

## **APPENDIX 1**

### **Addendum to the Landscape and Visual Impact Assessment: Seasonal Variation Assessment and Winter Visualisations.**

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**PROPOSED SAND AND GRAVEL  
EXTRACTION  
LAND OFF BOURBLES LANE,  
PREESALL**

**Addendum to the Landscape and  
Visual Impact Assessment:  
Seasonal Variation Assessment  
and Winter Visualisations**

Addendum to the Landscape and Visual Impact Assessment:  
Seasonal Variation Assessment and Winter Visualisations

PROPOSED SAND AND GRAVEL EXTRACTION  
LAND OFF BOURBLES LANE, PREESALL

Prepared on behalf of The Baxter Group

February 2026

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## 1 INTRODUCTION

- 1.1 This addendum has been prepared in response to the request for further information set out in the Planning Inspectorate's letter dated 4 February 2026 issued pursuant to Regulation 25 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The letter requests a description of how the landscape and views would vary with the seasons, and how this has been accounted for within the Landscape and Visual Impact Assessment (LVIA).
- 1.2 The addendum should be read alongside the Landscape and Visual Impact Assessment (LVIA) for the Proposed Sand and Gravel Extraction at Land off Bourbles Lane, Preesall (July 2023) and the updated visual material in Appendix 1 prepared by New Visual Solutions Ltd, which includes winter wireline overlays for each agreed viewpoint.
- 1.3 The purpose of this addendum is to describe seasonal characteristics of the baseline landscape and views, explain how seasonal variation has been considered within the LVIA, and review updated winter visualisations to confirm whether seasonal differences materially alter the assessment conclusions.

## 2 DESCRIPTION OF SEASONAL VARIATION IN LANDSCAPE AND VIEWS

- 2.1 The study area lies within a low-lying agricultural landscape characterised by large fields, drainage ditches, hedgerows and scattered tree belts, as described in the LVIA baseline (Section 3). Seasonal variation is a typical and expected characteristic of this landscape.
- 2.2 During winter months:
  - Deciduous hedgerows and trees lose foliage, reducing the degree of visual filtering and allowing more open views across fields.

- Ground cover changes, with arable land often appearing bare or with low crop cover, and pasture appearing muted in colour.
- Atmospheric conditions (e.g. lower sun angles, overcast skies) can increase contrast and visibility of distant elements.
- Field drainage features such as ditches may be more visually apparent due to higher water levels and reduced vegetation.

2.3 These seasonal changes may locally increase the potential for glimpsed or filtered views of elements within the site where vegetation would provide screening during summer months.

### 3 WINTER VISUALISATIONS AND REVIEW OF VISUAL EFFECTS

3.1 Winter wireline overlays have been prepared for each of the agreed viewpoints in the LVIA (Viewpoints 1–13 in Appendix 1) to illustrate a realistic worst-case representation of visibility under reduced vegetation cover.

3.2 The updated winter wirelines have been reviewed for each agreed viewpoint as set out below:

#### **Viewpoint 1: Public footpath 2-3-FP28 at Ourome**

See Figure 8c in Appendix 1

3.2.1 The winter wireline indicates slightly reduced filtering from hedgerow and tree vegetation along field boundaries, allowing marginally clearer views of bunding associated with Phases 2, 3A and 4. Notwithstanding this, views would remain largely open and agricultural in character, and the magnitude of change would not be materially different from that assessed in the LVIA.

#### **Viewpoint 2: Bourbles Lane west of Bourbles Farm House**

See Figure 9c in Appendix 1

3.2.2 Vegetation associated with the fishing lakes along the lane would provide screening of the Phase 1 bund during summer months; however, winter

conditions may allow distant and filtered views of this feature. The bund within Phase 2 would continue to be experienced at close range within an existing farmed context, and the assessment of effects remains unchanged.

### **Viewpoint 3: Bourbles Lane south of Bourbles Farm House**

See Figure 10c in Appendix 1

- 3.2.3 The winter scenario indicates reduced vegetation density along field boundaries and around the site perimeter, which may result in a marginal increase in visibility of the bund associated with Phase A; however, effects would remain localised and consistent with the original assessment of visual effects. The bund within Phase 4 would continue to be experienced at close range, replacing the existing view of a fenced field currently used for the rearing of fowl.

### **Viewpoint 4: Public footpath 2-3-FP27**

See Figure 11c in Appendix 1

- 3.2.4 The winter wireline demonstrates that, although hedgerow filtering is reduced, intervening vegetation and viewing distance continue to limit views of the bunds in Phase A. Visibility of the bunds may be marginally clearer; however, effects remain localised and consistent with the original assessment reported in the LVIA.

