



Trustees of J.P. Milne Will Trust **STAKEHILL INDUSTRIAL ESTATE**

Environmental Statement volume I Chapter 8 –
Landscape and Visual Impact

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The Milne Trust

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CONTENTS

TABLES

Table 8-1 – Summary of consultation undertaken	4
Table 8-2 – Elements Scoped Out of the Assessment	5
Table 8-3 – Landscape sensitivity value	8
Table 8-4 – Landscape Susceptibility to Change	8
Table 8-5 – Scale or Size of the Degree of Landscape Change	9
Table 8-6 – Reversibility	10
Table 8-7 - Visual Susceptibility	10
Table 8-8 - Scale or Size of the Degree of Visual Change	11
Table 8-9 - Places for Everyone Joint Plan	14
Table 8-10 - Rochdale Core Strategy	19
Table 8-11 - SPD	22
Table 8-12 - Type Caption Here	23

8 LANDSCAPE AND VISUAL IMPACT

ABBREVIATIONS

P4E	Places for Everyone
GM	Greater Manchester
GMCA	Greater Manchester Combined Authority
LI	The Landscape Institute. The UK based professional body for the landscape profession
IEMA	The Institute of Environmental Management and Assessment - the global professional body for anyone working in environment and sustainability.
TPO	Tree Preservation Order
MBC	Metropolitan Borough Council
SPD	Supplementary Planning Document
SSSI	Site of Special Scientific Interest
SPA	Special Protection Areas are protected areas for birds in the UK
SAC	Special Areas of Conservation are protected areas that safeguard important habitats and species. They are designated under the European Habitats Directive.
NCA	Designated by Natural England. England is sub-divided into 159 National Character Areas, each of which is distinctive with a unique 'sense of place'.
BNG	Biodiversity Net Gain
LCA	Landscape Character Area

GLOSSARY

Trig Point	A Fixed surveying Triangulation Station with known coordinates and elevation.
Green/Blue Infrastructure	A network of natural and built green spaces that connect people to nature, including parks, gardens, woodland, open land, canals and other watercourses.
Landscape Character	Landscape character is defined as the distinct, recognisable and consistent pattern of elements in the landscape. It is these patterns that give each locality its 'sense of place'
MagicMap	Multi-Agency Geographic Information for the Countryside providing geographic information /mapping about the natural environment from across government.
Listed Building	A building registered under the Historic England register of all nationally protected historic buildings and sites in England.

Visual Envelope	A "visual envelope" refers to the geographical area from which a proposed development can be seen,
Receptor	An individual or group of people who could potentially be affected by changes in views or visual amenity caused by development,
Masterplan	A strategic spatial layout which is used to structure land use and development.

8.1 INTRODUCTION

- 8.1.1 This chapter reports the outcome of the assessment of likely significant effects arising from the Proposed Development upon Landscape and Visual. This chapter has been produced by Plincke Landscape Limited.
- 8.1.2 The assessment of effects has established that the following additional mitigation measures are required:
- Extensive native woodland and scrub planting in conjunction with mounded landform to create strong visual buffers to larger building footprints and to strengthen existing screening offered by the existing planting along the road corridor.
- 8.1.3 The following residual effects have been identified:
- There is likely to be a direct **minor adverse** residual effect on Visual quality from Tandle Hill Trig Point/War Memorial and this is of **minor/moderate significance**.
- 8.1.4 The following monitoring requirements have been identified:
- Phasing, ecological monitoring and effective landscape management, such as a 30yr management plan delivered under the provisions of Mandatory Biodiversity Net Gain.
- 8.1.5 The following environmental enhancement opportunities have been identified:
- Refer to Landscape Vision Statement.
- 8.1.6 The remainder of this chapter describes the assessment methodology and the baseline conditions relevant to the assessment, which have been used to reach these conclusions, as well as a summary of the likely significant effects leading to the additional mitigation measures required to avoid, prevent, reduce or, if possible, offset any likely significant adverse effects, and the likely residual effects and any required monitoring after these measures have been employed. Opportunities for environmental enhancement, where such opportunities exist, are also discussed.
- 8.1.7 This chapter (and its associated figures and appendices) is intended to be read as part of the wider ES, with particular reference to **Chapters 7 and 12** Ecology and Environment, Drainage, The Preliminary Ecological Assessment, (PEA) The Arboricultural Impact Assessment and the Biodiversity Net Gain Assessment.
- 8.1.8 Also refer to the following appendices:
- Appendix 8.1 LVA Figures
 - Appendix 8.2 LVA Photoviewpoints
 - Appendix 8.3 Visual Effects Table

8.2 PROPOSED DEVELOPMENT

- 8.2.1 The application site is located on 24.86 hectares of land, currently used for agriculture (pasture and free-range poultry farm), a plant nursery and angling ponds. It is located between Stakehill business park and the A627(m), to the northeast of Middleton town centre.
- 8.2.2 The site is bounded to the north and east by the A627(m) corridor, with grazing fields beyond. To the southeast of the site lies Stakehill Business Park, a 50 acres industrial estate, developed in the 1970s. A wide green corridor runs through the centre of the estate, following the route of Whin Brook. To the southwest of the site, a linear housing development constructed in the 1930s runs to the north of Bentley Avenue. Bentley Avenue joins Stakehill La to the west of the site and runs in a south-easterly direction along the western boundary of the site. Two farms (Lower and Higher Stakehill Farm) are located on Stakehill La, along with a number of residential properties that form a discontinuous ribbon development that can be identified on the county map of 1848. The only recent incursion into the development pattern is Stakehill Nursery which relocated to the north of Stakehill La following the development of Stakehill Business Park.
- 8.2.3 The proposed development comprises two development zones which in total include: Circa 314 new residential dwellings, composed of a mix of 2, 3 and 4 bed houses, and approximately 1140,440 sq ft industrial/commercial plot space. Around 1.7ha of new public open spaces are also proposed within the residential development parcel.

The proposed masterplan is broadly arranged as follows into the following development zones:

- Zone 1-residential: This is for land to the north of Bentley Avenue and north-east of Stakehill Lane extending to the west of the angling ponds.
- Zone 2, to the east and south of the angling ponds is identified for large and small industrial uses.

- 8.2.4 Three new access points to the site will be provided:

- A new access junction on Bentley Avenue, providing access to the residential portions of the development; this is a link road to
- A new access junction along Stakehill Lane between 106 and 86 Stakehill La.
- A new access point directly opposite Finlan Rd providing access to the industrial zone of the development terminating at the south end of the site perpendicular to MidRupp 131 -but allowing access into the southern portion of allocation JPA2 for potential future access to development to this site.
- Finlan Rd will be widened to provide access through Stakehill Business Park.
- Between Bentley Avenue and Boardshaw La Stakehill La will remain for residential use and localised access to industrial units accessed from the road.

8.3 CONSULTATION, SCOPE, METHODOLOGY AND SIGNIFICANCE CRITERIA

CONSULTATION UNDERTAKEN TO DATE

- 8.3.1 **Table 8-1** provides a summary of the consultation activities undertaken in support of the preparation of this assessment.

Table 8-1 – Summary of consultation undertaken

Body / Organisation	Individual / Stat Body / Organisation	Meeting Dates and Other Forms of Consultation	Summary of Outcome of Discussions
Rochdale LPA.	Ryan Killeen. Principal Planning Officer. Michael Atkinson-Smith Principle Planner/Urban Designer	Pre-application meetings and teams discussions as to the nature, type, character and quality of development and sensitive viewpoints.	The need to provide further detail as to the likely effects of views from Tandle Hill. General discussion regarding the importance of landscape design and high quality open space/Green Infrastructure

SCOPE OF THE ASSESSMENT

- 8.3.2 The scope of this assessment has been established through an ongoing scoping process. Further information can be found in **Chapter 5: Approach to EIA**.
- 8.3.3 This section describes the scope and methodology proposed to be adopted for the assessment of impacts and effects on landscape and visual receptors. It describes the existing baseline of the Proposed Development in terms of landscape character and visual amenity. It additionally summarises the potential landscape character and visual effects that could arise as a result of the construction and post-completion (operation) of the Proposed Development and/or summarises additional survey work required to enable potential impacts to be identified.
- 8.3.4 We will also set out some initial recommendations for the key site parameters in relation to the landscape design strategy as well as potential mitigation measures derived from site and landscape appraisal.

Proposed Methodology

- 8.3.5 The methodology for the landscape and visual impact assessment will be based on the following best practice guidance:
- Guidelines for Landscape and Visual Impact Assessment (GLVIA) – Third Edition (LI/IEMA 2013) and**
- 8.3.6 Landscape assessment is concerned with the changes in the physical landscape in terms of features/elements that may give rise to changes in the character of the landscape.
- 8.3.7 Visual appraisal is concerned with the changes that arise in the composition of available views as a result of changes to the landscape, people's responses to the changes and to the overall effects on visual amenity.

8.3.8 The methodology is described in more detail in section **8.3.11 onwards**

Viewpoint Representation: Proposed level of detail

8.3.9 Viewpoints are as follows:

- Type 1-Are panoramic photos of the view taken at eye level with 50mm focal length to best portray a similar view to what would actually be experienced with the human eye. A broad description of the likely effects of the development is provided, plus an estimated as to the extent of the visible portion of site within the view.
- Type 2-Are as above but with wireframe/graphic representation of the likely extent of the parameters of the development with basic block massing indicated.

