

## SITES IN HASLINGDEN

### LANDSCAPE ASSESSMENT Clod Lane

#### 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

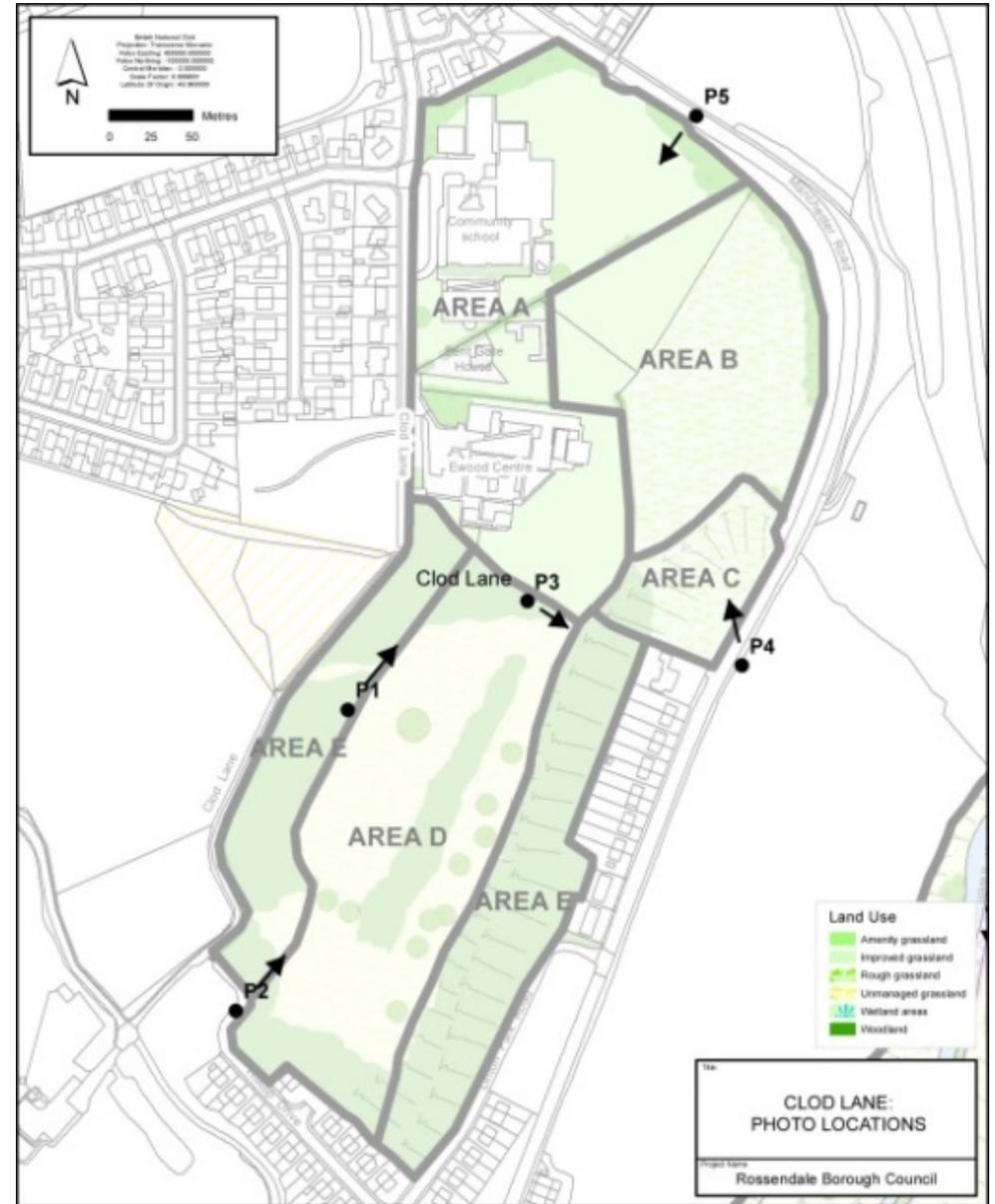
AREA B SENSITIVITY		SUSCEPTIBILITY		
		High	Medium	Low
VALUE	National/International	High	High-medium	Medium
	Local/District	High-Medium	Medium	Medium-low
	Community	Medium	Medium-low	Low
	Limited	Low	Low-negligible	Negligible

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

AREA E 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





AREA E 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 Land east of the motorway

Susceptibility of receptors

Clod Lane Visual receptors	SENSITIVITY
• Travellers on Clod Lane	Medium
• Travellers on Bury Road on opposite side of valley	Medium
• Travellers on Manchester Rd	Medium
• Users of Irwell Valley Way	High
• Residents	High

Clod Lane Area A	Visual receptors	MAGNITUDE
Travellers on Clod Lane	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Travellers on Bury Road on opposite side of valley	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 Manchester Rd	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Users of Irwell Valley Way	Where the change is so small that any change is barely perceptible within the viewed landscape.	Negligible

Clod Lane Area B	Visual receptors	MAGNITUDE
Travellers on Clod 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
Travellers on Bury Road on opposite side of valley	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 Manchester Rd	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 Irwell Valley Way	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

Clod Lane Area C	Visual receptors	MAGNITUDE
Travellers on Clod 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
Travellers on Bury Road on opposite side of valley	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 Manchester Rd	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Users of Irwell Valley Way	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate

Clod Lane Area D	Visual receptors	MAGNITUDE
Travellers on Clod Lane	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Travellers on Bury Road on opposite side of valley	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Travellers on Manchester Rd	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 Irwell Valley Way	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate

Clod Lane Area E	Visual receptors	MAGNITUDE
Travellers on Clod Lane	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Travellers on Bury Road on opposite side of valley	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Travellers on Manchester Rd	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Users of Irwell Valley Way	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate

<b>Clod Lane Area A</b>	<b>Residential receptors</b>	<b>MAGNITUDE</b>
<i>*Varies worst case shown</i>		
*Residents on Clod Lane	Where the proposals would form a prominent and immediately apparent element of the scene	Large
*Residents on Manchester Road	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Residents on Hilltop Drive and Lindon Park Rd		nil

<b>Clod Lane Area B</b>	<b>Residential receptors</b>	<b>MAGNITUDE</b>
*Residents on Clod Lane	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
*Residents on Manchester Road	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Residents on Hilltop Drive and Lindon Park Rd		nil

<b>Clod Lane Area C</b>	<b>Residential receptors</b>	<b>MAGNITUDE</b>
*Residents on Clod 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 Manchester Road	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Residents on Hilltop Drive and Lindon Park Rd		nil

<b>Clod Lane Area D</b>	<b>Residential receptors</b>	<b>MAGNITUDE</b>
*Residents on Clod Lane	Where the proposals would form a prominent and immediately apparent element of the scene	Large
*Residents on Manchester Road	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Residents on Hilltop Drive and Lindon Park Rd	Where the proposals would form a dominant and unavoidable part of the scene	Very large

<b>Clod Lane Area E</b>	<b>Residential receptors</b>	<b>MAGNITUDE</b>
*Residents on Clod Lane	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
*Residents on Manchester Road	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Residents on Hilltop Drive and Lindon Park Rd	Where the proposals would form a dominant and unavoidable part of the scene	Very large

