



Above Hall Carr Area B SIGNIFICANCE LANDSCAPE EFFECT		MAGNITUDE			
		Negligible	Small	Medium	Large
SENSITIVITY	Negligible	Negligible impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low-negligible	Negligible – slight impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low	Negligible – slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Medium-Low	Slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Medium	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
	High- Medium	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
	High	Slight – Moderate impact	Moderate impact	Moderate substantial impact	Substantial impact

Above Hall Carr Area C SIGNIFICANCE LANDSCAPE EFFECT		MAGNITUDE			
		Negligible	Small	Medium	Large
SENSITIVITY	Negligible	Negligible impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low-negligible	Negligible – slight impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low	Negligible – slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Medium-Low	Slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Medium	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
	High- Medium	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
	High	Slight – Moderate impact	Moderate impact	Moderate substantial impact	Substantial impact

SIGNIFICANCE = SENSITIVITY + MAGNITUDE

## VISUAL EFFECTS Above Hall Carr

Susceptibility of receptors

Above Hall Carr Visual receptors	SENSITIVITY
• Walkers on footpaths 242, 255, 261, 266, 354 and BW 271	High
• Walkers on Footpaths 259 and 260	High
• Middle Carr Farm (listed property)	High
• Carr Barn Cottage and Carr House (listed property)	High
• Pedestrians in Rawtenstall town centre	Medium
• Visitors to Whitaker Park	Medium / High
• Residents	High

<b>Above Hall Carr Area A</b>	<b>Visual receptors</b>	<b>MAGNITUDE</b>
Walkers on footpaths 242, 255, 261, 266, 354 and BW 271	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Walkers on Footpaths 259 and 260		nil
Middle Carr Farm (listed property)	Where proposals constitute only a minor component of the wider view, which could be missed by the casual observer or where awareness does not affect the overall quality of the scene.	Small
Carr Barn Cottage and Carr House (listed property)		nil
Pedestrians in Rawtenstall town centre	Where proposals constitute only a minor component of the wider view, which could be missed by the casual observer or where awareness does not affect the overall quality of the scene.	Small
Visitors to Whitaker Park		nil

<b>Above Hall Carr Area B</b>	<b>Visual receptors</b>	<b>MAGNITUDE</b>
Walkers on footpaths 242, 255, 261, 266, 354 and BW 271		nil
Walkers on Footpaths 259 and 260	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Middle Carr Farm (listed property)		nil
Carr Barn Cottage and Carr House (listed property)	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Pedestrians in Rawtenstall town centre		nil
Visitors to Whitaker Park	Where proposals constitute only a minor component of the wider view, which could be missed by the casual observer or where awareness does not affect the overall quality of the scene.	Small

<b>Above Hall Carr Area C</b>	<b>Visual receptors</b>	<b>MAGNITUDE</b>
Walkers on footpaths 242, 255, 261, 266, 354 and BW 271	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Walkers on Footpaths 259 and 260	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Middle Carr Farm (listed property)	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Carr Barn Cottage and Carr House (listed property)	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Pedestrians in Rawtenstall town centre	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Visitors to Whitaker Park	Where proposals constitute only a minor component of the wider view, which could be missed by the casual observer or where awareness does not affect the overall quality of the scene.	Small

Above Hall Carr Area A	Residential receptors	MAGNITUDE
<i>Varies, worst case shown</i>		
Residents on Hardman Avenue	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Residents of Hall Carr, Lower Carr and Higher Carr Farm	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Residents on Carr Farm Close and at Carr Farm		nil

Above Hall Carr Area B	Residential receptors	MAGNITUDE
<i>Varies, worst case shown</i>		
Residents on Hardman Avenue	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Residents of Hall Carr, Lower Carr and Higher Carr Farm		nil
Residents on Carr Farm Close and at Carr Farm	Where the proposals would form a prominent and immediately apparent element of the scene	Large

Above Hall Carr Area C	Residential receptors	MAGNITUDE
<i>Varies, worst case shown</i>		
Residents on Hardman Avenue	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Residents of Hall Carr, Lower Carr and Higher Carr Farm	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Residents on Carr Farm Close and at Carr Farm	Where the proposals would form a prominent and immediately apparent element of the scene	Large

Above Hall Carr Key receptors	SIGNIFICANCE		
	Area A	Area B	Area C
Walkers on footpaths 242, 255, 261, 266, 354 and BW 271	Major moderate adverse impact	nil	Major adverse impact
Walkers on Footpaths 259 and 260	nil	Major moderate adverse impact	Major moderate adverse impact
Middle Carr Farm (listed property)	Moderate slight adverse impact	nil	Moderate adverse impact
Carr Barn Cottage and Carr House (listed property)	nil	Major moderate adverse impact	Moderate adverse impact
Pedestrians in Rawtenstall town centre	Moderate slight adverse impact	nil	Moderate adverse impact
Visitors to Whitaker Park	nil	Moderate slight adverse impact	Moderate slight adverse impact

Above Hall Carr Key receptors	SIGNIFICANCE		
	Area A	Area B	Area C
Residents on Hardman Avenue	Major moderate impact	Major moderate impact	Major moderate impact
Residents of Hall Carr, Lower Carr and Higher Carr Farm	Major moderate impact	nil	Major impact
Residents on Carr Farm Close and at Carr Farm	nil	Major moderate impact	Major moderate impact

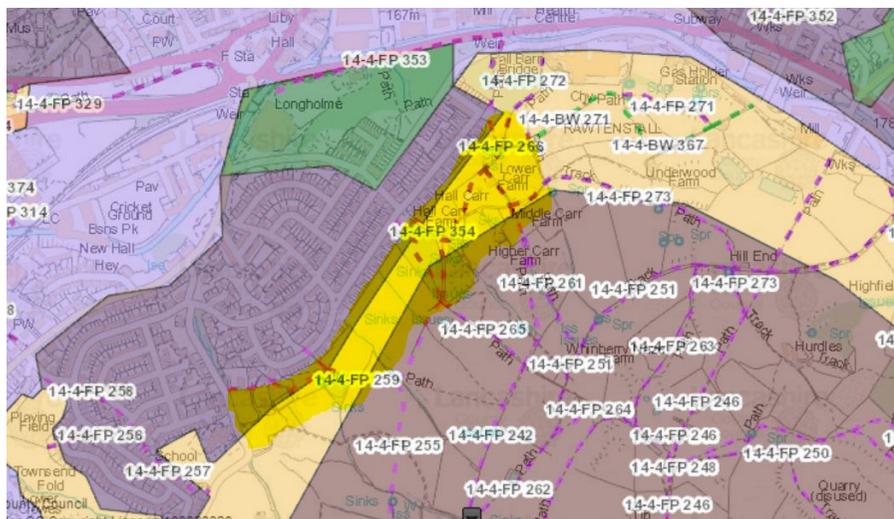
**SENSITIVITY + MAGNITUDE = SIGNIFICANCE**

**SITE DEVELOPABILITY**

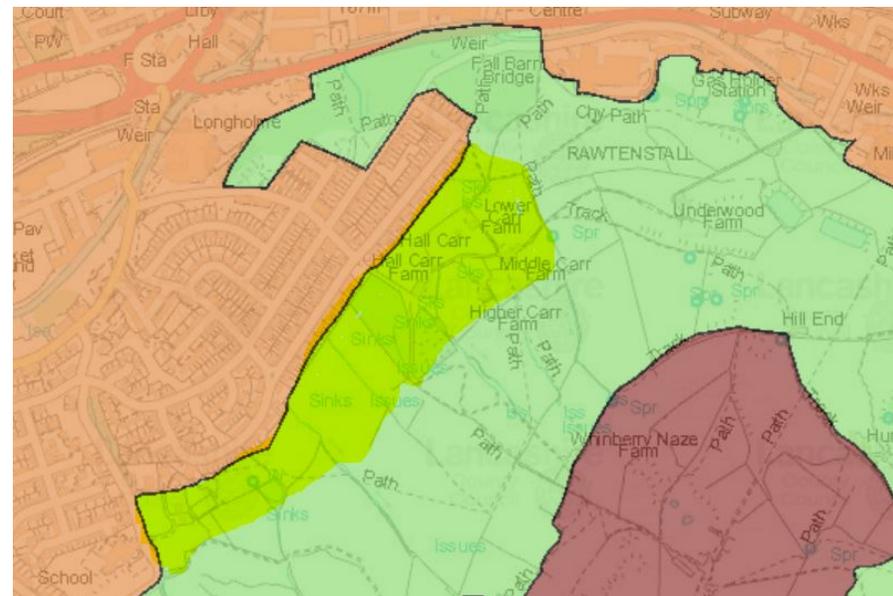
Finally the **significance** of the **landscape effects** and the **visual effects** are combined to give an assessment of the sites **developability**

OUTCOME OF SITE ASSESSMENT	
Above Hall Carr Area A	Suitable for development with mitigation
Above Hall Carr Area B	Suitable for development with mitigation
Above Hall Carr Area C	Not suitable for development on landscape grounds