ELEMENTS SCOPED OUT OF THE ASSESSMENT

8.3.10 The elements shown in **Table 8-2** are not considered to give rise to likely significant effects as a result of the Proposed Development and have therefore not been considered within this assessment:

Table 8-2 – Elements Scoped Out of the Assessment

Element Scoped out	Justification
Viewpoints to the north of Thornham Lane	Future development parcel/P4E release of Green Belt
Viewpoints to the south of Higher Stakehill/Three Gates Farm south of Stakehill Industrial Estate	Future development parcel/P4E release of Green Belt
Rochdale Local Landscape Character Assessment	There is currently no adopted Landscape Character Assessment for the RMBC area. Policy NE6 within the Unitary Development Plan for Rochdale (2006) focussed on landscape. This document appears to be no longer available online so we have de-scoped the assessment from this report. This is supported by the GM Greater Manchester Landscape Character and Sensitivity Assessment Aug 2018 which states that "Landscape Character Assessments had not previously been prepared for the.... Rochdale Council areas"

ELEMENTS SCOPED INTO THE ASSESSMENT

Construction Phase

8.3.11 The following elements are considered to have the potential to give rise to likely significant effects during construction of the Proposed Development and have therefore been considered within this assessment:

- Construction Activities as perceived from Tandle Hill Memorial/Trig Point.

Operation Phase

8.3.12 The following elements are considered to have the potential to give rise to likely significant effects during operation of the Proposed Development and have therefore been considered within this assessment:

- Appearance of development from Tandle Hill Memorial/Trig Point.

EXTENT OF THE STUDY AREA

8.3.13 A study area of a 2.5km radius is proposed, to include:

- Landscape Character Types identified in the GM Landscape and Sensitivity Assessment
- Surrounding listed buildings
- Landscape character areas (both within Rochdale and Oldham local authority boundaries and described in respective Landscape Character Assessments).
- Planning, Habitat and ecological designations that may experience effects resulting from the development.
- Prominent/well-used Rights of Way including Long Distance Paths i.e. The Rochdale Way, and the Oldham Way.

8.3.14 Beyond this, urbanisation, landscape elements and topographical features restrict likely visual and/or landscape effects.

METHOD OF BASELINE DATA COLLATION

DESK STUDY

8.3.15 A desk study included relevant national and local planning guidance and data sources such as MagicMap and GM mapping.

SITE VISIT

8.3.16 Two site visits were undertaken in late November/Early December, the latter (on 9th Dec 2024) was to photographically record representative viewpoints. The weather conditions for the day were dry but overcast becoming very overcast later in the day. However, the visibility was very good with clear views of the site and wider areas experienced.

ASSESSMENT METHODOLOGY

Assessment Methodology

- 8.3.17 The methodology for the landscape and visual impact assessment is based on the following best practice guidance: Guidelines For Landscape And Visual Impact Assessment (GVLIA) – Third Edition (LI/LEMA 2013); and LI Technical Guidance Note: 'Notes And Clarifications On Aspects of Guidelines for Landscape and Visual Impact Assessment' August 2024.
- 8.3.18 The methodology for the Landscape and Visual Appraisal (LVA) undertaken for the proposed development is detailed below.
- 8.3.19 As advised in the Guidelines for Landscape and Visual Impact Assessment (3rd Edition) (GLVIA3), the judgements made in respect of both landscape and visual effects are a combination of an assessment of the sensitivity of the receptor and the magnitude of the landscape or visual effect. The following details the definitions and criteria used in assessing sensitivity and magnitude for landscape and visual receptors.

- 8.3.20 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as High/ Medium or Moderate/ Minor etc. This indicates that the assessment lies between the respective definitions or encompasses aspects of both.

Landscape and Visual Assessment

- 8.3.21 Landscape Assessment is concerned with the changes in the physical landscape in terms of features/elements that may give rise to changes in the character of the landscape.
- 8.3.22 Visual assessment is concerned with the changes that arise in the composition of available views as a result of changes to the landscape, people's responses to the changes and to the overall effects on visual amenity.
- 8.3.23 Landscape and Visual Impact Assessment is a tool used to identify the significance of, and the effects resulting from development, on the landscape as an environmental resource and on people's views and visual amenity.
- 8.3.24 Common to both methodologies is the description of potential impacts arising from the proposed development. Impacts can be beneficial or adverse. They can also be direct, indirect or cumulative as described below.
- 8.3.25 Direct - for example: a change in the landform or land use; a loss or gain of landscape elements both natural and man-made resulting in a change in landscape patterns, character and sense of place, or buildings, infrastructure or lighting becoming more or less apparent in the landscape; or a change in amenity;
- 8.3.26 Indirect - for example a change in vegetation resulting from changed ground conditions and micro-climate; or Cumulative – for example: combined loss of landscape elements such as hedges, walls or other traditional features impacting on regional landscape character; increased level of adverse impacts due to increased use of the area; a change in the way the landscape is experienced.

Landscape Sensitivity

- 8.3.27 Landscape receptors are assessed in terms of their 'Landscape Sensitivity'. This combines judgements on the value to be attached to the landscape and the susceptibility to change of the landscape from the type of change or development proposed. The definition and criteria adopted for these contributory factors is detailed below.
- 8.3.28 There can be complex relationships between the value attached to landscape receptors and their susceptibility to change which can be especially important when considering change within or close to designated landscapes. For example, an internationally, nationally or locally valued landscape does not automatically or by definition have a high susceptibility to all types of change. The type of change or development proposed may not compromise the specific basis for the value attached to the landscape.

Landscape Value

- 8.3.29 Value can apply to a landscape area as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. The following criteria have been used to categorise landscape value. Where there is no clear existing evidence on landscape value, an assessment is made based on the criteria/ factors identified below (based on the guidance in GLVIA3 paragraph 5.28, Box 5.1).

- Landscape quality (condition)
- Conservation interest
- Scenic quality
- Recreation value
- Rarity
- Perceptual aspects
- Representativeness
- Associations

Table 8-3 – Landscape sensitivity value

Landscape Sensitivity/Value	Definition
High	Landscape receptors of high importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.
Medium	Landscape receptors of medium importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.
Low	Landscape receptors of low importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.

Landscape Susceptibility to Change

- 8.3.30 This means the ability of the landscape receptor (overall character type/ area or individual element/ feature) to accommodate the change (i.e. the proposed development) without undue consequences for the maintenance of the baseline position and/ or the achievement of landscape planning policies and strategies. The definition and criteria for the assessment of Landscape Susceptibility to Change is as follows:

Table 8-4 – Landscape Susceptibility to Change

Landscape Susceptibility to Change	Definition
High	A highly distinctive and cohesive landscape receptor, with positive characteristics and features with no or very few detracting or intrusive elements. Landscape features intact and in very good condition and/ or rare. Limited capacity to accept the type of change/ development proposed.
Medium	Distinctive and more commonplace landscape receptor, with some positive characteristics/ features and some detracting or intrusive elements. Landscape features in moderate condition. Capacity to accept well planned and designed change/ development of the type proposed.

Landscape Susceptibility to Change	Definition
Low	Landscape receptor of mixed character with a lack of coherence and including detracting or intrusive elements. Landscape features that may be in poor or improving condition and few that could not be replaced. Greater capacity to accept the type of change/ development proposed.

Magnitude of Landscape Effects

- 8.3.31 The magnitude of landscape effects is the degree of change to the landscape receptor in terms of its size or scale of change, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the separate considerations of Scale or Size of the Degree of Change and Reversibility. The geographical extent and duration of change are described where relevant in the appraisal.

Table 8-5 – Scale or Size of the Degree of Landscape Change

Scale or Size of the Degree of Landscape Change	Definition
High	Total loss of or substantial alteration to key characteristics / features and the introduction of new elements totally uncharacteristic to the receiving landscape. Overall landscape receptor will be fundamentally changed.
Medium	Partial loss of or alteration to one or more key characteristics / features and the introduction of new elements that would be evident but not necessarily uncharacteristic to the receiving landscape. Overall landscape receptor will be obviously changed.
Low	Limited loss of, or alteration to one or more key characteristics/ features and the introduction of new elements evident and/ or characteristic to the receiving landscape. Overall landscape receptor will be perceptibly changed.
Negligible	Very minor alteration to one or more key characteristics/ features and the introduction of new elements characteristic to the receiving landscape. Overall landscape receptor will be minimally changed.
None	No loss or alteration to the key characteristics/ features, representing 'no change'.

Reversibility

Table 8-6 – Reversibility

Reversibility	Definition
Irreversible	The development would be permanent and the assessment site could not be returned to its current/ former use.
Reversible	The development could be deconstructed/ demolished and the assessment site could be returned to broadly its current/ historic use (although that may be subject to qualification depending on the nature of the development).

Visual Effects

Sensitivity of Visual Receptors

- 8.3.32 Visual sensitivity assesses each visual receptor in terms of their susceptibility to change in views and visual amenity and also the value attached to particular views. The definition and criteria adopted for these contributory factors is detailed below.

Visual Susceptibility to Change

- 8.3.33 The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of; firstly, the occupation or activity of people experiencing the view at particular locations; and secondly, the extent to which their attention or interest may therefore be focussed on the views and visual amenity they experience.

Table 8-7 - Visual Susceptibility

Visual Susceptibility to Change	Definition
High	Residents at home with primary views from ground floor/garden and upper floors. Public rights of way/ footways where attention is primarily focussed on the landscape and on particular views. Visitors to heritage assets or other attractions whose attention or interest is likely to be focussed on the landscape and/ or on particular views. Communities where views make an important contribution to the landscape setting enjoyed by residents. Travellers on recognised scenic routes.
Medium	Residents at home with secondary views (primarily from first floor level). Public rights of way/ footways where attention is not primarily focussed on the landscape and/ or particular views. Travellers on road, rail or other transport routes.
Low	Users of outdoor recreational facilities where the view is less important to the activities (e.g. sports pitches). Travellers on road, rail or other transport where views are primarily focussed on the transport route.

