.
- 4.13. PRoW 140 & 277 are located to the east of the site and provides a connection from Burnley Road to the open countryside beyond. PRoW FP140 crosses an open field and connects to PROW FP277 on higher ground. The elevated position of the footpaths on this side of the valley provides views across the landscape.

Views, Visibility and Visual Character

Visual Context and Views from the Site

- 4.14. Photographs of the site are included on Figure 1.6 and the photograph locations are shown on Figure 1.5.
- 4.15. There are long distance views north from the site to the surrounding wider landscape, the A56 sits low in the landscape but the fast flowing traffic is a dominant feature within the foreground before the agricultural landscape rises towards the northern side of the valley. The existing wind farm and landforms to the north west are dominant features on the horizon.
- 4.16. To the north east, views are foreshortened by the rising ground and adjacent housing that front onto Burnley Road. There are views south east from the site, across the community garden at the junction of Burnley Road and Blackburn Road, towards surrounding landscape that rises on this side of the valley. Edenfield C of E Primary School and the properties to the south east of Burnley Road and Market Street prevent long distance views to Scout Moor and the wider landscape.
- 4.17. To the west, there are long distance views from the site across the wider landscape, the A56 sits low in the landscape but the fast flowing traffic is a dominant feature within the

foreground before the agricultural landscape rises towards the northern side of the valley. The existing wind farm and landforms to the north west are dominant features on the horizon.

- 4.18. To the south, views are foreshortened and dominated by a rectangular area of woodland planting, and properties that front onto Blackburn Road which have views of the site from rear windows.

Visual Receptors and Views of the Site

- 4.19. Figure 1.6 identifies the photographic survey viewpoints and visual receptors which are the publicly accessible areas and private dwellings from which there are views of the site. The photographs are grouped into sequences of views from linear receptors (footpaths and roads) to provide an overall impression of the character and visibility of the receptor.
- 4.20. Figures 1.8 – 1.13 provide a photographic study of the site and its context.
- 4.21. The main visual receptors are:
1. **Users of PRoW FP17, FP121, FP120 & FP329 to the far west of the site.** The footpath routes run in a general east to west direction, on the opposite side of the valley to the site, running perpendicular to the ridgeline. The footpaths run through open fields and are generally exposed, giving way to expansive views across the wider landscape including views of the site. These views are over 5km away and as the routes continue to rise further west the site would be discernible in the distance. (Photos 1 -4)
 2. **Users of PRoW FP128 & FP130 to the west of the site.** There are no possible views from PRoW FP128 to the east of the footpath at the junction with Church Lane; however as the footpath crosses the A56 there are glimpsed views of the site from the western part of this route due to its elevated position over the A56. The footpath then joins PRoW FP130 and runs in a northerly direction adjacent the A56, the site is visible from the higher sections of this PRoW. As the route continues north the topography of the land prevents views of the site. (Photos 5 & 6)
 3. **Users of PRoW FP140 & FP277 to the east of the site.** PRoW FP140 connects to FP277 as the route moves east it rises up the Rossendale Hills, this elevated position allows clearer views of the site albeit at a distance of 300 to 500m away. (Photos 7 & 8)
 4. **Motorists and pedestrians using Blackburn Road to the east of the site.** Users of Blackburn Road would experience clear views across the site to the west. Views for motorists would be fleeting and not the primary focus of the user. (Photo 9)
 5. **Motorists using the A56 to the west of the site.** Users of the A56 would gain views of the site to the east. Due to the average speed along the A56 views for motorists would be fleeting and not the primary focus of the user.

6. **Motorists using Helmshore Road to the far west of the site.** Users of Helmshore Road travelling north to Helmshore gain views of the site to the east due to the elevated position of the road in comparison to the landscape to the east and the location of the site on the adjacent side of the valley. These views are experienced in the context of a complex view across the landscape. Views for motorists would be fleeting and not the primary focus of the user. (Photo 10)
 7. **Private residents of 2 storey properties on Blackburn Road and Burnley Road east of the site.** The private residents of this property on the eastern side of the site have views of the site from their upper storeys. The views from the properties that front on to Blackburn Road are partially filtered by the existing trees and vegetation within the landscape.
- 4.22. Potential views from properties would generally be from upper floors and representative images are therefore generally not possible.

