

17. Landscape & Visual

Introduction

- 17.1 This Chapter reports the outcome of the assessment of likely significant environmental effects arising from the Project for Assessment in relation to Landscape and Visual matters. It also reports the likely significant environmental effects associated with the Proposed Scheme, which comprises the planning application.
- 17.2 The Chapter describes the technical consultation that has been undertaken during the EIA, the scope of the assessment and assessment methodology, and a summary of the baseline information that has informed the assessment.
- 17.3 In line with **Chapter 2: Approach to EIA**, the assessment reports on the likely significant environmental effects, the further mitigation measures required to prevent, reduce or offset any significant adverse effects, or further enhance beneficial effects. The conclusions are provided both in terms of the residual effects and whether these are considered significant. The assessment of effects takes into consideration both primary and tertiary mitigation (see **Chapter 2: Approach to EIA** for further details) and is informed by the EIA Scoping process (**Appendix 2.1 – 2.3**) and iterative scoping process where applicable.
- 17.4 This Chapter, and its associated **Figures 17.1 – 17.5** and **Appendices 17.1 – 17.8**, is intended to be read as part of the wider ES with particular reference to the introductory Chapters of this ES (**Chapters 1 – 6**).
- 17.5 In addition, this Chapter should be read in conjunction with **Chapter 19: Assessment of Cumulative Effects**.

Summary of Consultation

- 17.6 **Table 17.1** provides an overview of the consultation that has been undertaken to inform the EIA, including the consideration of likely significant effects and the methodology for assessment. Copies of such correspondence is included within **Appendix 17.2**.

Table 17.1: Summary of Consultation

Body/ Organisation	Contact	Date/Form of Consultation	Summary of Consultation Outputs
Bury Council	Head of Development Management Planning Services	12 th February 2024, Email	Email correspondence to agree proposed Photoviewpoint locations and methodology. Three additional Photoviewpoints were requested from public footpaths alongside the M66 corridor (PRoW 7WHI as it enters the western Assessment Boundary and two views from PRoW 84BUR.

Body/ Organisation	Contact	Date/Form of Consultation	Summary of Consultation Outputs
			Photoviewpoint 2 added to demonstrate views from PRoW 7WHI. Views from PRoW 84BUR were visited but not deemed available due to intervening vegetation cover of the M66 motorway corridor.
Rochdale Council	Assistant Development Manager Economy	27 February 2024, email	Email correspondence to agree proposed Photoviewpoint locations and methodology. Requested two additional Photoviewpoint locations from the northern entrance of Alkringham Hall, Hall Drive and the Tandle Hill viewpoint point, and adjustment to the location of Panorama 25 to be further south along the PROW (MidFp119) towards the United Utilities facility. Photoviewpoints from Alkringham Hall and Tandle Hill viewing point have been added. Alterations to Panorama 25 were tested with limited success – view is now represented by Photoviewpoint 14.
Bury Council	Head of Development Management Planning Services	16 th October 2024, email	Email correspondence to agree proposed Accurate Visual Representation (AVR) locations. No objections.
Rochdale Council	Assistant Development Manager Economy	16 th October 2024, email	Email correspondence to agree proposed Accurate Visual Representation (AVR) locations. No response received.

Scope of the Assessment

- 17.7 An EIA Scoping Report was submitted to BC and RBC on 17 October 2024, as presented as **Appendix 2.1**. A Scoping Opinion has not been received to date; however, a number of consultation responses have been received and are provided in **Appendix 2.2**. A response to the comments in **Appendix 2.2** are provided in **Appendix 2.3**. This section provides confirmation on the scope of the assessment presented within this Chapter following submission of the EIA Scoping Report.

- 17.8 Residential viewpoints have not been considered as part of this Chapter and no request for a Residential Visual Amenity Assessment (RVAA) has been made during agreement of viewpoints with the RB and RBC.

Effects Not Considered to be Significant

- 17.9 The following effects were not considered significant as part of the EIA Scoping Report and are not considered further in this Chapter:
- Changes to the character and amenity of views beyond the ZTV and 5km. The distance assessed within the Chapter has been changed from 2km (as originally set out within the EIA Scoping Report) to 5km as a result of the increased maximum height parameters to 69m); and
 - Changes to the character of the landscape beyond the ZTV and the 5km Study Area are unlikely to be considered significant and will not be considered further in the EIA or reported in the ES.

Effects Considered Likely to be Significant

- 17.10 The following effects (**Table 17.2**) were considered likely to be significant and are reported within this Chapter. These are all addressed in the Chapter but the order has been amended in line with the viewpoint conventions.

Table 17.2: Effects Considered Likely to be Significant

Likely Significant Effect	Receptor(s)	Applicable Development Stage(s)	Spatial Zone
Changes to Landscape Character	The Assessment Boundary itself; and LCTs and LCAs of the Greater Manchester Landscape Character and Sensitivity Report	Construction/ Operation	All Spatial Zones
Changes to the character and amenity of views	Public Footpath Users within the Assessment Boundary	Construction/ Operation	All Spatial Zones
	Public Footpath Users beyond the Assessment Boundary (within 5km)	Construction/ Operation	All Spatial Zones
	Minor Road Users within the Assessment Boundary	Construction/ Operation	All Spatial Zones
	Local Minor Road Users beyond the Assessment Boundary (within 5km)	Construction/ Operation	All Spatial Zone
	Local Main Road Users	Construction/ Operation	All Spatial Zones
	Recreational Users of Unsworth Academy playing fields	Construction/ Operation	FF

Likely Significant Effect	Receptor(s)	Applicable Development Stage(s)	Spatial Zone
	Visitors to Heaton Park Temple	Construction/ Operation	All Spatial Zones
	Visitors to Birch Services	Construction/ Operation	CC / E

17.11 Consideration of LCTs and LCAs of the Rochdale Landscape Character Assessment and Bury Landscape Character Assessment (2009) have now been scoped out from further consideration, with the Greater Manchester Landscape Character and Sensitivity Report (August 2018) superseding these local assessments to provide a more up-to date description of landscape character while also taking account of findings of earlier Character assessments of Rochdale and Bury.

Assessment Methodology

Legislative Framework, Policy and Guidance

17.12 The following legislation and policy has informed the assessment of effects within this Chapter:

Legislation

17.13 There is no legislation relevant to Landscape and Visual Impact Assessment.

Policy

- National Planning Policy Framework (NPPF, December 2024)¹;
- Places for Everyone (PfE) Joint Development Plan (Adopted March 2024)²;
- Bury Local Plan (Adopted March 2024)³; and
- Rochdale Local Plan (Adopted May 2024)⁴.

17.14 The following guidance has informed the assessment of effects within this Chapter:

- An Approach to Landscape Character Assessment, Natural England, Second Version, October 2014⁵;
- Guidelines for Landscape and Visual Impact Assessment (GLVIA), Third Edition, Landscape Institute and Institute of Environmental Management and Assessment (IEMA), 2013⁶;
- Technical Guidance Note 02/21, Assessing landscape value outside national designations, Landscape Institute, 2021⁷;
- Technical Guidance Note 06/19 Visual Representation of development proposals, Landscape Institute, 2019⁸;
- Technical Guidance Note 01/24 Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third edition (GLVIA3), 2024⁹; and

- An Approach to Landscape Character Assessment, Natural England, Second Version, October 2014¹⁰.

