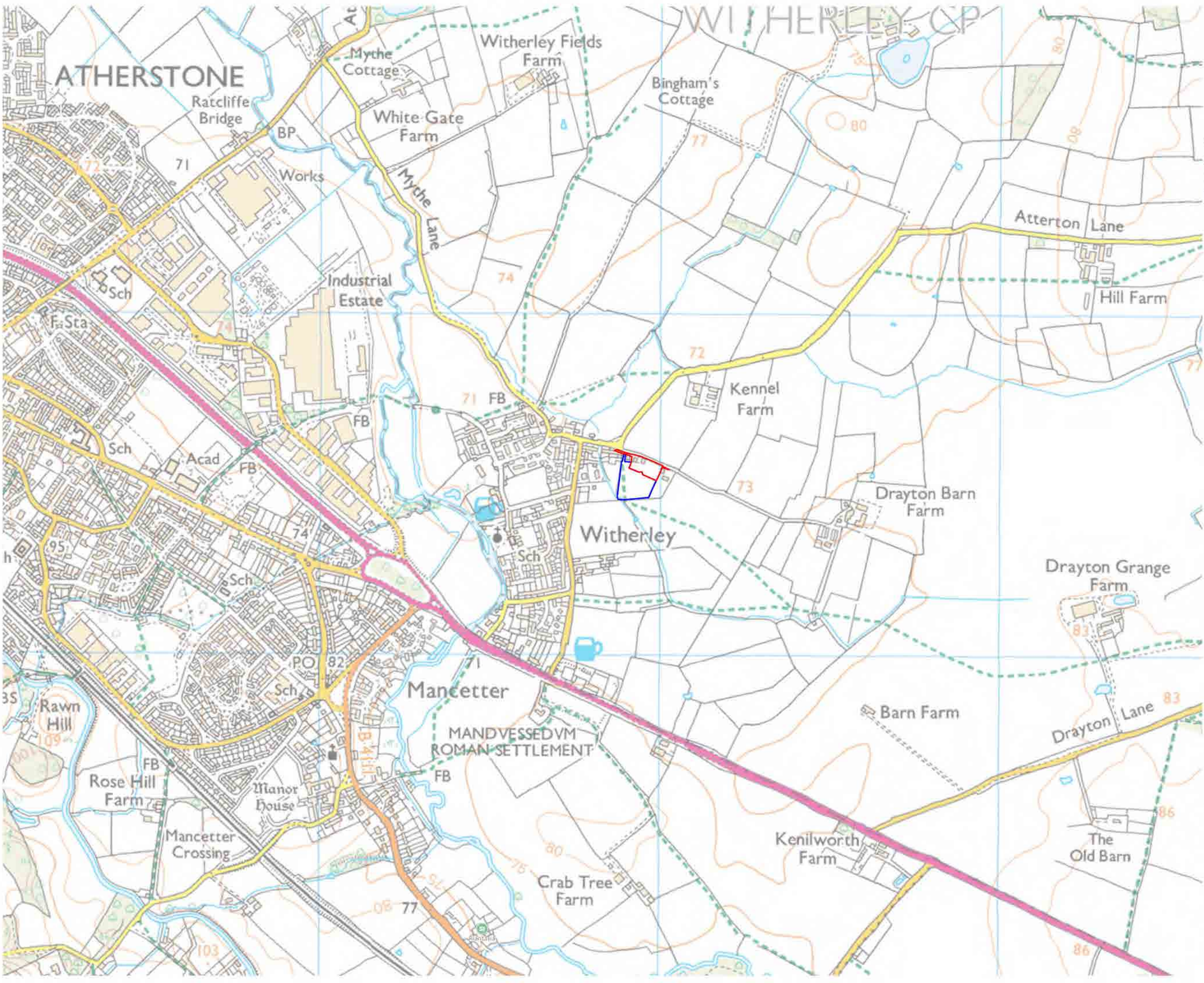


ASPECT PLANS



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0m 100m 200m 400m

Key:

- Red Application Site Boundary
- Blue Application Site Boundary

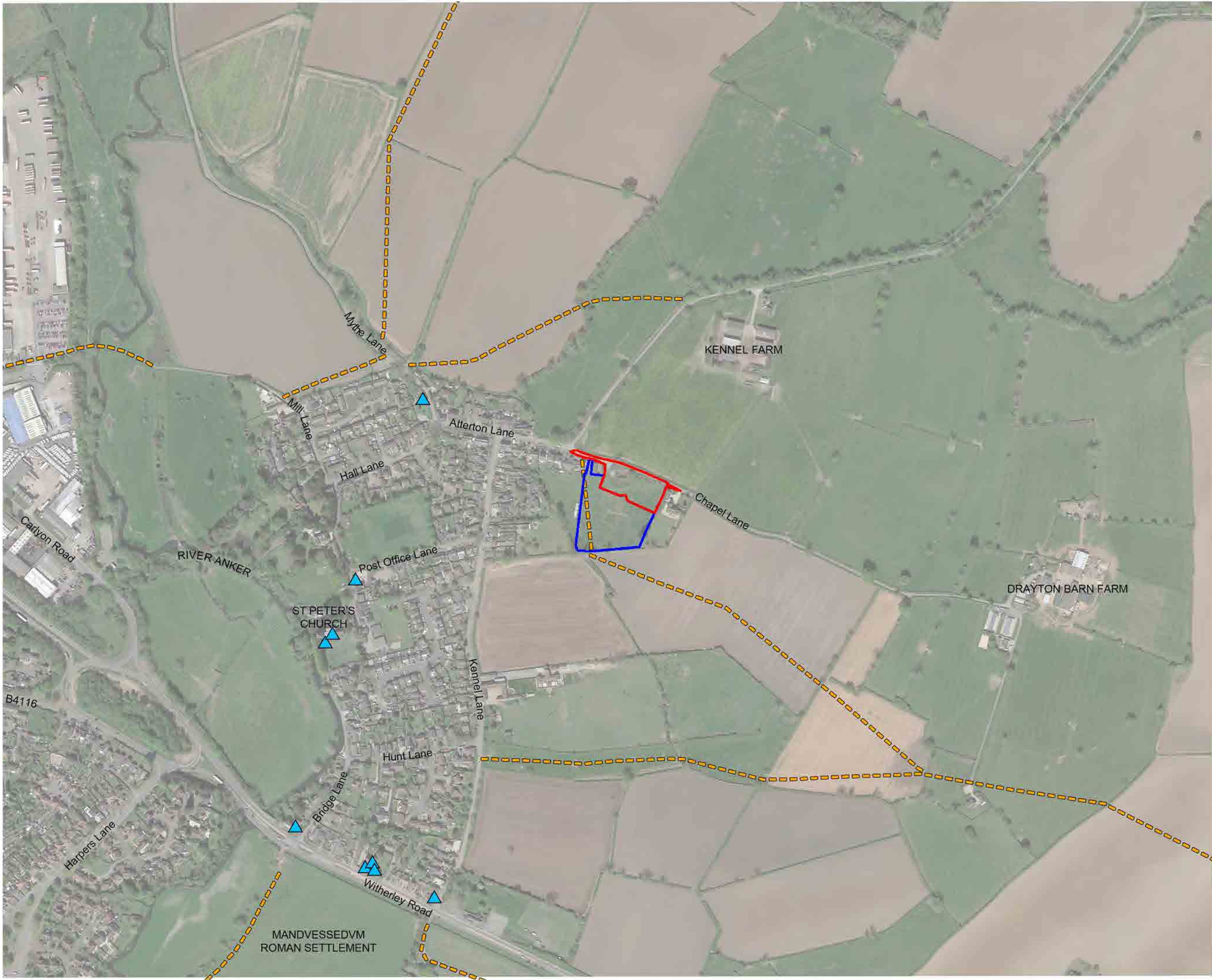
A	12/10/21	Update to Site Boundary	RS	JC
REV	DATE	NOTE	Drawn	CHK'D
REVISIONS				