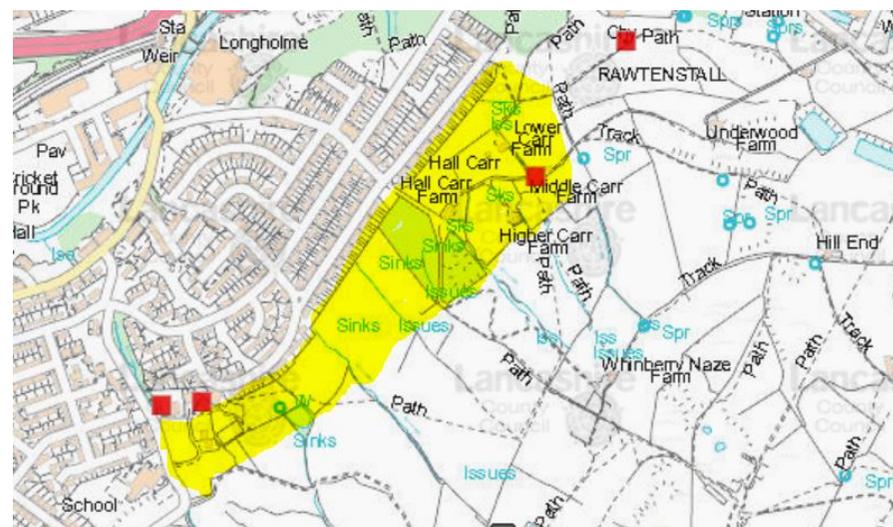
**Further information**



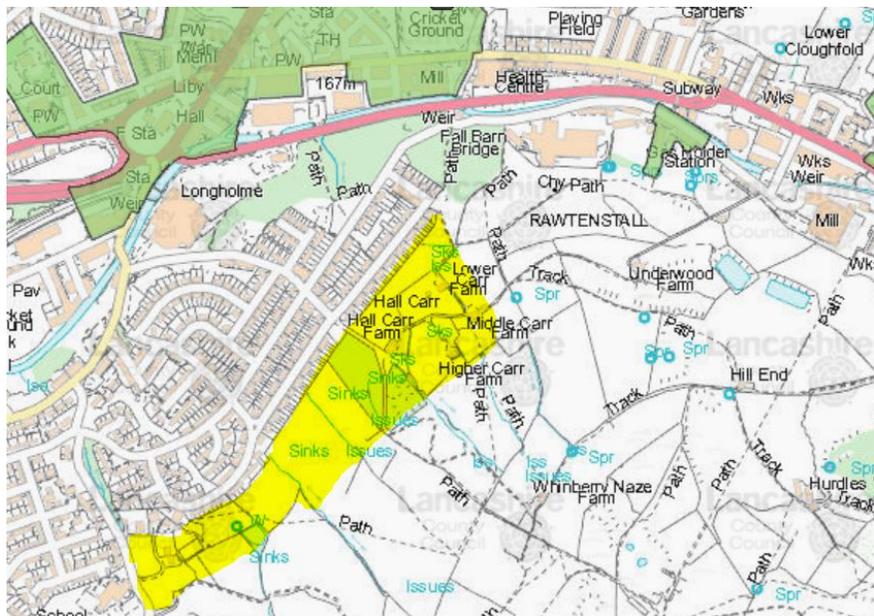
Landscape Character Type and footpaths: Above Hall Carr Source: MARIO



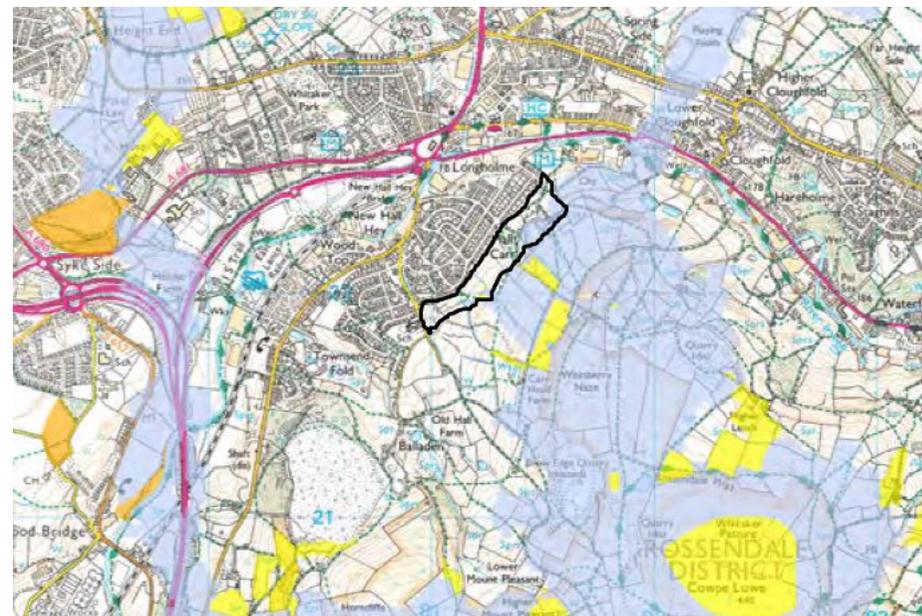
Historic Landscape Character Type: Above Hall Carr Source: MARIO



Listed buildings: Above Hall Carr Source: MARIO



Conservation Areas: Above Hall Carr Source: MARIO



Lancashire Ecological Network, Wetland and Heath: Above Hall Carr Source: LCC



Lancashire Ecological Network, grassland: Above Hall Carr Source: LCC

## LANDSCAPE ASSESSMENT Beyond New Hall Hey LANDSCAPE EFFECTS

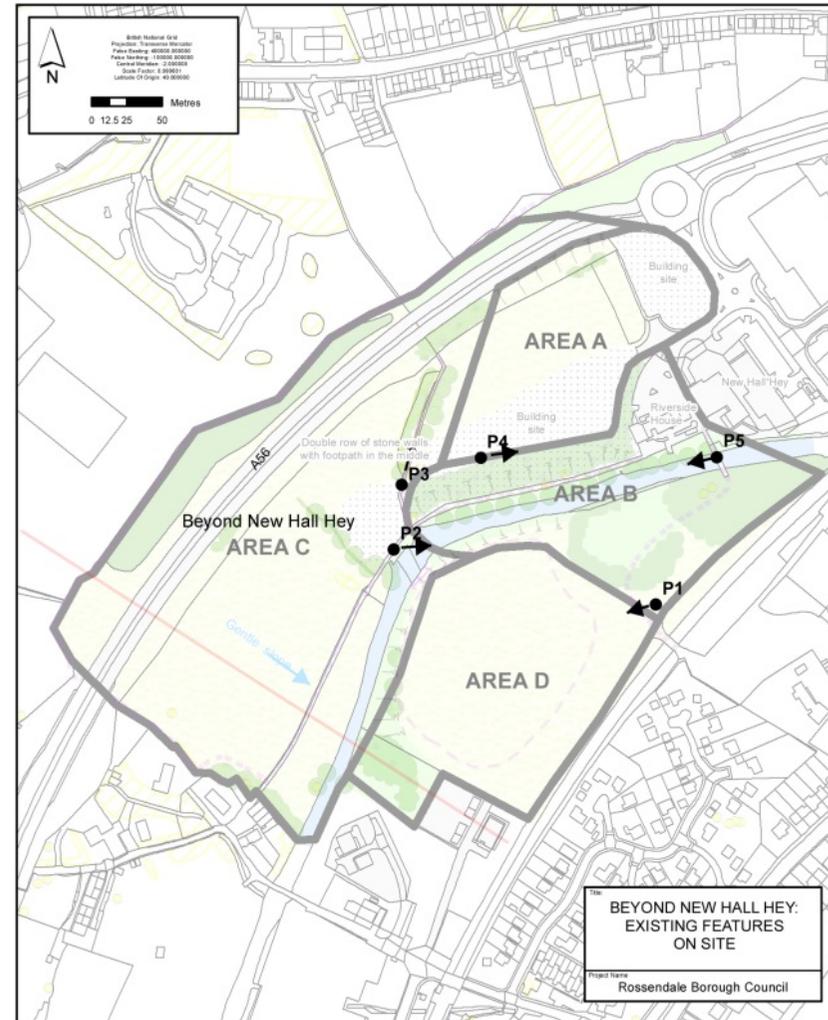
Area A SENSITIVITY		SUSCEPTIBILITY		
		High	Medium	Low
VALUE	National/International	High	High-medium	Medium
	Local/District	High-Medium	Medium	Medium-low
	Community	Medium	Medium-low	Low
	Limited	Low	Low-negligible	Negligible

Area B SENSITIVITY		SUSCEPTIBILITY		
		High	Medium	Low
VALUE	National/International	High	High-medium	Medium
	Local/District	High-Medium	Medium	Medium-low
	Community	Medium	Medium-low	Low
	Limited	Low	Low-negligible	Negligible

Area C SENSITIVITY		SUSCEPTIBILITY		
		High	Medium	Low
VALUE	National/International	High	High-medium	Medium
	Local/District	High-Medium	Medium	Medium-low
	Community	Medium	Medium-low	Low
	Limited	Low	Low-negligible	Negligible

Area D SENSITIVITY		SUSCEPTIBILITY		
		High	Medium	Low
VALUE	National/International	High	High-medium	Medium
	Local/District	High-Medium	Medium	Medium-low
	Community	Medium	Medium-low	Low
	Limited	Low	Low-negligible	Negligible

SENSITIVITY = SUSCEPTIBILITY + VALUE





## VISUAL EFFECTS New Hall Hey

### Susceptibility of receptors

New Hall Hey Visual receptors	SENSITIVITY
• Walkers on the Irwell Valley Way	High
• Passengers on the East Lancashire Railway	High - Medium
• Walkers on FP 310	High
• Users of the public open space at New Hall Hey	High
• Travellers on the A56	Low
• Residents	High

Beyond New Hall Hey Area A	Visual receptors	MAGNITUDE
Walkers on the Irwell Valley Way	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Passengers on the East Lancashire Railway	Where the change is so small that any change is barely perceptible within the viewed landscape.	Negligible
Walkers on FP 310	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Users of the public open space at New Hall Hey	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Travellers on the A56	Where the proposals would form a prominent and immediately apparent element of the scene	Large

Beyond New Hall Hey Area B	Visual receptors	MAGNITUDE
Walkers on the Irwell Valley Way	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Passengers on the East Lancashire Railway	Where proposals constitute only a minor component of the wider view, which could be missed by the casual observer or where awareness does not affect the overall quality of the scene.	Small
Walkers on FP 310	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Users of the public open space at New Hall Hey	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Travellers on the A56	Where the proposals would form a prominent and immediately apparent element of the scene	Large

Beyond New Hall Hey Area C	Visual receptors	MAGNITUDE
Walkers on the Irwell Valley Way	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Passengers on the East Lancashire Railway	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Walkers on FP 310	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Users of the public open space at New Hall Hey	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Travellers on the A56	Where proposals constitute only a minor component of the wider view, which could be missed by the casual observer or where awareness does not affect the overall quality of the scene.	Small