Defining the Study Area

- 17.15 A Zone of Theoretical Visibility (ZTV) mapping exercise has been undertaken to correspond with the Maximum Overall Heights set out within **Figure 4.2**, with a maximum ridge height of 69m. This ZTV is included as **Figure 17.5**.
- 17.16 Following the creation of an initial ZTV (based on LiDAR 1m DSM) a study area has been identified on **Figure 17.5** extending out 5km from the Assessment Boundary. This is proposed as a suitable extent given the scale of development. The landscape and visual study area is proposed to be the same, as this will enable effects on viewers in the surrounding area and indirect landscape effects to be adequately assessed.

Background Studies to Inform the ES / Establishing the Baseline

- 17.17 **Table 17.3** summarises all surveys and analysis undertaken to inform the assessment presented within this Chapter.

Table 17.3: Background Surveys and Analysis

Survey/Study/Analysis / Evaluation	Overview	Date of Completion
Landscape Site Visit and Photoviewpoint Survey (Appendix 17.4)	Collection of winter-time viewpoint photography for Photoviewpoints 1-23 and 26.	29 February 2024
Site visit to collect additional Photoviewpoint photography (Appendix 17.4)	Collection of additional viewpoint photography for Photoviewpoints 24, 25 and 27.	November 2024
Landscape and Visual Impact Assessment (Appendix 17.7 and 17.8)	Assessment of potential landscape and visual effects resulting from the construction and operation of the Project for Assessment.	January 2025
Accurate Visual Representations (AVRs) – Type 3 (Appendix 17.5)	A selection of verified visualisations, compliant with TGN 06/19 Type 3 Wireline, to provide supporting material to visualise the scale and massing of development. Number and locations of photoviewpoints to be taken forward to Wireline have been agreed with Bury Council (October 2024), but no response was received from Rochdale Council. Photoviewpoints without AVRs will be presented as photosheets compliant with TGN 06/19 Type 1.	January 2025

Assessment Process

- 17.18 The LVIA has been undertaken in accordance with the Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3), prepared by the Landscape Institute and IEMA in 2013.
- 17.19 The GLVIA3 describe Landscape and Visual Impact Assessment as *“a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people’s views and visual amenity”*.
- 17.20 The LVIA provides a systematic analysis of the existing landscape context and the potential effects arising from the Project for Assessment. The baseline assessment sets out the existing condition of the landscape in terms of its regional context, its physical fabric, landscape character, any cultural heritage value, and recreational value. The existing visual amenity of the Assessment Boundary and locality is assessed in a further separate section of the baseline work.
- 17.21 In order to establish the degree of change arising from the Project for Assessment the extent to which that change will affect local receptors, the existing situation and site context has been ascertained in terms of amenity, availability of views and the landscape character context for the Assessment Boundary and local area. The baseline appraisal process has included:
- An overview of statutory plans and other data regarding relevant designations and landscape and visual related planning policies for the area;
 - An assessment of the landscape character of the Assessment Boundary with reference to published works and checked and verified through field work;
 - The extent of the baseline study area will be established through GIS topographical analysis and ZTV mapping, which will then be subsequently verified and assessed in the field. The field verified visual envelope will be defined based on site work to determine the extent of visibility taking into account surrounding built form and vegetation;
 - Utilising the ZTV, representative photoviewpoints and associated visual receptors have been identified. In accordance with best practice, the photoviewpoint locations have been agreed with the LPAs prior to running the assessment; and
 - A visual appraisal of the Assessment Boundary and its surroundings.
- 17.22 The LVIA has been informed by a set of ten verified wireline visualisations. These are compliant with TGN 06/19 Type 3 Wireline and included within **Appendix 17.5**.
- 17.23 The methodology used for the preparation of the LVIA is included within **Appendix 17.1**. The impact assessment process has classified the identified landscape character resources and visual receptors / photoviewpoint locations in terms of their sensitivity to change with a judgement to evaluate the magnitude of change for each identified receptor. The significance of any landscape and visual effect is a function of the sensitivity of the affected landscape resources and visual receptors against the magnitude of change that they would experience.

- 17.24 The assessment of likely significant effects to sensitive receptors has considered the sensitivity of the receptor (on a scale of high, medium, low and negligible) and the magnitude of the change (on a scale of large, medium, small and negligible) to determine the level of effect on a scale of major, moderate, minor and negligible.
- 17.25 Criteria in the tables within **Appendix 17.5** has been used as a basis for identification of receptor sensitivity and anticipated magnitude of change, with professional judgement used to establish a level of effect and whether the effect is significant or not. The level of effect and significance has been determined through professional judgement, with a major / moderate effect and above considered to be a significant.
- 17.26 Significant effects identified through the LVIA process are presented within this ES Chapter.

Reporting of the Environmental Effects and Significance Criteria

- 17.27 The assessment of likely significant environmental effects as a result of the Project for Assessment and Proposed Scheme has taken into account the construction and operational stage (Year 1 immediately after completion of all phases in combination and Year 15, being 15 years after completion when secondary mitigation measures would have established and matured). The following sections define the approach adopted within the assessment for the determination of sensitivity (or value/importance), magnitude of change (or impact), the level of effect and significance.

Determining Sensitivity of Receptor

- 17.28 The sensitivity of affected receptors has been considered on a scale of **high, medium, low** or **negligible**, as defined within **Tables 17.4** and **Table 17.5**.

Table 17.4: Sensitivity of Landscape Receptors

	Designations and Conservation Interests/Associations <i>Landscapes recognised and valued for their quality and / or cultural associations / recreational value</i>	Landscape Value <i>Characteristics and features as recognised in published landscape character assessments or policy</i>	Landscape Condition <i>Degree to which the landscape is intact and legible & its scenic quality</i>	Landscape Susceptibility <i>The ability of a defined landscape to accommodate the specific proposed development without undue negative consequences</i>	
High ↑	National / Regional Importance (e.g. AONB, National Park, Registered Parks and Gardens)	Features which are dominant within the landscape and are fundamental to defining the distinct landscape character of an area.	Distinct landscape structure with strong pattern and intact features. Few detractors or uncharacteristic features or elements present.	The landscape is such that changes in terms of the proposed development would be entirely at odds with the character of the local area, related to matters including pattern, grain, use, scale and mass.	High ↑
		Important characteristics and features recognised as forming intrinsic part of nationally and regionally designated landscapes.	Landscape exhibits recognisable structure and characteristic patterns. Some detracting features present.	The proposed development has a degree of consistency with the existing scale, pattern, grain, land use of the prevailing character, although mitigation may be appropriate to enhance assimilation.	
		Distinctive individual or rare features.			
	Local importance (e.g. Conservation Areas, Special Landscape Areas / Features)	Locally important and notable features that contribute to the overall character of an area. Features and elements protected by local policy.	Degraded landscape structure with fragmented pattern and poor legibility of character.		
				The proposed development is entirely consistent with the character of the local area, related to matters including pattern, grain, use, scale and mass.	
Low ↓	No Designation	Features or elements that are uncharacteristic and detract from the landscape character of an area.	Detracting features notable within the landscape.		Low ↓