aspect landscape planning

TITLE
Chapel Lane, Witherley
Site Location Plan

CLIENT
A R Cartwright Ltd

SCALE 1:10,000 @ A3	DATE JULY 2021	DRAWN NB	CHK'D JC
DRAWING NUMBER 7642 / ASP1 / SLP	REVISION A		



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0m 50m 100m 200m

Key:

- Red Application Site Boundary
- Blue Application Site Boundary
- Public Right of Way
- Listed Building

REV	DATE	NOTE	DRWN	CHK'D
A	13/10/21	Update to Site Boundary	NB	JC

aspects landscape planning

TITLE
Chapel Lane, Witherley
Site & Setting Plan

CLIENT
A R Cartwright Ltd

SCALE	DATE	DRWN	CHK'D
1:5,000 @ A3	JULY 2021	NB	JC

DRAWING NUMBER	REVISION
7642 / ASP2 / SS	A



Front Garden Small Trees:

Crab Apple
Mountain Ash
Thorn



Native Trees:

Field Maple
Willow
Poplar
Oak
Sycamore
Wild Cherry
Hornbeam



The landscape strategy illustrates landscape and visual mitigation proposals together with enhancements for landscape and bio-diversity benefit.

Native tree and hedgerow species will be introduced to repair and replenish features that are missing or fragmented, new native buffer clumps will be located along the southern plot boundaries together with a native hedgerow. This is situated above the flood zone and will provide visual mitigation, deliver a new linear landscape feature and enhance bio-diversity.

The footpath alignment could be enhanced through the introduction of native trees and wildflowers within its corridor.

Wild flowers could be introduced into the meadow to provide an enhanced typology to the new tree and hedgerow planting.

Between the Parish Hall and the boundary of plot 1, a dense screen of native planting with acoustic fencing incorporated will be provided for noise and visual mitigation. This also delivers landscape and bio-diversity benefits.

Where absent, new native hedgerow planting along Chapel Lane will be introduced to reflect lane character.

1. Existing trees

2. Existing mature 10m ht evergreen Cypress screen belt

3. Existing managed hedgerow on Chapel Lane

4. Public Right of Way – Footpath in corridor enhanced with native tree planting and wildflowers.

5. Extent of flood zone

6. Potential native hedgerow enhancements

7. Proposed small native front garden tree in hedgerow

8. Proposed dense native privacy screen of evergreen and deciduous planting with timber acoustic fence incorporated on Parish Hall boundary

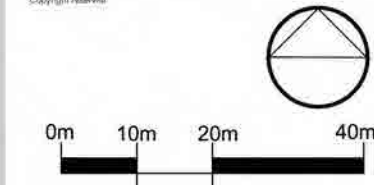
9. Dense native tree and shrub clumps on boundaries outside the flood zone to filter and soften views.

10. Potential Infill native tree and hedgerow planting on field boundaries to supplement existing

11. Areas of wildflower plants introduced to planted boundary margins to enhance and enrich biodiversity.

12. Proposed back garden fruit and nut trees

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Key:



Emorsgate EH1F - WildFlowers for Hedgerows



Back Garden Fruit & Nut Trees:

Hazel
Domestic Plum
Domestic Apple
Domestic Damson



REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				

aspect landscape planning

TITLE
Chapel Lane, Witherley
Strategy Plan

CLIENT
AR Cartwright Ltd

SCALE 1:1000 @ A3	DATE OCT 2021	DRAWN BS	CHK'D JC
DRAWING NUMBER 7642/ ASP3	REVISION		

APPENDIX 1

ASPECT LANDSCAPE & VISUAL IMPACT METHODOLOGY

LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY

- 1.1. The Landscape Institute and the Institute of Environmental Management and Assessment have jointly published Guidelines for Landscape and Visual Impact Assessment Third Edition 2013 (GLVIA3) that gives guidance on carrying out a Landscape and Visual Impact Assessment (LVIA), either as a standalone appraisal or part of an Environmental Impact Assessment (EIA). This methodology takes on board the above guidance.
- 1.2. When assessing character within an urban context, this methodology can be applied to Townscape Assessments and how the development will affect the elements that make up the townscape and its distinctive character.
- 1.3. The main stages of the LVIA process are outlined below. This process will identify and assess the potential effects of a development on the landscape resource and the visual environment.