	People at their place of work where views of the landscape are not important to the quality of the working life.
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Value of Views

- 8.3.34 The value attached to a view takes account of any recognition attached to a particular view and/ or any indicators of the value attached to views, for example through guidebooks or defined viewpoints or references in literature or art.

Magnitude of Visual Effects

- 8.3.35 Magnitude of Visual Effects evaluates each of the visual effects in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the Scale or Size (including the degree of contrast) of Visual Change. The distance and nature of the view and whether the receptor's view will be stationary or moving are also detailed in the Visual Effects Table.

Table 8-8 - Scale or Size of the Degree of Visual Change

Scale or Size of the Degree of Visual Change	Definition
High	The proposal will result in a large and immediately apparent change in the view, being a dominant and new and/ or incongruous feature in the landscape.
Medium	The proposal will result in an obvious and recognisable change in the view and will be readily noticed by the viewer.
Low	The proposal will constitute a minor component of the wider view or a more recognisable component that reflects those apparent in the existing view. Awareness of the proposals will not have a marked effect on the overall nature of the view.
Negligible/ None	Only a very small part of the proposal will be discernible and it will have very little or no effect on the nature of the view.

Level of Effect

- 8.3.36 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.
- 8.3.37 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following descriptive thresholds have been used for this appraisal:
- 8.3.38 The following terms have been used to define the significance of the effects identified and apply to both beneficial and adverse effects:
- **Major effect:** where the Proposed Development could be expected to have a substantial improvement or deterioration on receptors [where possible please detail the receptors. This should be in accordance with the sensitive receptors outlined below in Section 6.4];

- **Moderate effect:** where the Proposed Development could be expected to have a noticeable improvement or deterioration on receptors;
- **Minor effect:** where the Proposed Development could be expected to result in a perceptible improvement or deterioration on receptors; and
- **Negligible:** where no discernible improvement or deterioration is expected as a result of the Proposed Development on receptors, including instances where no change is confirmed.

8.3.39 As set out in **Chapter 5: Approach to EIA**, effects that are classified as **moderate or above** are considered to be **significant**. Effects classified as below **moderate** are considered to be **not significant**.

8.3.40 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

8.3.41 This report should be read in conjunction with the following illustrative figures;

- Figure 1: Heritage Designations
- Figure 2a: GM Landscape Character Areas/Sensitivity
- Figure 2b: GM Landscape Character Types
- Figure 2c: Figure 2c: Local Landscape Character Areas: Oldham
- Figure 3: Habitat and Ecology Designations
- Figure 4: Planning Policy
- Figure 5: Access and Rights of Way
- Figure 6: Topography
- Figure 7: Viewpoint Locations & Visual Envelope
- Figure 8: Places for People and Cumulative Development Sites
- Figure 9: Landscape-Existing
- Figure 10: Landscape-Mitigation

8.3.42 A series of Representative Viewpoints have also been prepared:

- VP1 View from Oozewood Road (Bridleway 8 ROYT), 680m from site.
- VP2 View from MID Rupp41 at junction with Mid 32 and MidRupp33. 350m from site.
- VP3 View from footpath 1 CHADD to rear of Laburnum Cottage Farm. 498m from site
- VP4 View from end of Broadshaw Lane, MIDRupp 37. 80m from site
- VP5 View from Stake-hill Lane, adjacent Park View. 10m from site.
- VP6 View from end of A627(M) under-pass on MID-Rupp41. 10m from site
- VP7 View from Stake-hill Lane/MidRupp 131, adjacent No. 64. 18m from site
- VP8 View from Stake-hill Lane, approx. 20m west of No. 68a. 3m from site.

- VP9 View from end of Finaln Road to-wards Stakehill Lane. 36m from site
- VP10 View from Stakehill Lane, 15m from junction with Bentley Avenue. 10m from site
- VP11 View from Bentley Avenue, adjacent to 67 Bentley Ave 10m from site
- VP12 View from Bentley Avenue, approx. 20m west of jtn with Stakehill La. 10m from site
- VP13 View from Stakehill Lane, (Mid-Rupp 131) 30m south of A627(M) sliproad bridge.
10m from site
- VP14 View from entrance of St John Thornham Church. 311m from site.
- VP15 View from Thornham Lane, adjacent A627(M). 452m from site
- VP16 View from field between MidFP13 and Mid FP 12,
approx. 117m NW from Tandle Hill War Memorial. 675m from site
- VP17 View from Tandle Hill War Memorial (Trig Point). 690m from site
- VP18 View from path approx. 58m from Tandle Hill Trig Point. 679m from site
- VP19 View from footpath MID FP 16, approx. 20m west of Stakehill Lodges Angling Lakes.
Within the site.
- VP20 View from foot-path MID 16, at Stakehill Lodges Angling Lakes, facing southwest.
Within the site.
- VP21 View from corner of footpath Mid Fp16 /Mid Fp17. Within the site.
- VP22 View from adjacent 108 Stake-hill Lane. 25m from site.
- VP23 View from adjacent north-west boundary to Stakehill Nurseries from Stakehill Lane.
10m from site

8.4 LEGISLATIVE FRAMEWORK, POLICY AND GUIDANCE

LEGISLATIVE FRAMEWORK

8.4.1 The applicable legislative framework is summarised as follows

- National Planning Policy;
- Regional Planning Policy: Places for Everyone;
- National Landscape Character Map;
- Local Landscape Character Designations; and
- Rochdale and Oldham Core Strategies.

POLICY

- 8.4.2 **National Planning Policy.** The National Planning Policy Framework (NPPF) outlines the Government's planning policies for England and sets out how these are expected to be applied.
- 8.4.3 The NPPF outlines a number of Core Planning Principles including presumption in favour of sustainable development and an aim to "always seek to secure high quality design and a good

standard of amenity for all existing and future occupants of land and buildings” and to “take account of the different roles and character of different areas, promoting the vitality of our main urban areas, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it”.

8.4.4 Section 12, paragraph 124 of the NPPF relates to delivering high quality design. It states that planning policies and decisions should aim to ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

8.4.5 The NPPF states that “Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions”.

REGIONAL POLICY - PLACES FOR EVERYONE JOINT PLAN

8.4.6 The site is a mixed use allocation within the P4E plan. Relevant policies are summarised below with the implications of these for the Landscape strategy

Table 8-9 - Places for Everyone Joint Plan

Policy		Content	Implications
Strategic Objectives	Objective 8: Improving the quality of our natural environment and access to green spaces.	Enhancing green infrastructure and biodiversity and geodiversity; improved access to the natural environment and new green spaces that promote climate resilience and reduce flood risk.	Landscape mitigation approach and open space strategies will work to these principles.
	Objective 10: Promote the health and wellbeing of communities.	Reduce the health impacts of air pollution through accessibility of sustainable travel such as cycling and walking, and maximise the health benefits of access to the natural environment and green spaces;	

Policy		Content	Implications
Strategic Plan Policies	Policy JP-Strat7: North-East Growth Corridor	Covers 3 main sites of which JPA2 (Stakehill) is one.	
	Policy JP-Strat13: Strategic Green Infrastructure	Sets out the overarching approach to protection and enhancement of strategic green infrastructure assets. This is complemented by a suite of policies to protect and enhance our network of green infrastructure, set out in more detail under Greener Places Policies.	Key relevant areas are: ■ River Valleys/Waterways ■ Uplands ■ Trees and Woodland
Sustainable and Resilient Places	Policy JP-S1: Sustainable Development	Sets out aims to ensure development maximises social, economic and environmental benefits simultaneously, while minimising adverse impacts.	
	Policy JP-S4: Flood Risk and the Water Environment	Section 5: Ensuring that sustainable drainage systems are designed to provide multifunctional benefits wherever possible, including for water quality, nature conservation and recreation.	This integrated approach has heavily influenced the site/landscape strategy
Greener Places	Policy JP-G1: Landscape Character	Sets out how Landscape Character influences development and a sense of place. Development within a Landscape Character Type should reflect and respond to the special qualities and sensitivities of the key landscape characteristics of its location, including having regard to: ■ Topography, geology and drainage; ■ Land use and field patterns; ■ Semi-natural habitats and woodland cover; ■ Archaeology and cultural heritage; ■ Settlement, road pattern and rights of way; and ■ Views and perceptual qualities.	The relevant landscape character areas, types and characteristics are covered in detail in section 1.5 Landscape baseline The interface of new development with the surrounding countryside/landscape is of particular importance. These transitional areas require well-considered and sensitive treatment.
Greener Places	JP-G2 Green Infrastructure Network	The policy sets out the importance of a high-quality network of green infrastructure necessary for long-term success, sustainability and resilience.	A comprehensive approach to creating and managing Green Infrastructure will inform the Landscape strategy.

