

## SITES IN EDENFIELD, IRWELL VALE AND EWOOD BRIDGE

### LANDSCAPE ASSESSMENT Blackburn Road

#### 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

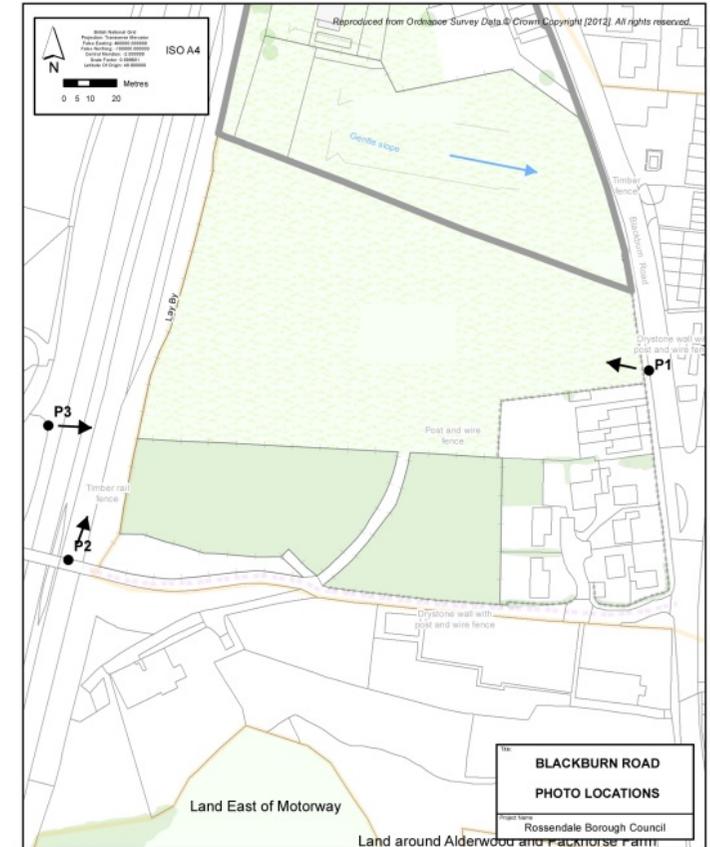
Blackburn Road SIGNIFICANCE LANDSCAPE EFFECT		MAGNITUDE			
		Negligible	Small	Medium	Large
SENSITIVITY	Negligible	Negligible impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low-negligible	Negligible – slight impact	Negligible – slight impact	Slight impact	Slight – moderate impact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

Susceptibility of receptors:

Blackburn Road Visual receptors	SENSITIVITY
• Users of the community garden	High
• Pedestrians on Burney Rd and Blackburn Road,	Medium
• Walkers on FP130	High
• Users of the lay by on the A56	Medium
• Walkers on footpaths east of Edenfield including FP's 136, 138 and 141	High
• Travellers on the A56, and local roads	Medium
• Residents	High



Blackburn Road	Visual receptors	MAGNITUDE
Users of the community garden	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Pedestrians on Burney Rd and Blackburn Road,	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Walkers on FP130	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Users of the lay by on the A56	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Walkers on footpaths east of Edenfield including FP's 136, 138 and 141	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 the A56, and local roads	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

Blackburn Road	Residential receptors	MAGNITUDE
Properties on Guide Court and Blackburn Road within 100 m	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Properties on Blackburn Rd within 100m, and Church Court	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Properties between Blackburn Road and Burnley Road and on Burnley Rd within 100m	Where the proposals would form a dominant and unavoidable part of the scene	Very large

**SENSITIVITY +MAGNITUDE=SIGNIFICANCE**

Blackburn Road Key receptors	SIGNIFICANCE
Users of the community garden	Major adverse impact
Pedestrians on Burney Rd and Blackburn Road,	Moderate adverse impact
Walkers on FP130	Moderate adverse impact
Users of the lay by on the A56	Moderate adverse impact
Walkers on footpaths east of Edenfield including FP's 136, 138 and 141	Moderate-slight adverse impact
Travellers on the A56, and local roads	Moderate-slight adverse impact

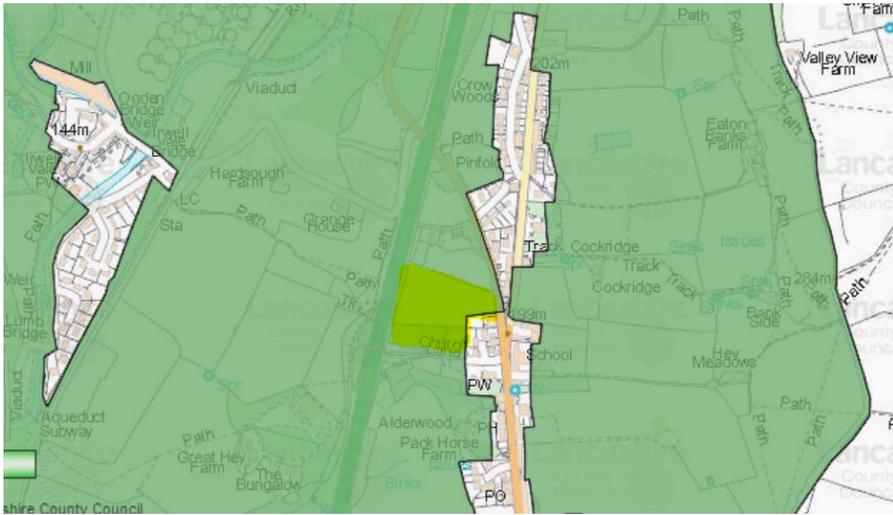
Blackburn Road Residential receptors	SIGNIFICANCE
Properties on Guide Court and Blackburn Road within 100 m	Major moderate impact
Properties on Blackburn Rd within 100m, and Church Court	Moderate impact
Properties between Blackburn Road and Burnley Road and on Burnley Rd within 100m	Major impact

### SITE DEVELOPABILITY

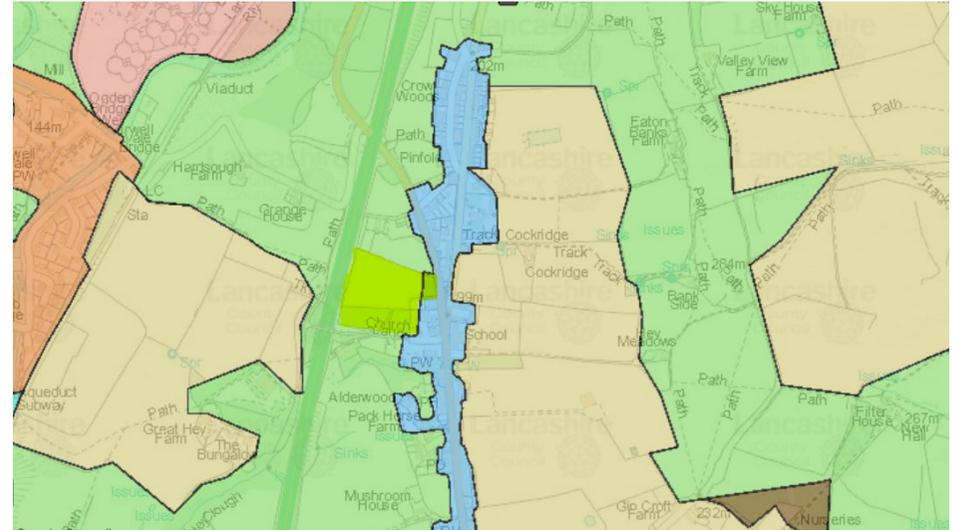
Finally the **significance** of the **landscape effects** and the **visual effects** are combined to give an assessment of the sites **developability**

OUTCOME OF SITE ASSESSMENT	
Blackburn Road	Not suitable for development on landscape grounds