5. Key Issues and Potential Landscape Effects

5.1. A review of the baseline descriptions suggests that issues of most importance or relevance for the development will include:

- Effects on landscape quality and character of the landscape;
- Effects on views from the public footpaths around the site;
- Effects on views from the roads that surround the site;
- Effects on views from private properties which surround the site;

5.2. Purely private views are of relevance when judging the land use impact of a proposal. However there is no 'right to a view', and thus the change to a view is not of itself of concern to the planning system unless there is a material impact upon residential amenity as a result of the proposed development.

6. Description of the Scheme and Mitigation

- 6.1. The scheme proposes a development of around 65 houses with access from Blackburn Road, incorporating properties fronting onto Blackburn Road to create a strong building line to the existing streetscene.
- 6.2. The proposals include the strengthening and enhancement of existing field boundaries. Existing mature trees would be retained to the south of the site. Screen planting with a strong landscape buffer is propose to screen the development from the existing PRoW to the west of the site, and to act as a noise attenuation feature for the proposed development to screen noise from the A56. Native species are proposed to be planted inside the fenceline along the boundaries. This would improve biodiversity and the ecological value of the site as well as mitigating the visual effect.
- 6.3. The properties would vary in size and type and be designed to be in keeping with local architectural style and be sinuous with the surroundings. The density of the proposed housing would reflect that of the existing grain, and decrease towards the north and west long the edge to the open countryside.
- 6.4. A proposed pedestrian route would be incorporated into the layout, linking the site to Church Lane, nearby PRoWs, the village and the countryside beyond.

7. Preliminary Assessment of Potential Landscape Effects

Landscape Features

Conclusions in respect of sensitivity of landscape features

- 7.1. The southern half of the site is an area of mature woodland which screens the site from the church and the properties on Church Lane, and would be retained as part of the proposals. Beyond this there are no trees, hedgerows or shrubs within the site and there are no landscape features of outstanding national or regional value or of any recreational value. The site is used for sheep grazing and is influenced by the noise of the A56 directly adjacent the site boundary. The overall condition of the site appears to be low.
- 7.2. The site would be able to accommodate the development without any change to the landscape baseline and the overall sensitivity of the landscape features (excluding the mature woodland) on the site is therefore considered to be low.

Conclusions in respect of magnitude of change and preliminary assessment of potential effects on the landscape features

- 7.3. There are no important landscape features within the site, there is scope for loss of existing features. The existing rectangular area of the mature woodland to the south of the site would be retained as part of any proposed development.
- 7.4. Proposed planting along the site boundaries as part of the mitigation strategy would increase the amount of vegetation within the site.
- 7.5. The effects of the loss of grassland would be minor and there would be an overall increase in vegetation as part of the mitigation planting and proposed new planting within front gardens of the development, resulting in beneficial effects. Effects on landscape features would not be significant.

Landscape character

Conclusions in respect of sensitivity of landscape character

- 7.6. The landscape is consistent with the 'Settled Valley' character area and development would not result in a change from the baseline with appropriate mitigation.
- 7.7. The value of the site itself is considered to be low due to a lack of landscape features with the exception of the woodland to the south which would be retained. It has no recreational value and very little value in terms of scenic quality or rarity.
- 7.8. The overall sensitivity of the wider landscape character area to change is considered to be medium due to the presence of a variety of landscape features and PRoW's which give the

wider landscape some recreational value and scenic quality. However, due to a lack of landscape features, scenic quality or recreational value within the site itself, it is considered to be able to accommodate the proposed development without any change to the landscape baseline, and therefore the landscape character of the site has a low sensitivity.

Conclusions in respect of magnitude of change and preliminary assessment of the potential effects on the landscape character

- 7.9. There would be no loss of landscape elements that contribute to the character of the landscape, and the nature of the scheme would be in keeping with the existing residential development and built form to the east of the site. The residential development would change the appearance within the site due to the nature of the built form, which would be felt at the local landscape character area scale. In addition to trees and garden planting within the development the introduction of new hedgerows and mitigation planting along the site boundaries would enhance the landscape features within the site and have a beneficial effect.