Policy		Content	Implications
		A strategic approach will be taken to the protection, management and enhancement of Green Infrastructure in order to protect and enhance the ecosystem services which the Green Infrastructure Network provides, including flood management, climate change mitigation and adaptation. Alongside this primary function an enhanced Green Infrastructure network will support wider public health benefits, including promotion of active travel, food growing and recreational opportunities. The protection, management and enhancement of Green Infrastructure will contribute to the development of a Local Nature Recovery Strategy for Greater Manchester.	Further references are made to standards being developed in relation to access to natural green space. using the Accessible Natural Greenspace Standards (ANGSt) published by Natural England as a principal starting point although this guidance is from 2003.
	JP-G3: River Valleys and Waterways	This includes protection and enhancement of River valleys and waterways	Rochdale Canal Corridor is an important piece of blue infrastructure
	JP-G6: Urban Green Space	Policy JP-G6: Urban Green Space To ensure there is an appropriate scale, type, quality and distribution of accessible urban green space that can support a high quality of life and other important green infrastructure functions.	Development should be designed to support the positive use of nearby green spaces, such as by offering a high-quality setting, providing natural surveillance, and facilitating easy access by walking and cycling.
	JP-G7: Trees and Woodland	Sets out how the plan will work to deliver the aims and objectives of the Greater Manchester Tree and Woodland Strategy, aiming to significantly increase tree cover, protect and enhance woodland, and connect people to the trees and woodland around them. This includes: - Protecting and expanding woodland habitats and linking fragmented areas. - Conserving and managing existing woodland and trees. - Aiming to plant a tree for every resident in the plan area over the next 25 years	'Including encouraging woodland planting schemes on areas of low-grade agricultural land'. 'Where development would result in the loss of existing trees, requiring replacement on the basis of two new trees for each tree lost, and measures to protect trees and woodland during the

Policy		Content	Implications
		- Tree-planting will align to where the green infrastructure benefits can be maximised. - Increase street trees - Promoting the provision of community orchards to increase fruit consumption; - Promoting the opportunity for woodland conservation to raise awareness for the sustainable use of timber; - Broadleaf species diversification - Improving public access to woodland and trees	construction phase of development' Ensure species diversification/street trees remain compatible with BNG requirements for use of native species
	JP-G8:A net Enhancement of Biodiversity and Geodiversity Policy	Sets out measures aimed at Increasing the quality, quantity, extent and diversity of habitats Improving connections between habitats and enhance ecological networks that enable the movement of species. Enhancing the management of existing habitats, including through habitat restoration, and combating invasive species; Facilitating greater access to nature, particularly within urban areas;	Development will be expected to: Follow the mitigation hierarchy as set out in the Biodiversity Metric, and achieve a measurable net gain in biodiversity of no less than 10% Make appropriate provision for long-term management of habitats and geological features connected to the development;
	JP-G9: The Green Belt	The site sits within the JPA 2 allocation and is identified for release from the Green Belt	Compensation measures set out in detail such as Strengthening the boundaries of the Green Belt around/within the site forming permanent physical features
Places for People	JP-P1 Sustainable Places	Aim to create liveable places with a sense of place, identity and enables a clear understanding of how the place has developed. Interesting and imaginative environments which raise the human spirit through the use of green space, and quality design. - Opportunities for recreation and outdoor play for children. - Public and private spaces clearly distinguished.	Comprehensive open space and recreation/play strategy to be developed for the housing portion of the site.

Policy		Content	Implications
		- Development clearly defining, and promoting activity within, public spaces. -High quality landscaping with schemes	
	Policy JP-P2: Heritage	Measures to positively conserve, sustain and enhance the historic environment and heritage assets.	Take appropriate account of relevant heritage assets, and their settings, including the listed St John's Church and Tandle Hill War Memorial
	Policy JP-P7: Sport and Recreation	Sets out how facilities will be protected and enhanced.	Comprehensive open space and recreation/play strategy to be developed for the housing portion of the site.
Connected Places	Policy JP-C5: Streets for All	Design and management of streets to follow a 'Streets for All' approach	Streets for people, play and pedestrians, including increased levels of greenery.
	Policy JP-C6: Walking and Cycling	Deliver a higher proportion of journeys made by walking and cycling, the plan supports a range of measures, including: Creating safe, attractive and integrated walking and cycling infrastructure, Connecting every neighbourhood and community with reference to national and locally adopted design guidance;	The site lies close to significant employment (Stakehill Industrial Estate) and numerous local rights of way as well as both Rochdale Way and Oldham Way Long Distance Paths.
Allocation	Policy JP Allocation 2: Stakehill	Key aims and objectives relevant to landscape: - Design excellence through masterplanning and the use of design codes - Take appropriate account of relevant heritage assets - Have regard to views from Tandle Hill Country Park to the east which lies within Pennine Foothills (West /South Pennines) landscape character type. - Define and/or strengthen the boundaries of the Green Belt around/within the site.	This should reflect and respond to the special qualities and sensitivities of the key characteristics of this landscape character type in accordance with policy JP-G1 in order to minimise

Policy		Content	Implications
		- Ensure pockets of housing are taken fully into account through the masterplanning of the area. - High quality landscaping and green and blue infrastructure for recreation and biodiversity. - Taking appropriate account of the Rochdale Canal Site of Special Scientific Interest, along with the existing brooks and ponds within the site, in accordance with policy JP-G8. - High quality landscape and open spaces including sensitive planning of development areas.	the visual impact as much as possible. The impact of the development on views from Tandle Hill Country Park should be given particular consideration.

Local Planning Policy

8.4.7 The **Rochdale Core Strategy** was adopted in October 2016. The policies of relevance to landscape and visual matters are summarised in the table below:

Table 8-10 - Rochdale Core Strategy

Policy		Content	Implications
Strategic Objectives	SO3 – To Improve Design, Image and Quality of Place	Focus on raising design quality, promoting sustainable developments, improving gateways into the borough, protecting / enhancing heritage and natural assets, the special character of towns, countryside, open spaces, river valleys, water features and the creation of identity/character where lacking.	
	SO4 – To Promote a Greener Environment	Maximise the value of green open areas and countryside for recreation, amenity, biodiversity and flood management; Ensure no detriment to the conservation interests of European and other protected natural sites.	
Spatial Strategy	SP2 – Spatial Strategy for the Borough	New employment / commercial development will be delivered in the south, where good access to facilities / infrastructure, the motorways and wider city region. Development will be focussed on economic growth corridors / areas.	Stakehill Business Park identified as an Economic Growth Corridor (Policy E3)

Policy		Content	Implications
	SP3 – Spatial Strategy for the Townships	SP3/M - Strategy for Middleton states that Stakehill Business Park should be improved by: Improving quality of premises Infrastructure/environmental improvements Measures to improve image / status. Development should respect the character of Conservation Areas / key buildings Key landscape and countryside areas around the town should be protected and enhanced. Links between the urban area and the countryside should be improved	
Delivering a more prosperous economy	E3 – Focussing on economic growth corridors / areas	Within Stakehill Business Park the council will; Work to improve quality of premises, including redevelopment of plots Promote infrastructure and environmental improvements Promote measures which improve the status of the park as an employment location including improvements to entrance / gateway into the Park	
	E4 - Managing the release of land to meet future employment needs	The release and development of land outside existing employment zones will be allowed if: Demonstrable need that additional land is required Location of the site is consistent with the Spatial Strategy and policy E2 Capable of delivering quality employment to meet needs of business Does not have an unacceptable impact on the amenity of local residents Can accommodate development without unacceptable impacts on landscape, biodiversity or GI. The following sequential approach will be applied: 1. Brownfield sites within urban areas 2. Greenfield sites within urban areas 3. Protected Open Land 4. Green Belt	The site falls within the P4E allocation JPA/2 and as such is earmarked for Green Belt release.
Improving Design,	P2 – Protecting and enhancing	New development must;	Describes two broad natural landscapes

Policy		Content	Implications
Image and Quality of Place	character, landscape and heritage	Integrate successfully with key natural features of the borough, e.g. river valleys and the Pennine landscape Protect and open up important views of hills and valleys which are part of the borough's unique character Protect and enhance outstanding cultural landscapes, e.g. Cheesden Valley, Littleborough and Hollingworth Lake Conserve/enhance townscape character.	
	P3 – Improving the design of new development	New developments should: - Enhance identity/ sense of place, by respecting context with regard to scale, density, massing, height, layout, landscape, materials - Ensure that buildings contribute positively to the townscape - Ensure a development is easy to move through and get around - Provide a hierarchy of routes and spaces, relating to visual connections between site and its surroundings - Reduce the monotony and visual impact of car parking areas by using substantial and well-integrated landscaping	
Promoting a Green Environment	G4 – Protecting Green Belt	The following areas of Green Belt will continue to be protected from development: - South of the borough: urban fringe countryside where its primary role will be to prevent neighbouring towns from merging (i.e. land between towns of Rochdale, Middleton and Heywood and between those and towns outside the borough) - Development restricted to types deemed not to be inappropriate unless very special circumstances are demonstrated. - Support limited infilling where maintaining beneficial uses and not harming Green Belt.	Green Belt retained and enhanced to the north of the site

Policy		Content	Implications
	G6 –Enhancing Green Infrastructure	A green network will be sustained/enhanced to support growth& regeneration and provide a high quality environment. Greenspaces & water bodies will be protected /enhanced to ensure their value to sustainable development is maximised. Opportunities for recreation in urban areas and the countryside to improve opportunities for healthy lifestyles, manage /respond to environmental risks GI to be protected/improved to help deliver strategic sustainable development priorities	Area of strategic green infrastructure shown to the northeast and southwest of the proposed development site
	G7 – Increasing the value of Biodiversity and Geodiversity	No development should result in a net loss of biodiversity or geodiversity interest. Particular priorities include; Upland farmland; focus on ensuring the value for birds, woodland and grassland is protected and opportunities for enhancement maximised through land management improvements and appropriate development activities. Countryside around towns; focus on protecting /enhancing biodiversity of river valleys, woodland, water and farmland and enhancing public access and enjoyment of countryside close to urban areas.	The site is located in the Upland Farmlands Landscape Character Area (as defined in former UDP policy NE6)

8.4.8 **Supplementary Planning Guidance** has been provided for a number of areas relating to landscape character and visual amenity. These are summarised in the table below:

Table 8-11 - SPD

Policy	Content	Implications
Biodiversity & Development SPD, 2008 (updated 2017).	The SPD identifies relevant plans, policies and strategies which provide advice, guidance or specific and relevant requirements for biodiversity. Chapter 4 provides a brief description of general Landscape Character Areas in Rochdale. The overall objective the SPD is to ensure that no net loss of ecological interest or assets occurs and that opportunities to enhance such interest are incorporated within development proposals where possible.	
Urban Design Guide SPD, 2007	Expands on local planning policies and sets design principles for all types of development with the Boroughs of Oldham and Rochdale.	