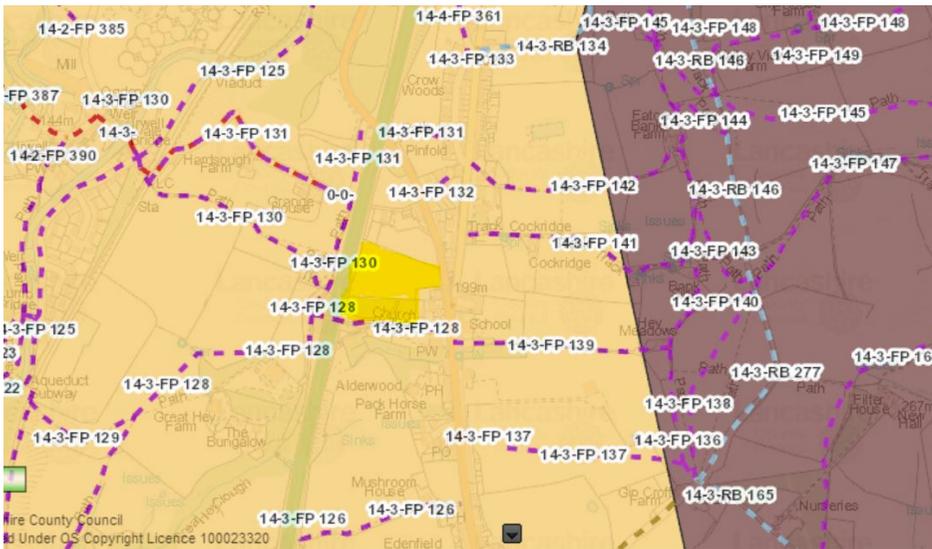
### Further information



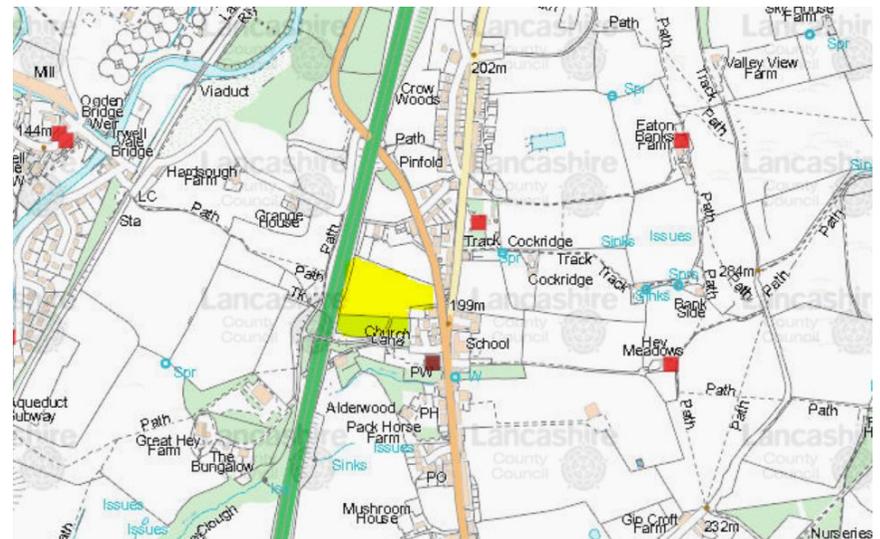
Green Belt Blackburn Road Source: MARIO



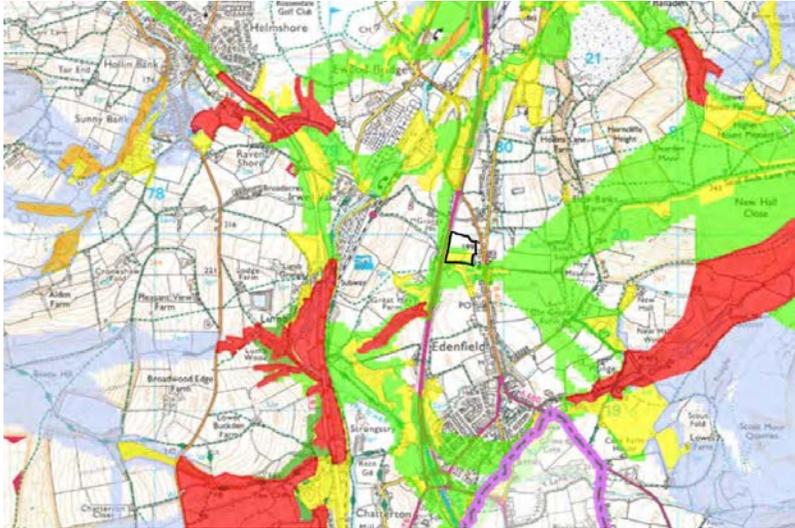
Historic Landscape Character Type Blackburn Road Source: MARIO



Landscape Character Type and footpaths Blackburn Road Source: MARIO



Listed buildings Blackburn Road Source: MARIO



Lancashire Ecological Network, Woodlands: Blackburn Road Source LCC

## LANDSCAPE ASSESSMENT Burnley Road

### 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

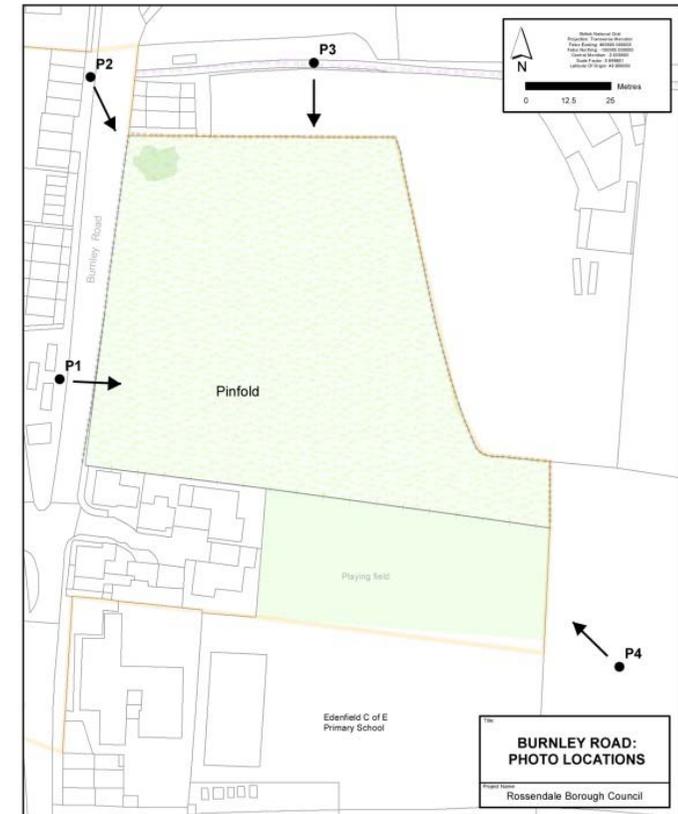
Blackburn Road SIGNIFICANCE LANDSCAPE EFFECT		MAGNITUDE			
		Negligible	Small	Medium	Large
SENSITIVITY	Negligible	Negligible impact	Negligible – slight impact	Slight impact	Slight – moderate impact
	Low-negligible	Negligible – slight impact	Negligible – slight impact	Slight impact	Slight – moderate impact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

Susceptibility of receptors:

Burnley Road Visual receptors	SENSITIVITY
• Users of the community garden	High
• Walkers on footpath139	High
• Travellers on Burnley Road	Medium
• Walkers on footpath 141 and 142	High
• Residents	High



Blackburn Road	Visual receptors	MAGNITUDE
Users of the community garden	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Walkers on footpath139	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Travellers on Burnley Road	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Walkers on footpath 141 and 142	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Listed building Elton Banks	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

Blackburn Road	Visual receptors	MAGNITUDE
Residents on Burnley Road (e)	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Residents of Guide Court	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Residents on Burnley Road (w)	Where the proposals would form a dominant and unavoidable part of the scene	Very large

SENSITIVITY +MAGNITUDE=SIGNIFICANCE

Burnley Road Key receptors	SIGNIFICANCE
Users of the community garden	Major –moderate adverse impact
Walkers on footpath139	Major –moderate adverse impact
Travellers on Burnley Road	Moderate adverse impact
Walkers on footpath 141 and 142	Moderate adverse impact
Listed building Elton Banks	Moderate - slight impact

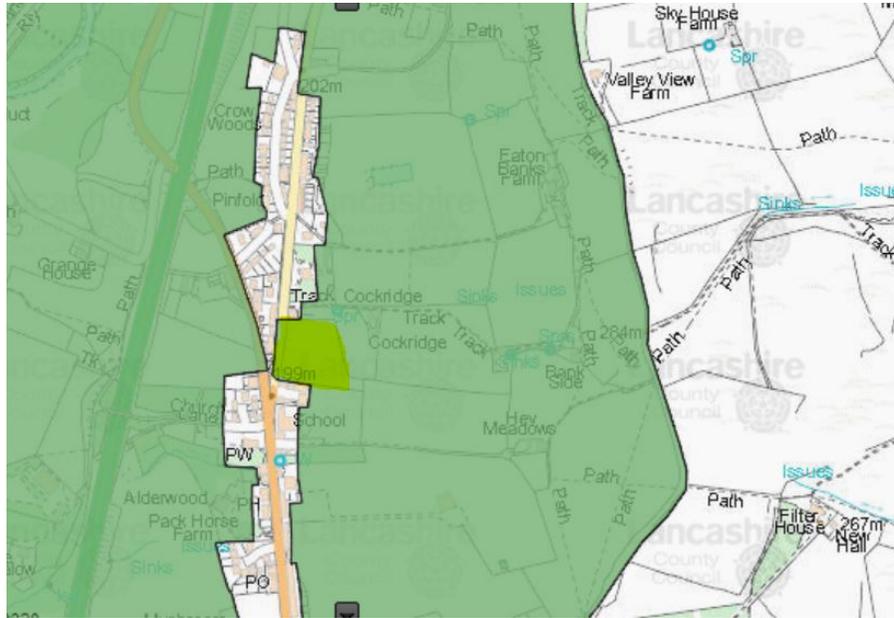
Burnley Road Residential receptors	SIGNIFICANCE
Residents on Burnley Road (e)	Major – moderate impact
Residents of Guide Court	Major Impact
Residents on Burnley Road (w)	Major impact

## 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	
Burnley Road	Not suitable for development on landscape grounds





Green Belt Burnley Road Source: MARIO

# LANDSCAPE ASSESSMENT Eden Mill

## LANDSCAPE EFFECTS

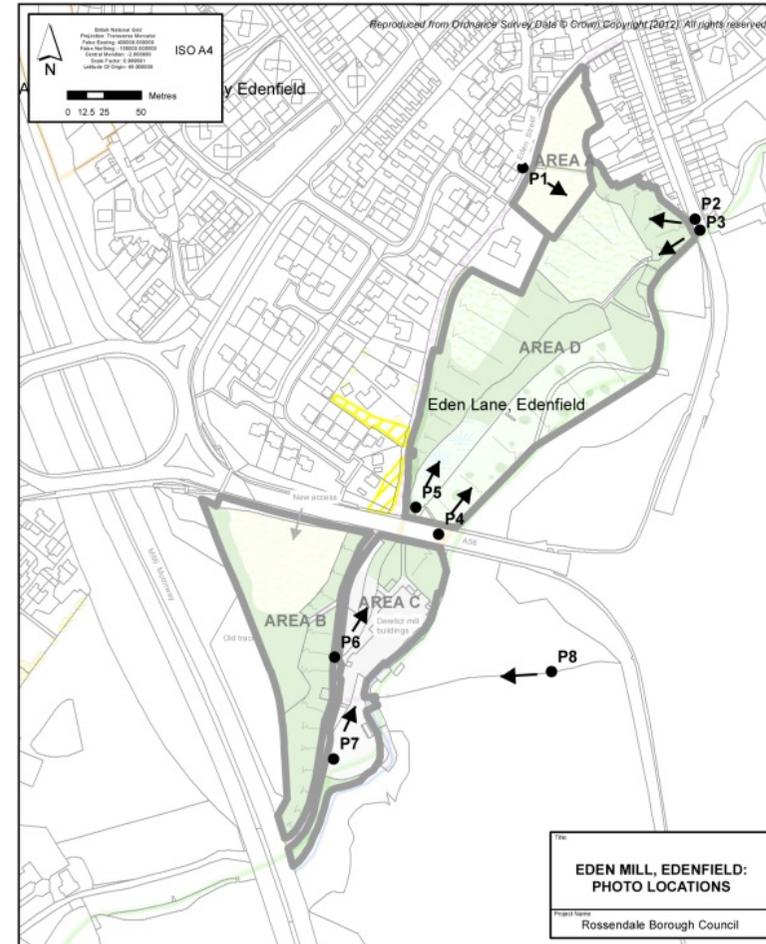
AREA A SENSITIVITY		SUSCEPTIBILITY		
		High	Medium	Low
VALUE	National/International	High	High-medium	Medium
	Local/District	High-Medium	Medium	Medium-low
	Community	Medium	Medium-low	Low
	Limited	Low	Low-negligible	Negligible