1. Baseline study

Landscape

- Define the scope of the assessment.
- Outline the planning policy context, including any landscape designations.
- Establish the landscape baseline through a site visit and an assessment of published Landscape Character Assessments to identify the value and susceptibility of the landscape resource (receptor), at community, local, national or international levels where appropriate.

Visual

- Define the scope of the assessment.
- Identify the extent of visual receptors within the study area, with the use of Zones of Theoretical Visibility (ZTV) where appropriate, and establish the number and sensitivity of the representative viewpoint and/or groups of people (receptors) within the study area whose views may be altered as a result of the proposals.

2. Project description

The baseline study highlights clear opportunities and constraints for the integration of the proposals into the receiving environment. The aspects of the scheme at each phase that will potentially give rise to effects on the landscape and visual amenity will need identifying. At this time, the proposals can be modified to ensure that further mitigation measures are incorporated into the design as a response to the local landscape and visual environment.

3. Description of Effects

The level of effect on both landscape and visual receptors should be identified in respect of the different components of the proposed development. In order to assess the significance of the effect on the receiving environment, it is necessary to consider the **magnitude**, i.e. the degree of change, together with the **sensitivity** of the receptor.

This will identify whether the effects are:

Adverse or Beneficial - beneficial effects would typically occur where a development could positively contribute to the landscape character or view. Neutral effects would include changes that neither add nor detract from the quality and character of an area or view. Adverse effects would typically occur where there is loss of landscape elements, or the proposal detracts from the landscape quality and character of an area or view.

Direct or Indirect – A direct effect will be one where a development will affect a view or the character of an area, either beneficially or adversely. An indirect effect will occur as a result of associated development i.e. a development may result in an increase of traffic on a particular route.

Short, Medium or Long Term – this relates to the expected duration and magnitude of a development. Within this assessment the potential effects are assessed during the Construction Phase, then at Years 1 and 10, following completion of the development.

Reversible or Irreversible – can the resulting effect of a development be mitigated or not, and whether the result of the mitigation is beneficial or adverse.

4. Significance of Effects (EIA only)

A final judgment on whether the effect is likely to be significant, as required by the Regulations. The summary should draw out the key issues and outline the scope for reducing any negative / adverse effects. Mitigation measures need to be identified that may reduce the final judgement on the significance of any residual negative effects in the long term.

Assessing effects

Landscape Sensitivity

- 1.4. The sensitivity of a particular landscape in relation to new development is categorised as high, medium, low or negligible. This takes into account the susceptibility of the receptor to the type of development proposed and the value attached to different landscapes by society. The following table explains each threshold and the factors that make up the degree of sensitivity.

Table 1: Landscape Sensitivity Thresholds

Sensitivity	Definition
High	Landscape resource where there is a high susceptibility to change. Landscapes would be considered of high value, have a high degree of intimacy, strong landscape structure, relatively intact and contain features worthy of protection. Townscapes may include a high proportion of historic assets. Typical examples may be of National or County importance e.g. within the setting of National Parks, AONB's, Conservation Areas etc.
Medium	Landscape resource where there is a medium susceptibility to change. Landscapes would be considered of medium value, good landscape structure, with some detracting features or evidence of recent change. Townscapes may include a proportion of historic assets or of cultural value locally. Typical examples may be designated for their value at District level.
Low	Landscape resource where there is a low susceptibility to change. Landscapes would be considered of low value, and contain evidence of previous landscape change.
Negligible	Landscape resource where there is little or no susceptibility to change. Typical landscapes are likely to be degraded, of weak landscape structure, intensive land uses, and require landscape restoration.

Visual Sensitivity

- 1.5. The sensitivity of the visual receptor will be assessed against the magnitude of visual change, and is categorised as high, medium, low or negligible. Each receptor should be assessed in terms of both their susceptibility to change in views and visual amenity and also the value attached to particular views.

Table 2: Visual Sensitivity Thresholds

Sensitivity	Definition
High	Viewers on public rights of way whose prime focus is on the landscape around and are often very aware of its value. Occupiers of residential properties with primary views affected by the development. Examples include users of National Trails, Long Distance Routes or Sustrans cycle routes, or within the setting of a listed building.
Medium	Viewers engaged in outdoor recreation with some appreciation of the landscape, occupiers of residential properties with oblique views affected by the development, and users of rural lanes and roads. Examples include viewers within moderate quality landscapes, local recreation grounds, and outdoor pursuits.
Low	Viewers engaged in outdoor sport or recreation whose prime focus is on their activity, or those passing through the area on main transport routes whose attention is focused away from an appreciation of the landscape.
Negligible	Viewers whose attention is focused on their work or activity, and not susceptible to changes in the surrounding landscape.

Effect Magnitude

- 1.6. The magnitude of change relates to the degree in which proposed development alters the fabric of the landscape character or view. This change is categorised as high, medium, low, or negligible.

Table 3: Magnitude of Change

Magnitude	Effect Definition
High	Change resulting in a high degree of deterioration or improvement, or introduction of prominent new elements that are considered to make a major alteration to a landscape or view.
Medium	Change resulting in a moderate degree of deterioration or improvement, or constitutes a perceptible change within a landscape or view.
Low	Change resulting in a low degree of deterioration or improvement to a landscape or view, or constitutes only a minor component within a landscape or view.
Negligible	Change resulting in a barely perceptible degree of deterioration or improvement to a landscape or view.
No Change	It is also possible for a landscape or view to experience no change due to being totally compatible with the local character or not visible due to intervening structures or vegetation.

Significance Threshold

- 1.7. The magnitude of change is then considered against the sensitivity of the landscape resource as a receptor or the existing character of the panorama / view. In formulating the significance of effect, reasoned professional judgement is required which is explained within the assessment. This is carried out both in terms of the predicted effects on landscape character or on visual amenities. The significance thresholds are predicted as Major, Moderate, Minor, Negligible and None, and can be either beneficial or adverse. Unless otherwise stated, all effects are predicted in the winter months. The extent of mitigation measures should be clearly stated, and in the case of planting proposals, the contribution to reducing adverse effects should be demonstrated at different stages (construction stage, operational stage year 0, and year 10).