Clod Lane receptors	SIGNIFICANCE				
	Area A	Area B	Area C	Area D	Area E
Travellers on Clod Lane	Moderate impact	Moderate – slight impact	Moderate – slight impact	Moderate adverse impact	Major moderate adverse impact
Travellers on Bury Road on opposite side of valley	Moderate-slight adverse impact	Moderate-slight adverse impact	Moderate adverse impact	Moderate adverse impact	Moderate adverse impact
Travellers on Manchester Rd	Moderate adverse impact	Moderate-slight adverse impact	Moderate adverse impact	Moderate-slight adverse impact	Moderate adverse impact
Users of Irwell Valley Way	Slight adverse impact	Moderate-slight adverse impact	Moderate adverse impact	Moderate adverse impact	Moderate adverse impact

Clod Lane receptors	SIGNIFICANCE				
	Area A	Area B	Area C	Area D	Area E
<i>*Varies worst case shown</i>					
Residents on Clod Lane	Major-moderate impact*	Moderate impact*	Moderate-slight impact*	Moderate –slight impact*	Moderate impact*
Residents on Manchester Road	Major – moderate impact*	Moderate impact*	Major moderate impact*	Moderate-slight impact*	Major impact*
Residents on Hilltop Drive and Lindon Park Rd	Nil	Nil	Nil	Major impact	Major impact

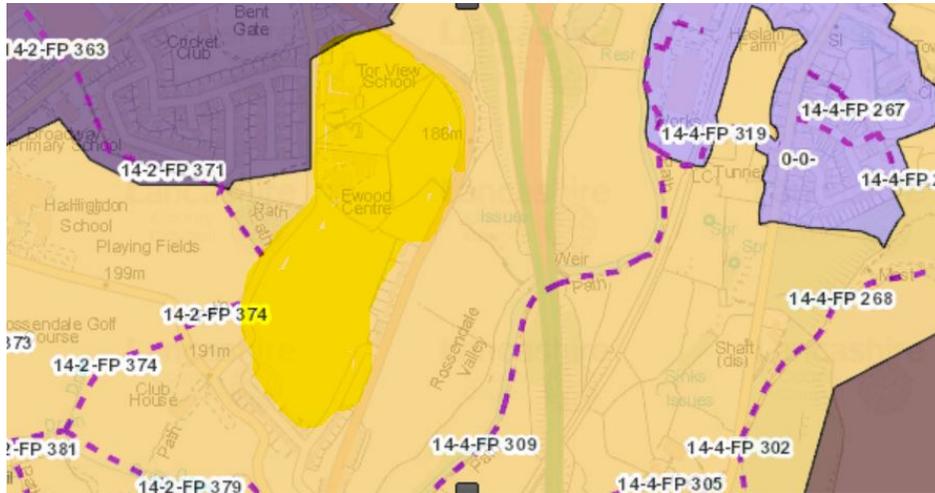
SENSITIVITY +MAGNITUDE=SIGNIFICANCE

#### 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	
Clod Lane Area A	Site suitable for development with mitigation
Clod Lane Area B	Site suitable for development with mitigation
Clod Lane Area C	Not suitable for development on landscape grounds
Clod Lane Area D	Site suitable for development with mitigation
Clod Lane Area E	Not suitable for development on landscape grounds

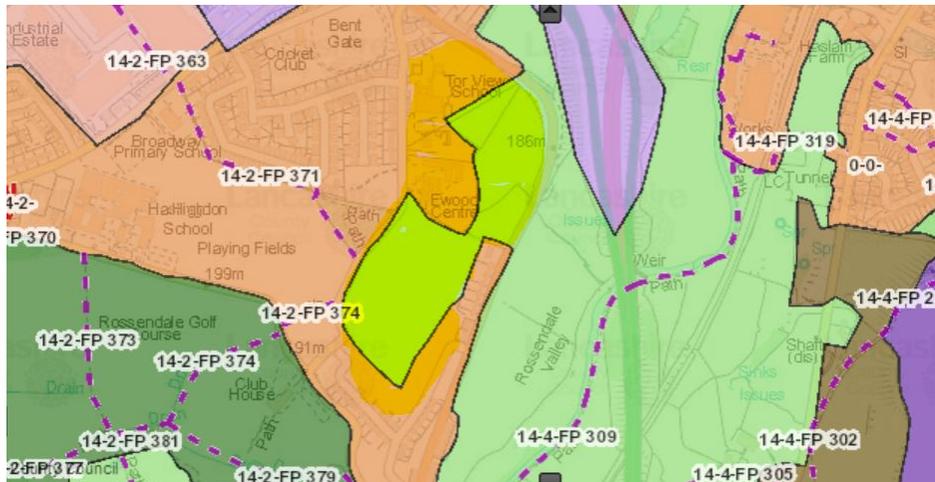
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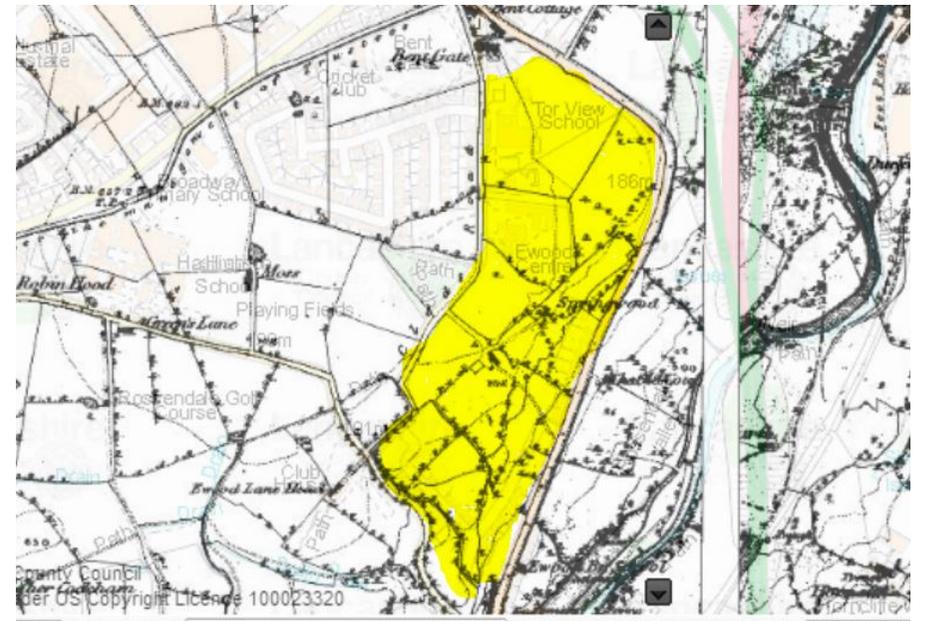
Landscape Character Type and footpaths Clod Lane Source: MARIO