### **Viewpoint 5: Lancaster Road**

See Figure 12c in Appendix 1

- 3.2.5 Winter conditions would not result in materially clearer views of the element in any of the phases due to the density of intervening vegetation. A restoration stockpile in Phase A would remain visible; however, this would continue to be

experienced primarily in transient views by road users, and the magnitude of change remains consistent with that previously assessed in the LVIA.

#### **Viewpoint 6: Bourbles Lane at Woodlands**

See Figure 13c in Appendix 1

- 3.2.6 Reduced leaf cover during winter results in slightly reduced screening from local vegetation. Owing to the proximity of the viewpoint, close range views of bunds associated with Phase 4 would be available. The bund within Phase 1 would be slightly more visible at distance; however, winter conditions do not materially alter the assessment conclusions set out in the LVIA.

#### **Viewpoint 7: Footpath west of Tongues Farm Barns**

See Figure 14c in Appendix 1

- 3.2.7 At this viewing distance, vegetation plays a limited role in screening and the winter wireline confirms that visibility of Phase A would remain limited and filtered. Visible portions of Phase A and Phase 2 would continue to be perceived as minor elements within this longer distance view, and the assessment conclusions remain unchanged.

#### **Viewpoint 8: Footpath west of Greenlands**

See Figure 15c in Appendix 1

- 3.2.8 Winter conditions result in slightly increased openness across intervening fields, allowing filtered views of bunds associated with Phase 1 and Phase 2. Bunds within Phases 3A and 3B would remain visible; however, these elements would continue to form a small component in the middle distance and the assessment of slight adverse effects remains appropriate.

#### **Viewpoint 9: Cartgate**

See Figure 16c in Appendix 1

- 3.2.9 Views from this location are influenced primarily by viewing distance and the presence of intervening buildings rather than vegetation. The winter wireline

confirms that there would be no material change in overall visibility or effect, notwithstanding a slight increase in visibility of the Phase 3A bund.

#### **Viewpoint 10: Green Dick's Lane**

See Figure 17c in Appendix 1

3.2.10 Reduced vegetation density during winter may allow slightly clearer glimpsed views across intervening fields. The bund associated with Phase 3B would be more apparent; however, elements of the remaining phases would continue to be limited in extent within the view. The assessment conclusions set out in the LVIA therefore remain valid.

#### **Viewpoint 11: Public footpath 2-3-FP34**

See Figure 18c in Appendix 1

3.2.11 Owing to the longer viewing distance, the view from this public footpath is largely unaffected by seasonal changes in vegetation. Filtered views of bunds associated with all phases would be available; however, the winter scenario confirms that the development would continue to be perceived as a minor element within the wider landscape, and the assessment conclusions remain unchanged.

#### **Viewpoint 12: Bourbles Lane (Bridleway 2-3-BW21)**

See Figure 19c in Appendix 1

3.2.12 Reduced leaf cover within local hedgerows and woodland blocks during winter results in slightly more open views towards the site. Notwithstanding this, views remain largely filtered and the development would continue to be experienced within its immediate context, such that effects remain localised and consistent with those reported in the LVIA.

#### **Viewpoint 13: Gaulter's Lane (Public footpath 2-3-FP28)**

See Figure 20c in Appendix 1

3.2.13 The winter wireline indicates slightly increased openness across intervening fields as a result of reduced vegetation cover, such that a greater extent of the

Phase 1 bund would be visible. Notwithstanding this, the bund would continue to be perceived as a noticeable feature within the wider agricultural landscape, and the magnitude and significance of effects remain as reported in the LVIA.

3.3 The winter wirelines demonstrate that:

- In locations where hedgerows or tree belts provide partial screening in summer, there may be slightly increased visibility of low-level elements such as soil bunds or plant during winter.
- The flat landform and intervening field boundaries continue to limit the extent of views, with visibility typically remaining filtered or partial.
- In many views, particularly at distance, the proposed development remains seen within the context of an open agricultural landscape containing existing vertical features (e.g. trees, farm buildings, utility infrastructure), consistent with the baseline description.

3.4 Overall, these findings confirm that seasonal variation does not give rise to any new or materially different significant landscape or visual effects.

## **4 HOW SEASONAL VARIATION HAS BEEN ACCOUNTED FOR IN THE LVIA**

4.1 The original LVIA was undertaken in accordance with GLVIA3 and considered a range of baseline conditions and receptor sensitivities. In line with good practice, the assessment inherently considers seasonal variation by:

- Recognising that vegetation screening is not constant throughout the year;
- Assessing effects based on realistic worst-case visibility; and
- Considering magnitude of change in the context of an open, working agricultural landscape.