	Chapter 4 states that to transform the quality of the two boroughs, new development must create a positive character, with an identity that relates to the specific characteristics of Oldham and Rochdale.
Public Realm Design Guide SPD, 2007	Provides guidance on the quality of trees and spaces expected by both Boroughs. Chapter 2 states that good streets and spaces have a distinctive character and create a 'sense of place' that makes us feel that we are somewhere with its own character.

8.4.9 **Rochdale MBC Saved UDP Policies.** A number of policies relevant to landscape character and visual amenity within the old Unitary Development Plan have been saved. These are summarised below:

Table 8-12 - Saved UDP Policies

Policy	Content	Implications
LT7 – Rochdale Canal	The policy should be read in conjunction with Core Strategy Policies G6 and E5 until replaced by Site Allocations or other DPD	The policy states that develop proposals would not be permitted that would adversely affect the watercourse and its environments or the nature conservation value of the Canal.
G8 – Greenspace Corridors	The policy should be read in conjunction with Core Strategy Policy G6 until replaced by Site Allocations or other DPD	
NE2 - Designated Sites of Ecological and Geological / Geomorphological Importance	Development proposals adversely affecting sites and areas of ecological and geological/geomorphological importance will not be permitted, the Council seeking to protect and enhance them. In assessing proposals, the Council will apply national planning policy as it relates to international, national and local (including regional) designations as follows:	Gerrard Wood Site of Biological Importance

Greater Manchester Joint Minerals Plan, 2013

8.4.10 The proposed development site falls within a Safeguarding Area for Sand, Brick Clay and Coal. All non-mineral development proposals within the defined area should extract viable mineral resources in advance of construction. Proposals that do not allow for the prior extraction of minerals will only be permitted where:

- The need for the development outweighs the need to extract the mineral;
- It can be clearly demonstrated that it is not environmentally acceptable or economically viable to extract the mineral;

- It can be demonstrated that the mineral is not present, of no economic value or too deep to extract; and
- The development is limited/temporary and would not prevent minerals extraction in future.

8.5 BASELINE CONDITIONS

LANDSCAPE BASELINE

NATIONAL LANDSCAPE CHARACTER AREAS

- 8.5.1 The site is located within NCA 54: Manchester Pennine Fringe. This is described as a transitional ribbon of land that wraps the northern and eastern edges of NCA 55: Manchester Conurbation and separates it from the more elevated land within national characters NCA 36: Southern Pennines and NCA 51: Dark Peak. The full NCA profile is included within the Appendices.
- 8.5.2 The following National & European designations are identified within NCA 54;
- Less than 1% within the Peak District National Park;
 - 15 Registered Parks and Gardens;
 - 12 Scheduled Monuments;
 - 1314 Listed Buildings;
 - No International nature conservation designations;
 - Less than 1% European designations (SPA, SAC); and
 - Less than 1% National designations (SSSI).
- 8.5.3 The key characteristics of NCA54 are summarised as:
- Transitional zone between elevated, open moorlands and densely populated urban areas on lower ground.
 - Landform is a transition from upland to lowland, with smooth shoulders of land divided by steep-sided valleys with fast-flowing rivers.
 - Elevated vantage points provide extensive views across the adjacent Manchester Conurbation NCA.
 - Fringe area underlain by the Carboniferous Coal Measures rising to the north and east, into the Carboniferous Millstone Grit uplands.
 - Several rivers flow through the area from the Pennine uplands, linking with adjacent lowland areas.
 - Woodland cover is characterised by a range of woodland types concentrated along river valleys, as well as some newer community woodlands in the urban areas.
 - Field boundaries include dry 'gritstone' walls at higher elevations and hedgerows at lower elevations.
 - Limited semi-natural habitats include broadleaved mixed and yew woodland, lowland dry acid grassland, lowland meadows, lowland heathland, and purple moor-grass and rush pasture, which are often fragmented.
 - Extensive evidence of 18th- and 19th-century stone and brick-built industrial buildings, including mill lodges and reservoirs originating from the woollen and cotton industries.
 - Historic trans-Pennine communication routes, especially railways and canals.

- Much of the countryside is influenced by recreational use from adjacent urban areas and the diversification of farmland, giving the area a distinct urban fringe character.
- High population densities across a belt of industrial towns, with busy transport networks and motorways. Almost half of this NCA is classed as urban

8.5.4 The Statement of Environmental Opportunities' identifies a series of measures to improve and enhance the landscape character within the NCA:

- Manage, enhance and expand the network of green infrastructure (within the urban areas, to increase biodiversity, strengthen access and recreational use, and increase understanding of the area's rich industrial heritage, natural heritage and geodiversity.
- Sustainably manage and enhance the distinctive features of the Pennine fringe landscape, including the predominantly pastoral agricultural land use, the mosaic of farmland and upland fringe habitats, the clough woodland, the drystone walling and the gritstone buildings, to strengthen the landscape character, and improve habitat condition and connectivity. Manage and continue to enhance Manchester Pennine Fringe's characteristic watercourses, such as the fast-flowing rivers and restored canals; conserve and extend the associated riparian habitats, to strengthen their role, extend and link habitats, manage flood risk, improve water quality and reduce soil run-off, and provide opportunities for recreation.
- Manage existing woodlands and community forests, and extend broadleaved woodland cover, to help mitigate the effects of climate change, improve biodiversity, reduce the impact of new development, and provide access to nature and green infrastructure links into urban areas.

LOCAL SCALE

GM LANDSCAPE CHARACTER

8.5.5 **GM Landscape Character Types.** The study area falls within two types, Urban Fringe Farmland, and Pennine Foothills (West and South Pennines).

8.5.6 **GM Landscape Character Areas.** Landscape Character Areas LCA 27: Simister, Slattocks and Healds Green and LCA 28: Rochdale and Oldham South Pennine Foothills are the respective character areas for the above types applicable to the study area.

8.5.7 **Urban Fringe Farmland:** Characteristics summarised below in relation to the study area:

Topography, geology and drainage

- Rolling landscape with elevation ranging between 30 and 250m AOD, with .
- Elevated farmland to the north and east, of undulating hills and valleys.
- Glacial till and fluvial deposits overlay the bedrock, creating the rolling landform.

Land use and field patterns

- Variable land use, with the more elevated land in the north and east typified by lower grade agricultural land used for dairy farming, horse grazing and sheep rearing.
- Field boundaries comprise often gappy, species-poor hedgerows with occasional established clumps of hedgerow trees. Post and wire fencing replaces hedges in many locations, whilst occasional stone walls provide definition at higher elevations, but many are in a degraded condition.

- Frequent recreational land uses with sports fields and golf courses located close to the urban edge. The manicured lush greens of the courses contrast sharply with areas of semi-improved grazing land.
- The open farmland contrasts strongly with adjoining residential and industrial urban areas, often forming a rural buffer to the Pennine and Dark Peak foothills.

Semi-natural habitats and woodland cover

- Open landscape with sparse woodland cover generally limited to isolated plantation woodland and hedgerows
- A small number of Ancient Woodlands (e.g. Oaken Bank Wood and Glade Wood within Hopwood Woodlands Local Nature Reserve (LNR), Rochdale) provide important habitats and wildlife corridors.
- Established clumps of hawthorn and dog rose line some of the field boundaries and highways, with some incorporating mature broadleaved trees.
- Other SBI-designated habitats include areas of dry heath, acid and of species rich grassland.

Archaeology and cultural heritage

- Canals serve as a reminder of the area's industrial past; (Rochdale Canal is designated SAC/SPA/SSSI).
- Grade II Listed Buildings sparsely scattered throughout.

Settlement, road pattern and rights of way

- A dispersed pattern of scattered farmsteads and individual dwellings. Occasional small settlements are linked by local roads and winding country lanes.
- 20th century ribbon development strung along roads. Some industrial development and distribution parks are also located close to major roads.
- A network of major road and rail routes, including the M62, M61 and A627(M) motorways, form dominant features with extensive cuttings, embankments, bridges and junctions.
- Numerous rights of way and cycle routes permeate the landscape, linking to the surrounding urban areas.

Views and perceptual qualities

- In general, the more elevated, rolling farmland has an exposed and open character with little sense of enclosure and strong visual connections with surrounding landscapes.
- Views within the floodplains are typically restricted by hedgerows, hedgerow trees and development, creating a more enclosed landscape with pockets of seclusion and relative tranquillity.
- Wide panoramic views from high points over the Greater Manchester conurbation contained within a bowl dramatically flanked by the South/West Pennines and the Peak District National Park.
- Long views towards the coastal plain to the west stretch as far as Fiddler's Ferry Power Station near Widnes.

- Historic mills with tall chimneys and warehouses also form landmarks on the skyline.
- Transport corridors and pylon lines are very apparent, with the lack of tree cover within the rolling open farmland leaving the large roads and motorway visually exposed and audible.