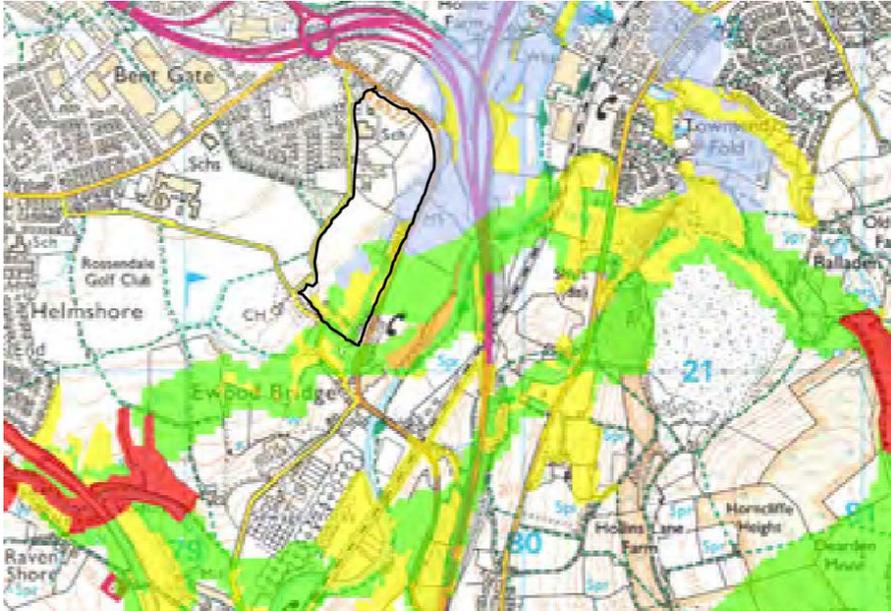
Green Belt Clod Lane Source: MARIO



Historic Landscape Character Type Clod Lane Source: MARIO



1:10,000 Clod Lane Source: MARIO



Lancashire Ecological Network, Woodlands: Clod Lane Source: LCC

## LANDSCAPE ASSESSMENT Clod Lane Bottom

### 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

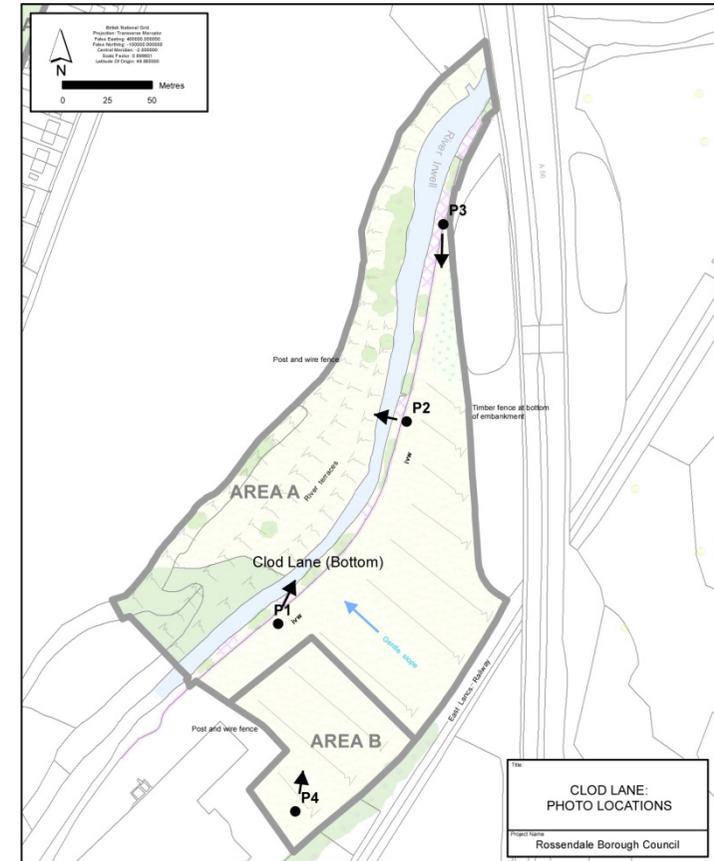
AREA B SENSITIVITY		SUSCEPTIBILITY		
		High	Medium	Low
VALUE	National/International	High	High-medium	Medium
	Local/District	High-Medium	Medium	Medium-low
	Community	Medium	Medium-low	Low
	Limited	Low	Low-negligible	Negligible

SENSITIVITY = SUSCEPTIBILITY + VALUE

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

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

SIGNIFICANCE = SENSITIVITY + MAGNITUDE



## VISUAL EFFECTS Land east of the motorway

### Susceptibility of receptors

Clod Lane Bottom Visual receptors	SENSITIVITY
• Walkers on the Irwell Valley Way	Medium
• Passengers on the East Lancashire Railway	Medium -High
• Travellers on Manchester Road	Medium
• Residents	High

Clod Lane Bottom 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 proposals would form a prominent and immediately apparent element of the scene	Large
Travellers on Manchester Road	Where the proposals would form a prominent and immediately apparent element of the scene	Large

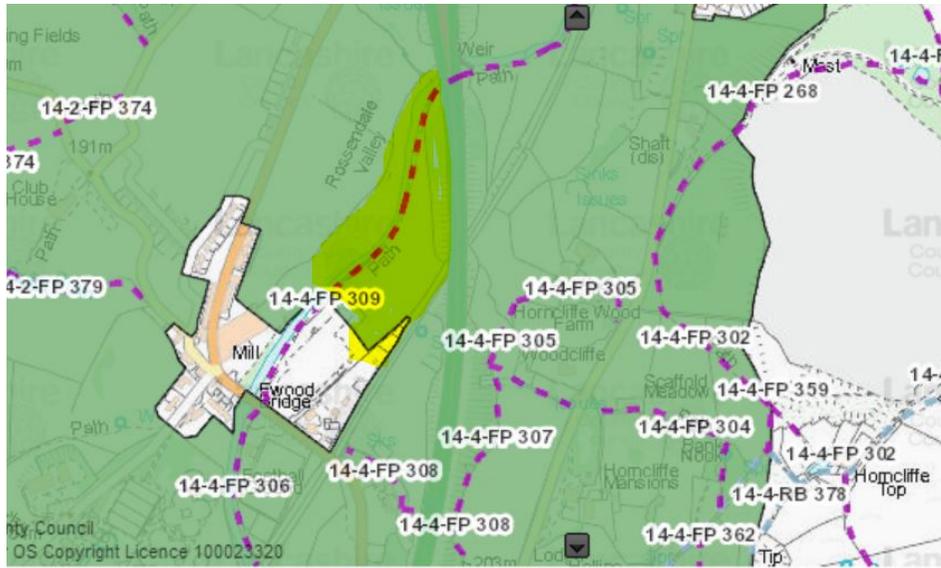
Clod Lane Bottom Area B	Visual receptors	MAGNITUDE
Walkers on the Irwell Valley Way	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Passengers on the East Lancashire Railway	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Travellers on Manchester Road	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate

Clod Lane Bottom Area A	Residential receptors	MAGNITUDE
Residents on Manchester Road	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Residents at Horncliffe Wood Farm	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate

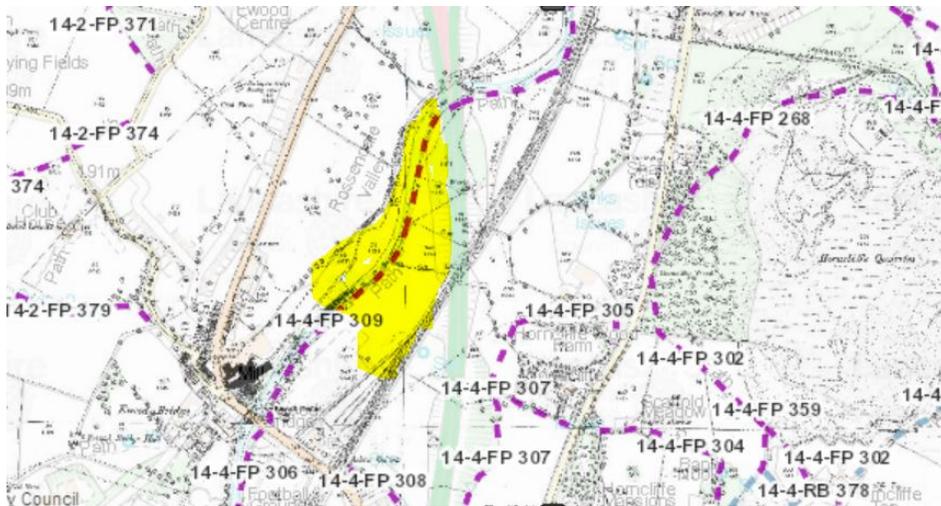
Clod Lane Bottom Area B	Residential receptors	MAGNITUDE
Residents on Manchester Road	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Residents at Horncliffe Wood Farm	Where the change is so small that any change is barely perceptible within the viewed landscape.	Negligible