4.2 This approach is consistent with GLVIA3 guidance on considering seasonal variation and worst case visibility.

4.3 The updated winter wirelines confirm that while there may be localised increases in visibility during winter, these do not materially alter the conclusions of the assessment.

## **5 IMPLICATIONS FOR ASSESSMENT CONCLUSIONS AND SIGNIFICANCE OF EFFECTS**

5.1 Having reviewed the winter visualisations:

- The magnitude of visual change at viewpoints remains as assessed in the LVIA, as the development continues to occupy a limited proportion of views and is experienced within a landscape already influenced by agricultural activity.
- The sensitivity of receptors is unchanged.
- The significance of effects reported in the LVIA remains valid, with no new or materially different significant effects identified as a result of seasonal variation.

5.2 Accordingly, no revisions to the LVIA assessment or reported significance of effects are required.

Appendix 1

## **Visualisations**



Existing View

VIEWPOINT 1: View east from public footpath 23-PP 28 at Ourome - Summer

Figure 8a

**PROPOSED SAND AND GRAVEL EXTRACTION  
LAND OFF BOURBELES LANE, PREESALL**



Location Plan

OS reference:  
ACD  
Easting: 477594  
Northing: 104  
Distance to east boundary: 0m

View from Point:  
Horizontal field of view:  
Vertical field of view:  
Elevation: 104m

View:  
20° (horizontal projection)  
25°  
20m @ 0.1

Camera:  
Lens:  
Camera height:  
Color: 16mm

Client: 2018.08.08  
Client: Simon PFL  
15/08/2020 11:17

Prepared by: New Visual Solutions Ltd for the Landowner



Wireline Overlay

VIEWPOINT 1: View east from public footpath 23-PP 28 at Ourome - Summer

Figure 8b

Colour Key:  
 - Wash Materials  
 - Barrows (shown for batch 18-43 up to Entry 14/2020)



OS reference:  
 ACD 512702E 447596N  
 2M 10P  
 Distance to east boundary: 0m

View from Point:  
 Horizontal field of view:  
 60 degrees  
 Vertical field of view:  
 10 degrees

View 2:  
 20° (horizontal projection)  
 25° @ 0.1

Camera:  
 Lens:  
 Camera height:  
 Camera view:  
 Prepared by: New Visual Solutions Ltd for the Landowner



Wireline Overlay

VIEWPOINT 1: View east from public footpath 23-PP 28 at Oureome - Winter

Figure 8c



Colour Key:  
 Wash Plant  
 Elevated (shown in black) or  
 Existing Structure

**PROPOSED SAND AND GRAVEL EXTRACTION  
 LAND OFF BOURBELES LANE, PREESALL**

OS reference:  
 A60  
 Division of site:  
 Distance to east boundary: 0m

View North: 2.5m  
 Horizontal field of view:  
 60m (approximate)

View 2:  
 20m (approximate projection)  
 25m @ 0.1

Client:  
 Lene  
 Camera height:  
 1.5m AGL  
 Date:  
 11/17

Prepared by: New Visual Solutions Ltd for the Landowner



VIEWPOINT 2: View north-west from Bourbeles Lane to west of Bourbeles Farm House - Summer

Figure 9a

**PROPOSED SAND AND GRAVEL EXTRACTION  
LAND OFF BOURBELES LANE, PREESALL**



Location Plan

OS reference:  
ACD  
Easting: 671 274  
Distance to east boundary: 2.7m

View height: 2.1m  
Horizontal field of view:  
30 degrees

View 2  
30° (horizontal projection)  
2.1m @ 0.1

Client: Mr & Mrs  
Cotton, 200m PPL  
15/05/2023 11:01  
Camera height:  
2.1m  
Camera lens:  
24mm

Prepared by: New Visual Solutions Ltd for the Landowner



**VIEWPOINT 2: View north-west from Bourbeles Lane to west of Bourbeles Farm House - Summer**  
**Figure 9b**

**Color Key:**

- View Windows
- Elements proposed for removal in all phases of the project
- Existing Structures



**ASD reference:**  
 ACD: 02791E 44728N  
 Elevation: 87m  
 Distance to east boundary: 2.7m

**View Window Title:**  
 Horizontal field of view:  
 Vertical field of view:  
 Billboarded center

**View 2:**  
 30° (horizontal projection)  
 30° @ 0.4

**Camera:**  
 Lens:  
 Camera height:  
 Color scheme:

**Client:** SAH SA  
**Client:** Simon Gurney P/L  
 15 Simons  
 15/03/2020 11:01  
 Prepared by: New Visual Solutions Ltd for the landscape