8.5.8 **Pennine Foothills (West/South Pennines)** In summary this is characterised by:

Topography, geology and drainage

- Transitional landscape sloping up from the northern fringes of Greater Manchester towards the uplands of the South and West Pennines.
- Strongly rolling and undulating topography punctuated by locally distinctive hills and carved by intricate stream valleys.
- Primary underlying geology of Pennine Coal Measures, with areas of Millstone Grit overlain with glacial till deposits. Soil fertility is generally poor, with much of the LCT defined as Grade 4 agricultural land, with some pockets defined as Grade 3.

Land use and field patterns

- Land use is dominated by lush semi-improved grassland pastures enclosed by a mix of gritstone walls, hedgerow boundaries and post and rail fencing. Horse paddocks are often found adjacent to settlement.
- Varied small-medium scale enclosures, divided by a mixture of field boundaries including gritstone walls, hedgerows and post and rail fencing. Field are predominantly piecemeal post-medieval enclosures, with some modern agglomeration.
- Various other land uses, including quarries and reservoirs and frequent recreational facilities such as golf clubs. Country Parks are located at Tandle Hill (Oldham District) and Hollingworth (Rochdale District).

Semi-natural habitats and woodland cover

- Numerous semi-natural habitats scattered throughout the farmland including woodland, grassland, heathland and streams/brooks, some of which are locally designated as Sites of Biological Importance.
- Well wooded landscape with extensive tree and woodland cover with trees in stream valleys, along field boundaries and Avenues of trees along roads. Tracts of dense broadleaved woodland also define cloughs, including large areas of ancient woodland.

Archaeology and cultural heritage

- A number of historic buildings are scattered throughout the landscape.
- Evidence of the area's industrial heritage e.g. Rochdale Canal.

Settlement, road pattern and rights of way

- Settlement mainly comprises scattered traditional stone farmsteads and halls, with some small groups of dwellings including Victorian terraces. The foothills provide an important separation function between distinct urban areas.

- Numerous footpaths and bridleways cross and provide access to the landscape from nearby urban areas and also link to the moorlands. These include the Oldham Way and Rochdale Way (both of which pass through the study area).
- Road pattern mainly comprises minor winding lanes and tracks connecting farms. Occasionally, more major routes cross through the LCT, including the M62 and several A-roads.

Views and perceptual qualities

- Variable visual character depending on topography and vegetation cover; there are long views across the urban conurbation to the West and South Pennine uplands beyond where vegetation allows. Areas within the Peak District National Park are visible from some vantage points. Other areas are visually enclosed due to valleys or vegetation which creates wooded skylines.
- Occasionally, masts and pylons/overhead lines intrude on the wooded skylines. Other intrusive modern influences include motorways and prominent views of urban development, including tower blocks breaking horizons.
- Other skyline features include the war memorial in Tandle Hill Country Park.
- Windswept and exposed on higher ground as the landscape transitions to the upland fringe. This contrasts with the sheltered, enclosed feel of the valleys which have limited views in and out.
- Areas with relatively high levels of tranquillity despite the close proximity of urban development and major infrastructure e.g. Tandle Hill Country Park.

LOCAL LANDSCAPE CHARACTER AREAS -OLDHAM

- 8.5.9 A Landscape Character Assessment was prepared to support the Oldham Local Development Framework and was published in August 2009. Seven Landscape Character Areas (LCAs) were defined to represent the variations in character, then further sub-divided into separate Landscape Character Types (LCTs) that possess common characteristics but have a distinct and recognisable local identity.
- 8.5.10 The study area includes only one of the defined Landscape Character Areas; LCA 3: Chadderton Rolling Hills. This marginal hillside wraps around the northern edge of the borough and the townships of Shaw, Royton and Chadderton and represents the surviving strip of Green Belt between the Rochdale and Oldham urban areas.
- 8.5.11 This is further sub-divided into three landscape character types;
- LCT 3A: Rolling Pasture Land
 - LCT 3B: Rural Settlement
 - LCT 3C: Recreational Land
- 8.5.12 **LCA 3A:** LCT 3A is the most prevalent character type within the Chadderton Rolling Hills character area. This LCA can be found at the northwestern edge of the Oldham MBC area, immediately adjoining the Urban edge. The key characteristics are summarised below and described within section 5 of the Landscape Character Assessment:
- Rolling pastoral landscape character accentuated in parts by large field plots and variety in landform.
 - A predominance of post and rail fencing creates a loose undefined landscape character.

- Some dry stone walling present, but there is evidence that these boundaries are not being repaired or maintained.
- Small blocks of established broadleaf woodland exist and are possible remnants surviving the industrial revolution.
- Numerous footpaths and bridleways scattered across the area, some long distance routes, that link up with an extensive Public Rights of Way network.
- Evidence of farm diversification with the conversion of many agricultural buildings to accommodate haulage and riding schools use.
- A broken network of hedgerows and clumps of hedgerow trees are present throughout the area situated along field boundaries and footpaths/bridleways.
- Wide panoramic views over the urban conurbation of Greater Manchester to the south west and the M62 to the north.
- Power lines and communication masts dominate the skyline in the western corner of this landscape type.
- Historic trans-Pennine communication routes of rail and canal provide important cultural associations.

8.5.13 **LCA 3B:** There is only one pocket of LCT 3B within the Chadderton Rolling Hills LCA, corresponding to the Healds Green settlement. The key characteristics are summarised below and described within section 5 of the Landscape Character Assessment:

- A distinct but sheltered rural settlement on the rising slopes at Chadderton Fold.
- Varied building styles, mainly detached well-presented properties, many with established vegetation and tree cover.
- Some gritstone walling associated with private dwellings and road boundaries provides a character more recognisable of the moorland fringe areas.
- Village church and small graveyard in secluded wooded grounds on border of Healds Green.
- Noticeable character shift from settlement pattern typical of Chadderton area which is typically urban fringe.
- Dispersed settlement pattern comprising scattered farmsteads (sometimes in fairly close proximity) and occasional short terraces of houses.
- Close associations with the River Irk and Chadderton Hall Park which collectively form a valuable leisure resource that also links up with the recently improved Rochdale Canal.

8.5.14 **LCA 3C:** LCT 3C within the Chadderton Rolling Hills LCA, comprises with Tandle Hill Country Park. The key characteristics are summarised below and described within section 5 of the Landscape Character Assessment:

- Tandle Hill Country Park - a mixture of beech dominant woodland, restored heathland and species rich grassland, with a wide panorama of the surrounding countryside. There are several walks around the park and links to Crompton Moor.
- Cafe in the Visitor Centre.

- Stone war memorial commemorating local service men and women killed in the first and second world wars, prominent on peak of Tandle Hill and visible across wide area of surrounding landscape.
- Large clumps of Rhododendron ponticum to the western slope up to Tandle Hill Memorial.

LOCAL LANDSCAPE CHARACTER AREAS -ROCHDALE:

- 8.5.15 There is currently no adopted Landscape Character Assessment for the Rochdale MBC area. Previous Policy NE6 within the Unitary Development Plan for Rochdale (2006) focussed on landscape protection and enhancement, describing seven Landscape Character Areas within the borough, although this appears to be no longer available on the Council website.
- 8.5.16 The GM Landscape Character and Sensitivity Assessment states 'Landscape Character Assessments had not previously been prepared for the Rochdale Council area'.
- 8.5.17 The Rochdale Core Strategy 2016 provides some scant review of landscape types in the Borough and these broadly defer to the Characteristics set out in sections 1.5.7 Urban Fringe Farmland and 1.5.8 Pennine Foothills (West/South Pennines).

FIELD STUDY/OBSERVATIONS-THE SITE

- 8.5.18 As part of the field study a review of the condition of the landscape elements and characteristics apparent within the Study Area was undertaken.

Land Use

- The predominant land use within the undeveloped land is agricultural use for pasture, consisting of a mix of semi-improved and unimproved pasture with boggy areas and ephemeral standing water.
- Lower Stakehill Farm has two large barns, one of which is used to produce poultry, which are allowed free range of the adjacent field.
- Stakehill Lane Plant Nursery lies at the centre of the site, with polytunnels extending almost to the northern site boundary.

Built Form/Urban Grain

- Small clusters of settlement such as Higher Stakehill which have extended little beyond their 1848 footprint.
- To the south/east of Finaln Road the extent of built form has not increased significantly from that shown on the 1848-1851 County Series map, with isolated cottages and farm houses, albeit some recently extended. The wider separation distance from Stakehill Business Park, the visual separation provided by the mature woodland planting belt and the narrowed road corridor create a more distinctly rural character, in contrast further west.
- Within the centre of the site, to the east of Stakehill Lane, changes since the 1848 layout include the development of the Edwardian terraces at 214-226 Stakehill Lane, the diversification of Lower Stakehill Farm through the additional of the large Cattle and Poultry sheds and the development of Stakehill Nursery in the 1990s.
- To the west of Stakehill Lane, the 1930's housing forms a linear ribbon development to the southwestern edge of the site.

- The site is strongly enclosed by Stakehill Industrial Estate to the east and the motorway/motorway link road to the west and north

Land Form/Field Pattern

- The site occupies a sloping hillside, falling in a southwest direction from 155.47m AOD adjoining the A627(M) in the northeast to 129.14m AOD to the west of the site, at the end of Bentley Avenue. The average gradient is around 1:20.
- The site topography along its eastern length varies between 127.00AOD to the A627M link roundabout to 141.00AOD at Higher Stakehill/Three Gates Farm.
- More open views to the site are experienced from the south, although the motorway is a prominent physical feature and the greatest road noise is experienced from here.
- The field pattern was disrupted following the construction of the A627(M) in the early 1970s.
- Hedgerows form the dominant boundary type to the site and internal field pattern. A comparison of the topographical survey to the 1848-1851 County Series map suggests that these are remnants of the pre-1848 field boundaries. The dominant species is Hawthorn.
- Field boundaries consist of better defined hedgerow fragments particularly to Stakehill La. Elsewhere, hedge vegetation is gappy, and local field boundaries are reinforced with barbed wire fence.

