

Town and Country Planning (Inquiries Procedure) (England)
Rules 2000

Appeal
Redevelopment of the Department Of Work And Pensions Docs Distribution
Centre, Manchester Road, Heywood, OL10 2PZ
On behalf of Trammell Crow

LOCAL PLANNING AUTHORITY APPLICATION REFERENCE:
22/01410/FUL
SECRETARY OF STATE'S REFERENCE: XXX
PLANNING INSPECTORATE'S REFERENCE: XXX

Proof of Evidence

Kit Patrick BA(Hons) Dip La/CMLI

Landscape and Visual Impacts

March 2024

Manchester Road, South Heywood

Kit Patrick Proof of Evidence

ANNEX 3: LVIA VIEWS ADDENDUM 1
Visual amenity from adjacent future
residential land



1 Viewpoint:
Overview of existing boundary
trees and hedgerow

1.1 Viewpoint:
View taken 10m from existing
boundary

Proposed properties as indicated
on illustrative masterplan

Proposed location of new building

tpm landscape
chartered landscape architects

LVIA ADDENDUM 1

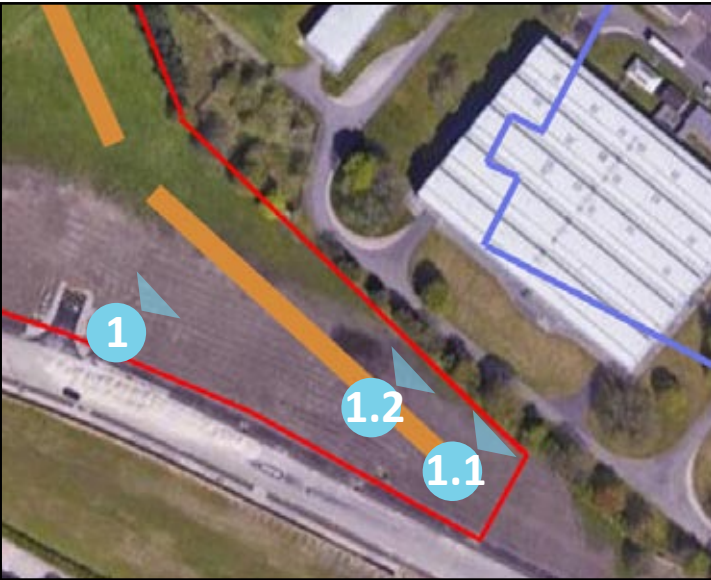
Boundary views from adjacent site
Project: Manchester Road, Heywood

Client: Trammell Crow

Rev A: March 2024



V1 - Overview of existing boundary trees and hedgerow along the masterplan south-eastern site boundary



Viewpoint location plan



V1.1 - Representative view towards the proposed development at 10m from site boundary within the masterplan site



V1.2 - Representative view towards the proposed development at 10m from site boundary within the masterplan site

EXISTING VIEW

V1.1 and V1.2 are located at the far eastern end of the south-eastern boundary of the masterplan site. The existing view towards the existing units is almost entirely screened by medium height conifers and trees located along the site boundary (within the proposal site and to be retained). The existing warehouse building is barely discernible through the very few gaps in the open mesh fence, and these gaps will be removed with the introduction of a close boarded fence to residential garden boundary.

CHANGE TO THE VIEW BY THE PROPOSED DEVELOPMENT

The proposed development will be barely discernible, if at all, from ground level. There will be some filtered views from upper floor windows, particularly in winter when the larger trees are without leaf, however these filtered views already exist for the existing units, so the nature of the existing view will remain.

LANDSCAPE MITIGATION AS PART OF CURRENT SUBMITTED PROPOSALS

A substantial native tree and shrub planting buffer zone is indicated along the southern boundary of the proposed development, which also introduces evergreen species, which will increase the winter screening. Many of the proposed trees are indicated as semi mature specimens to provide an instant screening effect.

ADDITIONAL LANDSCAPE MITIGATION

The mitigation described above is considered to provide adequate mitigation for changes to views from this location.

SUMMARY

The proposed development will not change the nature of the existing view, being a predominantly filtered view towards existing industrial units, and will not substantially increase the proportion of large building within the view. The proposed landscape buffer planting will for the most part totally screen the proposed development from ground floor, and the resulting change will be neutral as mitigation planting matures.