Table 4: Significance of Effect

Significance	Threshold Definition
Major	A high magnitude of change that materially affects a landscape or view, that has little or no ability to accommodate change. Positive effects will typically occur in a damaged landscape or view.
Moderate	A medium magnitude of change that materially affects a landscape or view that may have the ability to accommodate change. Positive effects will typically occur in a lower quality landscape or view.
Minor	A low magnitude of change that materially affects a landscape or view that has the ability to accommodate change. Positive effects will typically occur in a lower quality landscape or view.
Negligible	A negligible magnitude of change that has little effect on a landscape or view that has the ability to accommodate change.
None	It is also possible for a magnitude of change to occur that results in a neutral effect significance due to the change being compatible with local character or not visible.

- 1.8. The significance of the effect is measured on the ability of a landscape or view to accommodate the change. In assessing the significance of effects, the following matrix will be used to determine the significance thresholds, through determining the sensitivity of the receptor and the magnitude of change.
- 1.9. In terms of assessing whether the effects are significant or otherwise, it is noted that para 5.56 of GLVIA3 states that there are no “hard and fast rules” about what makes a significant effect. For the purposes of this assessment significant landscape or visual effects are those effects considered to be greater than moderate, shaded below in Table 5.

Table 5: Measuring Significance of Effect

	Sensitivity of Receptors				
		High	Medium	Low	Negligible
Magnitude of Change	High	Major	Major/ Moderate	Moderate	Moderate/ Minor
	Medium	Major/ Moderate	Moderate	Moderate/ Minor	Minor
	Low	Moderate	Moderate/ Minor	Minor	Negligible
	Negligible	Moderate/ Minor	Minor	Negligible	Negligible/ None

- 1.10. It should be noted that where there is no perceptible change in terms of the effect magnitude regardless of the sensitivity of the receptor, the significance of the effect on a landscape or view will be none.
- 1.11. A written statement summarising the significance of effects is provided, assisted by the tables and matrices. The final judgement relies on professional judgement that is reasonable, based on clear and transparent methods, suitable training and experience, and a detached and dispassionate view of the development in the final assessment.

Assessing cumulative effects

- 1.12. Cumulative effects are additional effects caused by a proposed development in conjunction with other similar developments. This can be cumulative landscape effects on the physical fabric or character of the landscape, or cumulative visual effects caused by two or more developments being visible from one viewpoint and/or sequence of views. The scope of cumulative effects should be agreed at the outset to establish what schemes are relevant to the assessment, and what planning stage is appropriate. It is generally considered that existing and consented developments and those for which planning applications have been submitted but not yet determined should be included.

APPENDIX 2

VISUAL ASSESSMENT

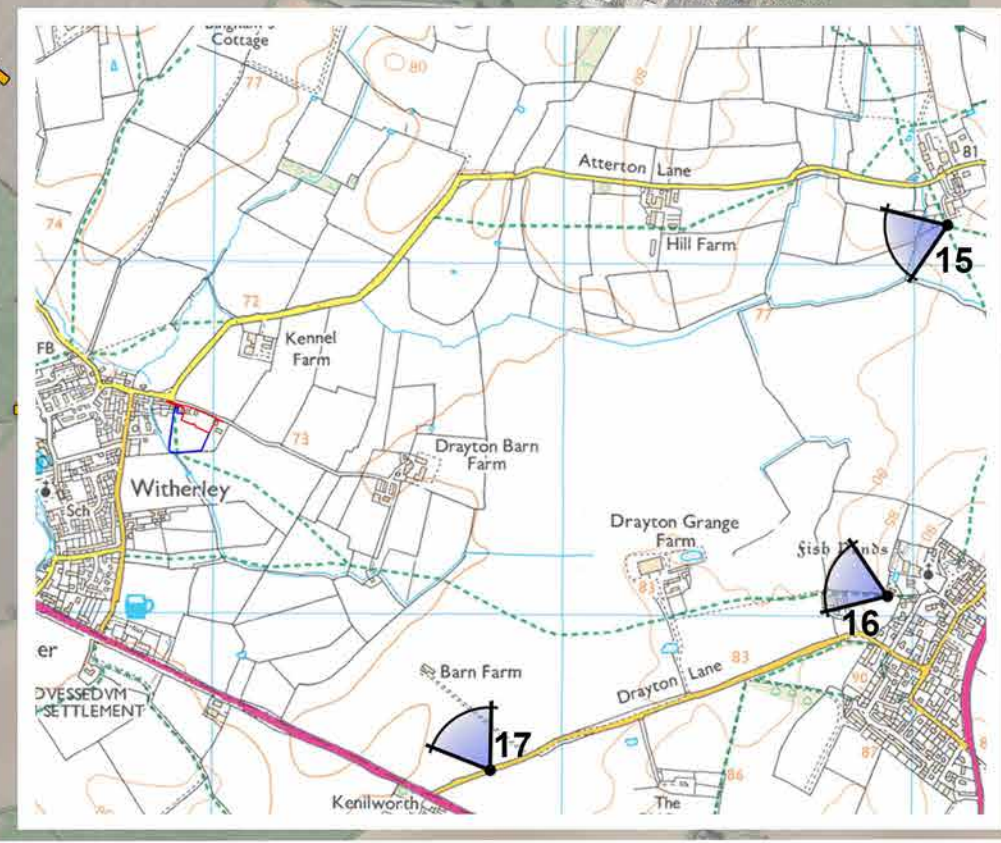


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0m 50m 100m 200m

Key:

- Red Application Site Boundary
- Blue Application Site Boundary
- Public Right of Way
- Listed Building
- Viewpoint Location



A	13/10/21	Update to Site Boundary	BS	JC
REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				
aspect landscape planning				
TITLE				
Chapel Lane, Witherley				
Viewpoint Location Plan				
CLIENT				
A R Cartwright Ltd				
SCALE	DATE	DRAWN	CHK'D	
1:5,000 @ A3	AUG 2021	NB	JC	
DRAWING NUMBER	REVISION			
7642 / VLP	A			



Viewpoint 1 (Panorama Image for Context Only)



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Weather conditions: Clear, good visibility.