8. Preliminary Assessment of Potential Visual Effects

Conclusions in respect of sensitivity of the views

- 8.1. The landscape of the site is viewed by users of the public footpath network for whom the appreciation of the landscape may be their focus. The users of PRow's are therefore considered to be of high sensitivity.
- 8.2. The transient views for motorists, cyclists and users of highways footpaths using local roads, including Blackburn Road and Burnley Road are considered to have medium sensitivity to change as the views are not long lasting or permanent, but the views may be considered important to maintain general visual amenity.
- 8.3. Residents of private dwellings who currently have an open view of the site will be expected to have a high level of sensitivity to any changes within the site. However, since Landscape Appraisal is not primarily concerned with private views (which are assessed in terms of residential amenity), the assessment of changes to these viewpoints will be of less significance than any changes to public views.

Preliminary assessment of the potential effects on the visual receptors

- 8.4. The site is visible from parts of a number of PRow's within the study area from varying distances and elevations. The surrounding PRow network has the highest sensitivity to change. The proposed development on the site would be expected to result in some notable visual changes for these visual receptors.
- 8.5. PRow's 17, 121, 120 & 329 all have views of the site from an elevated position. However, the view is from a distance of 1.5km to 2km and is of a complex nature of an overall panoramic view. The site only forms a small element of the view and includes the existing built form of Edenfield. The magnitude of change is therefore considered to be minor. As a result of this the potential effects of the proposed development on views from these PRow's would be of limited importance.
- 8.6. PRow's 128 & 130 have similar views of the site from the raised locations. However, the A56 is a dominant feature in the foreground from all of these routes, and the site is only visible for a short section of the overall route. The site would also be view in the context of the existing built form of Edenfield meaning the proposals would have a limited visual effect and therefore the magnitude of change is considered to be minor. The potential effects of the proposed development on views from these PRow's would be of limited importance. The proposed screen planting along the west boundary would help to reduce these effects once they reach maturity.
- 8.7. PRow's 140 & 277 have similar views of the site from the elevated locations. However, the site would also be viewed in the context of the existing built form of Edenfield and the

properties that front on to Burnley Road meaning the proposals would have a limited visual effect from this location and therefore the magnitude of change is considered to be moderate - minor.

- 8.8. Motorists and pedestrians using Blackburn Road and Burnley Road would have open views towards the site. The magnitude of change is considered to be moderate and potential effects of the proposed development would be significant to the users of the Community Garden however this would be experienced in the context of the built form of Edenfield. Motorist views from Blackburn Road and Burnley Road would be glimpses and fleeting. The proposed development would continue the streetscene of housing along Blackburn Road and be in-keeping with the adjacent vernacular.
- 8.9. Motorists using the A56 and Helmshore Road would have open views towards the site. However due to the average speed of the road users, and the landscape not being the primary focus of the user, the magnitude of change is considered to be minor and potential effects of the proposed development would be of limited importance.
- 8.10. The residents of the private properties on Burnley Road would have clear views of the site, and residents of Blackburn Road and Guide Court would experience oblique views of the site. The change in view would not be discordant with the surrounding locality of these properties. The magnitude of change is considered to be moderate to minor. The proposed development would continue the streetscene of housing along Blackburn Road and be in-keeping with the adjacent vernacular.

9. Response to Evidence Base

- 9.1. The landscape character is an urban edge and is strongly influenced by the surrounding urban land use. As such inclusion of the whole site within the urban boundary would not have a significant adverse effect on the landscape character. There are mature trees to the southern portion of the site provide some landscape value and should be retained.
- 9.2. In response to the evidence base (Landscape Study 2015) it is considered that with appropriate mitigation the site could be considered suitable for development and as such has been designated for housing allocation in the emerging local plan. Although the development of the site would prevent long vista to the wider countryside from the community garden these views are considered to be a brief snapshot in the context of the surrounding built form and urbanising features of Edenfield.
- 9.3. Development of the site and the wider local plan allocation will form a logical extension of the urban edge up to the A56; and would round off the built form of Edenfield.