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



Eden Mill 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

Eden Mill 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

Eden Mill 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

Eden Mill Area D 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

## VISUAL EFFECTS Eden Mill

Susceptibility of receptors:

Eden Mill Visual receptors	SENSITIVITY
• Walkers on FP 111 Eden Street	High
• Walkers on FP 112 / path to mill from A56/Bury Rd junction	High
• Travellers on A56	Low
• Pedestrians on A56 pavement	Medium
• Travellers on A58	Low
• Pedestrians on A58 Bury Rd road bridge	Medium
• Residents	High

Eden Mill Area A	Visual receptors	MAGNITUDE
Walkers on FP 111 Eden Street	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Walkers on FP 112 / path to mill from A56/Bury Rd junction		nil
Travellers on 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
Pedestrians on A56 pavement	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 A58	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
Pedestrians on A58 Bury Rd road bridge	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate

Eden Mill Area B	Visual receptors	MAGNITUDE
Walkers on FP 111 Eden Street	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Walkers on FP 112 / path to mill from A56/Bury Rd junction	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 A56	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Pedestrians on A56 pavement	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Travellers on A58	Where the change is so small that any change is barely perceptible within the viewed landscape.	Negligible
Pedestrians on A58 Bury Rd road bridge	Where the change is so small that any change is barely perceptible within the viewed landscape.	Negligible

Eden Mill Area C	Visual receptors	MAGNITUDE
Walkers on FP 111 Eden Street	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Walkers on FP 112 / path to mill from A56/Bury Rd junction	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Travellers on A56	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Pedestrians on A56 pavement	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Travellers on A58	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
Pedestrians and travellers on A58 Bury Rd road bridge	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

Eden Mill Area A	Residential receptors	MAGNITUDE
Residents on 10 - 18 Burnside		nil
Residents on Bury Road east of site	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Residents of Lane End	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Residents to west of site	Where the proposals would form a prominent and immediately apparent element of the scene	Large

Eden Mill Area B	Residential receptors	MAGNITUDE
Residents on 10 - 18 Burnside	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Residents on Bury Road east of site		nil
Residents of Lane End		nil
Residents to west of site		nil

Eden Mill Area C	Residential receptors	MAGNITUDE
Residents on 10 - 18 Burnside		nil
Residents on Bury Road east of site		nil
Residents of Lane End		nil
Residents to west of site ( Eden St, Eden Lane)		nil

Eden Mill Area D	Residential receptors	MAGNITUDE
Residents on 10 - 18 Burnside		nil
Residents on Bury Road east of site	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Residents of Lane End	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Residents to west of site	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate

Eden Mill Key receptors	SIGNIFICANCE			
<i>* Varies, worst case shown</i>	Area A	Area B	Area C	Area D
Walkers on FP 111 Eden Street	Major moderate adverse impact*	Major moderate adverse impact	Major adverse impact	Major adverse impact
Walkers on FP 112 / path to mill from A56/Bury Rd junction	nil	Moderate-slight impact	Moderate adverse impact	Major adverse impact
Travellers on A56	Slight impact	Moderate-slight impact	Moderate adverse impact	Moderate adverse impact
Pedestrians on A56 pavement	Moderate-slight adverse impact	Moderate adverse impact	Moderate adverse impact	Moderate adverse impact
Pedestrians on Bury Rd road bridge	Moderate adverse impact	Slight adverse impact	Moderate-slight impact	Major adverse impact

Eden Mill Key receptors	SIGNIFICANCE			
<i>* Varies, worst case shown</i>	Area A	Area B	Area C	Area D
Residents on 10 - 18 Burnside	nil	Moderate impact	nil	
Residents on Bury Road east of site	Moderate impact	nil	nil	Major-moderate impact
Residents of Lane End	Moderate impact	nil	nil	Major-moderate impact
Residents to west of site	Moderate impact	nil	nil	Moderate impact

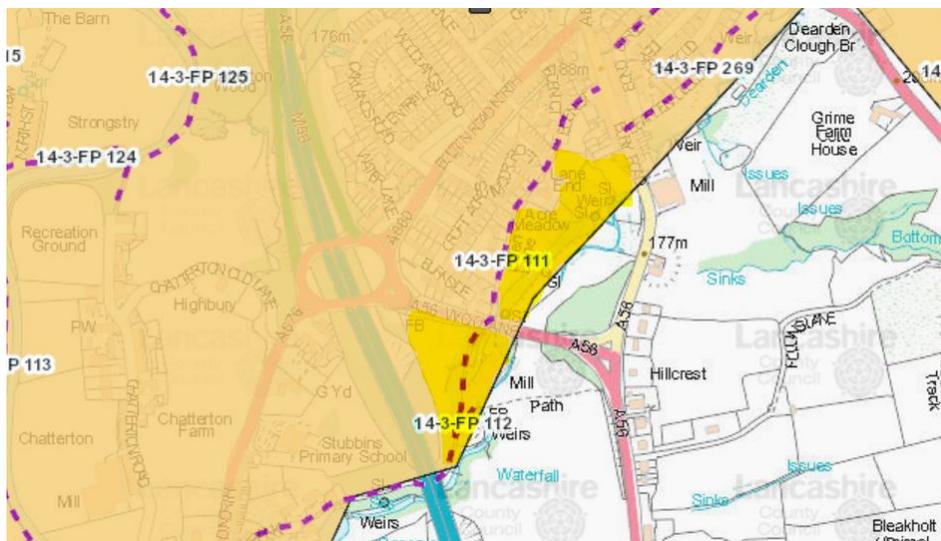
**SENSITIVITY +MAGNITUDE=SIGNIFICANCE**

### SITE DEVELOPABILITY

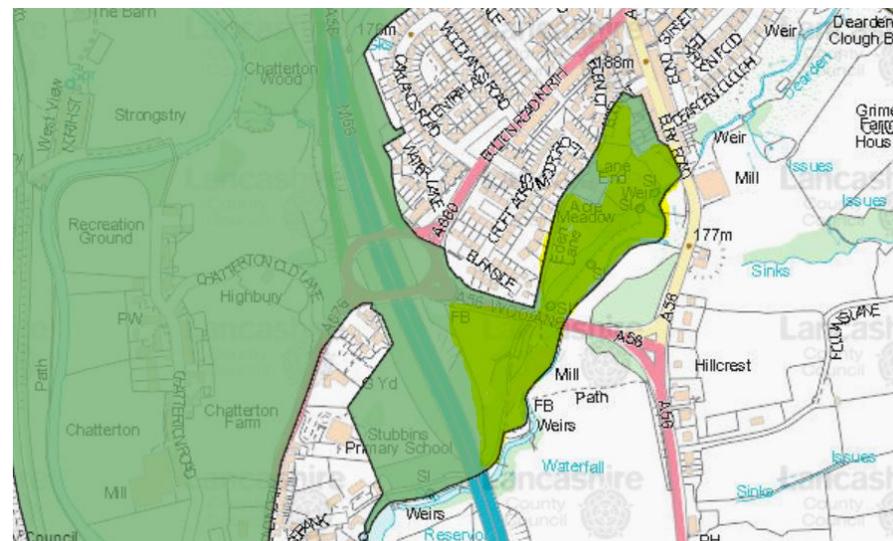
Finally the **significance** of the **landscape effects** and the **visual effects** are combined to give an assessment of the sites **developability**

OUTCOME OF SITE ASSESSMENT	
Eden Mill Area A	Suitable for development with mitigation
Eden Mill Area B	Suitable for development with mitigation
Eden Mill Area C	Suitable for development with mitigation
Eden Mill Area D	Not suitable for development on landscape grounds

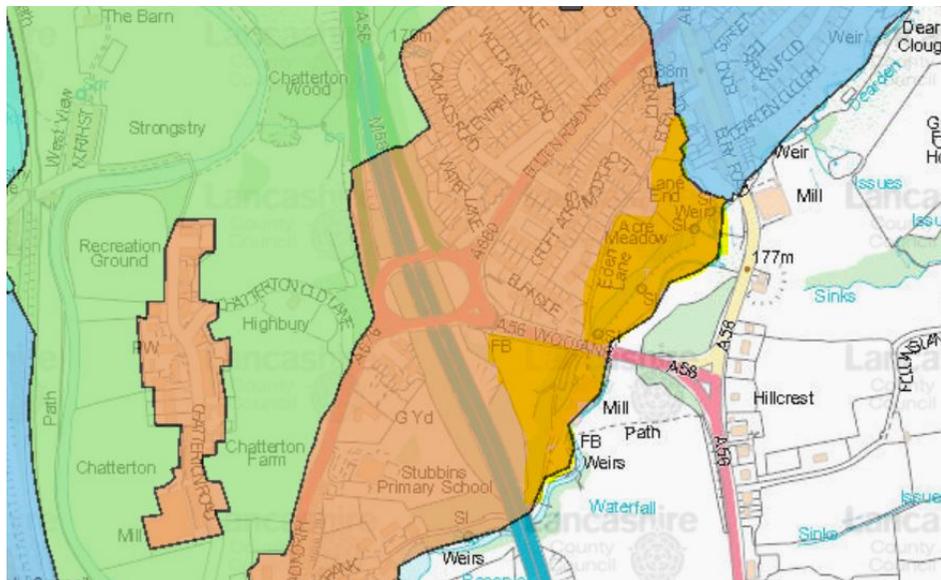
**Further information:**



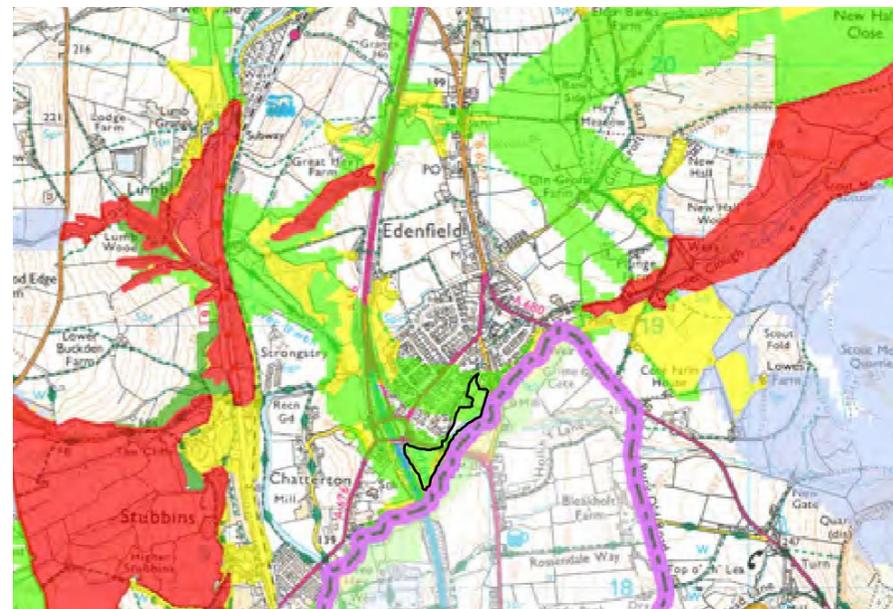
**Landscape Character Type and footpaths Eden Mill Road Source: MARIO**