Beyond New Hall Hey Area D	Visual receptors	MAGNITUDE
Walkers on the Irwell Valley Way	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Passengers on the East Lancashire Railway	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Walkers on FP 310	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Users of the public open space at New Hall Hey	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Travellers on the A56	Where proposals constitute only a minor component of the wider view, which could be missed by the casual observer or where awareness does not affect the overall quality of the scene.	Small

Beyond New Hall Hey Area A	Residential receptors	MAGNITUDE
Residents on north side Holme Lane	Where proposals constitute only a minor component of the wider view, which could be missed by the casual observer or where awareness does not affect the overall quality of the scene.	Small
Residents on Holmeswood Park	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Residents on Haslingden Road	Where the proposals would form a prominent and immediately apparent element of the scene	Large

Beyond New Hall Hey Area B	Residential receptors	MAGNITUDE
Residents on north side Holme Lane	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Residents on Holmeswood Park	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Residents on Haslingden Road	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate

Beyond New Hall Hey Area C	Residential receptors	MAGNITUDE
Residents on north side Holme Lane	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Residents on Holmeswood Park	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Residents on Haslingden Road	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate

Beyond New Hall Hey Area D	Residential receptors	MAGNITUDE
Residents on north side Holme Lane	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Residents on Holmeswood Park	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Residents on Haslingden Road	Where proposals constitute only a minor component of the wider view, which could be missed by the casual observer or where awareness does not affect the overall quality of the scene.	Small

### SENSITIVITY +MAGNITUDE=SIGNIFICANCE

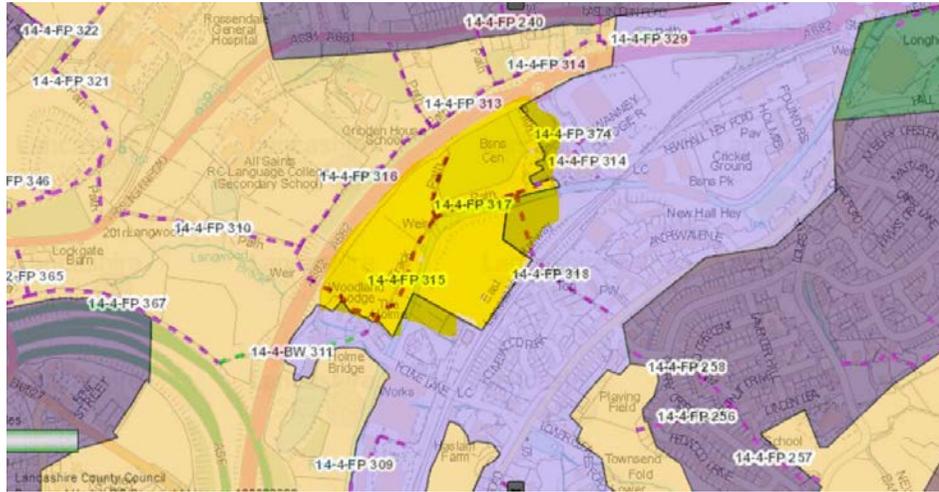
Beyond New Hall Hey Key receptors	SIGNIFICANCE			
	Area A	Area B	Area C	Area D
Walkers on the Irwell Valley Way	Major moderate adverse impact	nil	Major adverse impact	Moderate adverse impact
Passengers on the East Lancashire Railway	nil	Major moderate adverse impact	Major moderate adverse impact	Major moderate adverse impact
Walkers on FP 310	Moderate slight adverse impact	nil	Moderate adverse impact	Major moderate adverse impact
Users of the public open space at New Hall Hey	nil	Major moderate adverse impact	Moderate adverse impact	Moderate adverse impact
Travellers on the A56	Moderate slight adverse impact	nil	Moderate adverse impact	Slight impact
Beyond New Hall Hey Residential receptors	SIGNIFICANCE			
	Area A	Area B	Area C	Area D
Residents on north side Holme Lane	Major moderate adverse impact	nil	Major adverse impact	Moderate impact
Residents on Holmeswood Park	nil	Major moderate adverse impact	Major moderate adverse impact	Major – moderate impact*
Residents on Haslingden Road	Moderate slight adverse impact	nil	Moderate adverse impact	Moderate - slight

### SITE DEVELOPABILITY

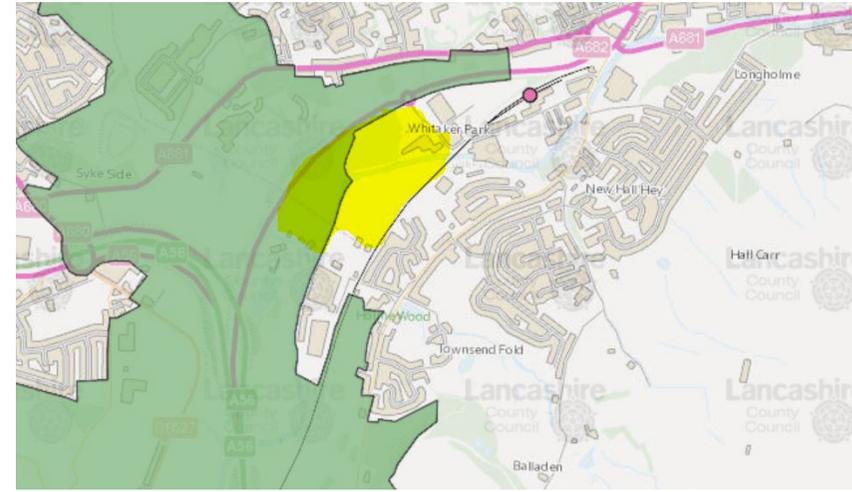
Finally the **significance** of the **landscape effects** and the **visual effects** are combined to give an assessment of the sites **developability**

OUTCOME OF SITE ASSESSMENT	
Beyond New Hall Hey Area A	Suitable for development
Beyond New Hall Hey Area B	Not suitable for development on landscape grounds
Beyond New Hall Hey Area C	Not suitable for development on landscape grounds
Beyond New Hall Hey Area D	Suitable for development with mitigation

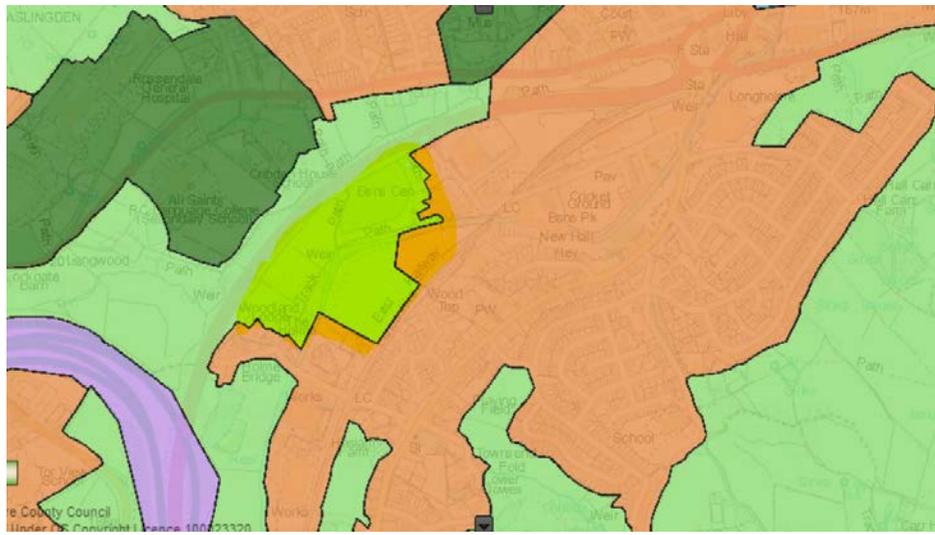
Further information:



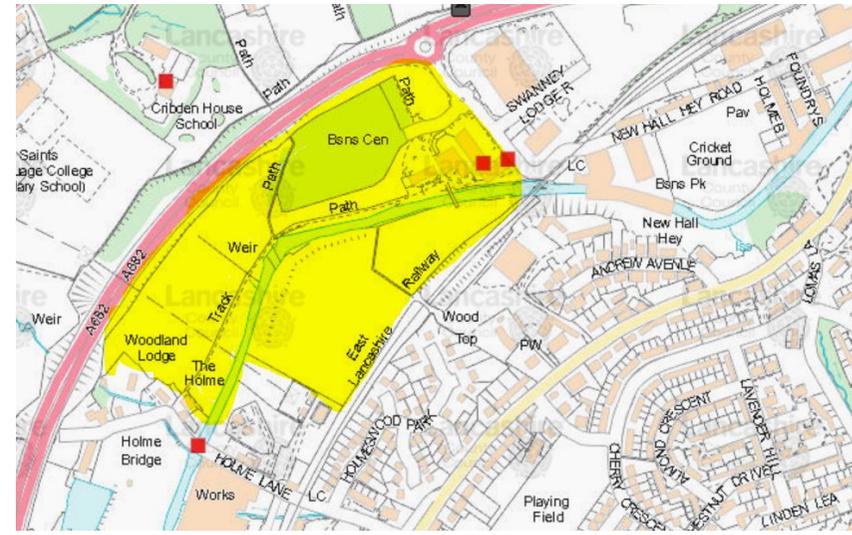
Landscape Character Type and footpaths: Beyond New Hall Hey Source: MARIO



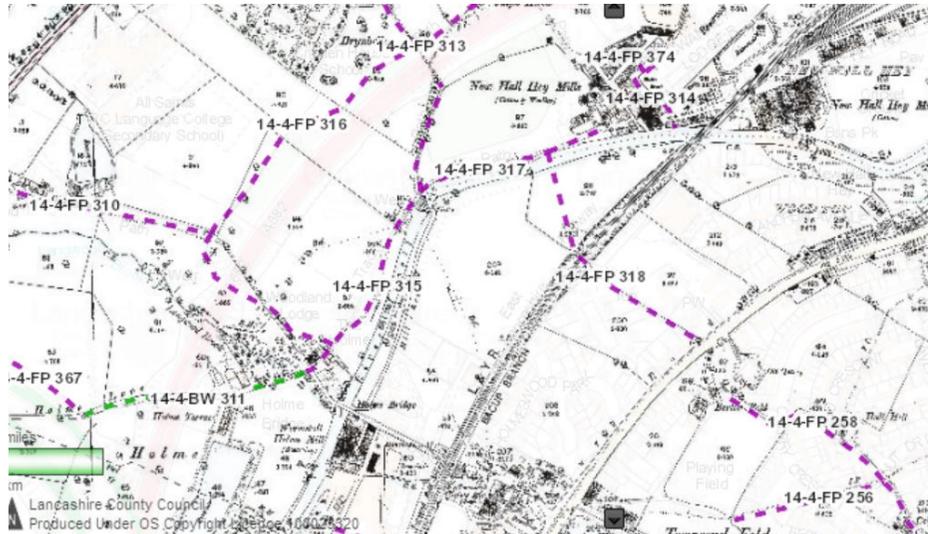
Green Belt: Beyond New Hall Hey Source: MARIO