Trees

- The Tree Survey Report was carried out by Bowland Consultancy in Dec 2025. It identifies 50nr individual trees, 64nr tree groupings and 9nr hedgerows within, or immediately adjoining the site.
- Tree cover is most extensive along the eastern and northern boundaries of the site, (G02, 18, 20, 21, 53 and 57) where planted as a buffer to the A627(M) following construction of the route in the early 1970s. These woodland planting belts lie outside the site boundary and comprise a mix of species including Ash, Common Oak, Field Maple, Goat Willow, Hawthorn, Elm and Sycamore. At around 11-18m high, the tree belt provides a strong visual buffer to the A627(M) link spur, however where the embankment narrows to the east of the site tree cover becomes sparser and glimpsed views of the motorway infrastructure can be attained.
- Individual mature trees (Ash, Common Oak, Hawthorn and Sycamore) are found growing from gappy hedgerows, which appear to be the remnant boundaries of the pre-1849 field pattern. Around the former-reservoir ponds, Goat Willow and Alder dominate. More recent planting includes minor clusters of Poplar and Wild Cherry, with Leyland Cypress forming a dense screen to the perimeter of Stakehill Nursery.
- Mapping GM identifies several trees and Tree Groupings all under TPO no. 49. These include trees to the edge of Stakehill La, to the eastern boundary of 80 Stakehill La (formerly TPO group 70G) and individual TPO trees all within TPO 49, (previously given separate TPO allocations) all associated with the field boundary that runs between numbers 80 and 68A Stakehill Lane, to the east of the former reservoirs.

Other Vegetation

- Areas of soft rush in low-lying depressions within the site.
- Evidence of establishing and growing stands of Himalayan Balsam around the Angling Ponds, to the western edge in particular.

Water Bodies/Water Courses

- The angling ponds bisect the site into two distinct halves and provide additional leisure opportunities. These are five ponds are located slightly south of the centre of the site.
- They were constructed pre-1848 as a series of six reservoirs that transported water to the former Bleach Works at Stakehill, fed by a watercourse arising in Gerard Wood.
- The sixth, northernmost reservoir was removed to facilitate construction of the A627(M) in 1972.
- As the route of the watercourse from Gerard Wood was also diverted it is not known how the ponds are currently supplied.
- The ponds are currently used by a private angling club, accessed by a gated entrance on Stakehill Lane.
- The Phase 1 Geo-Environmental Desk Study Report identifies two river networks that travel through the eastern half of the site. One of these is the watercourse from Gerard Wood, diverted as part of the A627(M) construction works, which now runs further to the east of the ponds.
- The second watercourse, Whit Brook, also diverted now runs under the pedestrian underpass and through the fields, aligning closely with the barbed wire fence that runs through the fields. It is assumed that both run in culverts below ground as there is no surface.
- Both appear to join the Main River (Whit Brook, a tributary of the River Irk) that runs through Stakehill Industrial Estate.

Public Rights of Way

- Two footpaths run through the site; MidFp16 and MidFp17.
- MidFp 16 is in poor condition, with poor field boundary crossings, overgrown vegetation, little signage or markers and evidence of tenant farmer preventing use, e.g. blocked near Lower Stakehill Farm where it arrives at Stakehill Lane. It runs from Stakehill La, heading north past Lower Stakehill Farm and then east through the fields and past the reservoirs to join MidFp17/MidRupp41 close to the A627(M) underpass. A route in this location is shown on the 1848-1851 County Series map; it originally extended to the farm buildings at Hough and was subsequently diverted following the construction of the motorway.
- MidFp17 is a grassed trackway, bounded by hedges, that leads from Stakehill lane via the side of Higher Stakehill Farm to the motorway underpass.
- A restricted byway, MidRupp41, joins the site at the motorway underpass at the south end, then runs immediately alongside the eastern site boundary. This turns 90 degrees and becomes MidRupp 131 which runs along the southern site boundary at Stakehill Lane.
- Footpath MidFp20 leads from the greenspace corridor within the heart of Stakehill Business Park to join Stakehill Lane opposite the western site boundary.

Infrastructure

- A 17.5m high telecommunications column is located to the north east of Lower Stakehill Farm, close to the boundary with the A627(M). The mast has been painted dark green but remains highly visible beyond a line of hawthorn trees.
- A pole-mounted electricity line run through the fields to the north of Stakehill Lane properties. Street lighting along Stakehill Lane is mounted on timber poles with an overhead line running between them.

FIELD STUDY/OBSERVATIONS-SURROUNDING SITE CHARACTER

8.5.19 To the **north** of the study area:

- Semi improved acid and neutral grasslands and wet, rushy pastures, some now reverting to moorland.
- Angling lakes at Thornham Lane provide additional leisure opportunities.
- Extensive footpath and public rights of way network; area demonstrably valued for walking and horse riding.
- St John Thornham Church is a locally prominent Grade II listed church set within a small rectangular graded enclosure.
- Land lies between 130m and 190m AOD gently undulating.

8.5.20 To the **south** of the study area:

- Land uses based on agriculture (mixed grazing), water supply and power transmission with evidence of former quarrying
- Pre-1848 field pattern is evident in some areas (east of A627(M), elsewhere hedgerow boundaries have been eroded to create larger fields (Cinder Hill Farm, Three Gates Farm) and to allow construction of the A627(M).
- Evidence of landowner/tenant farmer discouragement of footpath use (Bull in Field notices, poorly signed/non-existent MidFP13 through Hough Farm towards Tandle Hill.
- Land lies between 140m and 210m AOD. Undulating landform and effects of foreground topography provide localised screening.
- Areas with the greatest tranquillity are located to the east of the A627(M), although noise from the A627(M) permeates much of the paths to the east of the site; albeit the motorway is reasonably well-screened by vegetation and topography. Street lighting and overhead gantries will render this feature more apparent during hours of darkness.

8.5.21 To the **east** of the study area

- Small clusters of settlement (e.g. Thornham Fold) which have extended little beyond their 1848 footprint.
- Hedge boundaries to roads are generally well-maintained whereas internal field boundaries are fragmented and gappy.
- Electricity transmission (400kv and timber mounted overhead lines) and generation (wind turbines at Thornham Fold) features are evident on the skyline.

- Long range views can be attained from uplands within the extreme east in particular Tandle Hill. These are focussed on distant urban settlements in Oldham and Manchester.
- Land lies between 140 and 200m AOD, rising up sharply to Tandle Hill at 222m AOD.

8.5.22 To the **West** of the study area, the landscape consists of

- Manchester gold course and Three Listed Buildings (Hopwood Hall, Hopwood Hall Icehouse, Former Chapel at Hopwood Hall College).
- Hopwood Woodlands Local Nature Reserve, comprising areas of woodland that include pockets of Ancient and semi-natural woodland.
- The area has recreation and educational value and has some public rights of way such as the Rochdale Long Distance path, although these are absent within Manchester golf course.
- Areas at the eastern edge of the study area have a strongly recreational character due to educational and sporting. Strongly influenced by neighbouring urban areas at Hollins and Higher Boarshaw.
- Areas closer to the site are on elevated ground and retain more of the historic layout of Hopwood Hall and pre-1848 field boundaries.
- Rochdale Canal is designated as a Special Area of Conservation and a Site of Special Scientific Interest due to the significant population of floating water-plantain and wide range of pondweeds. It holds recognisable value for recreation and leisure; barges and pleasure craft, walking, National Cycle Route 66 runs along the canal towpath. It is a substantially intact watercourse with evidence of historic development and use of the canal.
- The canal edges include densely developed industrial corridors along the watercourse separated by lower lying undulating farmscapes.
- It holds significant historic interest dating from before canal construction, strong relationship with historic communications network through the valleys (road, rail).
- Listed features along the canal. Within the study area 8 canal buildings, locks and bridges are designated as Listed Buildings.
- Land generally lower topography more closely aligned to the canal, gently rising to Manchester Golf course. Between 100m and 150m AOD.

LANDSCAPE VALUE

8.5.23 In terms of "landscape value" it is appropriate to examine the role of the site and its immediate context in terms of the range of local factors set out in the GLVIA3 (Box 5.1, page 84), and summarised in the methodology. This considers the landscape in terms of a range of factors as set out below.

Landscape Quality (Condition):

- The site is predominantly pasture with small scale settlement patterns along its western edge but with the day-to day influence of Stakehill Industrial Estate influencing quality.
- To its eastern edge, the road corridor and trees lining this form the main boundary feature.

- The angling ponds are attractive features but lack biodiversity and have banks with invasive species e.g. Himalayan balsam. Apart from individual trees and these ponds there are no other significant habitats.
- The lower half of Stakehill La where some historic settlement/dwellings are observed retains a more rural characteristic.
- The majority of the site is pasture and in some areas of poor quality therefore the condition of the site landscape and its immediate context is considered to be **low**.

Scenic Quality:

- The site does not form a particularly prominent feature in the wider landscape and is constrained by the industrial estate and road. Views from the south to the site are of open green fields but these are very localised between the stronger visual influences of industrial built form and road infrastructure.
- The site therefore has a **Low** scenic value.