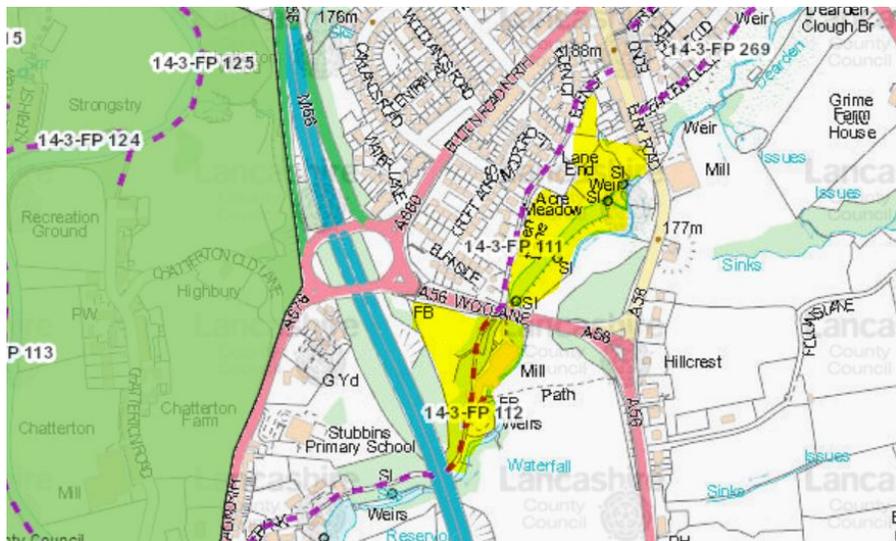
**Green Belt Eden Mill Source: MARIO**



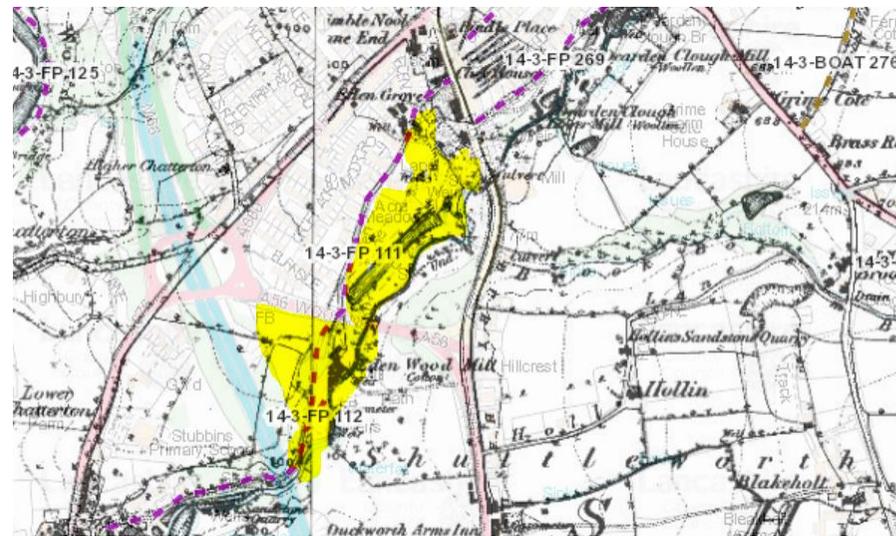
**Historic Landscape Character Type Eden Mill Road Source: MARIO**



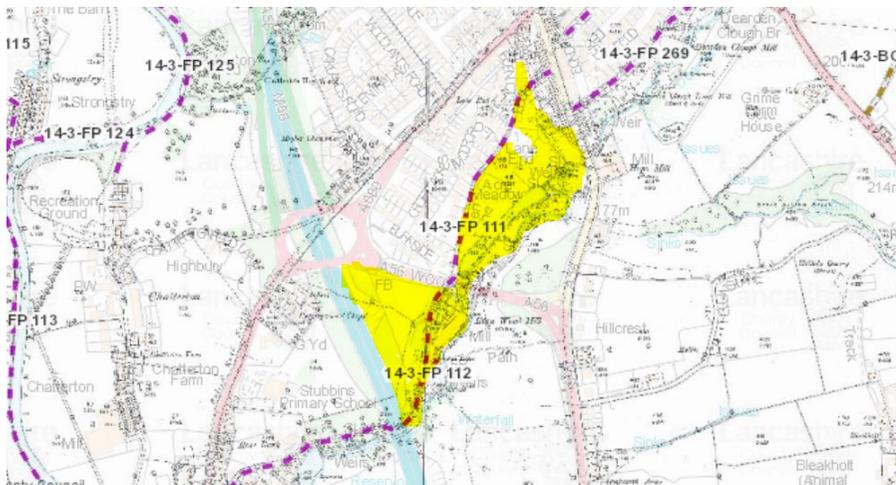
**Lancashire Ecological Network, Woodlands: Eden Mill Source LCC**



Conservation Area Eden Mill Source: MARIO



1:10,000 Eden Mill Source: MARIO



1: 2500 1890 Eden Mill Source: MARIO

## LANDSCAPE ASSESSMENT Ewood Bridge

### 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

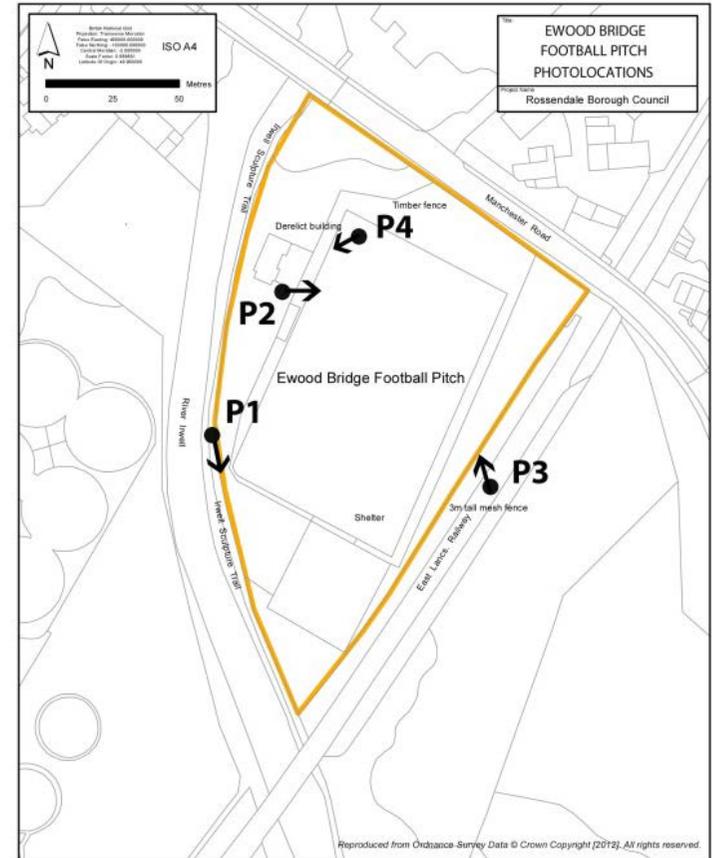
SIGNIFICANCE LANDSCAPE EFFECT		MAGNITUDE			
		Negligible	Small	Medium	Large
SENSITIVITY	Negligible	Negligible impact	Negligible–slight impact	Slight impact	Slight–moderate impact
	Low-negligible	Negligible – slight impact	Negligible–slight impact	Slight impact	Slight – moderate impact
	Low	Negligible–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

Susceptibility of receptors:

Ewood Bridge Visual receptors	SENSITIVITY
• Ewood Hall (Listed building)	High
• Ashenbottom Farm (listed building)	High
• Walkers on Irwell Valley Way	High
• Passengers on East Lancashire Railway	High - Medium
• Travellers on Blackburn Road (east of river)	Medium
• Travellers on Manchester Road (west of river)	Medium
• Residents	High



<b>Ewood Bridge</b>	<b>Visual receptors</b>	<b>MAGNITUDE</b>
Ewood Hall (Listed building)	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Ashenbottom Farm (listed building)	Where the change is so small that any change is barely perceptible within the viewed landscape.	Negligible
Walkers on Irwell Valley Way	Where proposals would form a visible and recognisable new development but where it is not intrusive	Large
Passengers on East Lancashire Railway	Where proposals would form a visible and recognisable new development but where it is not intrusive	Large
Travellers on Blackburn Road (east of river)	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Travellers on Manchester Road (west of river)	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate

<b>Ewood Bridge</b>	<b>Residential receptors</b>	<b>MAGNITUDE</b>
Residents on Irwell Vale Road and Bridge Street	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 Blackburn Rd	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate

<b>Ewood Bridge Key receptors</b>	<b>SIGNIFICANCE</b>
Ewood Hall (Listed building)	Moderate adverse impact
Ashenbottom Farm (listed building)	Slight adverse impact
Walkers on Irwell Valley Way	Major –moderate impact
Passengers on East Lancashire Railway	Major -moderate impact
Travellers on Blackburn Road (east of river)	Moderate impact
Travellers on Manchester Road (west of river)	Moderate impact