Historic Landscape Character Type: Beyond New Hall Hey Source: MARIO



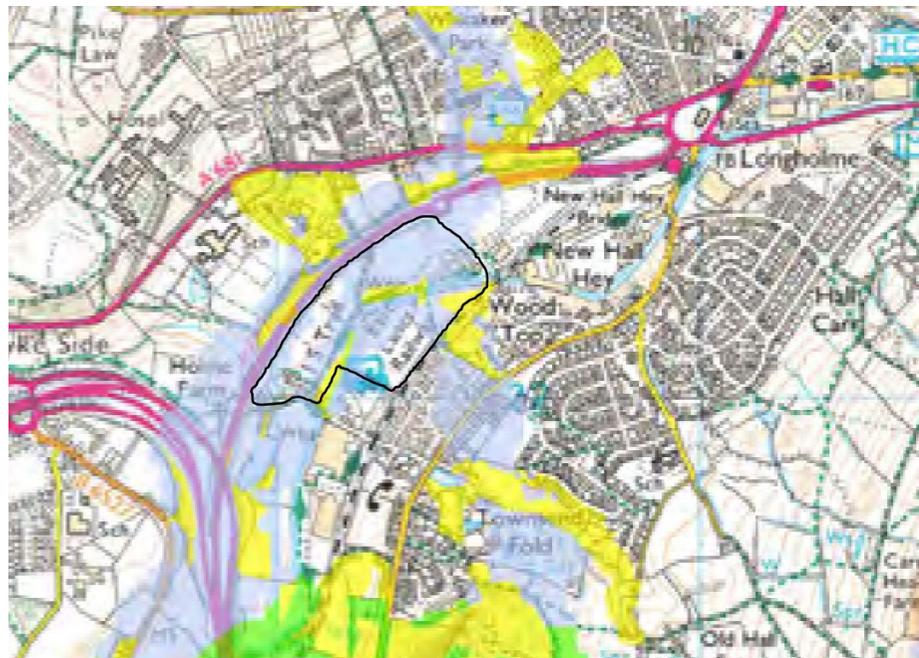
Listed Buildings: Beyond New Hall Hey Source: MARIO



1:2500: Beyond New Hall Hey Source: MARIO



Lancashire Ecological Networks Grassland Beyond New Hall Hey Source: LCC



Lancashire Ecological Networks Woodland Beyond New Hall Hey Source: LCC

## LANDSCAPE ASSESSMENT Haslam Farm

### LANDSCAPE EFFECTS

Area A SENSITIVITY		SUSCEPTIBILITY		
		High	Medium	Low
VALUE	National/International	High	High-medium	Medium
	Local/District	High-Medium	Medium	Medium-low
	Community	Medium	Medium-low	Low
	Limited	Low	Low-negligible	Negligible

Area B SENSITIVITY		SUSCEPTIBILITY		
		High	Medium	Low
VALUE	National/International	High	High-medium	Medium
	Local/District	High-Medium	Medium	Medium-low
	Community	Medium	Medium-low	Low
	Limited	Low	Low-negligible	Negligible

Area C SENSITIVITY		SUSCEPTIBILITY		
		High	Medium	Low
VALUE	National/International	High	High-medium	Medium
	Local/District	High-Medium	Medium	Medium-low
	Community	Medium	Medium-low	Low
	Limited	Low	Low-negligible	Negligible

SENSITIVITY = SUSCEPTIBILITY + VALUE

Haslam Farm Area A SIGNIFICANCE LANDSCAPE EFFECT		MAGNITUDE			
		Negligible	Small	Medium	Large
SENSITIVITY	Negligible	Negligible impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low-negligible	Negligible – slight impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low	Negligible – slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Medium-Low	Slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Medium	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
	High- Medium	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
High	Slight – Moderate impact	Moderate impact	Moderate substantial impact	Substantial impact	

Haslam Farm Area B SIGNIFICANCE LANDSCAPE EFFECT		MAGNITUDE			
		Negligible	Small	Medium	Large
SENSITIVITY	Negligible	Negligible impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low-negligible	Negligible – slight impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low	Negligible – slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Medium-Low	Slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Medium	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
	High- Medium	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
High	Slight – Moderate impact	Moderate impact	Moderate substantial impact	Substantial impact	

Haslam Farm Area C SIGNIFICANCE LANDSCAPE EFFECT		MAGNITUDE			
		Negligible	Small	Medium	Large
SENSITIVITY	Negligible	Negligible impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low-negligible	Negligible – slight impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low	Negligible – slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Medium-Low	Slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Medium	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
	High- Medium	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
	High	Slight – Moderate impact	Moderate impact	Moderate substantial impact	Substantial impact

SIGNIFICANCE = SENSITIVITY + MAGNITUDE

### VISUAL EFFECTS Haslam Farm

Susceptibility of receptors:

Haslam Farm Visual receptors	SENSITIVITY
• Walkers on Irwell Valley Sculpture Trail	High
• Passengers on East Lancashire Railway;	High to Medium
• Customers using the terrace at The Whitcuff Inn	Medium
• People using footpaths 319	High
• People using footpaths 305	High
• Users of road routes: A56, Bury Rd	Low
• Residents	High

Haslam Farm Area A	Visual receptors	MAGNITUDE
Walkers on Irwell Valley Way	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Passengers on East Lancashire Railway;	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Customers using the terrace at The Whitcuff Inn	Where the proposals would form a dominant and unavoidable part of the scene	Very large
People using footpaths 319	Where the proposals would form a prominent and immediately apparent element of the scene	Large
People using footpaths 305	Where proposals constitute only a minor component of the wider view, which could be missed by the casual observer or where awareness does not affect the overall quality of the scene.	Small
Users of road routes: A56, Bury Rd	Where the change is so small that any change is barely perceptible within the viewed landscape.	Negligible

Haslam Farm Area B	Visual receptors	MAGNITUDE
Walkers on Irwell Valley Way	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Passengers on East Lancashire Railway;	Where proposals constitute only a minor component of the wider view, which could be missed by the casual observer or where awareness does not affect the overall quality of the scene.	Small
People using footpaths 319	Where the proposals would form a prominent and immediately apparent element of the scene	Large
People using footpaths 305	Where proposals constitute only a minor component of the wider view, which could be missed by the casual observer or where awareness does not affect the overall quality of the scene.	Small
Users of road routes: A56, Bury Rd	Where the change is so small that any change is barely perceptible within the viewed landscape.	Negligible

Haslam Farm Area C	Visual receptors	MAGNITUDE
Walkers on Irwell Valley Way	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Passengers on East Lancashire Railway;	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
People using footpaths 319	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
People using footpaths 305	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Users of road routes: A56, Bury Rd	Where the change is so small that any change is barely perceptible within the viewed landscape.	Negligible

Haslam Farm Area A	Residential receptors	MAGNITUDE
Residents on Bury Rd,	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Residents on Duckworth Lane	Where the proposals would form a dominant and unavoidable part of the scene	Very large

Haslam Farm Area B	Residential receptors	MAGNITUDE
Residents on Bury Rd,	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Residents on Duckworth Lane	Where the proposals would form a dominant and unavoidable part of the scene	Very large

Haslam Farm Area C	Residential receptors	MAGNITUDE
Residents on Bury Rd,	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate

Haslam Farm Key receptors	SIGNIFICANCE		
	Area A	Area B	Area C
Walkers on Irwell Valley Way	Moderate adverse impact	Moderate adverse impact	Major-Moderate adverse impact
Passengers on East Lancashire Railway;	Moderate adverse impact	Slight adverse impact	Moderate adverse impact
People using footpaths 319	Major- Moderate adverse impact	nil	nil
People using footpaths 305	Major – Moderate adverse impact	Moderate adverse impact	Moderate adverse impact
Users of road routes: A56, Bury Rd	Slight adverse impact	Slight adverse impact	Moderate adverse impact

Haslam Farm Residential receptors	SIGNIFICANCE		
	Area A	Area B	Area C
Residents on Bury Rd,	Major impact	Major impact	Moderate impact
Residents on Duckworth Lane	Major impact	Major impact	nil

**SENSITIVITY +MAGNITUDE=SIGNIFICANCE**

### SITE DEVELOPABILITY

Finally the **significance** of the **landscape effects** and the **visual effects** are combined to give an assessment of the sites **developability**

OUTCOME OF SITE ASSESSMENT	
Haslam Farm Area A	Suitable for development with mitigation
Haslam Farm Area B	Suitable for development with mitigation
Haslam Farm Area C	Not suitable for development on landscape grounds



## LANDSCAPE ASSESSMENT Johnny Barn

### LANDSCAPE EFFECTS

SENSITIVITY		SUSCEPTIBILITY		
		High	Medium	Low
VALUE	National/International	High	High-medium	Medium
	Local/District	High-Medium	Medium	Medium-low
	Community	Medium	Medium-low	Low
	Limited	Low	Low-negligible	Negligible

SENSITIVITY = SUSCEPTIBILITY + VALUE

Johnny Barn SIGNIFICANCE LANDSCAPE EFFECT		MAGNITUDE			
		Negligible	Small	Medium	Large
SENSITIVITY	Negligible	Negligible impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low-negligible	Negligible – slight impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low	Negligible – slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Medium-Low	Slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Medium	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
	High- Medium	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
	High	Slight – Moderate impact	Moderate impact	Moderate substantial impact	Substantial impact