Table 17.5: **Sensitivity of Visual Receptors**

Value (attached to views)		Visual Susceptibility
		<i>The occupation or activity of people experiencing the view and the extent to which their attention or interest may be focused on the views and their visual amenity at particular locations</i>
High	Recognised national / Important Viewpoints, including those identified within and protected by policy. These viewpoints may be tourist destinations and marked on maps. Designed views, including from within historic landscapes. Users of nationally recognized routes e.g. National Cycle Network, National Trails. Land with public access (i.e. Open Access Land and National Trust Land). Locally important views/ views. Views from within locally designated landscapes e.g. Conservation Areas and local planning policy. Views from local routes identified on maps Permissive routes, not recognised by policy or identified on maps.	People visiting recognised viewpoints with views towards the development. People using Public Rights of Way and Access Land as part of recreational routes with extensive views towards the development. People using recreational facilities or playing outdoor sports with views of the development but for whom views are not the main focus. Users of Public Rights of Way and Access Land with intermittent views towards the development. People travelling along roads or using transport routes where the focus is not on the views and views of the development are fleeting. People at places of work where attention is not on the views. Users of Public Rights of Way and Access Land where views towards the development are limited to glimpses and are not the main focus of attention.
Low	No designations present	

Determining the Magnitude of Change

17.29 The magnitude of change has been considered as the change experienced from the current baseline conditions at the sensitive receptor and has been considered on a scale of **large**, **medium**, **small** or **negligible**, as set out within **Table 17.6** and **Table 17.7**.

Table 17.6: Magnitude of Effect of Landscape Receptors

	Scale <i>Identifies the degree of change which would arise from the development</i>	Geographical Extent <i>Indicates the geographic area over which the effects will be felt</i>	Duration and Reversibility <i>Identifies the time period over which the change to the receptor would arise as a result of the development.</i>
Large	Highly noticeable change, affecting most key characteristics and dominating the experience of the Landscape/Townscape; introduction of highly conspicuous new development; and the baseline situation will be fundamentally changed.	Extensive, affecting the majority or all the character area / receptor.	Long-term or permanent, the change is expected to be in place for 10+ years and there may be no intention for it to be reversed or only partially reversed.
Medium	Partial alteration to key elements, features, qualities or characteristics, such that post development the baseline situation will be largely unchanged but noticeable despite discernible differences.	Localised, affecting a moderate amount of the character area / receptor.	Medium-term, the change is expected to be in place for 5-10 years and the effects may be reversed or partially reversed.
Small	Minor alteration to few elements, features qualities or characteristics resulting in a barely perceptible change.	Affecting the character area / receptor to a minor extent.	Short-term, the change is expected to be in place for 0-5 years and the effects are likely to be reversed.
Negligible / None	Negligible to no perceptible change	Barely perceptible changes to the character area/receptor.	

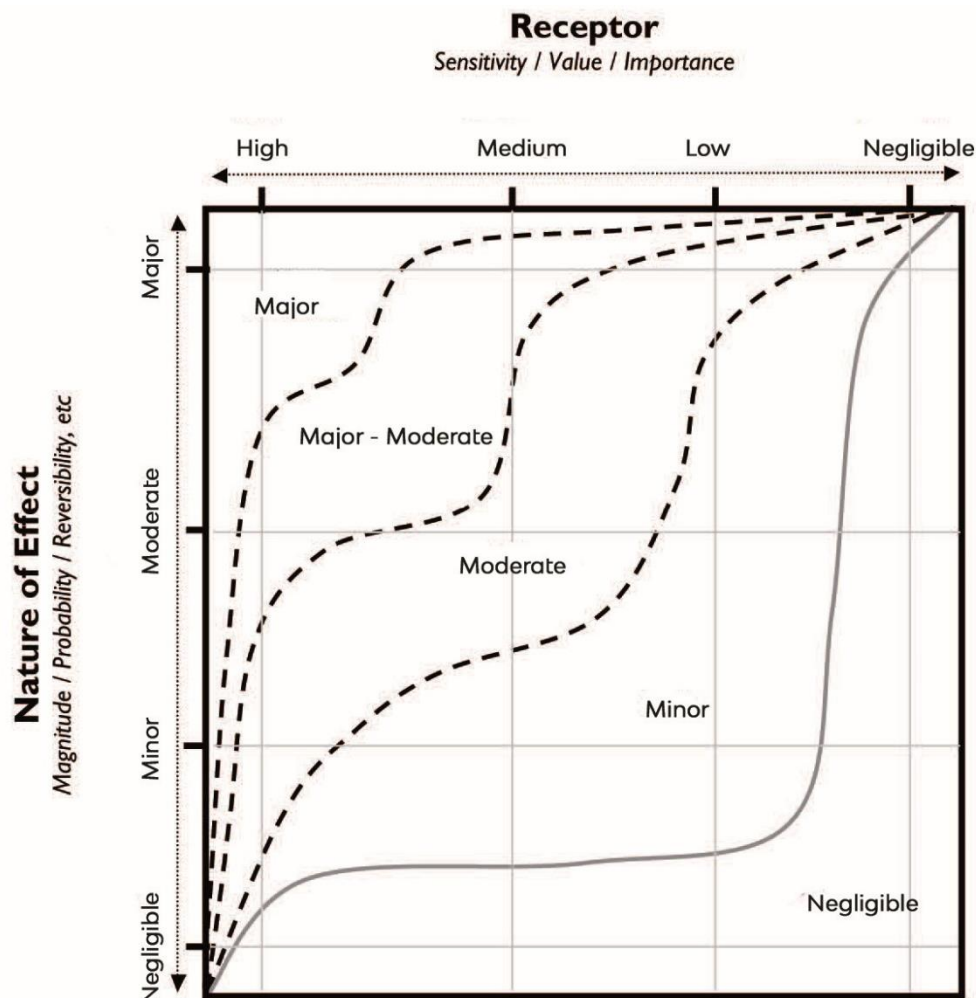
Table 17.7: Magnitude of Effect of Visual Receptors

	Scale <i>Identifies the degree of change which would arise from the development</i>	Geographical Extent <i>Indicates the geographic area over which the effects will be felt</i>	Duration and Reversibility <i>Identifies the time period over which the change to the receptor would arise as a result of the development.</i>
Large	Intensive/dominant or major alteration to key elements of the baseline view.	Changes perceived over wide area.	Long-term or permanent, the change is expected to be in place for 10+ years and there may be no intention for it to be reversed or only partially reversed.
Medium	Partial/noticeable or minor alteration to key elements of the baseline view.	Changes perceived by receptors over moderate to localised area.	Medium-term, the change is expected to be in place for 5-10 years and the effects may be reversed or partially reversed.
Small	Minor alteration to few elements of the baseline view.	Changes perceived by receptors over a localised or isolated extent e.g., a single viewpoint.	Short-term, the change is expected to be in place for 0-5 years and the effects are likely to be reversed.
Negligible / None	Barely perceptible or no change to the baseline view.		