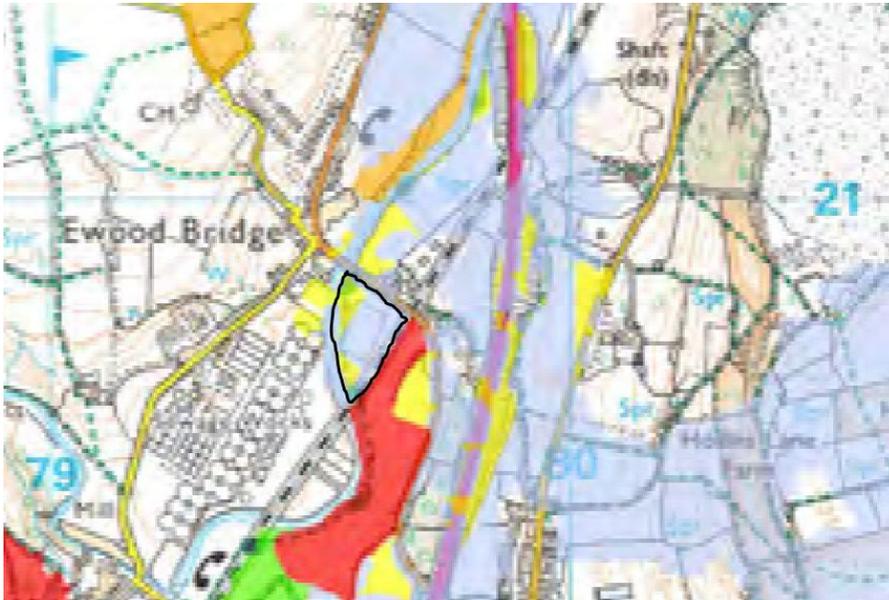
<b>Ewood Bridge Residential receptors</b>	<b>SIGNIFICANCE</b>
Residents on Irwell Vale Road and Bridge Street	Moderate-slight impact
Residents on Blackburn Rd	Moderate impact

## SITE DEVELOPABILITY

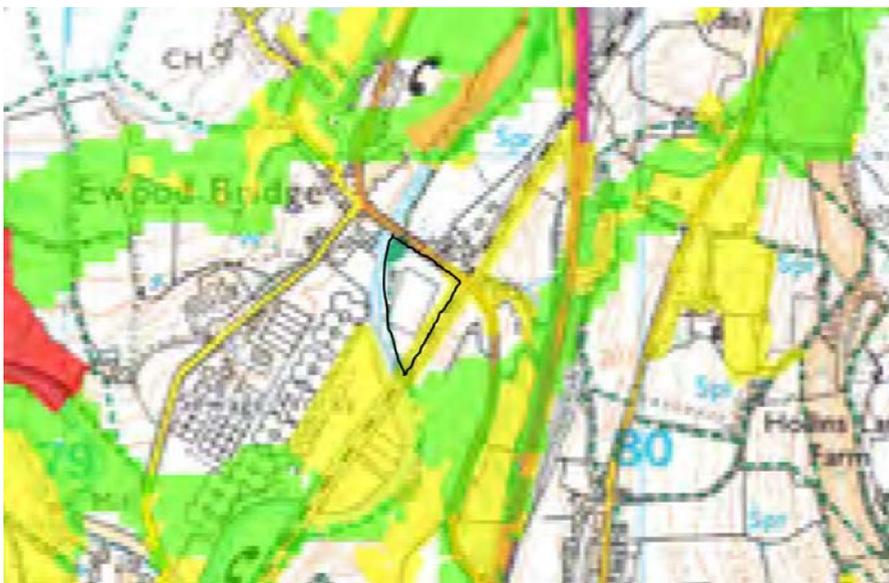
Finally the **significance** of the **landscape effects** and the **visual effects** are combined to give an assessment of the sites **developability**

<b>OUTCOME OF SITE ASSESSMENT</b>	
Ewood Bridge	Suitable for development with mitigation





Lancashire Ecological Network, Grassland: Eden Mill Source LCC



Lancashire Ecological Network, Woodlands: Eden Mill Source LCC

# LANDSCAPE ASSESSMENT Irwell Vale

## 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

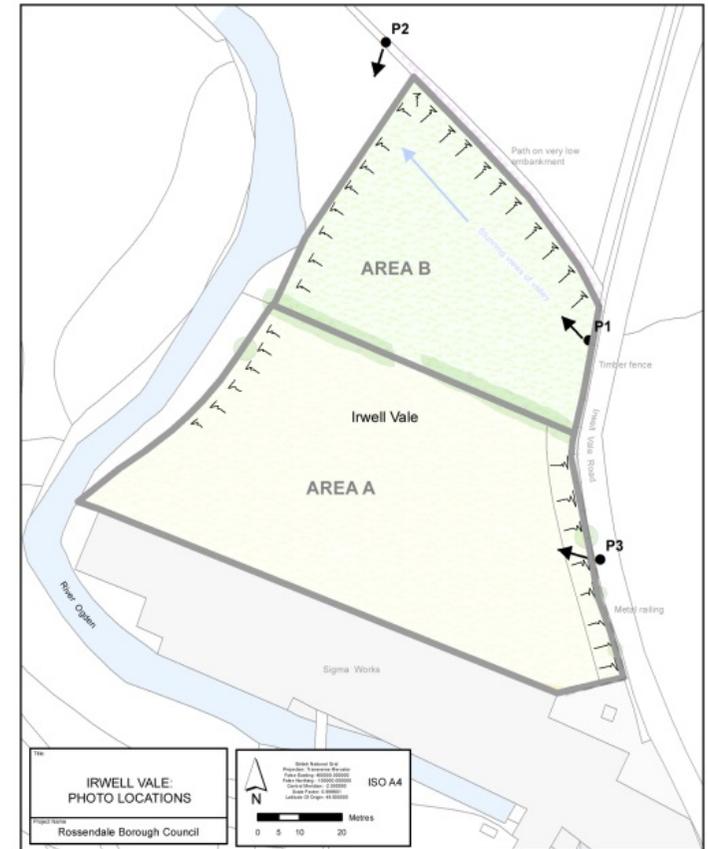
AREA B SENSITIVITY		SUSCEPTIBILITY		
		High	Medium	Low
VALUE	National/International	High	High-medium	Medium
	Local/District	High-Medium	Medium	Medium-low
	Community	Medium	Medium-low	Low
	Limited	Low	Low-negligible	Negligible

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 Irwell Vale

Susceptibility of receptors:

Irwell Vale Visual receptors	SENSITIVITY
• Walkers on footpath 382 and 385	High
• Travellers on Irwell Vale Road	Medium
• Residents	High

Irwell Vale Area A	Visual receptors	MAGNITUDE
Walkers on footpath 382 and 385	Where proposals would form a visible and recognisable new development but where it is not intrusive	Large
Travellers on Irwell Vale Road	Where proposals would form a visible and recognisable new development but where it is not intrusive	Large

Irwell Vale Area B	Visual receptors	MAGNITUDE
Walkers on footpath 382 and 385	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Travellers on Irwell Vale Road	Where proposals would form a visible and recognisable new development but where it is not intrusive	Large

Irwell Vale Area A	Residential receptors	MAGNITUDE
Residents at Lower Clockham	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate

Irwell Vale Area B	Residential receptors	MAGNITUDE
Residents at Lower Clockham	Where proposals would form a visible and recognisable new development but where it is not intrusive	Large

SENSITIVITY +MAGNITUDE=SIGNIFICANCE

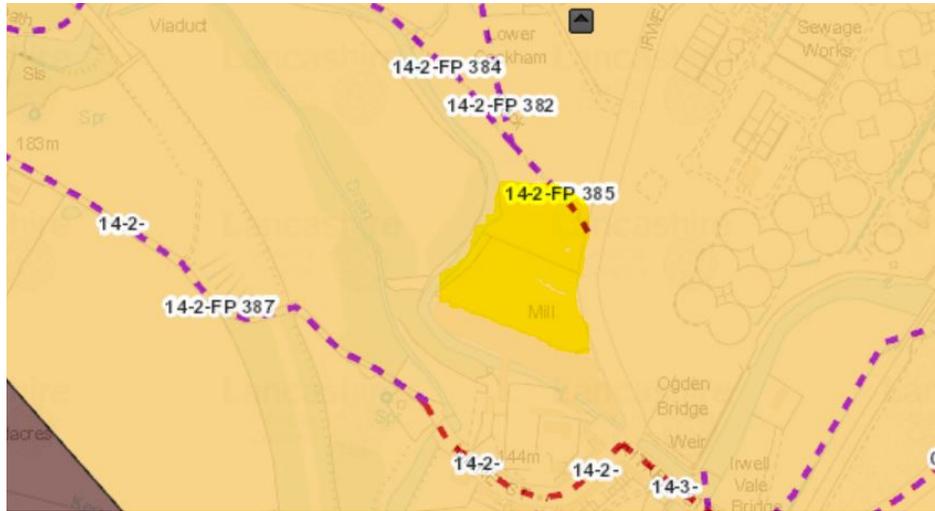
Irwell Vale Key receptors	SIGNIFICANCE	
	Area A	Area B
Walkers on footpath 382 and 385	Major –moderate adverse impact	Major adverse impact
Travellers on Irwell Vale Road	Moderate adverse impact	Moderate adverse impact
Irwell Vale Residential receptors	SIGNIFICANCE	
	Area A	Area B
Walkers on footpath 382 and 385	Major –moderate adverse impact	Major 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	
Irwell Vale Area A	Suitable for development with mitigation
Irwell Vale Area B	Not suitable for development on landscape grounds