SIGNIFICANCE = SENSITIVITY + MAGNITUDE

### VISUAL EFFECTS Johnny Barn

Johnny Barn Visual receptors	SENSITIVITY
• Walkers on adjacent footpath 185	High
• Pedestrians and travellers on Newchurch Road at the intersection with FP 185	Medium
• Walkers on footpaths 171 and 186 above and north west of the site	High
• Walkers on footpath 273 at Whinberry Naze	High
• Residents	High

Susceptibility of receptors:

Johnny Barn	Visual receptors	MAGNITUDE
Walkers on adjacent footpath 185	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Pedestrians and travellers on Newchurch Road at the intersection with FP 185		
Walkers on footpaths 171 and 186 above and north west of the site	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Walkers on footpath 273 at Whinberry Naze	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate

Johnny Barn	Residential receptors	MAGNITUDE
<i>Varies, worst case shown *</i>		
Residents of properties on Johnny Barn Close and Edge Lane from upper floors and gardens	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Far Heightside Barn and Cottage and Edge Bank House above the site	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate

Johnny Barn Key receptors	SIGNIFICANCE
Walkers on adjacent footpath 185	Major- moderate adverse impact
Pedestrians and travellers on Newchurch Road at the intersection with FP 185	Moderate adverse impact
Walkers on footpaths 171 and 186 above and north west of the site	Major- moderate adverse impact
Walkers on footpath 273 at Whinberry Naze	Moderate adverse impact

Johnny Barn Residential receptors	SIGNIFICANCE
Residents of properties on Johnny Barn Close and Edge Lane from upper floors and gardens	Major impact*
Far Heightside Barn and Cottage and Edge Bank House above the site	Moderate impact

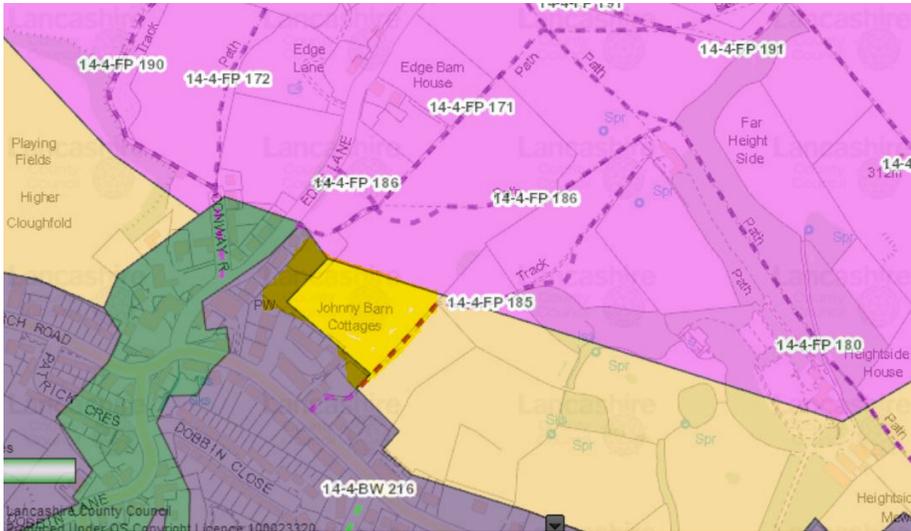
SENSITIVITY +MAGNITUDE=SIGNIFICANCE

### SITE DEVELOPABILITY

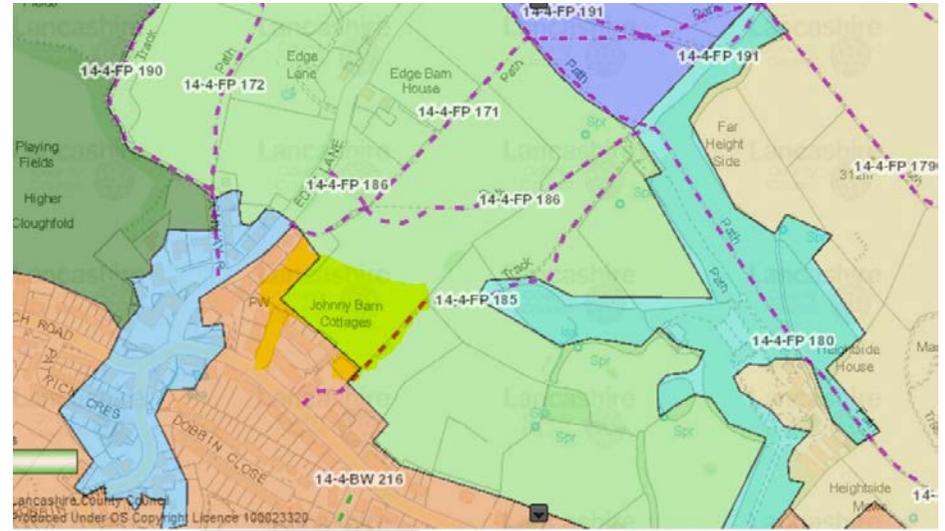
Finally the **significance** of the **landscape effects** and the **visual effects** are combined to give an assessment of the sites **developability**

OUTCOME OF SITE ASSESSMENT	
Johnny Barn	Suitable for development with mitigation

Further information:



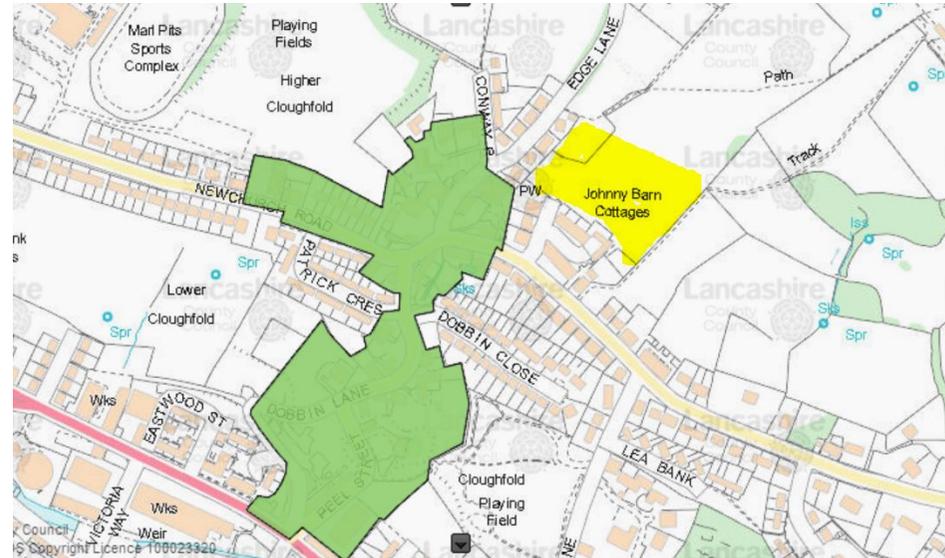
Landscape Character Type and footpaths: Johnny Barn Source: MARIO



Historic Landscape Character Type and footpaths: Johnny Barn Source: MARIO



1:10,000 1849 with Conservation Area overlaid, Johnny Barn Source: MARIO



Conservation Area, Johnny Barn Source: MARIO

## LANDSCAPE ASSESSMENT Lomas Lane

### LANDSCAPE EFFECTS

SENSITIVITY		SUSCEPTIBILITY		
		High	Medium	Low
VALUE	National/International	High	High-medium	Medium
	Local/District	High-Medium	Medium	Medium-low
	Community	Medium	Medium-low	Low
	Limited	Low	Low-negligible	Negligible

SENSITIVITY = SUSCEPTIBILITY + VALUE

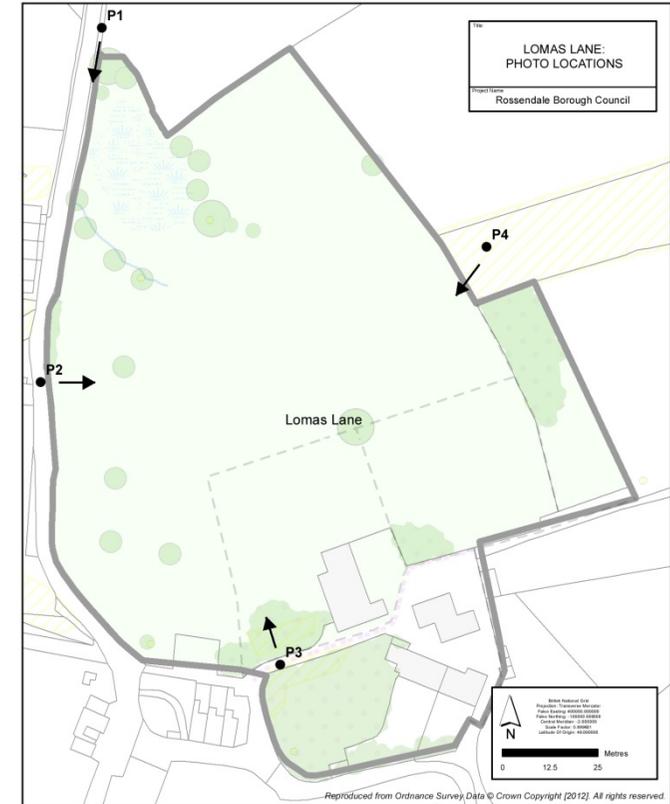
Lomas Lane SIGNIFICANCE LANDSCAPE EFFECT		MAGNITUDE			
		Negligible	Small	Medium	Large
SENSITIVITY	Negligible	Negligible impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low-negligible	Negligible – slight impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low	Negligible – slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Medium-Low	Slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Medium	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
	High- Medium	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
	High	Slight – Moderate impact	Moderate impact	Moderate substantial impact	Substantial impact

SIGNIFICANCE = SENSITIVITY + MAGNITUDE

### VISUAL EFFECTS Lomas lane

Susceptibility of receptors:

Lomas Lane Visual receptors	SENSITIVITY
• Walkers on footpath 254	High
• Walkers on footpath 253	High
• Travellers on Lomas Lane	Medium - High
• Walkers on FP 252 New Barn Lane	High
• Residents	High