Determining the Level of Effect

17.30 The level of effect has been informed by the magnitude of change due to the Project for Assessment / Proposed Scheme and the evaluation of the sensitivity of the affected receptor. The level of effect has been determined using professional judgement and **Extract 17.1** has been a tool which has assisted with this process.

Extract 17.1 Landscape and Visual Significance Matrix (derived from IEMA 2011)



17.31 Based upon **Tables 17.6 and 17.7**, the graduations on the Nature of Effect axis of **Extract 17.1** should be read as follows for consistency: Major (Large); Moderate (Medium); Minor (Small); and Negligible.

17.32 The following terms have been used to define the level of the effects identified, and these can be 'beneficial' or 'adverse':

- **Major beneficial effect:** where the Project for Assessment / Proposed Scheme would fit well with the scale, landform and pattern of the landscape and bring substantial enhancements and/or create a major improvement in views;
- **Moderate beneficial effect:** where the Project for Assessment / Proposed Scheme would fit well with the scale, landform and pattern of the landscape, maintain and/or

enhance the existing landscape character, and/or create a noticeable but improved change in the view;

- **Minor beneficial effect:** where the Project for Assessment / Proposed Scheme would complement the scale, landform and pattern of the landscape, whilst maintaining the existing character, and/or result in minor improvements to the existing views;
- **Negligible:** where the Project for Assessment / Proposed Scheme is unlikely to cause a noticeable change for a landscape or visual receptor, the development would create neither an adverse or beneficial change.
- **Minor adverse effect:** where the Project for Assessment / Proposed Scheme is likely to cause a small, permanent and/or temporary loss or alteration to one or more key elements or features of a landscape receptor, to include the introduction of elements that may not be uncharacteristic of the surrounding landscape, and/or would cause limited visual intrusion to a visual receptor;
- **Moderate adverse effect:** where the Project for Assessment / Proposed Scheme is likely to cause substantial permanent loss or alteration to one or more key elements of the landscape receptor, to include the introduction of elements that are prominent but may not be substantially uncharacteristic with the surrounding landscape. The Project for Assessment / Proposed Scheme would be clearly visible and would result in adverse effects upon the experiences of visual receptors;
- **Major adverse effect:** where the Project for Assessment / Proposed Scheme is likely to cause irrevocably damage, degrade or badly diminish landscape character features, elements and setting of the landscape receptor. The Project for Assessment / Proposed Scheme would be irrevocably visually intrusive and would disrupt fine and valued views both into and across the area.

17.33 The duration of the effect has been assessed as either 'short-term', 'medium-term' or 'long-term'. Short-term is considered to be up to 1 year, medium-term is considered to be between 1 and 10 years and long-term is considered to be greater than 10 years.

Determining Significance

17.34 For each effect, a statement has been made as to whether the level of effect is '**Significant**' or '**Not Significant**'. In the case of Landscape this includes effects of major / moderate or above. This determination has been based on professional judgement and/or relevant guidance/legislation where applicable.

17.35 Significance has only been concluded for residual effects (i.e. following the identification of secondary mitigation).

Baseline Conditions

Landscape Character and Guidance

17.36 Landscape Character Areas covering the Assessment Boundary and the Study area are illustrated on **Figure 17.4: Published Landscape Character** and relevant extracts from Landscape Character Assessments are contained within **Appendix 17.3**. The following landscape character assessments and sensitivity documents are of relevance to this Chapter:

- National Character Assessments (NCAS); and
- Greater Manchester Landscape Character and Sensitivity Study.

Published Characteristics

National Character

- 17.37 For the purpose of assessing the effects of development, National Character Areas (NCAs) are relevant; however, they are broad brush and set out the characteristics of large geographical areas. Whilst NCAs do not provide an appreciation of the site-specific issues which need to be taken into account in the determination process, it should be noted that some of the characteristics are discernible in relation to the wider landscape surrounding the Assessment and Application Boundaries.
- 17.38 The Assessment Boundary and Study Area are situated within the northern portion of the overall extents of NCA 54: Manchester Pennine Fringe. This NCA occupies the transitional zone between the open moorlands of the Dark Peak and Southern Pennines to the north (NCA 36 Southern Pennines), and the densely populated, urban Manchester Conurbation (NCA 55) to the south. NCA 54 wraps around Manchester from Bolton in the north-west to the edge of Hazel Grove in the east, and includes the industrial towns of Bury, Bolton, Rochdale, Oldham, Dukinfield and Glossop.

County

- 17.39 Within the Greater Manchester Landscape Character and Sensitivity Study (GMLCSS), the Assessment Boundary is situated across four identified Landscape Character Types (LCT) and Areas (LCA) (Refer to **Figure 17.4**) as follows:
- Incised Urban Fringe Valleys LCT / LCA25 River Roch;
 - Reclaimed Land/Wetlands LCT / LCA26 Prettywood, Pilsworth and Unsworth Moss;
 - Mosslands and Lowland Farmland LCT / LCA26 Prettywood, Pilsworth and Unsworth Moss; and
 - Urban Fringe Farmland LCT / LCA27 Simister, Slattocks and Healds Green.
- 17.40 A further two Landscape Character Types and seven Landscape Character Areas are identified within the wider Study Area, as follows:
- Historic Parks and Wooded Estate Farmlands LCT;
 - Pennine Foothills (West/South Pennines) LCT;
 - LCA 16 – River Irwell (south Bury) & River Croal;
 - LCA 19 – Heaton, Prestwich, Whitefield & Stand Parklands;
 - LCA 21 – Little Lever & Elton Reservoir;
 - LCA 22 – Holcombe to Greenmount and Higher Summerseat;
 - LCA 23 – River Irwell (north Bury) & Kirklees;

- LCA 24 – Knowl and Rooley Moors, Fringes and Foothills; and
 - LCA 28 – Rochdale and Oldham South Pennine Foothills.
- 17.41 More detailed information regarding the Assessment Site features is available through the relevant Landscape Character Type and Landscape Character Area descriptions, which are included at **Appendix 17.3**.
- 17.42 As part of the GMLCSS, the sensitivity of each of the Landscape Character Areas are assessed on the basis of two development scenarios: 2-3 storey residential housing developments and Commercial/ Industrial developments.
- 17.43 The following sensitivity ratings are provided for the three Landscape Character Areas that fall within the Assessment Boundary for the ‘commercial/Industrial development’ scenario, and have been considered within the establishment of overall receptor sensitivities set out within **Appendix 17.6**:
- LCA25 River Roch: Medium – High Sensitivity;
 - LCA26 Prettywood, Pilsworth and Unsworth Moss: Medium Sensitivity; and
 - LCA27 Simister, Slattocks and Healds Green: Medium Sensitivity.