10. Summary of Conclusions

Potential Landscape Effects

- 10.1. The Landscape Appraisal considers that the effects on landscape features or landscape character as a result of the proposed development are not significant, with a beneficial effect on landscape features through the introduction of trees, garden planting and mitigation planting along the site boundaries.
- 10.2. The Landscape Appraisal concludes that:
- The potential effects on views from the PRoW network within the study area are not significant, these views would be experienced in the context of the existing residential and industrial development that surrounds the site and would be reduced upon maturity of the boundary planting;
 - The potential effects on views from the users travelling on the A56 and Helmshore Road are of limited importance;
 - The potential effects on views from Blackburn Road and the community garden would experience the biggest change as a result of the proposals and are considered to be moderate. Although the proposals would be designed in accordance with the surrounding vernacular and be a continuation to the existing streetscene;

Potential new long term defensible Green Belt:

- 10.3. The landscape is urban edge and is strongly influenced by the surrounding features. As such inclusion of the whole site within housing allocation would not have a significantly adverse effect on character.
- 10.4. Development of the site and the wider housing site allocation to the north and south of the site would result in a logical extension of the urban edge on the requirements set out in NPPF

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KEY:



Site Boundary

Public Right of Way



Scale 1:10,000



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**Land off Blackburn Road,
Edenfield, Rossendale**

Landscape Appraisal

Figure 1.4

*Public Rights of Way and
Features Within the Study*

Drawn by: HB/AG

Checker: CW

Rev by: xx

Rev checker: xxx

QM Status: unchecked

Internal RT Review

Scale: 1: 10,000 @ A3

Date: 15.08.19

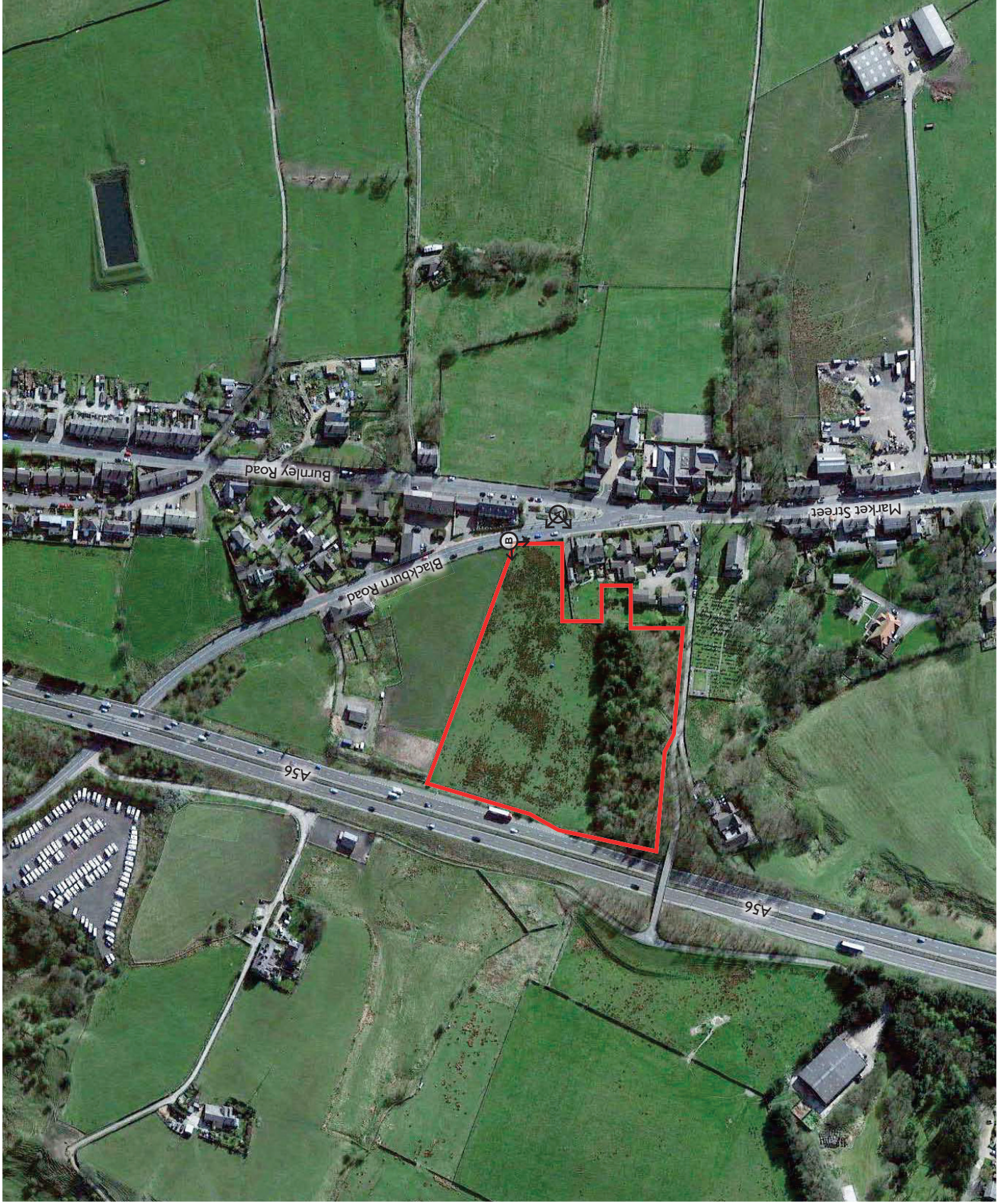
KEY:



Site Boundary



Photograph Location



Scale NTS



North

© Google 2015

**Land off Blackburn Road,
Edenfield, Rossendale**
Landscape Appraisal

Figure 1.5
Site Features Plan

Drwg No: 555C-05
Drawn by: HB/AG
Rev by: xx
QM Status: unchecked
Scale: NTS @ A3

Date: 15.08.19
Checker: CW
Rev checker: xxx
Product Status:
Internal RT Review








Viewpoint A - View from Blackburn Road looking west towards the site & the A56



Viewpoint B - Views from the East boundary, looking south west

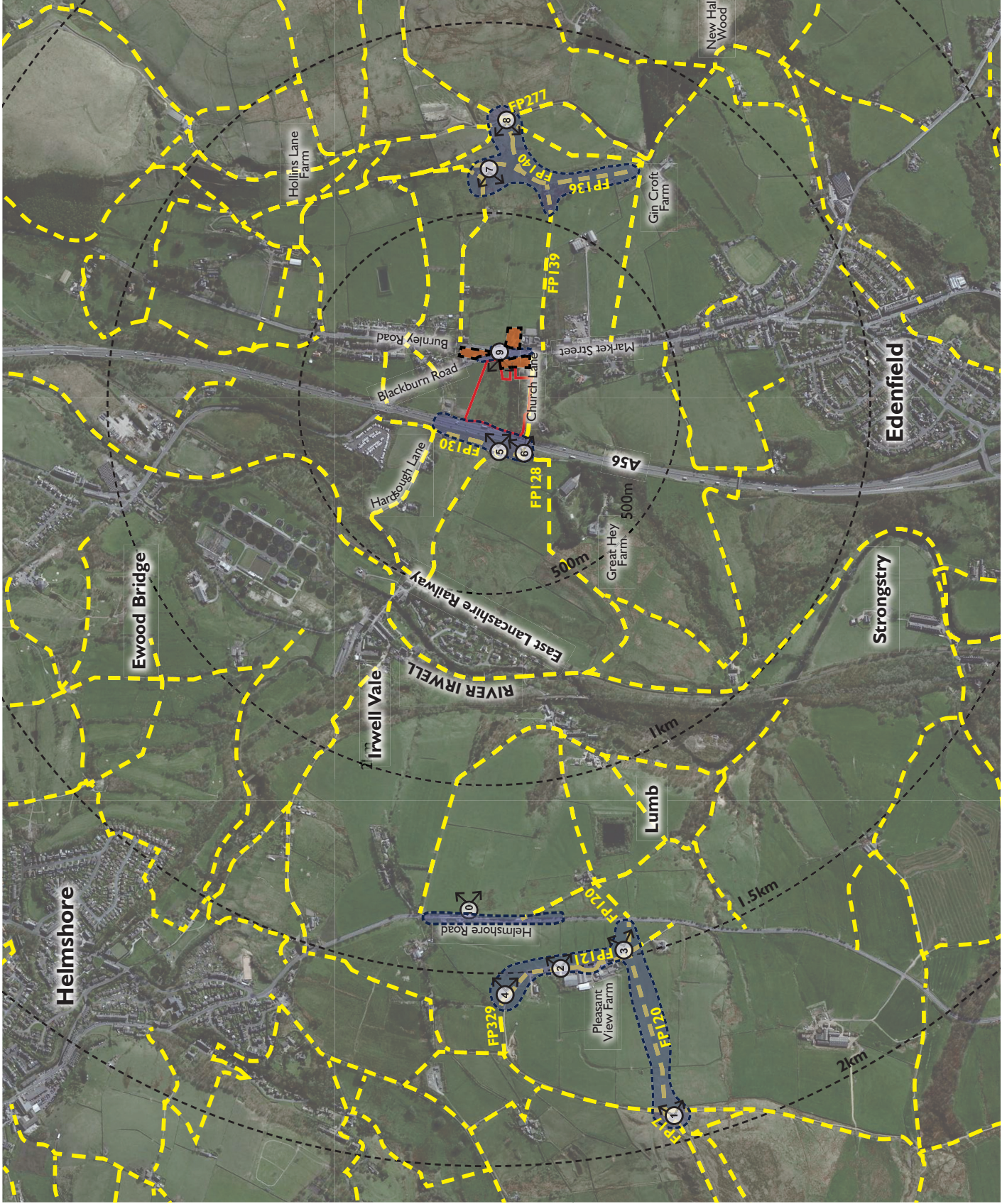
KEY:

-  Site Boundary
-  Photograph Location
-  Public Right of Way
-  Public visual receptor
-  Private visual receptor

**Land off Blackburn Road,
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Landscape Appraisal

Figure 1.7
Viewpoint Location Plan

Date: 15.08.19
Checker: CW
Rev checker: xxx
Product Status:
Internal RT Review
Scale: 1:10,000 @ A3



Scale 1:10,000
0m 100 200 300 400 500 1000m
North

The site



Photo 1 - View from PROW FP17, looking east towards the site.

The site



Photo 2 - View from PROW FP121, looking east towards the site.

The site



Photo 3 - View from PROW PF120, looking east towards the site.



Photo 4 - View from PRoW FP329, looking east towards the site.



Photo 5 - View from PRoW FP128, looking north east towards the site.

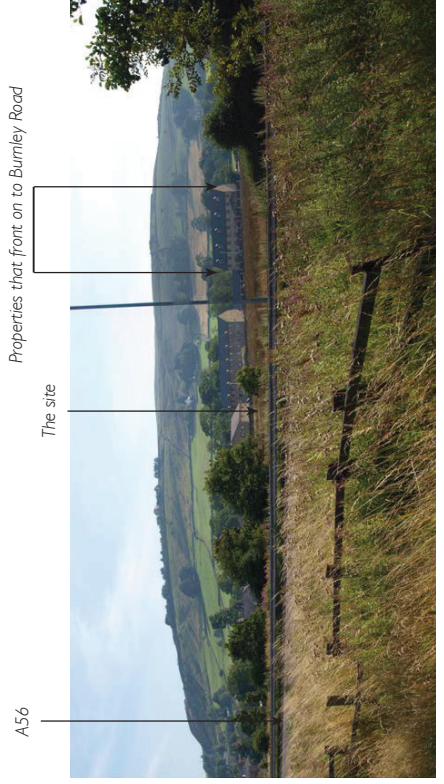


Photo 6 - View from PRoW FP130, looking east towards the site.

Edenfield Primary School

The site

Properties that front onto Burnley Road



Photo 7 - View from PROW FP140, looking west towards the site.

Properties that front onto Burnley Road

The site



Photo 8 - View from PROW FP277, looking west towards the site.

Burnley Road

Blackburn Road

The site

Community Garden



Photo 9 - View from Burnley Road, looking west towards the site.

The site



Photo 10 - View from Helmsshore Road, looking east towards the site.

Land off Blackburn Road, Edenfield, Rossendale

Landscape Appraisal

Figure 1.11

Photographic Survey

Drwg No: 555C-11

Date: xx.xx.xx

Drawn by: HB/AG

Checker: CW

Rev by: xx

Rev checker: xxx

QM Status: unchecked

Product Status:

Scale: NTS

Internal RT Review