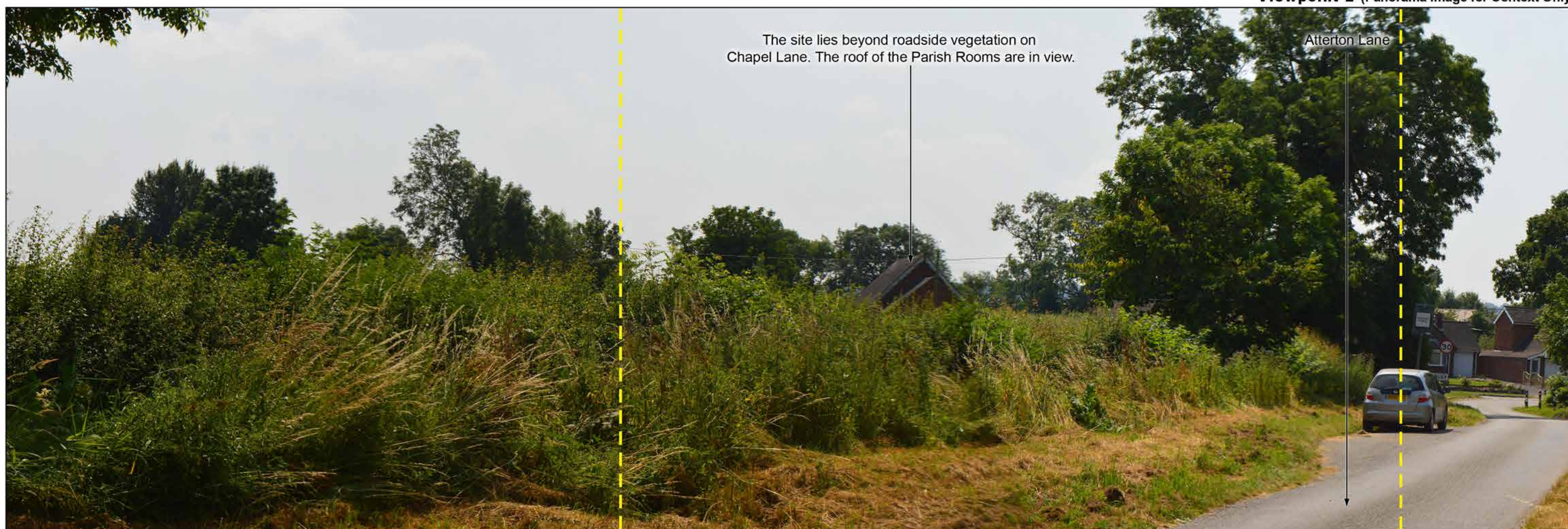
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Viewpoint 1 (Single Frame Image)



Viewpoint 2 (Panorama Image for Context Only)



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AOD & Viewing height: c. 72m AOD 1.6m

Weather conditions: Clear, good visibility.

Viewpoint 2 (Annotated Panorama Image for Context Only)



Viewpoint 2 (Single Frame Image)



Viewpoint 3 (Panorama Image for Context Only)



Viewpoint Coordinates: E 432890,N 297572

Date & time of photograph: 21/07/2021 11:54

AOD & Viewing height: c. 73m AOD 1.6m

Weather conditions: Clear, good visibility.

Viewpoint 3 (Annotated Panorama Image for Context Only)



Viewpoint 3 (Single Frame Image)



Viewpoint 4 (Panorama Image for Context Only)



Viewpoint Coordinates: E 432890,N 297572

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AOD & Viewing height: c. 73m AOD 1.6m

Weather conditions: Clear, good visibility.

Viewpoint 4 (Annotated Panorama Image for Context Only)



Viewpoint 4 (Single Frame Image)



Viewpoint 5 (Panorama Image for Context Only)



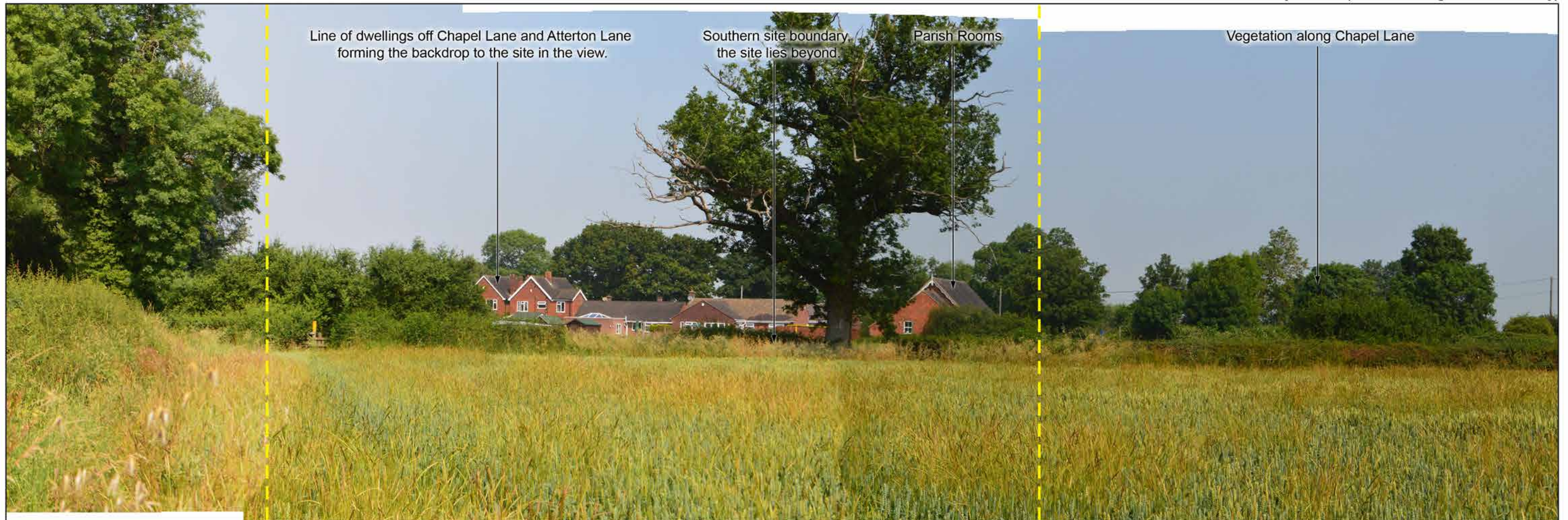
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Viewpoint 5 (Single Frame Image)



Viewpoint 6 (Panorama Image for Context Only)



Viewpoint Coordinates: E 432898,N 297471

Date & time of photograph: 21/07/2021 11:44

AOD & Viewing height: c. 73m AOD 1.6m

Weather conditions: Clear, good visibility.