Summary of Published Landscape Character

- 17.44 Both the Assessment Boundary and Application Boundary lie within the National Character Area 54, Manchester Pennine Fringe. Within the Greater Manchester Landscape Character and Sensitivity Study, the wider Assessment Boundary is situated across four identified Landscape Character Types and three Landscape Character Areas (Refer to **Figure 17.4**) as follows:
- Incised Urban Fringe Valleys LCT / LCA25 River Roch;
 - Reclaimed Land/Wetlands LCT / LCA26 Prettywood, Pilsworth and Unsworth Moss;
 - Mosslands and Lowland Farmland LCT / LCA26 Prettywood, Pilsworth and Unsworth Moss; and
 - Urban Fringe Farmland LCT / LCA27 Simister, Slattocks and Healds Green.
- 17.45 The Application Boundary is situated across all the above noted LCTs, except the Reclaimed Land / Wetlands LCT.
- 17.46 The Assessment Boundary is situated within the transition zone between the open moorlands of the Southern Pennines to the north and the urban conurbation of Manchester to the south. The M62 motorway runs east to west and is the dominant feature in the landscape. The landscape is mostly farming, characterised by large open fields bounded by broken hedgerows and field trees. There are woodland blocks, mainly located along the Whittle Brook river corridor.
- 17.47 The Assessment Boundary is surrounded by more densely populated areas located within lower ground, with ground starting to rise towards the north. The ground rises to the east

towards Heywood and falls along the river corridors of Whittle Brook and Castle Brook (**Figure 17.3**).

- 17.48 Guidance at national and county level refers to the protection and enhancement of native landscape features, such as trees, woodland and hedgerows, and the connection and enhancement of these into a wider Green Infrastructure network. This can include additional tree planting along the motorway corridor and enhanced landscaping along existing waterways. Guidance seeks to ensure that the variations in topography are utilised, whereby lower level dips in landform are enhanced with additional landscaping to help integrate new development into the landscape. Longer distance views within the Assessment Boundary towards the wider landscape should be maintained.

Site and Site Context

- 17.49 The Assessment Boundary's location and nearby context is illustrated on **Figure 17.1** and **17.2**. The Assessment Boundary comprises predominantly agricultural fields, divided by native hedgerows and dissected by riparian stream corridors including Whittle Brook, with scattered development parcels of farmsteads, industrial areas and an on-site Golf Club (Pike Fold Golf Club).
- 17.50 The Assessment Boundary comprises of predominantly undulating farmland dissected by riparian corridors, including Whittle Brook. Built form within the Assessment Boundary comprises farmsteads, a number of small business premises and small pockets of housing. There is an industrial estate (Birch Industrial Estate) on the higher ground within the centre of the Assessment Boundary and this, together with the commercial / industrial areas and landfill site to the north, have an urbanising influence upon its scenic value and perceptual qualities. The eastern part of the Assessment Boundary has largely lost its field pattern and includes manmade landforms. To the south and far west, the motorways have a further urbanising influence, combined with the services. Away from these areas, however, pockets of rural character remain, particularly in the west where Pike Fold Golf course is present and introduces further layers of vegetation.
- 17.51 The natural heritage value and condition of the landscape within the Assessment Boundary is variable with pockets of relative tranquillity afforded by the landform, tall hedgerows and tree cover; however, in some areas, particularly the northern extents of the Assessment Boundary, there is a fringe character present.
- 17.52 The Assessment Boundary is situated between four settlement areas: Heywood to the north/north-east; Bury to the north-west beyond the M66; Pilsworth and Unsworth to the west beyond but adjacent to the M66 corridor; and Simister Village, Bowlee and Langley to the south, south-east beyond the M62.
- 17.53 Aspects of the Assessment Boundary's features and character are considered further within the headings below and illustrated upon **Figure 17.2**.

Settlement and Land Use

- 17.54 The Assessment Boundary is located to the east of the settlement of Unsworth, to the north of Middleton and the village of Birch, and the west of Siddal Moor. Heywood Industrial Park is located adjacent to the north and north-east boundary to the Assessment Boundary (Infrastructure Area AAA and Application Plot A) and occupies a slightly elevated position in relation to the Assessment Boundary, resulting in views looking towards Heywood Industrial

Park being available from within the northern and north-western extents of the Assessment Boundary. A recently constructed residential development is located to the southeast boundary of the Assessment Boundary (adjacent Plot BB) at Hopewood Meadows (South Heywood). Birch services which serve the M62, are situated to the immediate south of the Assessment Boundary (Plot CC and Infrastructure Area BBB). Birch Industrial Estate is located within the Assessment Boundary, east of Whittle Lane (adjacent to Plot D to the west, Plot C to the north, Plot AA to the north-east, Plot F to the east and Plot E to the south) and occupies a high point towards the centre of the Assessment Boundary. Further scattered small groups of development and farms are located throughout the Assessment Boundary: around Griffe Lane (adjacent Plot DD and FF), Castle Road (within Plot FF), Egypt Lane (adjacent Plots EE and DD) and Simon Lane (through Plot DD) within the western extents of the Assessment Boundary and around the A6045 (through Plot BBB) and Dr Fold Lane (through Plot BB) within the east of the Assessment Boundary.

- 17.55 Land use on the Assessment Boundary comprises predominantly arable and pastoral farmland. Pike Fold Golf Club and associated grounds (within Plot EE) form a more manicured landscape of tree belts and open, mown greens within the south-west of the Assessment Boundary near the junction of the M66 and M62. Mature vegetation along the routes of watercourses (Whittle Brook, Castle Brook, Brightley Brook and Hollins Brook) within the Assessment Boundary forms ecological connections throughout the Assessment Boundary.
- 17.56 The landscape surrounding the Assessment Boundary, in contrast, is well developed mainly for residential and industrial uses to the west and north respectively. Heywood Distribution Park exerts an influence over the north-east extents of the Assessment Boundary (adjacent Plots A and B). The main transport corridors of the M66 and M62 form defining features alongside the Assessment Boundary's western extents (adjacent Plots FF and EE) and southern boundaries (adjacent Plots EE, DD, D, CC, BB and BBB) respectively, intersecting at the southern-most point. Pilsworth Quarry and Landfill Restoration and Pilsworth South Landfill Site are also located alongside the Assessment Boundary's north-western boundary, between Pilsworth Road and the course of Brightley Brook, both of which are visible from within the Assessment Boundary and exert a detracting influence. The Assessment Boundary is situated firmly within a settled context.