Clod Lane Bottom Visual receptors	SIGNIFICANCE	
	Area A	Area B
Walkers on the Irwell Valley Way	Major impact	Major-moderate adverse impact
Passengers on the East Lancashire Railway	Major –moderate impact	Moderate adverse impact
Travellers on Manchester Road	Moderate impact	Moderate-slight adverse impact

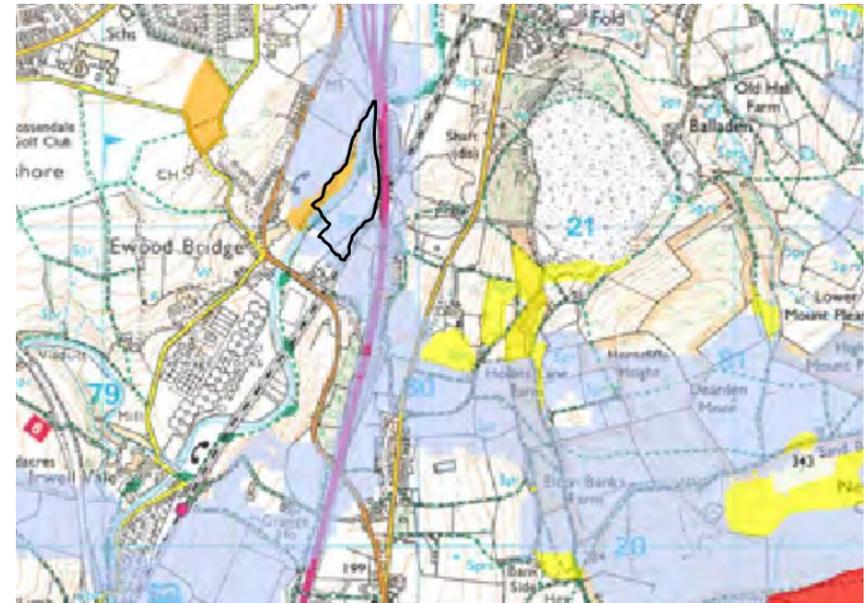




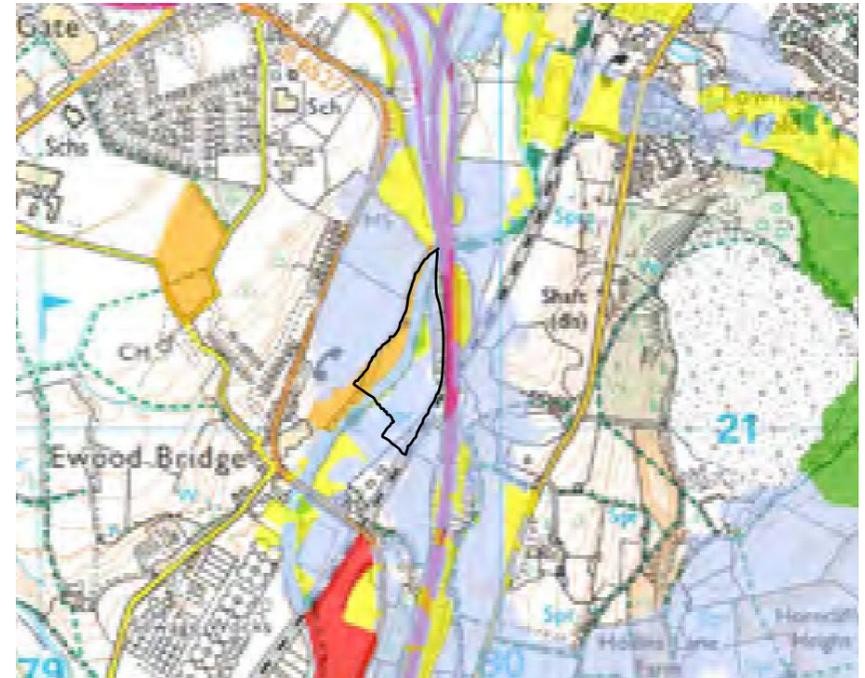
Green Belt Clod Lane Bottom Source: MARIO



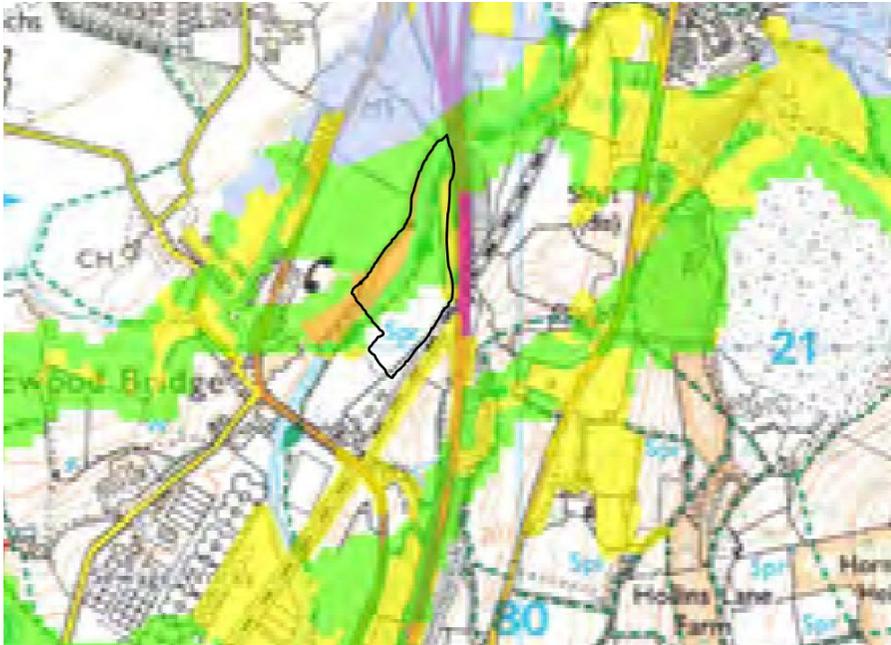
1:2500 1890 MapClod Lane Bottom Source: MARIO