Lomas Lane	Visual receptors	MAGNITUDE
Walkers on footpath 254	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Walkers on footpath 253	Where proposals constitute only a minor component of the wider view, which could be missed by the casual observer or where awareness does not affect the overall quality of the scene.	Small
Travellers on Lomas Lane	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Walkers on FP 252 New Barn Lane	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate

Lomas Lane	Residential receptors	MAGNITUDE
Residents on Lomas Lane, Balladen	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Residents at 7 – 9 Balladen	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Residents on Redwood Drive	Where the change is so small that any change is barely perceptible within the viewed landscape.	Negligible

SENSITIVITY +MAGNITUDE=SIGNIFICANCE

Lomas Lane Key receptors	SIGNIFICANCE
Walkers on footpath 254	Major-moderate adverse impact
Walkers on footpath 253	Moderate-slight adverse impact
Travellers on Lomas Lane	Moderate adverse impact
Walkers on FP 252 New Barn Lane	Moderate adverse impact

Lomas Lane Residential receptors	SIGNIFICANCE
Residents on Lomas Lane, Balladen	Major moderate adverse impact
Residents at 7 – 9 Balladen	Major moderate adverse impact
Residents on Redwood Drive	Slight adverse impact

### SITE DEVELOPABILITY

Finally the **significance** of the **landscape effects** and the **visual effects** are combined to give an assessment of the sites **developability**

OUTCOME OF SITE ASSESSMENT	
Lomas Lane	Suitable for development with mitigation





# LANDSCAPE ASSESSMENT Marl Pits

## LANDSCAPE EFFECTS

AREA A SENSITIVITY		SUSCEPTIBILITY		
		High	Medium	Low
VALUE	National/International	High	High-medium	Medium
	Local/District	High-Medium	Medium	Medium-low
	Community	Medium	Medium-low	Low
	Limited	Low	Low-negligible	Negligible

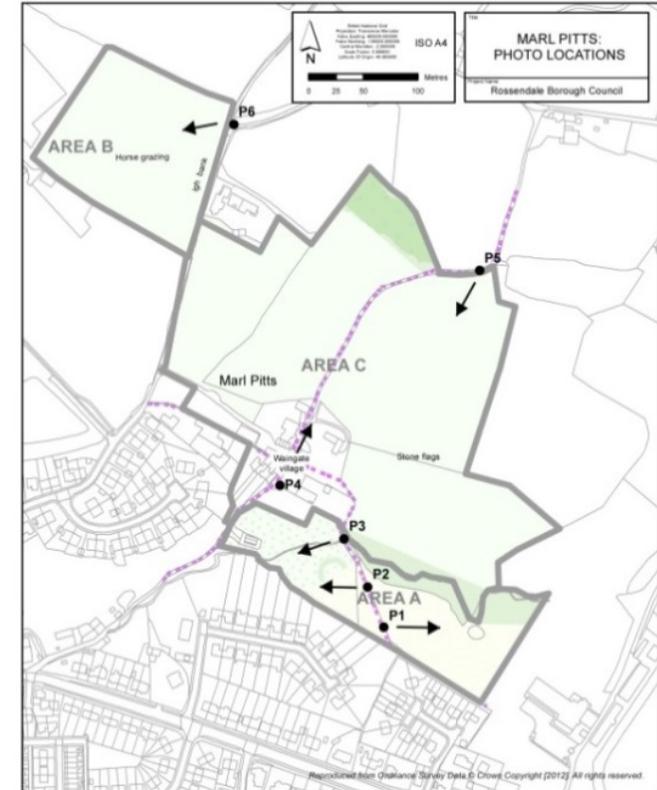
AREA B SENSITIVITY		SUSCEPTIBILITY		
		High	Medium	Low
VALUE	National/International	High	High-medium	Medium
	Local/District	High-Medium	Medium	Medium-low
	Community	Medium	Medium-low	Low
	Limited	Low	Low-negligible	Negligible

AREA C SENSITIVITY		SUSCEPTIBILITY		
		High	Medium	Low
VALUE	National/International	High	High-medium	Medium
	Local/District	High-Medium	Medium	Medium-low
	Community	Medium	Medium-low	Low
	Limited	Low	Low-negligible	Negligible

SENSITIVITY = SUSCEPTIBILITY + VALUE

Marl Pits Area A SIGNIFICANCE LANDSCAPE EFFECT		MAGNITUDE			
		Negligible	Small	Medium	Large
SENSITIVITY	Negligible	Negligible impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low-negligible	Negligible – slight impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low	Negligible – slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Medium-Low	Slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Medium	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
	High- Medium	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
	High	Slight – Moderate impact	Moderate impact	Moderate substantial impact	Substantial impact

SIGNIFICANCE = SENSITIVITY + MAGNITUDE



Marl Pits Area B SIGNIFICANCE LANDSCAPE EFFECT		MAGNITUDE			
		Negligible	Small	Medium	Large
SENSITIVITY	Negligible	Negligible impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low-negligible	Negligible – slight impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low	Negligible – slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Medium-Low	Slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Medium	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
	High- Medium	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
	High	Slight – Moderate impact	Moderate impact	Moderate substantial impact	Substantial impact

Marl Pits Area C SIGNIFICANCE LANDSCAPE EFFECT		MAGNITUDE			
		Negligible	Small	Medium	Large
SENSITIVITY	Negligible	Negligible impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low-negligible	Negligible – slight impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low	Negligible – slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Medium-Low	Slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Medium	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
	High- Medium	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
	High	Slight – Moderate impact	Moderate impact	Moderate substantial impact	Substantial impact

SIGNIFICANCE = SENSITIVITY + MAGNITUDE

### VISUAL EFFECTS Marl Pits

Susceptibility of receptors:

Marl Pits Visual receptors	SENSITIVITY
• Walkers on FP no 200 running NW from Sports Complex	High
• Walkers on FP 348 (Waingate Lane) running north south through Waingate Village	High
• Walkers on FP 347 at intersection with Hurst Lane	High
• Users of Sports Complex car park	Medium
• Listed buildings Lower Chapel Hill Farm, Hurst Lane	High
• Listed buildings: Chapel Hill Farm	High
• Listed Buildings: The Manor Waingate	High
• Users of Alder Grange School playing fields	Medium
• Residents	High

<b>Marl Pits Area A</b>	<b>Visual receptors</b>	<b>MAGNITUDE</b>
Walkers on FP no 200 running NW from Sports Complex	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Walkers on FP 348 (Waingate Lane) running north south through Waingate Village	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Walkers on FP 347 at intersection with Hurst Lane		nil
Users of Sports Complex car park	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Listed buildings Lower Chapel Hill Farm, Hurst Lane		nil
Listed buildings: Chapel Hill Farm	Where the change is so small that any change is barely perceptible within the viewed landscape.	Negligible
Listed Buildings: The Manor Waingate	Where the change is so small that any change is barely perceptible within the viewed landscape.	Negligible
Users of Alder Grange School playing fields		nil

<b>Marl Pits Area B</b>	<b>Visual receptors</b>	<b>MAGNITUDE</b>
Walkers on FP no 200 running NW from Sports Complex		nil
Walkers on FP 348 (Waingate Lane) running north south through Waingate Village		nil
Walkers on FP 347 at intersection with Hurst Lane	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Users of Sports Complex car park		nil
Listed buildings Lower Chapel Hill Farm, Hurst Lane	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Listed buildings: Chapel Hill Farm	Where the change is so small that any change is barely perceptible within the viewed landscape.	Negligible
Listed Buildings: The Manor Waingate		nil
Users of Alder Grange School playing fields	Where the proposals would form a prominent and immediately apparent element of the scene	Large

<b>Marl Pits Area C</b>	<b>Visual receptors</b>	<b>MAGNITUDE</b>
Walkers on FP no 200 running NW from Sports Complex	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Walkers on FP 348 (Waingate Lane) running north south through Waingate Village	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Walkers on FP 347 at intersection with Hurst Lane		nil
Users of Sports Complex car park	Where proposals constitute only a minor component of the wider view, which could be missed by the casual observer or where awareness does not affect the overall quality of the scene.	Small
Listed buildings Lower Chapel Hill Farm, Hurst Lane		nil
Listed buildings: Chapel Hill Farm	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Listed Buildings: The Manor Waingate	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Users of Alder Grange School playing fields		nil

<b>Marl Pits Area A</b>	<b>Residential receptors</b>	<b>MAGNITUDE</b>
Residents at Residents of Waingate Close & Marl Pits	Where the change is so small that any change is barely perceptible within the viewed landscape.	Negligible
Residents of Waingate Village	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Residents of Cote Doles and Meadow Head Lodge to north	Where the change is so small that any change is barely perceptible within the viewed landscape.	Negligible

<b>Marl Pits Area B</b>	<b>Residential receptors</b>	<b>MAGNITUDE</b>
Residents at Residents of Waingate Close & Marl Pits		nil
Residents of Waingate Village		nil
Residents of Cote Doles and Meadow Head Lodge to north		nil

Marl Pits Area C	Residential receptors	MAGNITUDE
Residents at Residents of Waingate Close & Marl Pits		
Residents of Waingate Village	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Residents of Cote Doles and Meadow Head Lodge to north	Where the proposals would form a prominent and immediately apparent element of the scene	Large

SENSITIVITY +MAGNITUDE=SIGNIFICANCE

Marl Pits Key receptors	SIGNIFICANCE		
	Area A	Area B	Area C
Walkers on FP no 200 running NW from Sports Complex	Major adverse impact	nil	Major adverse impact
Walkers on FP 348 (Waingate Lane) running north south through Waingate Village	Moderate adverse impact	nil	Major – Moderate adverse impact
Walkers on FP 347 at intersection with Hurst Lane	nil	Major – Moderate adverse impact	nil
Users of Sports Complex car park	Moderate adverse impact	nil	Slight-moderate adverse impact
Listed buildings Lower Chapel Hill Farm, Hurst Lane	nil	Major adverse impact	nil
Listed buildings: Chapel Hill Farm	Slight adverse impact	Major – Moderate adverse impact	Slight adverse impact
Listed Buildings: The Manor Waingate	Slight adverse impact	nil	Major adverse impact
Users of Alder Grange School playing fields	nil	Moderate adverse impact	nil