Topography and Hydrology

- 17.57 Topography of the Assessment Boundary and its local context is illustrated upon **Figure 17.3**. The Assessment Boundary has an undulating topography which is most pronounced around the various water courses which bisect the Assessment Boundary. The topography ranges between 85m AOD in the north-west corner to 134m AOD towards the centre adjacent to Birch Industrial Park. Surrounding the Assessment Boundary the landform is sculpted by the presence of a number of watercourses, notably sloping into the valley landform associated with the River Irwell to the east and south-east, and the River Irk to the south-west. To the north the land rises towards the elevated ground associated with Knowl Hill (approximately 7.3km from the Assessment Boundary's northern boundary, 419m AOD). Similarly, topography undulates but gradually rises to the east of the Assessment Boundary, rising more noticeably circa 8km to the east near Moorside as the landform leads up to the elevated ground associated with the Peak District National Park circa 15km away.
- 17.58 A number of watercourses flow through the Assessment Boundary, notably Brightley Brook which defines part of the Assessment Boundary's northern boundary, Castle Brook which extend south through the western extent of the Assessment Boundary, and Whittle Brook

which winds its way north-west to south-east across the western half of the Assessment Boundary. Scattered ponds are also present across the Assessment Boundary, with a reservoir and fishing pond adjoining the northern boundary (off-site).

Vegetation and Field Pattern

- 17.59 The Study Area mainly comprises an area of medium to large irregularly shaped fields, in use for both pastoral and arable farming. The generally agricultural landscape is interspersed with some remnant woodland blocks, the manicured landscape of Pike Fold Golf Course and areas of settlement. Field parcels are generally divided by native hedgerow of largely good to moderate quality, with the presence of hedgerow trees being scattered. Agricultural field parcels of the Assessment Boundary are internally open in character with no standalone field trees within their centre - structural vegetation is generally limited to field boundaries. Where water courses exist throughout the Assessment Boundary, their associated corridors are generally well vegetated with scrub and self-sown trees. Two Tree Preservation Orders (TPOs) are located towards the west of the Assessment Boundary: Woodland TPO 124 located to the south-east of Pilsworth Cottages and Group TPO 157 located by Castle Brook Farm. A further TPO is located within the RBC administrative area (further detail contained within **Chapter 11: Biodiversity**).
- 17.60 From a habitat perspective, the Assessment Boundary does not contain any statutory or non-statutory ecological designations. The modified grassland dominates the Assessment Boundary, dense scrub and hardstanding/buildings are considered of negligible ecological importance, with more important habitat (local importance) being associated with the Whittle Brook and stream corridors, deciduous woodland blocks, ponds and the hedgerow network. Further details relating to on-site ecology and habitats is provided within **Chapter 11: Biodiversity**.
- 17.61 Pilsworth South Landfill and its associated landscape planting to the peripheries forms a well vegetated backdrop to the northwestern boundary of the Assessment Boundary. Further linear blocks of woodland associated with the adjacent transport corridors, particularly the M66 and M62, are present along the western and southern boundaries. These provide a localised sense of enclosure to the southern and western extents.

Access and Rights of Way

- 17.62 The main road routes in the Study Area are the M66 and M62 which form defining features alongside the Assessment Boundary's western and south-eastern boundaries respectively, intersecting at the southern-most point. Moss Hall Road and Whittle Lane bisect through the approximate centre of the Assessment Boundary (adjacent to Plots A, B, C, D, E and CC) on a north-south orientation. The south-west extents of the Assessment Boundary are accessed by Egypt Lane, which follows the approximate perimeter of Pike Fold Golf Club and provides access to a number of dispersed farmsteads. The eastern boundary of the Assessment Boundary is defined by the A6184 Queen Elizabeth Way and the A6045 Manchester Road. Both roads continue through the south-eastern extents of the Assessment Boundary (Manchester Road on a southwest – northeast orientation and Queen Elizabeth Way on a northwest – southeast orientation).
- 17.63 The Assessment Boundary is crossed by a network of Public Rights of Way (PRoW) which comprise of Footpaths and a single Restricted Byway. The PRoW network provides recreational connections with land uses to the immediate north, south, east and west of the Assessment Boundary, and radiate through the surrounding settlements and farmland.

Publicly accessible locations with intervisibility with the Assessment Boundary are found further afield on elevated land, 1.2km south (to the east of Bowlee), and c.10km north, for example on moorland supporting Scout Moor Wind Farm and around Peel Tower (local landmark) at Holcombe Hill. The Rochdale Way long distance footpath passes through the landscape to the south-east of the Assessment Boundary, meeting the Assessment Boundary next to Junction 19 of the M62 at its easternmost extent before heading along the north-western edge of Langley towards Bowlee. Intervisibility between the Assessment Boundary and this promoted long distance footpath is available.

17.64 The following are the most relevant and mapped on **Figures 17.1** and **17.2**:

- The Rochdale Way long distance footpath, which meets the Assessment Boundary at its eastern extent around Junction 19 of the M62. This 72km circular route circumnavigates the countryside around the borough and old mill town of Rochdale;
- Footpaths Ref: BY/2WHI, BY/3WHI, BY/4WHI, BY/5WHI, BY/6WHI, BY/7WHI, BY/8WHI, BY/9WHI, BY/46WHI and BY/89BUR form a comprehensive footpath network throughout the western extents of the Site; and
- Footpaths Ref: RD/Hey/Fp72, RD/Hey/Fp74, RD/Hey/Fp75, RD/Hey/Fp142 and RD/Hey/Bp69 form a comprehensive footpath network throughout the eastern extents of the Assessment Boundary.

Designations

17.65 Locations of designations in comparison to the Assessment and Application Boundaries are shown in **Figure 17.1**. From a review of plan documents and online resources including MAGIC map, the Assessment Boundary is not covered by any national or local landscape designations.

17.66 The closest areas of Ancient and Semi Natural Woodland (ASNW) to the Assessment Boundary is Oakenbank Wood (comprising Glade Wood and Hopwood Woodland Nature Reserve) located approximately 600m east. Hopwood Clough and Lords Wood are further areas of ancient woodland circa 1.53km to the south-east.

17.67 Hollins Vale Local Nature Reserve is situated to the west of the Assessment Boundary on the opposite side of the M66 corridor, circa 64m from the Assessment Boundary. Further areas of Local Nature Reserve (Hopwood Woodlands) are located across the green space associated with Hopwood Hall College, circa 400m to the east of the Assessment Boundary at their closest point.

Heritage Designations

17.68 Grade II Listed Lower Whittle Farmhouse and Brick Farmhouse are both located within the Assessment Boundary, accessed off Dr Fold Lane (adjacent Plot BB) within the eastern extent and Griffe Lane (within Plots FF and DD within the western extent, respectively).

17.69 Birch Village Conservation Area is located at, and partially overlapping with, the south-eastern boundary of the Assessment Boundary (Infrastructure Areas BBB), alongside the southern edge of the M62 corridor and the Moto Birch Westbound services and following the course of Heywood Old Road (A6045). Grade II Listed Birch-in-Hopwood War Memorial is located at the south-eastern edge of the Conservation Area within the grounds of St Mary's Church Cemetery, approximately 375m south of the Assessment Boundary. Grade II Listed

'Fountain Horse Trough to north of White Hart Inn' is located near the junction of Heywood Old Road and Langley Lane, approximately 375m south of the Assessment Boundary.