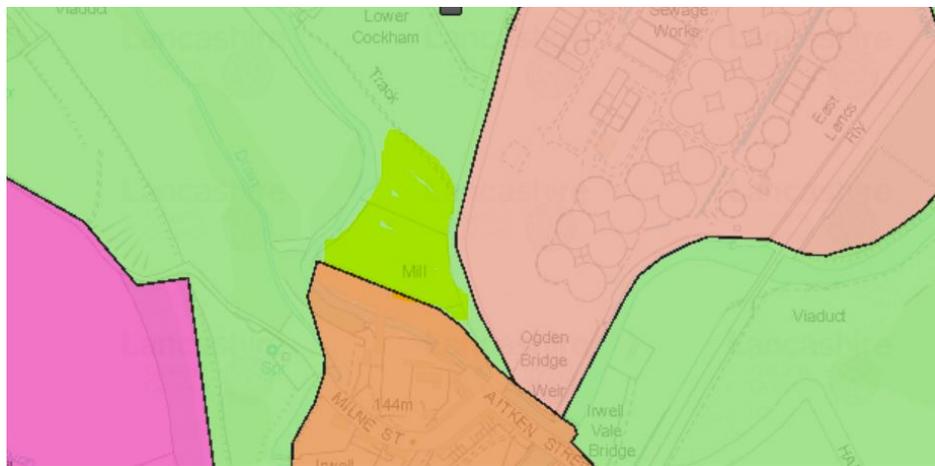
**Further information:**



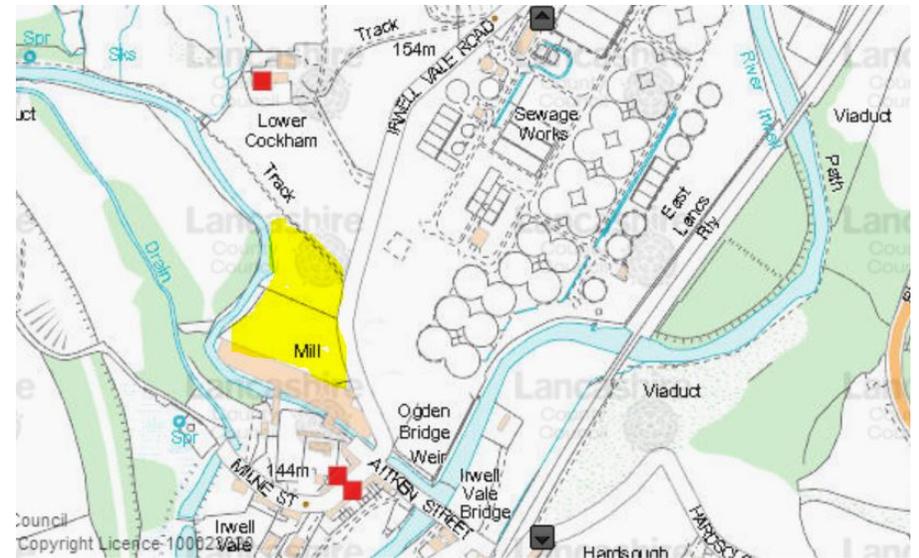
**Landscape Character Type and footpaths Irwell Vale Road Source: MARIO**



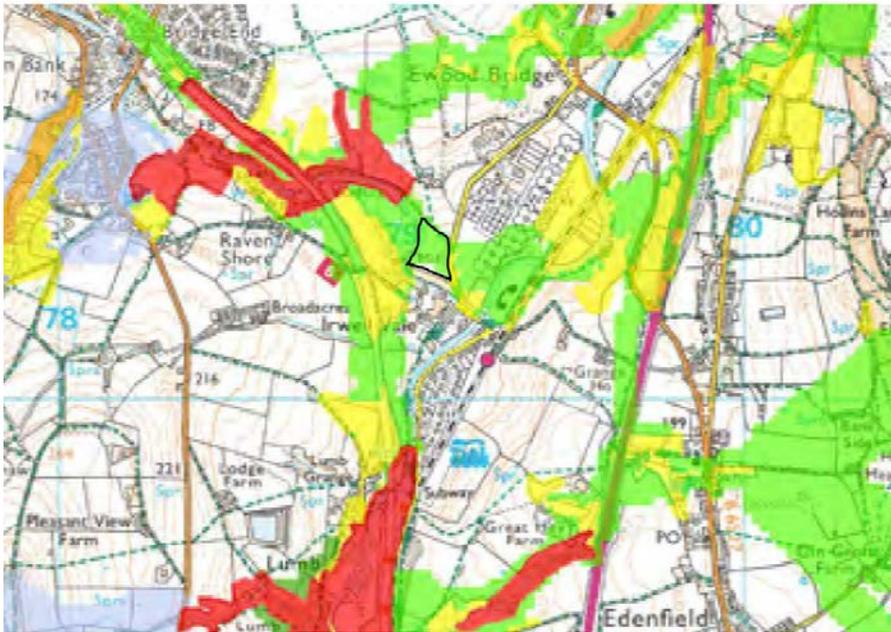
**Green Belt Irwell Vale Road Source: MARIO**



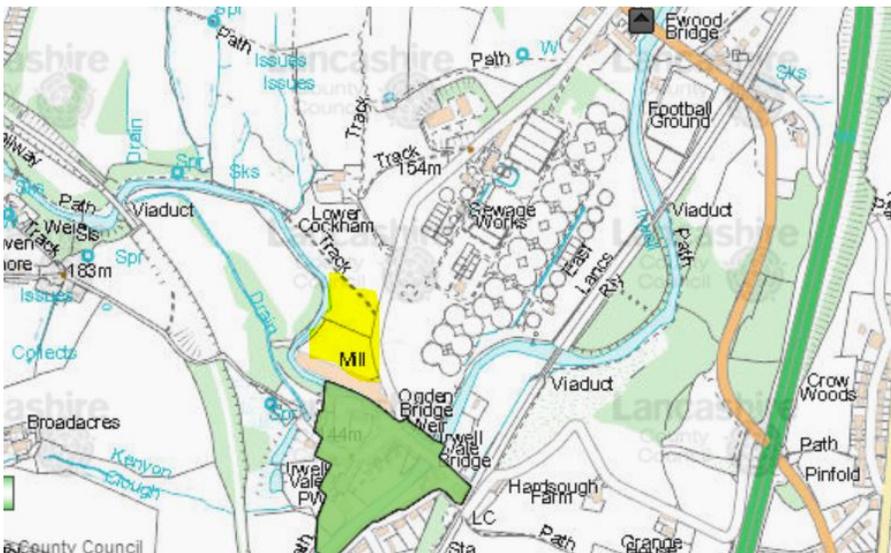
**Historic Landscape Character Type Irwell Vale Road Source: MARIO**



**Listed Buildings Irwell Vale Road Source: MARIO**



Lancashire Ecological Network, Woodlands: Irwell Vale Source: LCC



Conservation Area Irwell Vale Road Source: MARIO

## LANDSCAPE ASSESSMENT Land east of the motorway 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

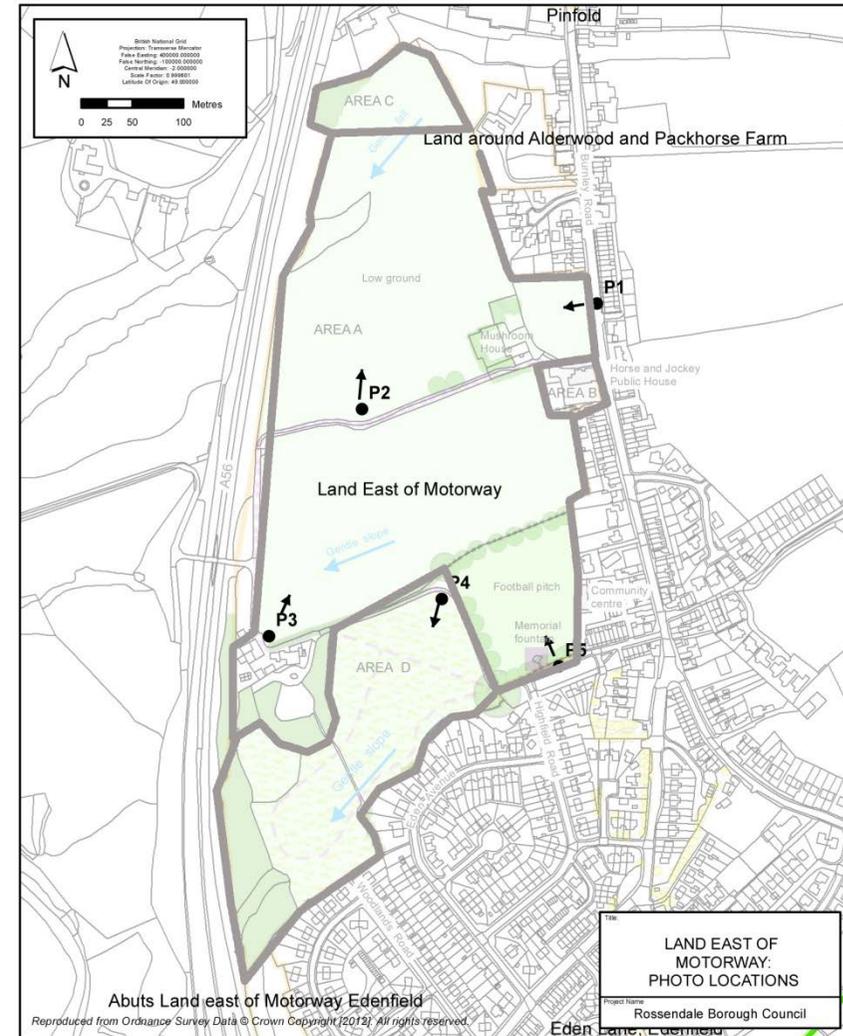
AREA B SENSITIVITY		SUSCEPTIBILITY		
		High	Medium	Low
VALUE	National/International	High	High-medium	Medium
	Local/District	High-Medium	Medium	Medium-low
	Community	Medium	Medium-low	Low
	Limited	Low	Low-negligible	Negligible

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

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	

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	

AREA D 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:

Land east of the motorway Visual receptors	SENSITIVITY
• Walkers on footpaths 126 and 127	High
• Users of the recreation ground	Medium
• Pedestrians on Burnley Road	Medium
• Visitors to Stubbins (NT) Estate and other footpaths on the west side of the Irwell Valley	High
• Travellers on B6214 Helmshore Road	Medium
• Residents	High

<b>Land east of the motorway Area A</b>	<b>Visual receptors</b>	<b>MAGNITUDE</b>
Walkers on footpaths 126 and 127	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Users of the recreation ground	Where proposals would form a visible and recognisable new development but where it is not intrusive	Large
Pedestrians on Burnley Road	Where proposals would form a visible and recognisable new development but where it is not intrusive	Large
Visitors to Stubbins (NT) Estate and other footpaths on the west side of the Irwell Valley	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Travellers on B6214 Helmshore 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>Land east of the motorway Area B</b>	<b>Visual receptors</b>	<b>MAGNITUDE</b>
Walkers on footpaths 126 and 127	Where proposals would form a visible and recognisable new development but where it is not intrusive	Large
Users of the recreation ground		nil
Pedestrians on Burnley Road	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Visitors to Stubbins (NT) Estate and other footpaths on the west side of the Irwell Valley	Where the change is so small that any change is barely perceptible within the viewed landscape.	Negligible
Travellers on B6214 Helmshore Road	Where the change is so small that any change is barely perceptible within the viewed landscape.	Negligible