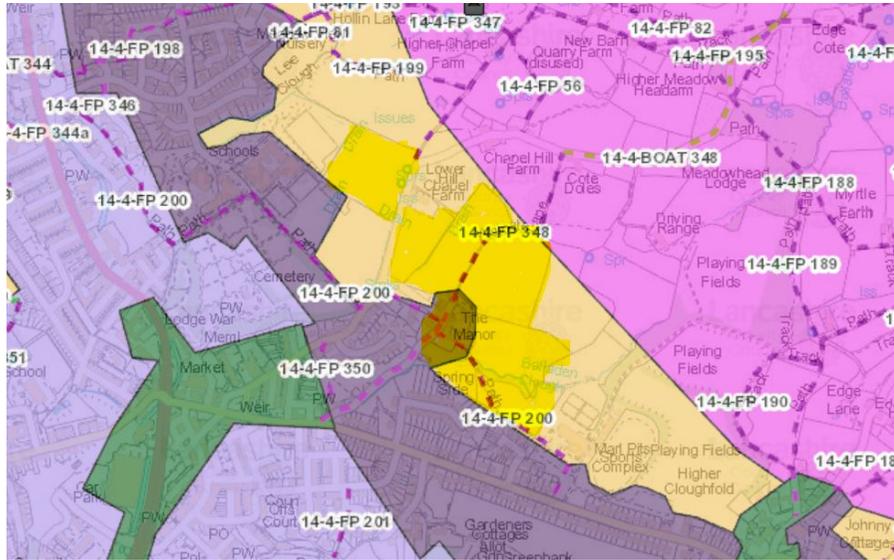
Marl Pits Residential receptors	SIGNIFICANCE		
	Area A	Area B	Area C
Residents at Residents of Waingate Close & Marl Pits	Major impact	nil	nil
Residents of Waingate Village	Slight impact	nil	Major-moderate impact
Residents of Cote Doles and Meadow Head Lodge to north	Slight impact	nil	Major-moderate impact

### SITE DEVELOPABILITY

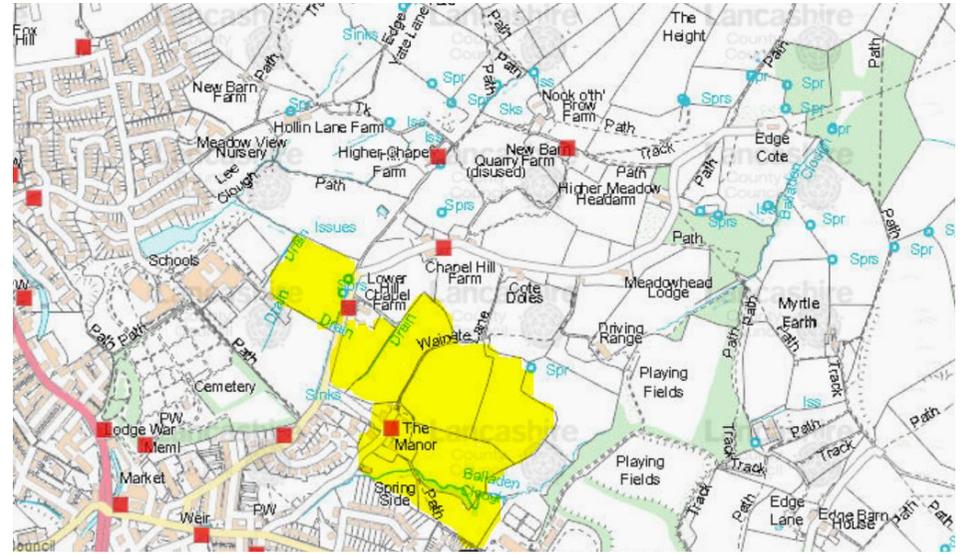
Finally the **significance** of the **landscape effects** and the **visual effects** are combined to give an assessment of the sites **developability**

OUTCOME OF SITE ASSESSMENT	
Marl Pits Area A	Suitable for development with mitigation
Marl Pits Area B	Not suitable for development on landscape grounds
Marl Pits Area C	Not suitable for development on landscape grounds

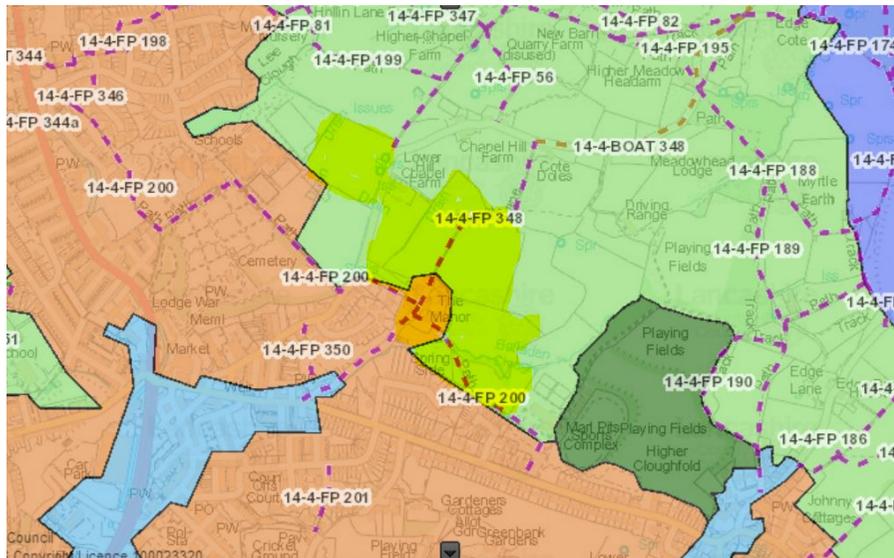
Further information:



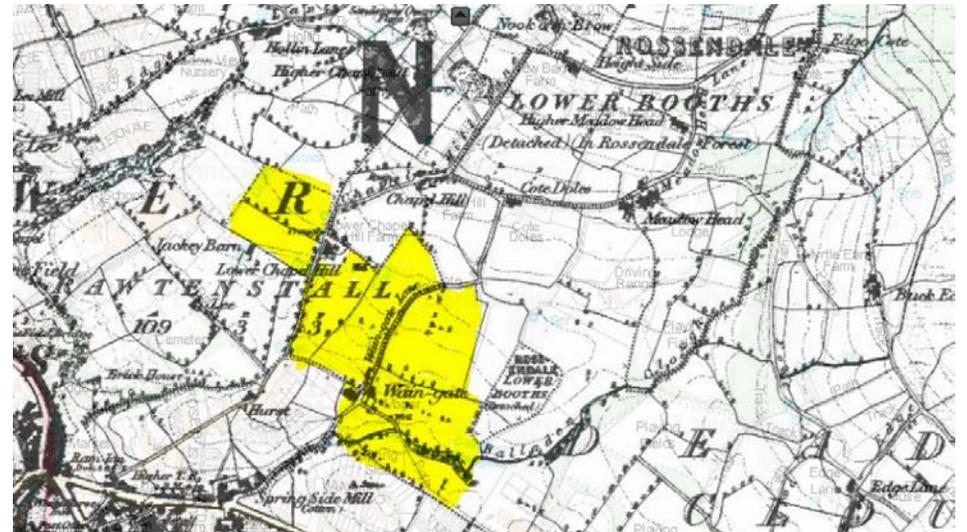
Landscape Character Type: Marl Pits Source: MARIO



Listed buildings Marl Pits Source: MARIO



Historic Landscape Character Type: Marl Pits Source: MARIO



1:10,000 map 1890 Marl Pits Source: MARIO

## LANDSCAPE ASSESSMENT Oakenclough

### LANDSCAPE EFFECTS

SENSITIVITY		SUSCEPTIBILITY		
		High	Medium	Low
VALUE	National/International	High	High-medium	Medium
	Local/District	High-Medium	Medium	Medium-low
	Community	Medium	Medium-low	Low
	Limited	Low	Low-negligible	Negligible

SENSITIVITY = SUSCEPTIBILITY + VALUE

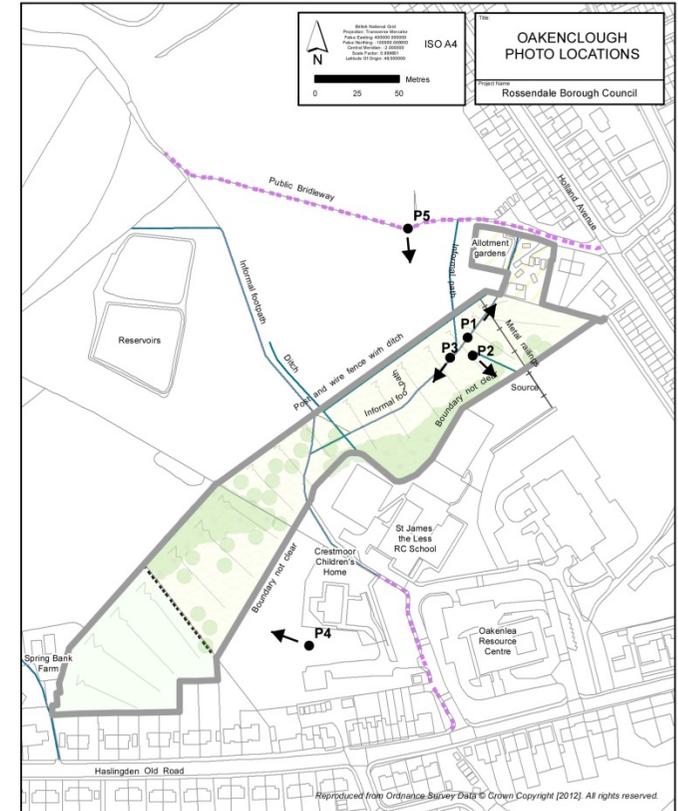
Blackburn Road SIGNIFICANCE LANDSCAPE EFFECT		MAGNITUDE			
		Negligible	Small	Medium	Large
SENSITIVITY	Negligible	Negligible impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low-negligible	Negligible – slight impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low	Negligible – slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Medium-Low	Slight impact	Slight impact	Slight – moderate impact	Moderate impact
	Medium	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
	High- Medium	Slight impact	Slight - moderate impact	Moderate impact	Moderate - substantial impact
High	Slight – Moderate impact	Moderate impact	Moderate substantial impact	Substantial impact	