- 17.70 There are a number of key views identified within the Birch Village Conservation Area Appraisal (2013). Heywood Old Road, being a key formative feature and perspective from which the village is predominantly viewed, forms the majority of key views around the village. There are no key views identified that have an inter-relationship with the Assessment Boundary.
- 17.71 Heaton Park (Grade II Listed) Registered Park and Garden (RPG) - a park and pleasure grounds with seasonal access for the public - is located approximately 880m south of the Assessment Boundary, at its closest point. Within the extent of this RPG there are 8 scattered listed buildings including:
- Grade I Listed Heaton Hall at its centre (1.7m to the south of the Assessment Boundary);
 - Grade II* Listed 'Temple to North East of Heaton Park' (1.6m to the south of the Assessment Boundary), 'Smithy Lodge to East of Heaton Hall' (1.9m to the south of the Assessment Boundary) and 'Colonnade by Lake' (2.4km to the south of the Assessment Boundary); and
 - Grade II Listed Sundial, former stables associated with Heaton Hall, 'Rose Cottage' and 'Dower House Cottage'.
- 17.72 There are a large number of listed buildings identified within the 5km Study Area, beyond the Assessment Boundary and the wider heritage designation areas considered above, the closest of which are as follows:
- Grade II Listed Church of St George, located approximately 490m south of the Assessment Boundary within the village of Simister;
 - Grade II Listed Unsworth War Memorial, located approximately 325m west of the Assessment Boundary beyond the M66 corridor and alongside the junction of Parr Lane and Pole Lane within Unsworth;
 - Grade II Listed Hopwood Hall alongside Manchester Road, Heywood, approximately 550m to the north-east of the Assessment Boundary; and
 - Beyond these scattered outliers, the remaining Listed Buildings are concentrated within existing settlement extents of Heywood, Langley, Hopwood Hall College and Pilsworth.
- 17.73 The baseline conditions and anticipated effects on heritage assets as a result of development are presented within **Chapter 16: Built Heritage**. Views experienced by receptors visiting relevant heritage features (where public access is available) are addressed later in this Chapter, but are assessed separately from effects upon the heritage assets and their settings themselves.

Landscape Receptors

- 17.74 Effects have be assessed on the following landscape receptors:

- Incised Urban Fringe Valleys LCT / LCA25 River Roch;
- Reclaimed Land/Wetlands LCT / LCA26 Prettywood, Pilsworth and Unsworth Moss;
- Mosslands and Lowland Farmland LCT / LCA26 Mosslands and Lowland Farmland;
- Urban Fringe Farmland LCT / LCA27 Simister, Slattocks and Healds Green;
- Historic Parks and Wooded Estate Farmlands LCT;
- Pennine Foothills (West/South Pennines) LCT;
- LCA 16 – River Irwell (south Bury) & River Croal;
- LCA 19 – Heaton, Prestwich, Whitefield & Stand Parklands;
- LCA 21 – Little Lever & Elton Reservoir;
- LCA 22 – Holcombe to Greenmount and Higher Summerseat;
- LCA 23 – River Irwell (north Bury) & Kirklees;
- LCA 24 – Knowl and Rooley Moors, Fringes and Foothills;
- LCA 28 – Rochdale and Oldham South Pennine Foothills; and
- The character and features of the Assessment and Application Boundary.

17.75 There will be no direct effects on the Registered Parkland at Heaton Park, and effects on the setting of the park are presented within **Chapter 16: Built Heritage**.

Visual Baseline

Zone of Theoretical Visibility

17.76 The ZTV map is shown on **Figure 17.5**. It demonstrates visibility of the Project for Assessment within the wider landscape. It is possible to see that the ZTV is contained to the vicinity of the Assessment Boundary to the west, south and east, predominantly by built form. The more undeveloped landscape to the north, in combination with undulating landform enables longer distance potential viewing opportunities.

17.77 This ZTV was verified on-site by Tyler Grange and through the use of Accurate Visual Representations (AVRs). The photoviewpoints identified have been agreed with the LPA's, as set out in **Appendix 17.2**, and are considered to be an appropriate representation. **Appendix 17.4** and **17.5** include the winter photography and Type 3AVRs in respectively.

Visual Context of the Assessment Boundary

17.78 The undulating nature of the Assessment Boundary provides opportunities to obtain panoramic views towards the surrounding land uses, which are backdropped by elevated land of Knowl Hill to the north, and the Peak District in the distance to the east. Lower lying parts of the Assessment Boundary are more contained, with containment afforded by a combination of topography and woody habitats.

- 17.79 The undulating nature of the local landscape, together with the areas of linear woodland along the motorway corridors, high levels of tree planting associated with adjacent recreational facilities including golf courses and adjacent urban residential development create a complicated but constrained visual envelope.
- 17.80 Views from the immediate proximity, along the M66 to the west and the M62 to the south, are truncated by the dense, well-established vegetation along these linear routes (refer to Photoviewpoints 2, 5, 7 and 8).
- 17.81 Views were identified from local routes to the north (Moss Hall Road – Photoviewpoint 19 and Pilsworth Road – Photoviewpoint 18) and to the south (footpath ref: BY/8WHI – Photoviewpoint 9 and the Rochdale Way – Photoviewpoints 12, 13 and 14).
- 17.82 More distant views from the north, east and south reflect the high levels of intervening roadside, woodland and field boundary vegetation that filter views towards the Site (Photoviewpoints 21, 22, 23, 24, 25 and 26).
- 17.83 Views from Whittle Lane / Moss Hall Road, that travels through the approximate centre of the Assessment Boundary, reflect the gently undulating nature. Topography slopes down to the east which offers long distance views in this direction, including distant views of rising topography associated with the Peak District, and foreshortened views to the west as a result of rising topography in this direction (as shown in Photoviewpoints 10 and 11).
- 17.84 Views to the east of the Assessment Boundary reflect the gently undulating nature of the Assessment Boundary, with medium distance views available looking across the Site, filtered and screened in places by intervening residential and industrial built form, field boundary vegetation and varied topography (see Photoviewpoints 14, 15, 16 and 17).
- 17.85 Views to the south of the Assessment Boundary look across an undulating landscape, where linear features including Heywood Old Road and the M62 Motorway, along with intervening field boundary vegetation and built form, serve to screen views of the Assessment Boundary. Distant views of the rising landform associated with Pilsworth South Landfill are available to the north of the Assessment Boundary (Photoviewpoints 9, 12 and 13).
- 17.86 Motorway overbridges offer elevated vantage points that look across the full extents of the Assessment Boundary, and beyond to the rising elevations of Knowl Hill and Scout Moor wind farm (Photoviewpoints 7 and 8).
- 17.87 Longer distance views from the south-east were assessed, from Alkington Hall, with a mature wooded horizon on rising topography noted in the direction of the Assessment Boundary (Photoviewpoint 22).
- 17.88 Views of the Assessment Boundary from beyond the western boundary were not available as a result of the screening effect of residential development at Unsworth and the intervening M66 Motorway.
- 17.89 Views from within the western extents of the Assessment Boundary, along the internal footpath network, show a predominantly farmed landscape of undulating topography. Pike Fold Golf Club and its associated tree planting serve to limit views to the south-west of the Assessment Boundary (Photoviewpoints 4 and 6). Views from the footpath network in the surrounding area show an undulating landscape with medium to long distance views, filtered

and screened in places by intervening field boundary vegetation. Longer distance views of rising topography to the north associated with Pilsworth South Landfill and further beyond to Knowl Hill in the north are available (Photoviewpoints 1, 2 and 3).