VIEWPOINT 2: View north-west from Bourbeles Lane to west of Bourbeles Farm House - Winter

Figure 9c

**Colour Key:**

- Visual Impairment
- Elements proposed for removal in the design or existing infrastructure

**PROPOSED SAND AND GRAVEL EXTRACTION  
LAND OFF BOURBELES LANE, PRESALL**



**OS reference:**  
 A60  
 Division of maps:  
 2074  
 Distance to east boundary:  
 2.7m

**View Point:**  
 207  
 Horizontal field of view:  
 60 degrees  
 Vertical field of view:  
 10 degrees

**Client:** Mr. & Mrs. C. J. O'Sullivan  
 15, St. Ann's Road,  
 Carrigrohane,  
 Co. Kerry  
 T20 0020

Prepared by: New Visual Solutions Ltd for the Client



Existing View

VIEWPOINT 3: View south-south-west from Bourbles Lane to south of Bourbles Farm House - Summer

Figure 10a

**PROPOSED SAND AND GRAVEL EXTRACTION  
LAND OFF BOURBLES LANE, PREESALL**



Location Plan

OS reference:  
ACD  
Division of view:  
Distance to site boundary: 1.0m

OSGRS E 447754N  
7m  
23m

View from: To: From:  
Horizontal field of view:  
Vertical field of view:  
Elevation above sea level:

Plan: 2  
20m (horizontal projection)  
25m  
20m @ 0.1

Camera:  
Lens:  
Camera height:  
Camera angle:

Client: Mr & Mrs  
Canon Group P/L  
15, Elmwood  
02042020 10:55

Prepared by: New Visual Solutions Ltd for the Landscape



Wireline Overlay

VIEWPOINT 3: View south-south-west from Bourbles Lane to south of Bourbles Farm House - Summer

Figure 10b

**Colour Key:**

- Visual Barriers
- Barriers proposed to match height of existing structure
- Existing Structure



**ASD reference:**  
 ACD: 447754  
 Direction of view: 230°  
 Distance to start boundary: 1.0m

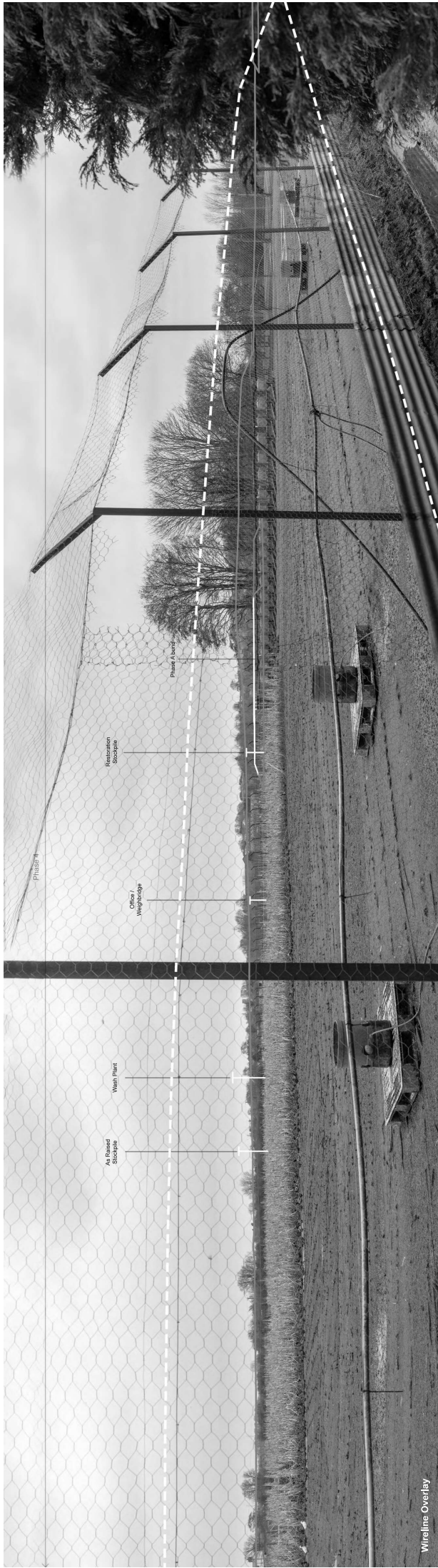
**View Media Type:**  
 Horizontal field of view  
 Vertical field of view  
 Callup permit factor