Lancashire Ecological Network, Wetland and Heath: Clod Lane Bottom Source: LCC



Lancashire Ecological Network, Grassland: Clod Lane Bottom Source: LCC



Lancashire Ecological Network, Woodland: Clod Lane Bottom Source: LCC

# LANDSCAPE ASSESSMENT Kirkhill and Moorland

## 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

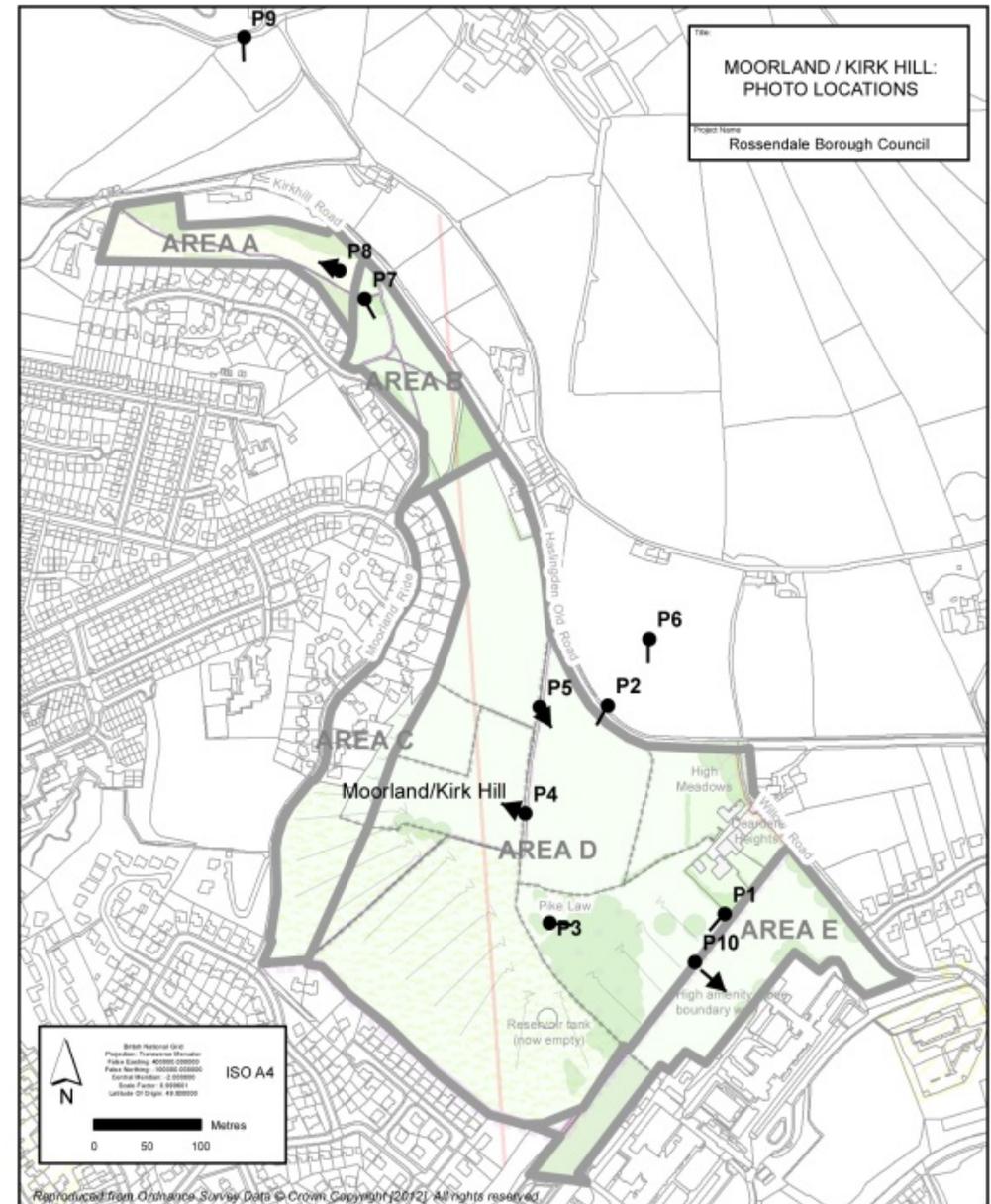
AREA B SENSITIVITY		SUSCEPTIBILITY		
		High	Medium	Low
VALUE	National/International	High	High-medium	Medium
	Local/District	High-Medium	Medium	Medium-low
	Community	Medium	Medium-low	Low
	Limited	Low	Low-negligible	Negligible

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

AREA E 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





AREA E 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 Kirkhill and Moorland

#### Susceptibility of receptors

Kirkhill and Moorland Visual receptors	SENSITIVITY
• Walkers on FP 323/328	High
• Walkers on the Shoe Trail	High
• Visitors to the Halo	High
• Travellers on Haslingden Old Road	Medium
• Residents	High

Kirkhill and Moorland Area A	Visual receptors	MAGNITUDE
Walkers on FP 323/328	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 the Shoe Trail	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Visitors to the Halo	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Travellers on Haslingden Old Road	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate

Kirkhill and Moorland Area B	Visual receptors	MAGNITUDE
Walkers on FP 323/328	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Walkers on the Shoe Trail	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Visitors to the Halo	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Travellers on Haslingden Old Road	Where the proposals would form a prominent and immediately apparent element of the scene	Large

Kirkhill and Moorland Area C	Visual receptors	MAGNITUDE
Walkers on FP 323/328	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Walkers on the Shoe Trail	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Visitors to the Halo	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Travellers on Haslingden Old 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

<b>Kirkhill and Moorland Area D</b>	<b>Visual receptors</b>	<b>MAGNITUDE</b>
Walkers on FP 323/328	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Walkers on the Shoe Trail	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Visitors to the Halo	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Travellers on Haslingden Old Road	Where the proposals would form a dominant and unavoidable part of the scene	Very large

<b>Kirkhill and Moorland Area E</b>	<b>Visual receptors</b>	<b>MAGNITUDE</b>
Walkers on FP 323/328	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Walkers on the Shoe Trail	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 the Halo	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Travellers on Haslingden Old Road	Where the change is so small that any change is barely perceptible within the viewed landscape.	Negligible

<b>Kirkhill and Moorland Area A</b>	<b>Residential receptors</b>	<b>MAGNITUDE</b>
<i>*Varies, worst case shown</i>		
*Residents on Moorland Rise and Kirkhill Avenue (north east side)	Where the proposals would form a prominent and immediately apparent element of the scene	Large
*Residents on Oakenhead Wood Old Road and Laund Lane	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Residents at Dearden Fold, 2 Lower Cribden Ave, 43 Union Rd		nil

<b>Kirkhill and Moorland Area B</b>	<b>Residential receptors</b>	<b>MAGNITUDE</b>
<i>*Varies, worst case shown</i>		
*Residents on Moorland Rise and Kirkhill Avenue (north east side)	Where the proposals would form a prominent and immediately apparent element of the scene	Large
*Residents on Oakenhead Wood Old Road and Laund Lane	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Residents at Dearden Fold, 2 Lower Cribden Ave, 43 Union Rd		nil

<b>Kirkhill and Moorland Area C</b>	<b>Residential receptors</b>	<b>MAGNITUDE</b>
<i>*Varies, worst case shown</i>		
*Residents on Moorland Rise and Kirkhill Avenue (north east side)	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
*Residents on Oakenhead Wood Old Road and Laund 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 at Dearden Fold, 2 Lower Cribden Ave, 43 Union Rd		nil

Kirkhill and Moorland Area D	Residential receptors	MAGNITUDE
<i>*Varies, worst case shown</i>		
*Residents on Moorland Rise and Kirkhill Avenue (north east side)	Where the proposals would form a prominent and immediately apparent element of the scene	Large
*Residents on Oakenhead Wood Old Road and Laund Lane	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Residents at Dearden Fold, 2 Lower Cribden Ave, 43 Union Rd	Where the proposals would form a dominant and unavoidable part of the scene	Very large

Kirkhill and Moorland Area E	Residential receptors	MAGNITUDE
<i>*Varies, worst case shown</i>		
Residents on Moorland Rise and Kirkhill Avenue (north east side)		nil
Residents on Oakenhead Wood Old Road and Laund 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 at Dearden Fold, 2 Lower Cribden Ave, 43 Union Rd	Where the proposals would form a dominant and unavoidable part of the scene	Very large