Rarity/Representativeness

- The site is a typical urban edge landscape of this area.
- Development also represents the opportunity to improve biodiversity and green infrastructure as well as enhance public rights of way and access to the countryside.

Recreational Value:

- The angling ponds are locally valued by the Angling Club, however, the site in general has low/very low recreation value.
- The development therefore offers an opportunity to increase recreational value though a new open space and access strategy prioritising routes for pedestrians cyclists and horse riders.
- The surrounding routes are heavily influenced by the noise of the motorway, however, beyond this to the west of the site Tandle Hill Country Park is a much valued recreation resource.

Perceptual Aspects and Associations:

- The site and its immediate context is an everyday landscape on the edge of a settlement and therefore of **Low** value.

A review of the designations present within the Study Area, has identified the following;

- No National, European or International landscape designations present.
- No European or International heritage designations present.
- Within the study area there are 17 Listed Buildings/structures/bridges.
- No National, European or International Habitat / Biodiversity designations present. Some small areas of woodland listed on the National Forest Inventory.
- No European or International Habitat / Biodiversity designations present. A small part of the Hopwood Woodlands Local Nature Reserve falls within the LCA. Small pockets of woodland are listed in the National Forest Inventory.
- Some public rights of way leading towards the 'Historic Parkland' LCA.

- Gerrard Wood, Site of Biological Importance, to the east of the A627(M).
- Two areas of woodland listed in the National Forest Inventory (Gerrard Wood and an area close to Slattocks and the Rochdale Canal).
- Numerous public rights of way leading from the elevated urban edge towards Stakehill.
- Locally valued at site level by residents for its rural character and intimate scale of settlement.
- Character strongly influenced by linear development pattern along key roads.
- Inward facing views due to localised screening of topography.
- Tranquil nature due to perceived isolation from the urban edge.
- A Site of Special Biological Importance (SBI) present at Tandle Hill Country Park. This is locally valued for family recreation (Tandle Hill Country Park), walking, horse-riding, wildlife viewing and memorial.
 - **Based on the above analysis and observations we have assessed the Landscape Value as 'Medium' and Landscape Quality as 'Low-Medium'.**
 - **To the east of the site, we have assessed the Landscape Value as 'Medium' and the Landscape Quality as Medium.**
 - **We have assessed the overall landscape sensitivity as 'medium'.**

FUTURE BASELINE

- 8.5.24 Future baseline may be impacted on other developments to the north and south of the site as part of the JPA 2 allocation. However, the detailed effects of these are not fully known.

8.6 SENSITIVE RECEPTORS

- 8.6.1 A visual appraisal has been undertaken for the site. This has explored the nature of the existing visual amenity of the area and sought to establish the approximate visibility of the site from surrounding locations and receptors. A series of photo viewpoints (**Figure 7: Viewpoint Locations/Visual Envelope**) have been selected which support this analysis.
- 8.6.2 The visual envelope of the proposed development identifies the surrounding land from within which views towards any part of the proposed development are likely to be possible. It is not an indicator of the effect of the proposed development on the view, but simply its visible extent in the surrounding landscape.
- 8.6.3 Photographs have been taken to illustrate a view from a specific vantage point, or to demonstrate a representative view for those receptors that are moving through the landscape, e.g. Rights of way users. The photographs may demonstrate varying degrees of visibility and include both short- and long-range views.
- 8.6.4 The photographs were taken on the 9TH December 2024 with tree leaves fallen, allowing visibility at its greatest.

The following list of potential visual receptors have been identified:

- Pedestrians using public footpaths, including Recreational Rights of Way;
- Horse riders using public bridleways;
- Users of Public Open Space (Tandle Hill Country Park);
- Users of recreational facilities, including private open space (Stakehill Angling club, Manchester Golf Club);
- Residents of properties along Stakehill Lane and Bentley Avenue;
- Road users (Bentley Avenue, Stakehill Lane, surrounding road network, A627M); and
- Workers at local businesses (Stakehill Industrial Estate, Lower Stakehill Farm, Stakehill Nursery, farmworkers).

8.7 ASSESSMENT OF POTENTIAL EFFECTS, MITIGATION AND RESIDUAL EFFECTS

- 8.7.1 Each photo viewpoint identifies the map location, distance to site and a determination of the visual/landscape baseline sensitivity using the assessment criteria set out in section 1.3.

Table 1.7.1 (Appendix 8.3) Assesses the potential effects of the development:

- During construction,
- At completion and
- In use after 15 years (residual effects) for each viewpoint.

ASSESSMENT AGAINST FUTURE BASELINE

- 8.7.2 As an general overview, we would envisage views to the site from the south (VP3, possibly some peripheral aspects of the view to VP4) would either be significantly impacted, or completely obscured by foreground development as this land parcel is earmarked for expansion of industrial development.
- 8.7.3 Industrial development within this land parcel would also exert influence over views experienced from Tandle Hill (VP17 and VP18).
- 8.7.4 To the north, retention and enhancement of Green Belt between Thornham Lane and the A627M link road will positively impact views to the site from Thornham La (VP15).

CUMULATIVE EFFECTS

- 8.7.5 As above, future industrial development to the south (within JPA 2 allocation) will exert effects on views experienced from Tandle Hill War Memorial (Bench) and Trig Point, (VP17) as well as the more elevated path approaching this (VP18).
- 8.7.6 Views from VP16 would also experience future effects from this development however this is a more incidental part of the view and experience. The main focus of sight is towards the elevated portion of Tandle Hill.

- 8.7.7 Proposed residential development to the north of the site (also within JPA 2 allocation) will also exert effects on views and VP16. However, the retention and enhancement of the Greenbelt land portion between Thornham Lane and The A627M link road will offer benefits such as screening and consolidated appearance of woodland green infrastructure such that would likely offset adverse effects from built form not untypical of this view.

8.8 OPPORTUNITIES FOR ENVIRONMENTAL ENHANCEMENT

- 8.8.1 Potential landscape mitigation is shown on **Figure 10**.
- 8.8.2 At a site level, the measures comprise a comprehensive landscape and Green Infrastructure strategy that screens prominent elements of the development, integrates biodiversity and flood risk through the use of sustainable drainage systems and provides a new open space, access and recreation strategy.
- 8.8.3 The most sensitive views are from Tandle Hill (VP16-VP18) and key mitigation measures which will minimise visual effects from these viewpoints are as follows:
- Fast growing tall woodland planting to the eastern site edges enhancing and complementing existing tree belts along the road corridor.
 - A strong green/woodland framework applied to the industrial portion of the site allowing clear and distinct separation between the building plots, screening building elevations and roofs, as well as car parking and vehicle access.
 - A proposed levels strategy which will strongly embed the larger building plots into the naturally rising landscape on site through the use of vegetated retaining structures or similar to allow the appearance of built form to be hid behind the existing road corridor landscape/trees.
 - An open space and green infrastructure framework applied to the residential portions of the proposed development including similar fast growing edge screen planting.

8.9 SUMMARY AND DISCUSSION

- 8.9.1 **Significant Effects** will be experienced from Tandle Hill Country Park War Memorial (VP17) and the elevated portion of the path approaching this (VP18).
- However, it is noted that these are views primarily towards urban areas where industrial, historic built form, houses and taller buildings such as Manchester City Centre are typical and already prominent in the view. The development is not introducing any built form that isn't readily experienced in the current view.
 - The presence of the A627M including views to lighting columns, gantry signage and taller vehicles is also readily apparent. This further emphasises the urban edge view characteristic.
 - VP18 is partially obscured by native woodland/scrub which it is envisaged will overtime exert a greater screening influence on this view.
 - With a new site GI strategy, it is anticipated that the main effects of the development will over time be softened with trees and woodland and any residual effects will remain as a typical elements experienced as part of the urban view. The road acts as a visual 'full-stop' to further encroachment of development.

- The more significant view to upland areas from Tandle Hill Trig is in the opposite direction, and people's enjoyment of this view is unaffected. Local improvements to seating would encourage better appreciation of this view.
- However, views VP16, VP17 and VP18 will likely experience cumulative effects from future development, these are discussed in section 1.7.6-8.

8.9.2 Other effects will be experienced more locally. In particular visual changes experienced by current residents along Stakehill La. (VP4, VP5, VP7, VP8, VP10, VP11, VP12, VP13, VP22 and VP23).

- Changes in views will generally alter from medium scale to open pasture to new dwellings screened with planting.
- New road infrastructure will have locally significant effects on VP8 and VP22 and VP23. However, new screen planting is envisaged in conjunction with localised mounding to greatly soften direct views to new roads.
- The appearance of transport infrastructure is typical of these views due to the proximity of Stakehill Industrial Estate.
- The introduction of the new highway infrastructure at VP9 may have some local benefits such as improved pedestrian use and safety, and enhanced landscape treatment to offset tree loss to Stakehill Lane.

8.9.3 Views such as VP1, VP2 and VP14 are considered to experience low/minor effects as these are already screened from the site by the road corridor/associated woodland planting.

8.9.4 Views such as VP3 and VP15 will experience likely effects from cumulative development as discussed in section 1.7.6-8.

8.10 REFERENCES

- **Reference 8.1:** Guidelines on Landscape and Visual Impact Assessment (GLVIA3) 3rd Edition 2013.
- **Reference 8.2:** Landscape Institute Technical Guidance Note: 'Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment' August 2024.
- **Reference 8.3:** Greater Manchester Landscape Character and Sensitivity Assessment 2018.
- **Reference 8.4:** LI Technical Guidance Note: Visual Representation of Development Proposals Sept 2019.

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