**View 2:**  
 20° (horizontal projection)  
 25° (vertical projection)  
 200 @ 0.1

**Camera:**  
 Lens: Canon 50mm F1.8  
 Camera height: 1.5m ACD  
 Color balance: 10.55

Prepared by New Visual Solutions Ltd for the landowner

**PROPOSED SAND AND GRAVEL EXTRACTION  
 LAND OFF BOURBLES LANE, PREESALL**



VIEWPOINT 3: View south-south-west from Bourbles Lane to south of Bourbles Farm House - Winter

Figure 10c



**Colour Key:**  
 - Wall Post  
 - Elements proposed to match existing or existing features

**PROPOSED SAND AND GRAVEL EXTRACTION  
 LAND OFF BOURBLES LANE, PRESALL**

**ASD reference:** 477504  
 276  
 230p  
 Distance to east boundary: 1.0km

**View Study Title:**  
 Horizontal field of view  
 Vertical field of view  
 Callup permit letter

**View 2:**  
 20° (horizontal projection)  
 35°  
 50° @ 0.1

**Camera:**  
 Lens:  
 Camera height:  
 Color balance

**Client:** Mr & Mrs  
 Carol & John PFL  
 15, Elm Ave  
 Presall, Cambridgeshire  
 CB23 0JG

Prepared by: New Visual Solutions Ltd for the Landowner



Existing View

VIEWPOINT 4: View west-north-west from public footpath 23-PP 27 - Summer  
Figure 11a

PROPOSED SAND AND GRAVEL EXTRACTION  
LAND OFF BOURBELES LANE, PREESALL



Location Plan

OS reference:  
ACD  
Easting: 447 438N  
Northing: 524 464N  
Distance to site boundary: 100m

View from: 27-PP  
Horizontal field of view:  
Vertical field of view:  
Elevation: 100m

View 2:  
20m (horizontal projection)  
20m @ 0.1

Client: Mr & Mrs  
Cotton, 27-PP  
1, 27-PP  
10, 10  
10, 10  
10, 10  
Prepared by: New Visual Solutions Ltd for the Landscape



Client: GFL  
 Location: Canon Stream FFL  
 1.5km West of  
 10/20/2020 10:35  
 Prepared by: New Visual Solutions Ltd for the Client

View: 2  
 200 (horizontal projection)  
 200 @ 0.1

View: 1  
 Horizontal field of view  
 Vertical field of view  
 Bill of Materials

ASD reference:  
 ACD  
 Direction of view: 200°  
 Distance to start boundary: 100m



Colour Key:  
 View: 1  
 Bill of Materials  
 Bill of Materials for track in 4kg or  
 every 100m

**PROPOSED SAND AND GRAVEL EXTRACTION  
 LAND OFF BOURBLES LANE, PREESALL**

VIEWPOINT 4: View west-north-west from public footpath 23-PP 27 - Summer  
 Figure 11b





Existing View

VIEWPOINT 5: View north-north-east from Lancaster Road - Summer

Figure 12a

**PROPOSED SAND AND GRAVEL EXTRACTION  
LAND OFF BOURBLES LANE, PREESALL**



Location Plan

OS reference:  
ACD  
Division of view:  
Distance to site boundary: 20m

View height: 2.0m  
Horizontal field of view:  
Vertical field of view:  
Call up permit factor:

View 5:  
20° (horizontal projection)  
20° @ 0.1

Client: Mr & Mrs  
Cannon Green PFL  
15/01/2023  
10/03  
20/03/2023

Prepared by: New Visual Solutions Ltd for the Landowner



**VIEWPOINT 5: View north-north-east from Lancaster Road - Summer**  
**Figure 12b**

Client: SAH, Inc.  
 Project: Grand PFL  
 Location: 1500 Grand PFL  
 Date: 10/03  
 Prepared by: New Visual Solutions Ltd for the Landscape

View Point: 5  
 View Point Elevation: 200 (approximate)  
 View Point Azimuth: 30° @ 0.1

View Point Type: 1  
 View Point Description: Vertical field of view  
 View Point Location: 1500 Grand PFL

ASD Reference: 1500SE 44725N  
 Azimuth: 30°  
 Distance to East Boundary: 20m

Color Key:  
 View Point: [Symbol]  
 Element (shown in black in 3D) or  
 Element (shown in grey in 2D)

PROPOSED SAND AND GRAVEL EXTRACTION  
 LAND OFF BOURBLES LANE, PREESALL

Location Plan

Scale: 1:1000

North Arrow

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