Kirkhill and Moorland Residential receptors	SIGNIFICANCE				
	Area A	Area B	Area C	Area D	Area E
<i>*Varies, worst case shown</i>					
Residents on Moorland Rise and Kirkhill Avenue	Major – moderate impact	Major impact*	Major impact*	Major-moderate impact	nil
Residents on Oakenhead Wood Old Road / Laund Lane	Moderate impact	Major-moderate impact	Moderate-slight impact	Major-moderate impact	Moderate-slight impact*
Residents at Dearden Fold, 2 Lower Cribden Ave, 43 Union Rd	nil	nil	nil	Major impact	Major impact*

Kirkhill and Moorland Keyreceptors	SIGNIFICANCE				
	Area A	Area B	Area C	Area D	Area E
Walkers on FP 323/328	Moderate–slight adverse impact	Moderate adverse impact	Moderate adverse impact	Major adverse impact	Moderate adverse impact
Walkers on the Shoe Trail	Moderate adverse impact	Major-moderate adverse impact	Moderate–slight adverse impact	Major-moderate adverse impact	Moderate-slight adverse impact
Visitors to the Halo	Moderate-slight adverse impact	Major-moderate adverse impact	Moderate–slight adverse impact	Major-moderate adverse impact	Slight adverse impact
Travellers on Haslingden Old Road	Moderate adverse impact	Major-moderate adverse impact	Moderate–slight adverse impact	Major-moderate adverse impact	Slight adverse impact

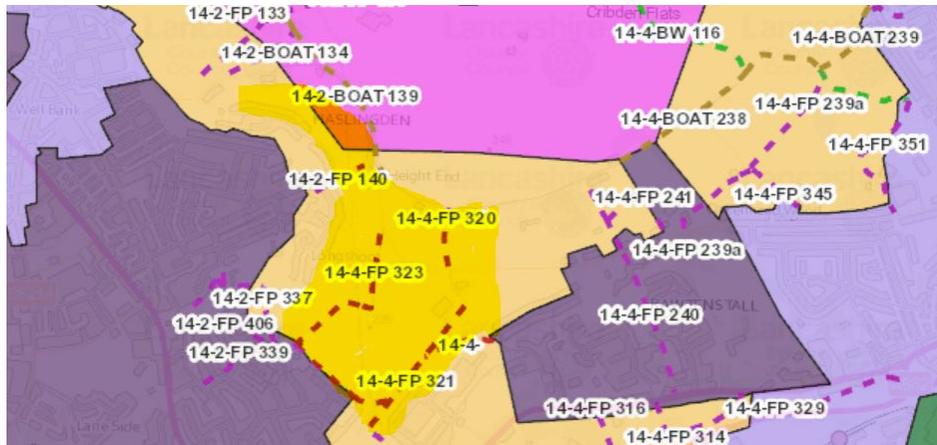
**SENSITIVITY** + **MAGNITUDE** = **SIGNIFICANCE**

#### SITE DEVELOPABILITY

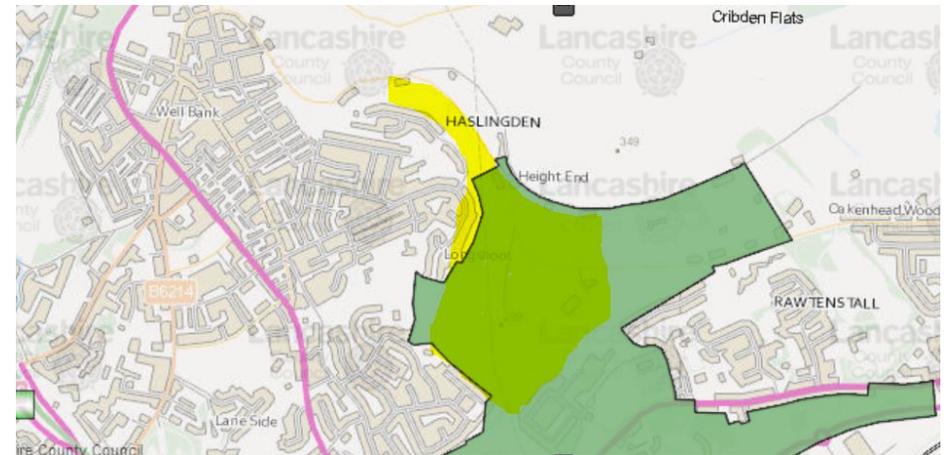
Finally the **significance** of the **landscape effects** and the **visual effects** are combined to give an assessment of the sites **developability**

OUTCOME OF SITE ASSESSMENT	
Kirkhill and Moorland Area A	Not suitable for development on landscape grounds
Kirkhill and Moorland Area B	Not suitable for development on landscape grounds
Kirkhill and Moorland Area C	Site suitable for development with mitigation
Kirkhill and Moorland Area D	Not suitable for development on landscape grounds
Kirkhill and Moorland Area E	Site suitable for development with mitigation