LVIA ADDENDUM 1

Boundary views from adjacent site
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Rev A: March 2024



V1.3 - Representative view towards the proposed development at 10m from site boundary within the masterplan site



Viewpoint location plan



V1.4 - Representative view towards the proposed development at 10m from site boundary within the masterplan site



V1.5 - Representative view towards the proposed development at 10m from site boundary within the masterplan site

EXISTING VIEW

V1.3 and V1.4 and V1.5 are located mid way along the south-eastern boundary. The existing units are visible at an oblique angle through the open mesh fence through gaps in the existing boundary trees and hedgerow. There is a length (approximately 30m) of existing boundary trees and hedgerow on this boundary which is thinner than the eastern end, and which does not contain evergreen species, which allows views through to the existing units, especially in winter, although the existing boundary screening effect will be much greater in the summer.

CHANGE TO THE VIEW BY THE PROPOSED DEVELOPMENT

The development proposal will introduce a larger building, however this will be set back from the existing unit, and at a more oblique angle, which will help to reduce the visible face of the proposed building. A close boarded fence (1.8 to 2m) along the site boundary of the proposed masterplan will substantially reduce all lower views through the existing mesh fence. The proposed development will require the removal of a small group of trees in the centre of the view, which would open up the view, however the development proposals includes a bunded retaining wall to provide an elevated landscape screen. The proposed new native tree and shrub planting on top of the mound will substantially screen these views in the short term, and will entirely screen these views as the proposed buffer screen planting matures.

LANDSCAPE MITIGATION AS PART OF CURRENT SUBMITTED PROPOSALS

A substantial native tree and shrub planting buffer zone is indicated along the southern boundary of the proposed development, and on top of the 4-5m high bunded retaining wall which also introduces evergreen species, which will increase the winter screening. Many of the proposed trees are indicated as semi mature specimens to provide instant screening effect.

ADDITIONAL LANDSCAPE MITIGATION

The mitigation described above is considered to provide adequate mitigation for changes to views from this location. The latest amendments to the Landscape Masterplan (drawing 4146-101 Rev S) introduce layout changes which reduce some of the built form in this location, and a re-design of the car park to allow additional tree and shrub planting to further enhance the screening, and the proposed building will be almost entirely screen from views from the boundary when the proposed buffer screen planting matures.

SUMMARY

The proposed development will not change the nature of the existing view, being a partially filtered view towards existing industrial units. The proposed landscape buffer planting and bunded landscape retaining walls will for the most part totally screen the proposed development, and the resulting change will be small.



LVIA ADDENDUM 1

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Rev A: March 2024



V1.6 Representative view towards the proposed development at 10m from site boundary within the masterplan site



V1.7 - Representative view towards the proposed development at 10m from site boundary within the masterplan site



Viewpoint location plan

EXISTING VIEW

V1.6 and V1.7 are located at the western end of the south-eastern masterplan site boundary. The view towards the existing units is almost entirely screened by tall pine trees located along the site boundary (within the proposal site and to be retained). The existing larger warehouse building is barely discernible through gaps in the open mesh fence, and these gaps will be removed with the introduction of a close boarded fence to residential garden boundary. There are smaller units located close to this boundary which will be removed for the proposed development.

CHANGE TO THE VIEW BY THE PROPOSED DEVELOPMENT

The proposed development will be barely discernible, if at all from both ground level and upper floors. There will be some additional vehicle movements, but these will be predominantly screened by proposed buffer zone landscape screen, and further trees within the car park layout, and 5m high acoustic fence within the site.

LANDSCAPE MITIGATION AS PART OF CURRENT SUBMITTED PROPOSALS

A substantial native tree and shrub planting buffer zone is indicated along the south-western masterplan site boundary of the proposed development, which also introduces evergreen species, which will increase the winter screening. Many of the proposed trees are indicated as semi mature specimens to provide instant screening effect.

ADDITIONAL LANDSCAPE MITIGATION

The mitigation described above is considered to provide adequate mitigation for changes to views from this location however the proposed new layout increases the landscape buffer zone and bunded retaining walls which will further enhance the screening effect.

SUMMARY

The proposed development will not change the nature of the existing view, being a partially filtered view towards existing industrial units, and will not substantially increase the proportion of large building in the view. The proposed landscape buffer planting will for the most part totally screen the proposed development, and the resulting change will be neutral.