Viewpoint 6 (Annotated Panorama Image for Context Only)



Viewpoint 6 (Single Frame Image)



Viewpoint 7 (Panorama Image for Context Only)



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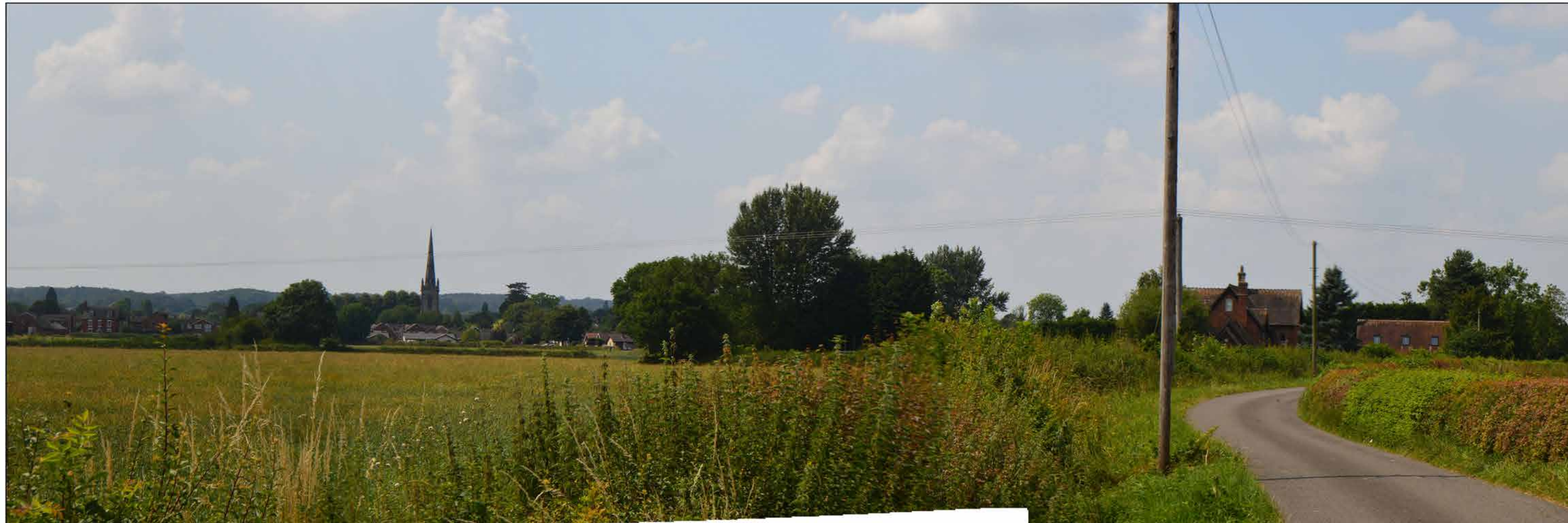
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Weather conditions: Clear, good visibility.

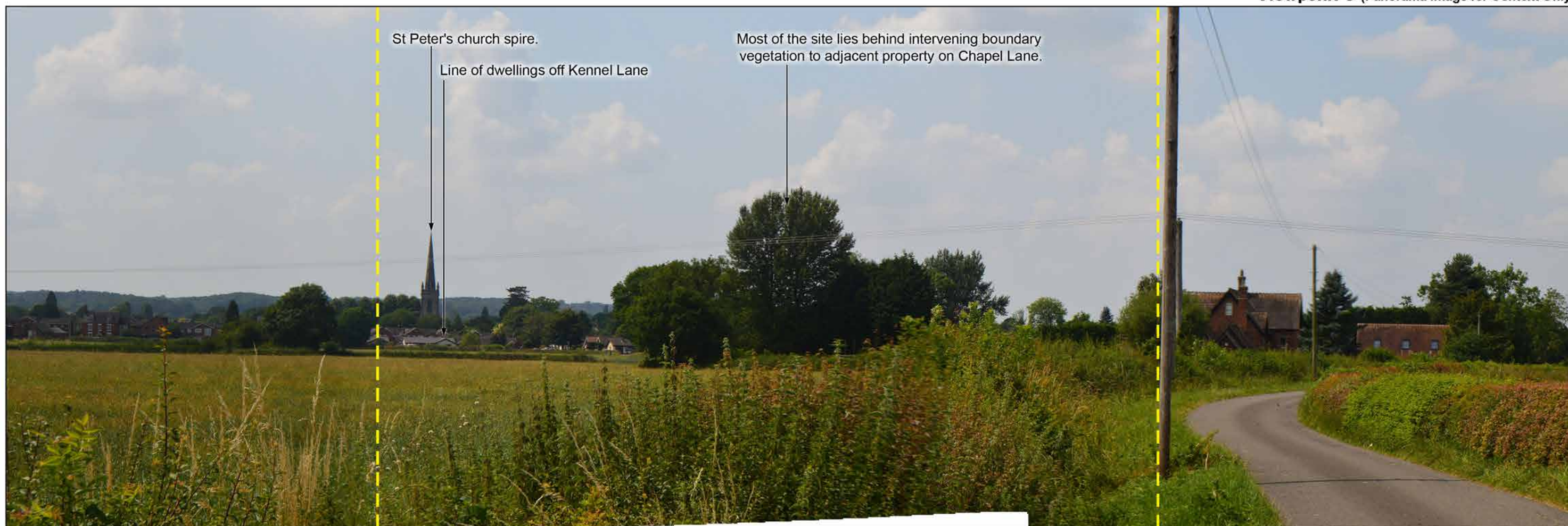
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Viewpoint 7 (Single Frame Image)



Viewpoint 8 (Panorama Image for Context Only)



Viewpoint Coordinates: E 433197, N 297472

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AOD & Viewing height: c. 73m AOD 1.6m

Weather conditions: Clear, good visibility.