<b>Land east of the motorway Area C</b>	<b>Visual receptors</b>	<b>MAGNITUDE</b>
Walkers on footpaths 126 and 127	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Users of the recreation ground		nil
Pedestrians on Burnley Road	Where the change is so small that any change is barely perceptible within the viewed landscape.	Negligible
Visitors to Stubbins (NT) Estate and other footpaths on the west side of the Irwell 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 B6214 Helmshore Road	Where the change is so small that any change is barely perceptible within the viewed landscape.	Negligible

<b>Land east of the motorway Area D</b>	<b>Visual receptors</b>	<b>MAGNITUDE</b>
Walkers on footpaths (126 and) 127	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Users of the recreation ground	Where proposals would form a visible and recognisable new development but where it is not intrusive	Large
Pedestrians on Burnley 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
Visitors to Stubbins (NT) Estate and other footpaths on the west side of the Irwell 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 B6214 Helmshore Road	Where the change is so small that any change is barely perceptible within the viewed landscape.	Negligible

Land east of the motorway Area A	Residential receptors	MAGNITUDE
<i>* worst case</i>		
Mushroom House	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Chatterton Hey	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Residents on Burnley Road Edenfield*	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Residents on Exchange St Edenfield	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Residents on Eden Ave and Oaklands Rd	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate

Land east of the motorway Area B	Residential receptors	MAGNITUDE
<i>* worst case</i>		
Mushroom House	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Chatterton Hey	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 Burnley Road Edenfield*	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Residents on Exchange St Edenfield	Where the change is so small that any change is barely perceptible within the viewed landscape.	Negligible
Residents on Eden Ave and Oaklands Rd	Where the change is so small that any change is barely perceptible within the viewed landscape.	Negligible

Land east of the motorway Area C	Residential receptors	MAGNITUDE
<i>* worst case</i>		
Mushroom House	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Chatterton Hey	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 Burnley Road Edenfield*	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Residents on Exchange St Edenfield		nil
Residents on Eden Ave and Oaklands Rd	Where the change is so small that any change is barely perceptible within the viewed landscape.	Negligible

Land east of the motorway Area D	Residential receptors	MAGNITUDE
<i>* worst case</i>		
Mushroom House	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Chatterton Hey	Where proposals would form a visible and recognisable new development but where it is not intrusive	Large
Residents on Burnley Road Edenfield*	Where proposals would form a visible and recognisable new development but where it is not intrusive	Large
Residents on Exchange St Edenfield	Where proposals would form a visible and recognisable new development but where it is not intrusive	Large
Residents on Eden Ave and Oaklands Rd	Where the proposals would form a dominant and unavoidable part of the scene	Very large

Land east of motorway visual receptors	SIGNIFICANCE			
* Varies, worst case shown	Area A	Area B	Area C	Area D
Walkers on footpaths (126 and) 127	Major adverse impact	Major moderate positive impact	Moderate adverse impact	Major adverse impact
Users of the recreation ground	Moderate adverse impact	nil	nil	Moderate adverse impact
Pedestrians on Burnley Road	Major moderate adverse impact	Moderate positive impact	Moderate slight adverse impact	Moderate slight adverse impact
Visitors to Stubbins (NT) Estate and other footpaths on the west side of the Irwell Valley	Moderate adverse impact	Slight impact	Moderate – slight adverse impact	Moderate to slight adverse impact
Travellers on B6214 Helmshore Road	Moderate -slight adverse impact	Minimal impact	Slight adverse impact	Slight adverse impact

Land east of motorway Residential receptors	SIGNIFICANCE			
* Varies, worst case shown	Area A	Area B	Area C	Area D
Mushroom House	Major adverse impact	Major moderate positive impact	Moderate adverse impact	Major adverse impact
Chatterton Hey	Moderate adverse impact	nil	nil	Moderate adverse impact
Residents on Burnley Road Edenfield*	Major moderate adverse impact	Moderate positive impact	Moderate slight adverse impact	Moderate slight adverse impact
Residents on Exchange St Edenfield	Moderate adverse impact	Slight impact	Moderate – slight adverse impact	Moderate to slight adverse impact
Residents on Eden Ave and Oaklands Rd	Moderate -slight adverse impact	Minimal impact	Slight 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	
Land east of the motorway Area A	Not suitable for development on landscape grounds
Land east of the motorway Area B	Site suitable for development
Land east of the motorway Area C	Site suitable for development with mitigation
Land east of the motorway Area D	Site suitable for development with mitigation



## LANDSCAPE ASSESSMENT Pinfold

### LANDSCAPE EFFECTS

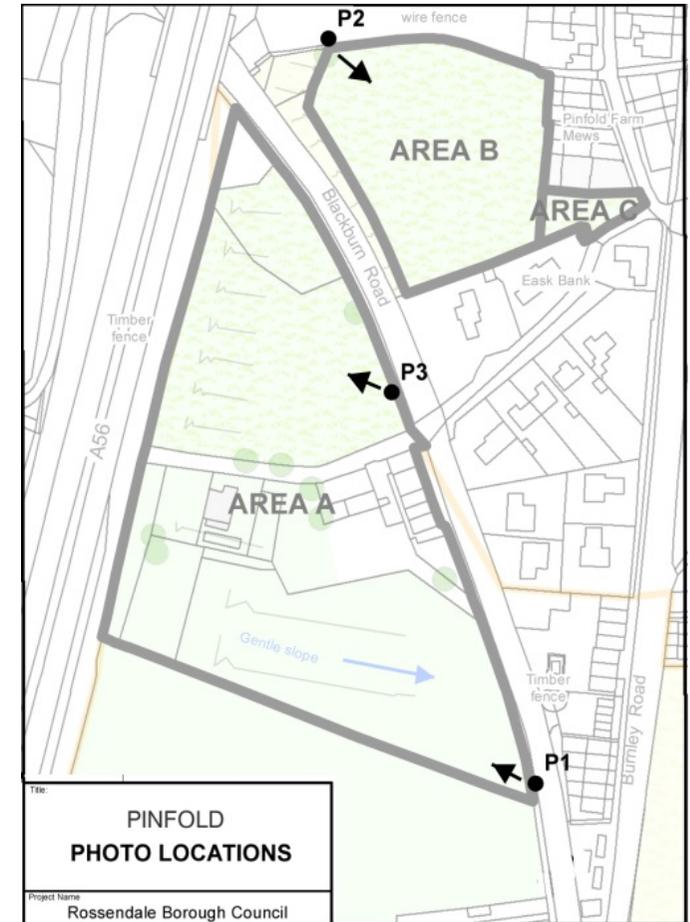
AREA A SENSITIVITY		SUSCEPTIBILITY		
		High	Medium	Low
VALUE	National/International	High	High-medium	Medium
	Local/District	High-Medium	Medium	Medium-low
	Community	Medium	Medium-low	Low
	Limited	Low	Low-negligible	Negligible

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

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	



**VISUAL EFFECTS Pinfold**

Susceptibility of receptors:

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	

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

Pinfold Visual receptors	SENSITIVITY
• Walkers on FP 131 and FP130	High
• Pedestrians on Blackburn Road,	Medium
• Elton Banks (listed building)	High
• Travellers on the A56, and local roads, Users of the lay by on the A56	Medium
• Walkers on footpaths east of Edenfield including FP's 136, 138 and 141	High
• Residents	High

Pinfold Area A	Visual receptors	MAGNITUDE
Walkers on FP 131	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Walkers on FP 130	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Pedestrians on Blackburn Road, Elton Banks (listed building)	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Users of the lay by on the A56	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Walkers on footpaths east of Edenfield including FP's 136, 138 and 141	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 the A56, and local roads	Where the proposals would form a prominent and immediately apparent element of the scene	Large

<b>Pinfold Area B</b>	<b>Visual receptors</b>	<b>MAGNITUDE</b>
Walkers on FP 131	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Walkers on FP 130	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Pedestrians on Blackburn Road,	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Elton Banks (listed building)	Where the change is so small that any change is barely perceptible within the viewed landscape.	Negligible
Users of the lay by 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
Walkers on footpaths east of Edenfield including FP's 136, 138 and 141	Where the change is so small that any change is barely perceptible within the viewed landscape.	Negligible
Travellers on the A56, and local roads	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate

<b>Pinfold Area C</b>	<b>Visual receptors</b>	<b>MAGNITUDE</b>
Walkers on FP 131	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Walkers on FP 130	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
Pedestrians on Blackburn 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
Elton Banks (listed building)	Where the change is so small that any change is barely perceptible within the viewed landscape.	Negligible
Users of the lay by on the A56	Where the change is so small that any change is barely perceptible within the viewed landscape.	Negligible
Walkers on footpaths east of Edenfield including FP's 136, 138 and 141	Where the change is so small that any change is barely perceptible within the viewed landscape.	Negligible
Travellers on the A56, and local roads	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>Pinfold Area A</b>	<b>Residential receptors</b>	<b>MAGNITUDE</b>
Properties on Burnley Road within 100 m	Where the change is so small that any change is barely perceptible within the viewed landscape.	Negligible
Properties on Blackburn Road within 100 m Vale Mill Court etc,	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Properties on Pinfold Farm Mews and north side of Esk Avenue	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate
Properties on Moorlands View	Where proposals would form a visible and recognisable new development but where it is not intrusive	Moderate

<b>Pinfold Area B</b>	<b>Residential receptors</b>	<b>MAGNITUDE</b>
Properties on Burnley Road within 100 m	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
Properties on Blackburn Road within 100 m Vale Mill Court etc,		nil
Properties on Pinfold Farm Mews and north side of Esk Avenue	Where the proposals would form a dominant and unavoidable part of the scene	Very large
Properties on Moorlands View	Where the proposals would form a prominent and immediately apparent element of the scene	Large

<b>Pinfold Area C</b>	<b>Residential receptors</b>	<b>MAGNITUDE</b>
Properties on Burnley Road within 100 m	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Properties on Blackburn Road within 100 m Vale Mill Court etc,		nil
Properties on Pinfold Farm Mews and north side of Esk Avenue	Where the proposals would form a prominent and immediately apparent element of the scene	Large
Properties on Moorlands View	Where the proposals would form a prominent and immediately apparent element of the scene	Large