LVIA ADDENDUM 1

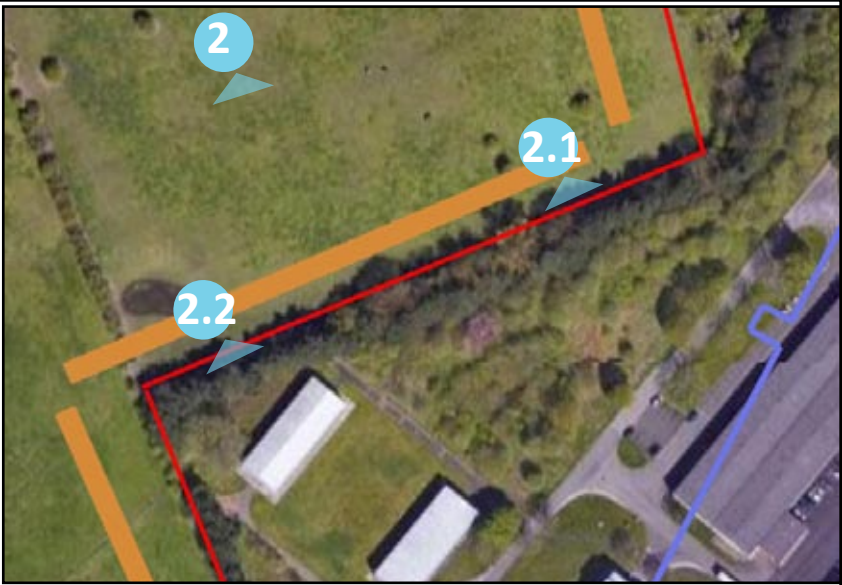
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V2 - Overview of existing boundary trees and hedgerow along the eastern masterplan site boundary



Viewpoint location plan



V2.1 - Representative view towards the proposed development at 10m from site boundary within the masterplan site



V2.2- Representative view towards the proposed development at 10m from site boundary within the masterplan site

EXISTING VIEW

V2.1 and V2.2 are located along the western boundary of the proposed development site, from approximately 10m inside the adjacent masterplan site, looking in the direction of the existing warehouse units. The entire western boundary of the proposal site has an existing strong landscape buffer of predominantly pine trees with an understorey of hedgerow thicket. At location 2.1 there is almost no visibility of the existing warehouse units, and only very restricted, heavily filtered views from location 2.2.

CHANGE TO THE VIEW BY THE PROPOSED DEVELOPMENT

The close boarded fence of a new residential development will screen any ground level views in the very limited locations where some filtered views may be available in the region of V2.2, and the proposed buffer zone landscaping will screen upper floor views, and there will be very little change from the existing situation.

LANDSCAPE MITIGATION AS PART OF CURRENT SUBMITTED PROPOSALS

A substantial native tree and shrub planting buffer zone is proposed along the western boundary of the proposal site, to supplement the existing strong landscape buffer, and it is considered this is adequate to mitigate the views from this boundary.

ADDITIONAL LANDSCAPE MITIGATION

It is not considered that any additional mitigation is required along the western boundary.

SUMMARY

The proposed development will not change the nature of the existing view, being a partially filtered view towards existing industrial units, and will not substantially increase the proportion of large building in the view. The proposed landscape buffer planting will for the most part totally screen the proposed development, and the resulting change will be neutral.



LVIA ADDENDUM 1

Boundary views from adjacent site
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Client: Trammell Crow

Rev A: March 2024



V3.1 Representative view



Viewpoint location plan



V3.2 Representative view



V3.2 Representative view

SUMMARY

Views V3.1 to V3.3 are located on the north-western boundary of the adjacent site, looking north-west to towards the existing large Yearsley Group commercial buildings. The views are taken from approximate locations of future properties facing the existing units (as indicated on the illustrative masterplans - See Landscape Statement Appendix 3 - Plans).

The Trammell Crow proposal site is not a ready part of the view, and has not therefore been assessed in the same format as View sequences V1 and V2.

The views are included to provide a comparison with other boundary views on the adjacent site boundary.

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LVIA ADDENDUM 1

Boundary views from adjacent site
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V4.1 Representative view



Viewpoint location plan



V4.2 Representative view



V4.3 Representative view

SUMMARY
 Views V4.1 to V4.3 are located on the north-western boundary of the adjacent site, with V4.1 looking north-east across the adjacent site (with the proposal site visible behind the trees to the right of the photograph), and views V4.2 and V4.3 facing south-west. The views are taken from approximate locations of future properties facing the future commercial units (as indicated on the illustrative masterplans - See Landscape Statement Appendix 3 - Plans).

The Trammell Crow proposal site is not a ready part of the view, and has not therefore been assessed in the same format as View sequences V1 and V2.

The views are included to provide a comparison with other boundary views on the adjacent site boundary.

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