Viewpoint 8 (Annotated Panorama Image for Context Only)



Viewpoint 8 (Single Frame Image)



Viewpoint 9 (Panorama Image for Context Only)



Viewpoint Coordinates: E 432872,N 297149

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AOD & Viewing height: c. 72m AOD 1.6m

Weather conditions: Clear, good visibility.

Viewpoint 9 (Annotated Panorama Image for Context Only)



Viewpoint 9 (Single Frame Image)



Viewpoint 10 (Panorama Image for Context Only)



Viewpoint Coordinates: E 432732,N 297186

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AOD & Viewing height: c. 76m AOD 1.6m

Weather conditions: Clear, good visibility.

Viewpoint 10 (Annotated Panorama Image for Context Only)



Viewpoint 10 (Single Frame Image)



Viewpoint 11 (Panorama Image for Context Only)



Viewpoint Coordinates: E 432674,N 296944

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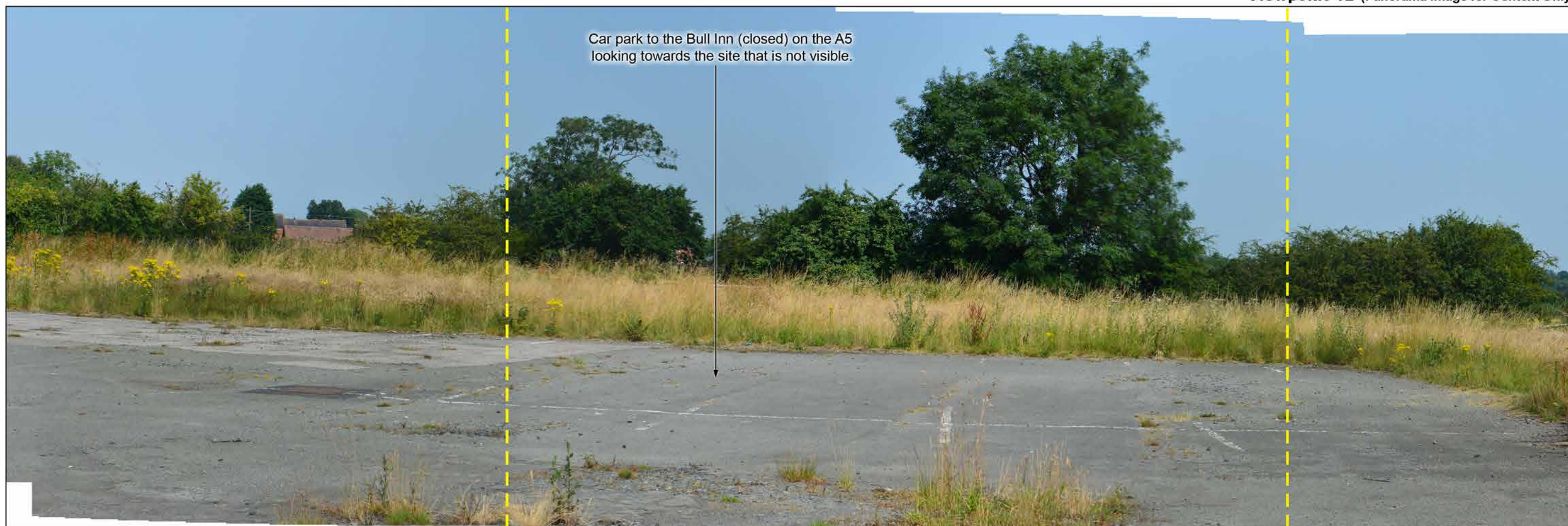
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Viewpoint 11 (Single Frame Image)



Viewpoint 12 (Panorama Image for Context Only)



Viewpoint Coordinates: E 432760,N 296897

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AOD & Viewing height: c. 77m AOD 1.6m

Weather conditions: Clear, good visibility.

Viewpoint 12 (Annotated Panorama Image for Context Only)



Viewpoint 12 (Single Frame Image)



Viewpoint 13 (Panorama Image for Context Only)



Viewpoint Coordinates: E 432601,N 297970

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Weather conditions: Clear, good visibility.

Viewpoint 13 (Annotated Panorama Image for Context Only)



Viewpoint 13 (Single Frame Image)



Viewpoint 14 (Panorama Image for Context Only)



Viewpoint 14 (Annotated Panorama Image for Context Only)

Viewpoint Coordinates: E 433617,N 298128

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AOD & Viewing height: c. 75m AOD 1.6m

Weather conditions: Clear, good visibility.



Viewpoint 14 (Single Frame Image)



Viewpoint 15 (Panorama Image for Context Only)



View from the PRow at Atterton looking towards the site that lies beyond intervening vegetation.

Viewpoint Coordinates: E 435092,N 298116

Date & time of photograph: 21/07/2021 12:32

AOD & Viewing height: c. 84m AOD 1.6m

Weather conditions: Clear, good visibility.