<b>Pinfold Visual receptors</b>	<b>SIGNIFICANCE</b>		
	<b>Area A</b>	<b>Area B</b>	<b>Area C</b>
Walkers on FP 131	Major-mod adverse impact	Major adverse impact	Moderate impact
Walkers on FP 130	Major-mod adverse impact	Moderate adverse impact	Moderate–slight impact
Pedestrians on Blackburn Road,	Major adverse impact	Major-moderate adverse impact	Moderate–slight adverse impact
Elton Banks (listed building)	nil	Slight adverse impact	Slight adverse impact
Users of the lay by on the A56	Major adverse impact	Mod-slight adverse impact	Slight adverse impact
Walkers on footpaths east of Edenfield including FP's 136, 138 and 141	Mod-slight adverse impact	Slight adverse impact	Slight adverse impact
Travellers on the A56, and local roads	Moderate-slight adverse impact	Major-moderate adverse impact	Moderate-slight adverse impact

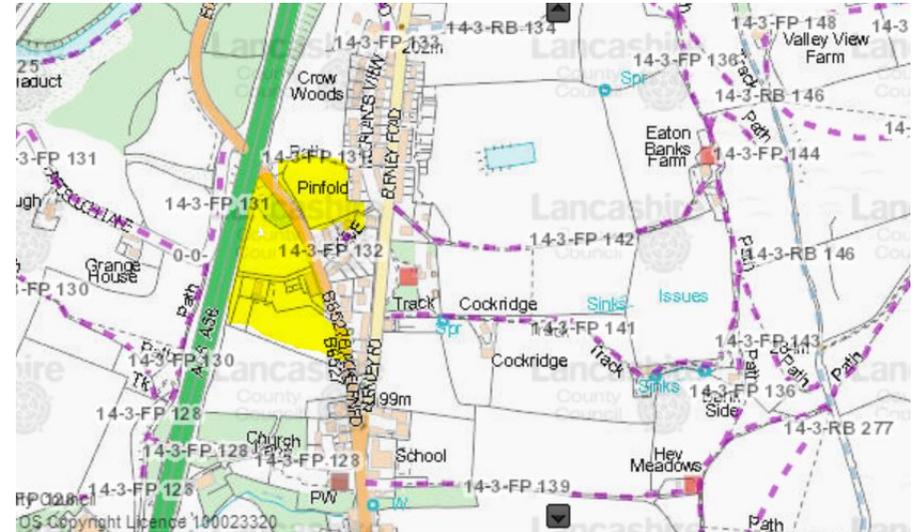
<b>Pinfold Residential receptors</b>	<b>SIGNIFICANCE</b>		
	<b>Area A</b>	<b>Area B</b>	<b>Area C</b>
<i>*Worst case</i>			
*Properties on Burnley Road within 100 m	Slight impact	Slight impact	Major-moderate impact
*Properties on Blackburn Road within 100 m Vale Mill Court etc,	Major impact	nil	nil
*Properties on Pinfold Farm Mews and north side of Esk Avenue	Moderate impact	Major impact	Major-moderate impact
Properties on Moorlands View	Moderate impact	Major-moderate impact	Major-moderate impact

**SENSITIVITY +MAGNITUDE=SIGNIFICANCE**

**SITE DEVELOPABILITY**

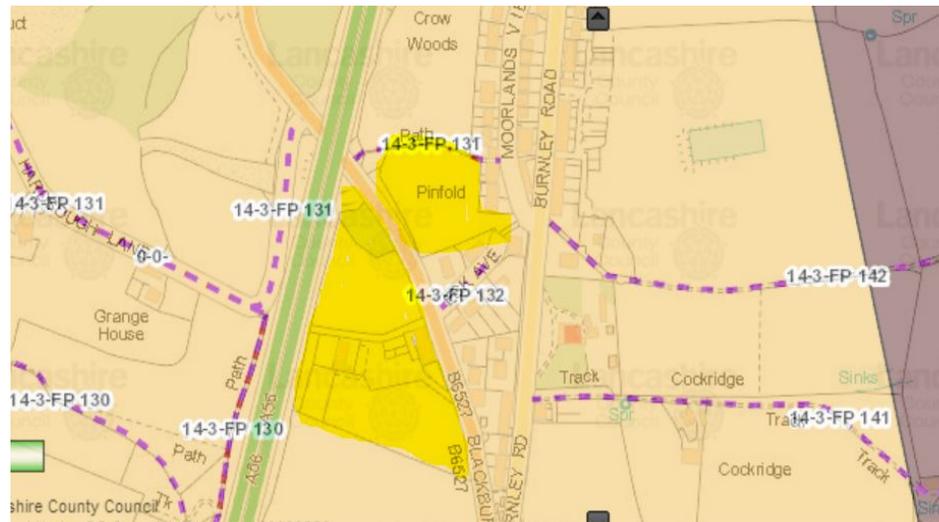
Finally the **significance** of the **landscape effects** and the **visual effects** are combined to give an assessment of the sites **developability**

OUTCOME OF SITE ASSESSMENT	
Pinfold Area A	Site suitable for development with mitigation
Pinfold Area B	Not suitable for development on landscape grounds
Pinfold Area C	Site suitable for development

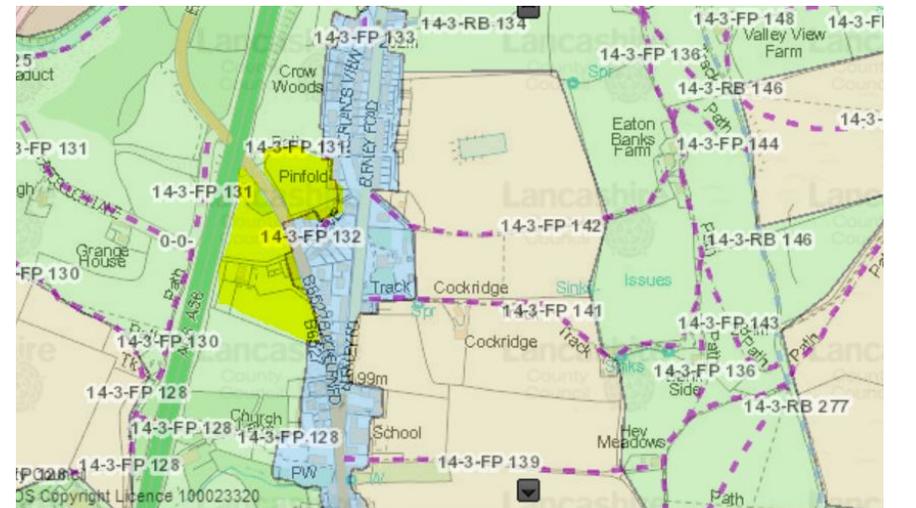


Listed buildings Pinfold Source: MARIO

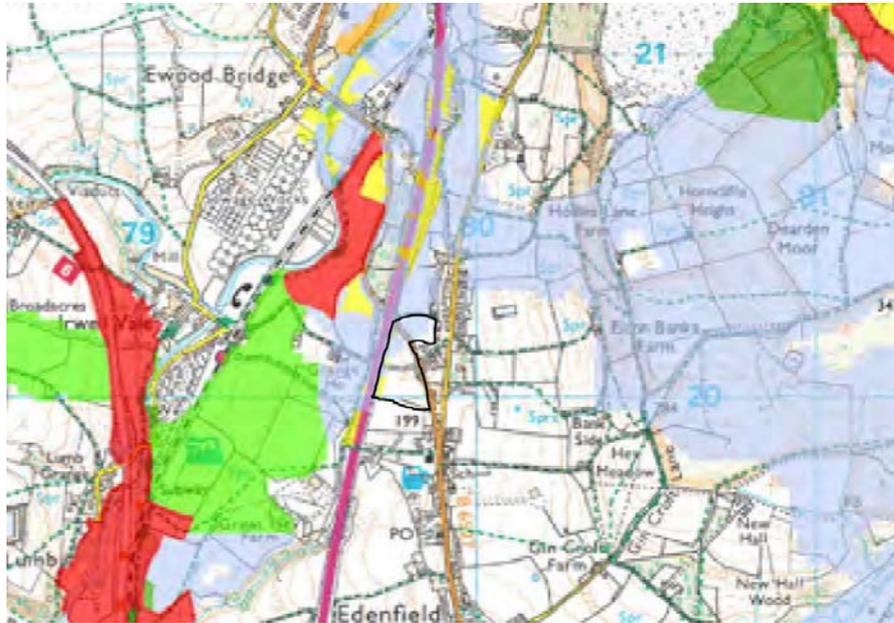
Further information:



Landscape Character Type and footpaths Pinfold Source: MARIO



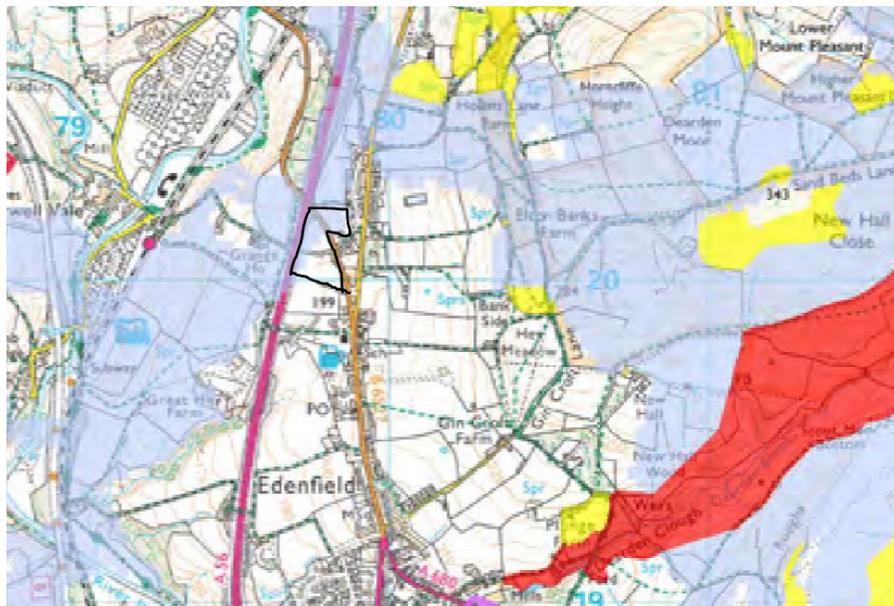
Historic Landscape Character Type Pinfold Source: MARIO



Lancashire Ecological Network, Wetlands and heaths: Pinfold Source LCC



Green Belt Pinfold Source: MARIO



Lancashire Ecological Network Grasslands: Pinfold Source LCC