SIGNIFICANCE = SENSITIVITY + MAGNITUDE

### VISUAL EFFECTS Oakenclough

Susceptibility of receptors:

Blackburn Road Visual receptors	SENSITIVITY
• Walkers on footpaths 351	High
• Pupils and staff at St James' Catholic school	Medium
• Walkers on FP 345 (Hollymount Way)	High
• Residents and carers at Crestmoor Childrens' Home	High
• Walkers riders and cyclists on BW 283a,	High
• Pedestrians on Haslingden Old Road	Medium
• Residents and guests at One3One B+B Guest House Haslingden Old Road	High
• Pupils and staff at St Marys' C of E school	Medium
• Walkers on FP 239a	High
• Residents	High



Oakenclough	Visual receptors	MAGNITUDE
Walkers on footpaths 351	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Pupils and staff at St James' Catholic school	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Walkers on FP 345 (Hollymount Way)	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Residents and carers at Crestmoor Childrens' Home	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Walkers riders and cyclists on BW 283a,	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Pedestrians on Haslingden Old Road	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Residents and guests at One3One B+B Guest House Haslingden Old Road	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Pupils and staff at St Marys' C of E school	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Walkers on FP 239a	Where the proposals would form a prominent and immediately apparent element of the scene	Large

Oakenclough	Residential receptors	MAGNITUDE
*Residents on Haslingden Old Road	Major impact	Very large
Residents on Holland Avenue / Beech Avenue	Major moderate impact	Moderate
Residents at Old Hall Barn and Old Hall Farm	Major moderate impact	Very large

SENSITIVITY +MAGNITUDE=SIGNIFICANCE

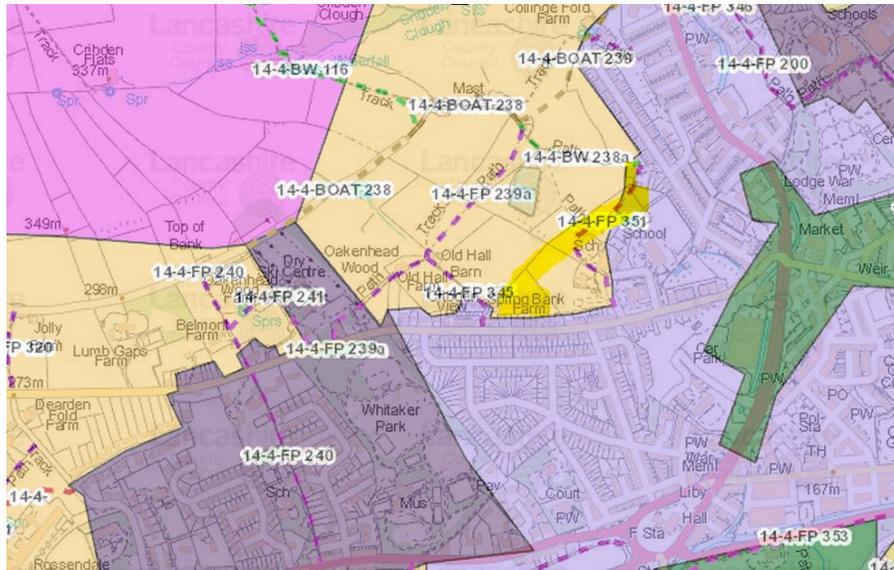
Oakenclough Key receptors	SIGNIFICANCE
Walkers on footpaths 351	Major adverse impact
Pupils and staff at St James' Catholic school	Moderate adverse impact
Walkers on FP 345 (Hollymount Way)	Moderate adverse impact
Residents and carers at Crestmoor Childrens' Home	Major – moderate adverse impact
Walkers riders and cyclists on BW 283a,	Major moderate adverse impact
Pedestrians on Haslingden Old Road	Moderate adverse impact
Residents and guests at One3One B+B Guest House Haslingden Old Road	Moderate adverse impact
Pupils and staff at St Marys' C of E school	Moderate adverse impact
Walkers on FP 239a	Moderate – slight adverse impact
Oakenclough Residential receptors	SIGNIFICANCE
<i>worst case shown *</i>	
*Residents on Haslingden Old Road	Major impact
Residents on Holland Avenue / Beech Avenue	Major moderate impact
Residents at Old Hall Barn and Old Hall Farm	Major moderate impact

### SITE DEVELOPABILITY

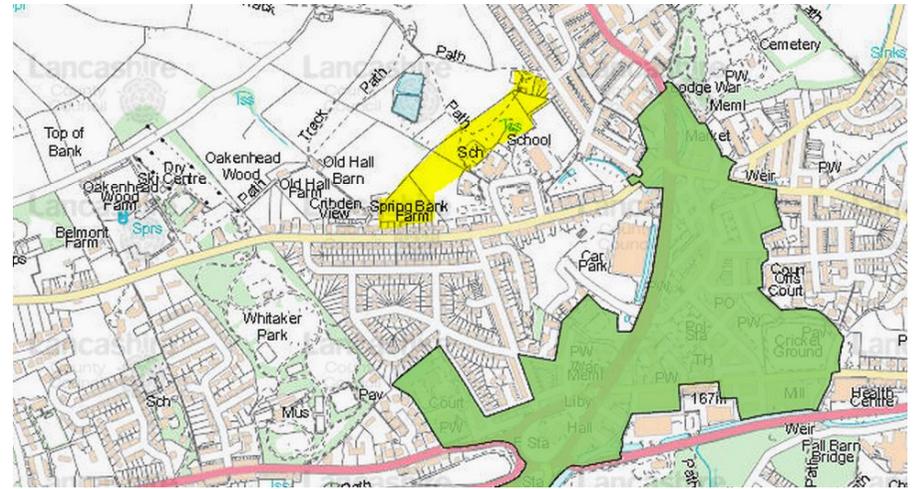
Finally the **significance** of the **landscape effects** and the **visual effects** are combined to give an assessment of the sites **developability**

OUTCOME OF SITE ASSESSMENT	
Oakenclough	Suitable for development with mitigation

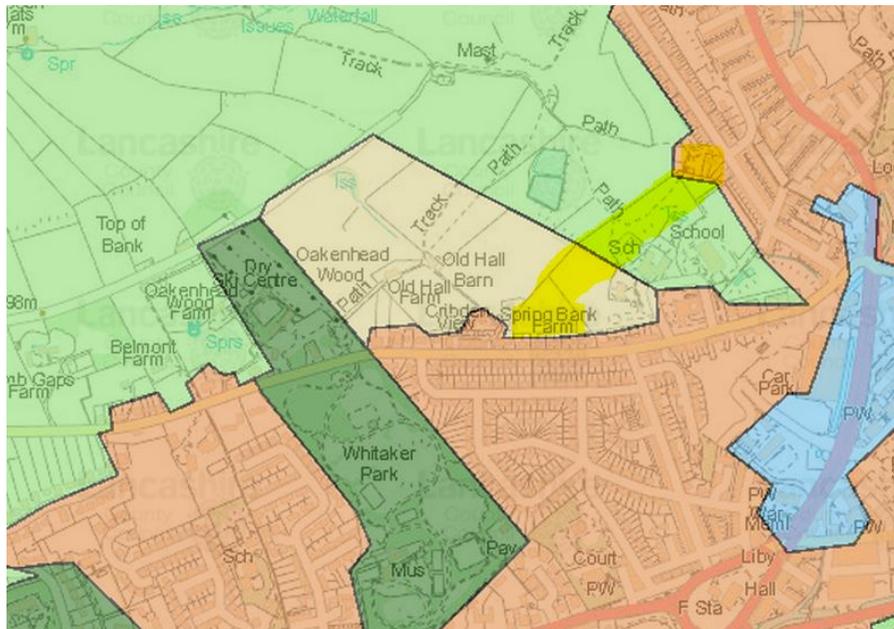
**Further information:**



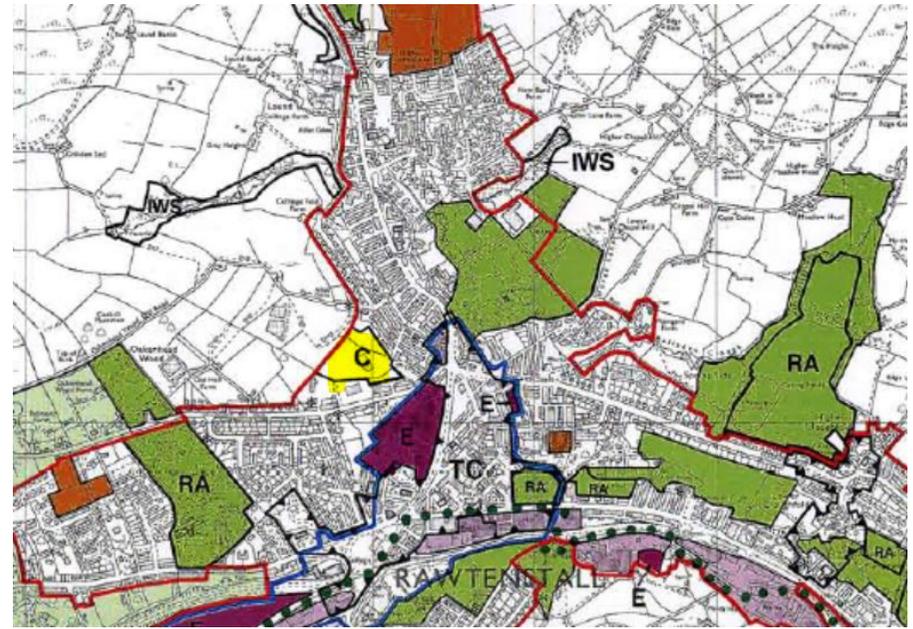
**Landscape Character Type and footpaths Oakenclough Source: MARIO**



**Town Centre Conservation Area Oakenclough Source: MARIO**



**Historic Landscape Character Type Oakenclough Source: MARIO**



**Public open space Oakenclough Source: Rossendale Borough Council**