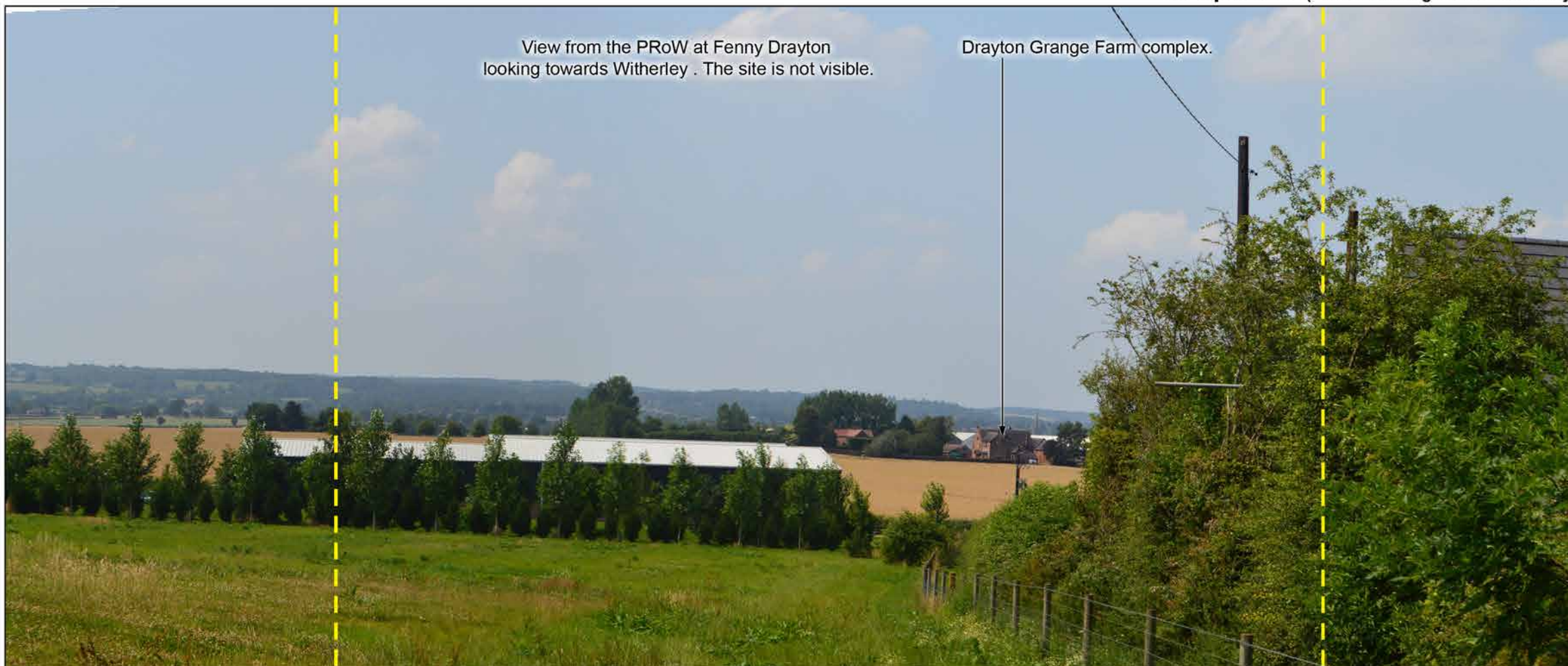
Viewpoint 15 (Annotated Panorama Image for Context Only)



Viewpoint 15 (Single Frame Image)



Viewpoint 16 (Panorama Image for Context Only)



Viewpoint 16 (Annotated Panorama Image for Context Only)

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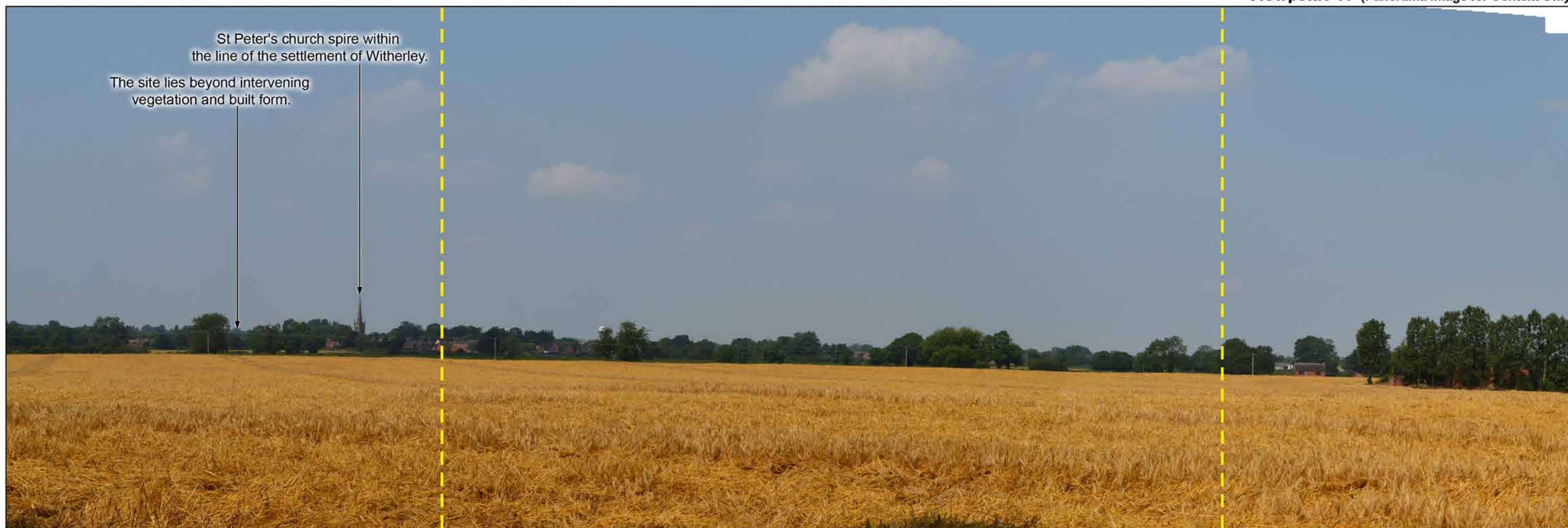
Weather conditions: Clear, good visibility.



Viewpoint 16 (Single Frame Image)



Viewpoint 17 (Panorama Image for Context Only)



Viewpoint Coordinates: E 433857,N 296582

Date & time of photograph: 21/07/2021 13:18

AOD & Viewing height: c. 77m AOD 1.6m

Weather conditions: Clear, good visibility.

Viewpoint 17 (Annotated Panorama Image for Context Only)



Viewpoint 17 (Single Frame Image)

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