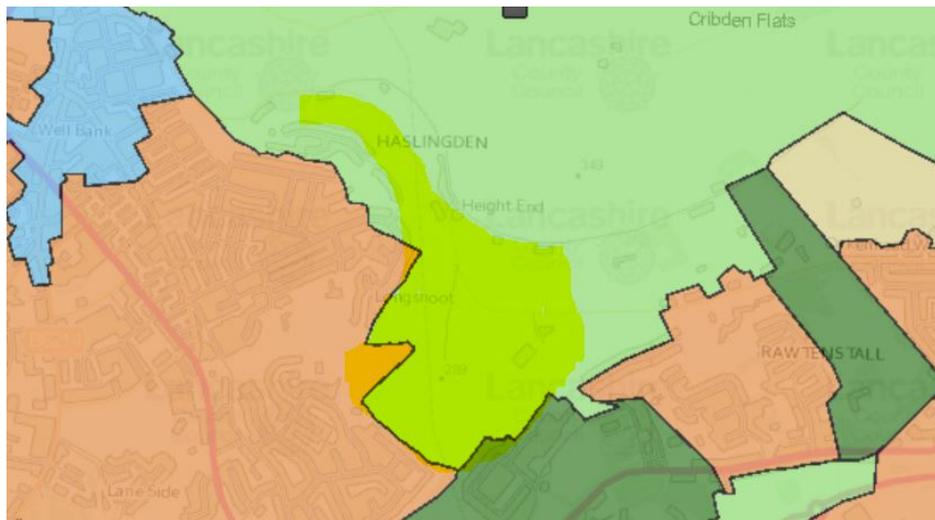
**Further information:**



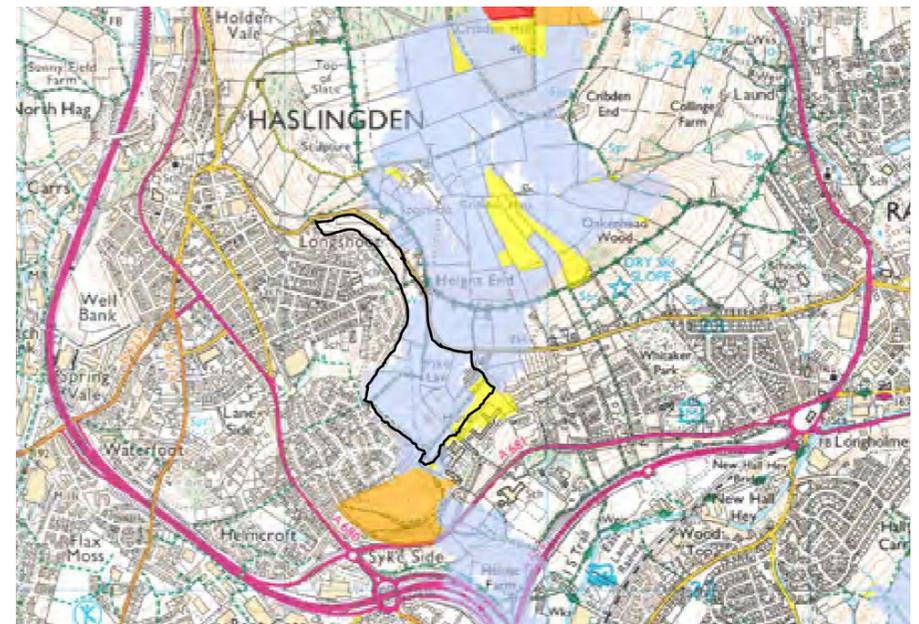
**Landscape Character Type and footpaths Kirkhill and Moorland Source: MARIO**



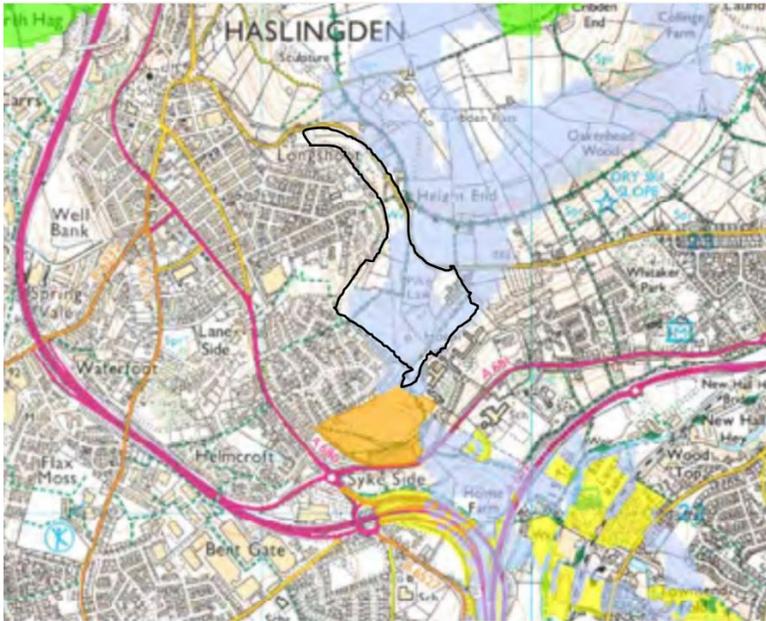
**Green Belt Kirkhill and Moorland Source: MARIO**



**Historic Landscape Character Type Kirkhill and Moorland Source: MARIO**



**Lancashire Ecological Network, Woodland: Kirkhill and Moorland**



Lancashire Ecological Network, Grassland: Kirkhill and Moorland

## LANDSCAPE ASSESSMENT The Courtyard

### 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

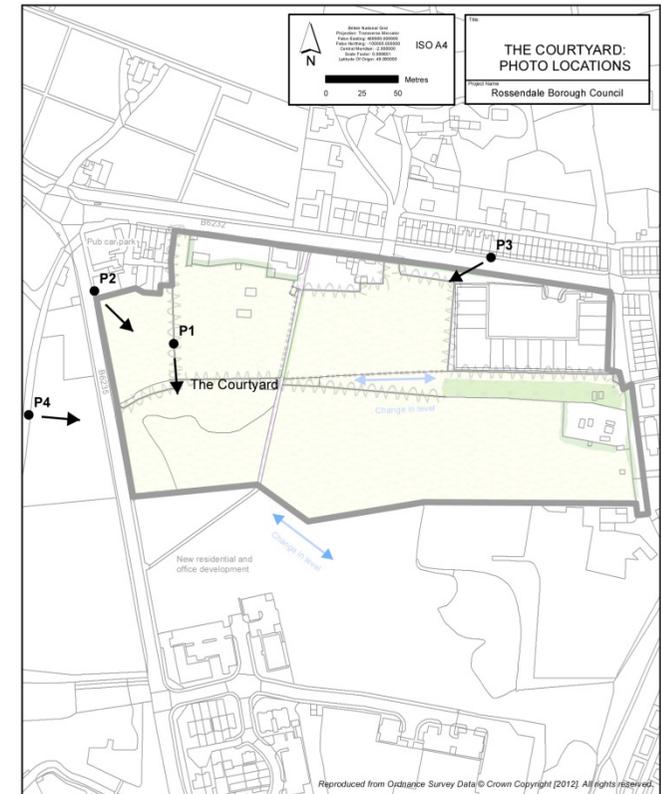
SIGNIFICANCE LANDSCAPE EFFECT		MAGNITUDE			
		Negligible	Small	Medium	Large
SENSITIVITY	Negligible	Negligible impact	Negligible–slight impact	Slight impact	Slight–moderate impact
	Low-negligible	Negligible–slight impact	Negligible–slight impact	Slight impact	Slight moderate impact
	Low	Negligible–slight 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 The Courtyard

Susceptibility of receptors

The Courtyard	SENSITIVITY
• Walkers on footpaths 394	High
• Listed building: Holden Wood Antiques Centre (St Stephens Church)	High
• Walkers on FP 260 close to the intersection with FP 252, and those on 252, where limited open views can be gained	High
• Holden Vale Hotel	Medium
• Employees of the Kingsway industrial development using the car parks	Low
• Pedestrians on Holcombe Road	Medium
• Pedestrians using Grane Road pavement	Medium
• Residents	High



The Courtyard	Visual receptors	MAGNITUDE
Walkers on footpaths 394	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Listed building: Holden Wood Antiques Centre (St Stephens Church)	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Walkers on FP 260 close to the intersection with FP 252, and FP 252, where limited open views can be gained	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Holden Vale Hotel	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
Employees of the Kingsway industrial development using the car parks	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Pedestrians on Holcombe Road	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Pedestrians using Grane Road pavement	Where the proposals would form a prominent and immediately apparent element of the scene	Large

The Courtyard	Residential receptors	MAGNITUDE
Residents along Grane Road	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Properties of southern end of Gas Street Road	Where the proposals would form a prominent and immediately apparent element of the scene	Large

The Courtyard Key receptors	SIGNIFICANCE
Walkers on footpaths 394	Major adverse impact
Listed building: Holden Wood Antiques Centre (St Stephens Church)	Moderate adverse impact
Walkers on FP 260 close to the intersection with FP 252, and those on 252, where limited open views can be gained	Moderate adverse impact
Holden Vale Hotel	Slight-moderate adverse impact
Employees of the Kingsway industrial development using the car parks	Moderate adverse impact
Pedestrians on Holcombe Road	Moderate adverse impact
Pedestrians using Grane Road pavement	Moderate-substantial impact
The Courtyard Residential receptors	SIGNIFICANCE
Residents along Grane Road	Major moderate impact*
Properties of southern end of Gas Street Road	Major moderate impact*

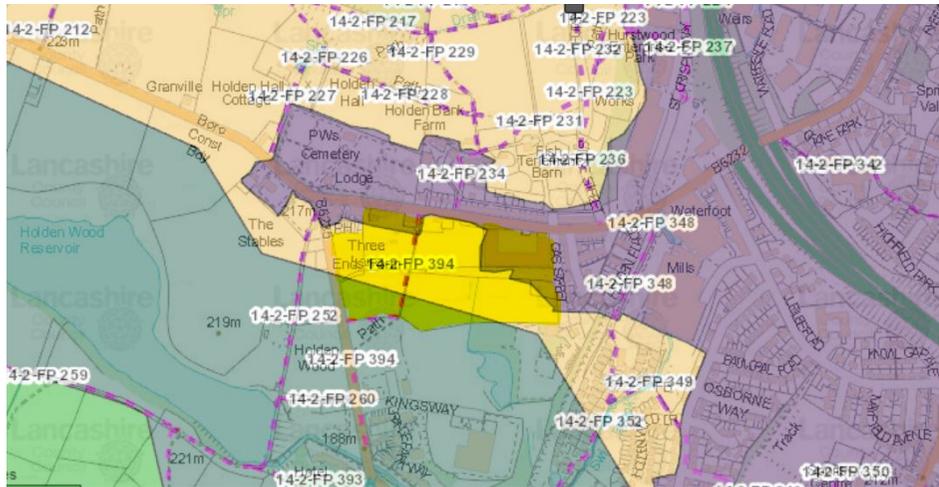
SENSITIVITY +MAGNITUDE=SIGNIFICANCE

### SITE DEVELOPABILITY

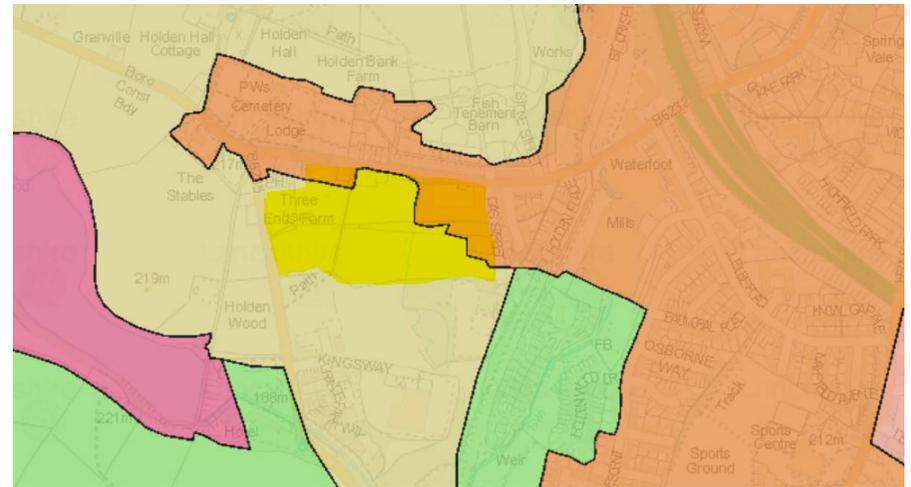
Finally the **significance** of the **landscape effects** and the **visual effects** are combined to give an assessment of the sites **developability**

OUTCOME OF SITE ASSESSMENT	
The Courtyard	Suitable for development with mitigation

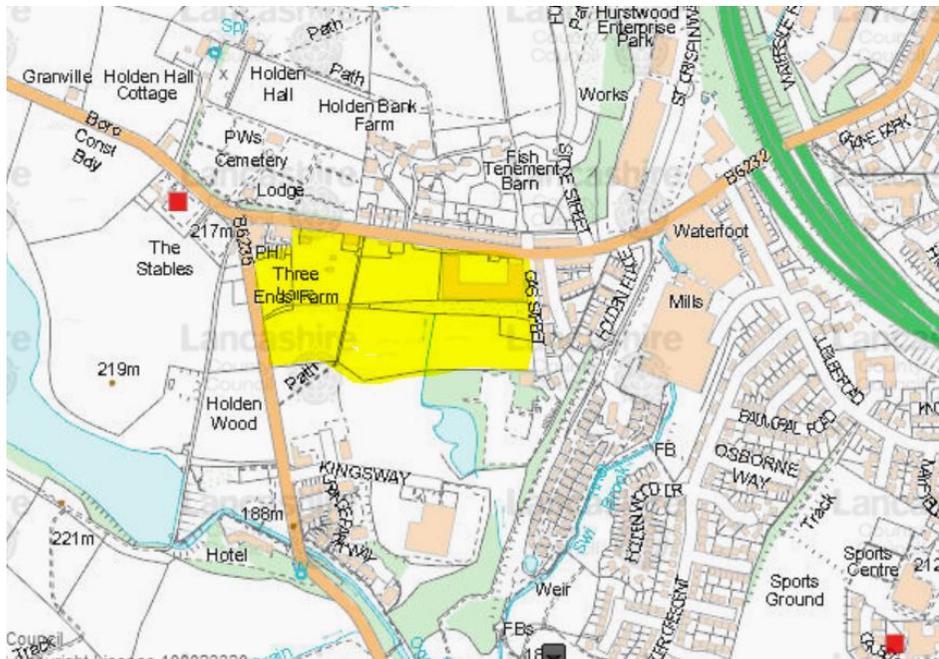
**Further information:**



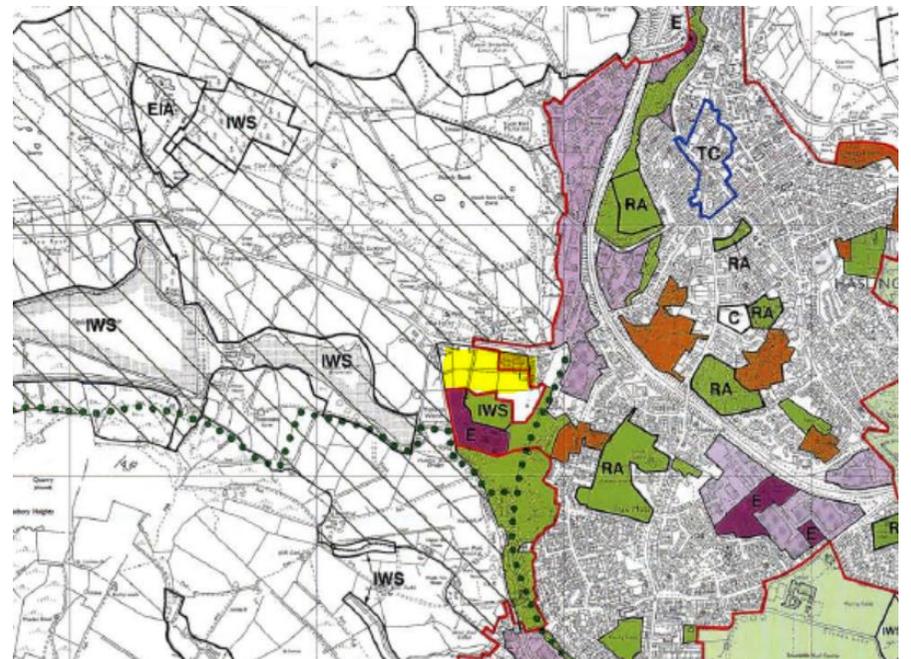
**Landscape Character Type and footpaths The Courtyard Source: MARIO**



**Historic Landscape Character Type The Courtyard Source: MARIO**



**Listed Buildings The Courtyard Source: MARIO**



**Special Landscape Area, Grane Valley identified by diagonal hatching Source RBC**