Representative Photoviewpoints

17.90 This assessment has identified 27 Photoviewpoints, as shown on **Figure 17.5**.

- 17.91 Photoviewpoint 1 is taken from the Restricted Byway BY/85BUR and Castle Road, located within the western extents of the Assessment Boundary and approximately 240m west of the Application Boundary. This photoviewpoint is representative of views from local road and footpath users, with views often curtailed by the associated roadside boundaries. Views looking west and east are screened and filtered by both the mature and outgrown roadside hedgerow, but also the presence of palisade fencing surrounding the nearby substation. Where filtered views through the vegetation and fencing are possible, they look across an agricultural landscape on undulating topography, with Thurston Fold Farm Cottage in the middle distance.
- 17.92 Photoviewpoint 2 is taken from Footpath Ref: BY/7WHI, within the Unsworth Academy playing fields, located within the western extents of the Assessment Boundary and approximately 910m west of the Application Boundary. This is local footpath that connects Unsworth Academy via an underpass under the M66 to the playing fields, and continues beyond to the east. Views in the foreground are open as a result of the playing fields, beyond which lie agricultural fields with layers of field boundary vegetation. Views looking west are curtailed by the embankment associated with the M66, though traffic movement and signage clutter is visible. Views to the east are limited to medium distance by intervening layers of field boundary vegetation and built form (such as the residential dwellings at Griffie Lane).
- 17.93 Photoviewpoint 3 is taken from Footpath Ref: BY/6WHI and Griffie Lane. Photoviewpoint 4 is taken from Footpath Ref: BY/6WHI, on the north-eastern edge of Pike Fold Golf Club. Photoviewpoints 3 and 4 are both located within the western extents of the Application Boundary and approximately 265m west of the Application Boundary. The western part of the footpath follows the route of Griffie Lane, before travelling eastwards past a small group of residential dwellings and further along field boundaries, before connecting to Unsworth Moss Farm. The view from Griffie Lane looks across a predominantly agricultural landscape (with medium distance views to Pilsworth South Landfill site. Travelling east, the view becomes influenced by residential dwellings, and further east, views are available looking south-east towards the more manicured landscape associated with the golf club. Views looking north along the northern boundary of the golf club are curtailed by a mature tall field boundary hedgerow.
- 17.94 Photoviewpoint 5 is taken from Footpath Ref: BY/12WHI and Pole Lane, located approximately 140m from the Assessment Boundary and approximately 1.6km west of the Application Boundary. The footpath follows the route of Pole Lane. Beginning at the residential settlement of Whitefield, it travels north towards Unsworth Cricket Club. The route is located west of the M66, with views often contained by both vegetation along the route of Pole Lane and also by vegetation and landform associated with the M66.
- 17.95 Photoviewpoint 6 is taken from Footpath Ref: BY/9WHI and Egypt Lane, located within the western extents of the Assessment Boundary and approximately 1.3km west of the

Application Boundary. The footpath follows the route of Egypt Lane. Beginning at the M66, it travels east along Egypt Lane, towards Unsworth Moss Farm. The route is located south of Pike Fold Golf Club, with its associated vegetation. The M62 is aligned further to the south, with associated movement, noise and linear tree belts. Views are partially screened in places as a result of roadside vegetation, Pike Fold Golf Club and the M66 and M62.

- 17.96 Photoviewpoints 7 and 8 are taken from overbridges that cross the M62, approximately 50m and 35m from the southern boundary of the Assessment Boundary, respectively. The photoviewpoints are located approximately 930m and 275m south-east of the Application Boundary, respectively. Views are elevated in nature and have medium to long distance views that look across and towards the Assessment and Appraisal Site, where intervening roadside tree belts are not present.

- 17.97 Photoviewpoint 9 is taken from Footpath Ref: BY/8WHI and Simon Lane, located approximately 500m south of the Assessment Boundary and approximately 530m south-west of the Application Boundary. The route of Simon's Lane is bound by well managed hawthorn hedgerows, with a localised rise in topography a feature when travelling north. Mature vegetation associated with the M62 and with Sandfield Farm (present just south of the M62 overbridge), serve to limit views towards the southwest extents of the Assessment Boundary when travelling north. However, gaps in intervening vegetation enable intermittent views into the central southern extents of the Assessment and Application Boundaries.

- 17.98 Photoviewpoint 10 is taken from Whittle Lane, located within the southern central extents of both the Assessment and the Application Boundaries. The receptor is located within the central southern extents of the Assessment Boundary. Whittle Lane forms a connection from Heywood Old Road to the south of the M62, crossing under it, travelling past Birch services where it continues north, past the Birch Industrial Estate before transitioning into Moss Hall Road. The road gains elevation as it travels north and is aligned on both sides with mature field and roadside boundary hedgerows.

- 17.99 Photoviewpoint 11 is taken from footpath BY/3WHI and Moss Hall Road, located within the central extents of both the Assessment and the Application Boundaries. Moss Hall Road forms a connection from Whittle Lane adjacent to Birch Industrial Estate and continues north to meet Pilsworth Road adjacent to Heywood Distribution Park. The road gains elevation as it travels north and is aligned on both sides with mature field and roadside boundary hedgerows.

- 17.100 Photoviewpoint 12 is located on the Rochdale Way and within the Bowlee Community Park, located approximately 810m south of both the Assessment and the Application Boundaries. Views look across a well vegetated landscape associated with the community park, along with layers of intervening roadside and field boundary vegetation.

- 17.101 Photoviewpoint 13 is located on the Rochdale Way, approximately 367m south of the Assessment Boundary and 1km south-east of the Application Boundary. The view is agricultural in nature, being set within medium scale grazing fields. Views are limited to short distance by a local rise in topography, along with intervening field boundary hedgerows.

- 17.102 Photoviewpoint 14 is located on Footpath Ref: RD/Hey/Fp143 / Rochdale Way, approximately 490m south-east of the Assessment Boundary and approximately 2.1km south-east of the Application Boundary. The view is located on slightly elevated land,

enabling medium to long distance views. The view looks across an agricultural landscape in the foreground, with views of the urban extents of Siddall Moor in the middle ground. Views of the western extents of both the Assessment and the Application Plots are partially obscured by an intervening localised rise in topography.

- 17.103 Photoviewpoint 15 is located on Hareshill Road, approximately 295m east of the Assessment Boundary and approximately 950m from the Application Boundary. Views in the foreground comprise rough pastureland, with the middle ground to the west comprising the recently constructed Hopwood Meadows (South Heywood) development. Further to the east of the view, middle distance views are available of industrial units associated with the Birch Industrial Park.
- 17.104 Photoviewpoint 16 is located Footpath Ref: RD/Hey/Fp74, located on the eastern boundary of the Assessment Boundary and approximately 135m east of the Application Boundary. The view comprises an agricultural landscape, with medium scale fields in the foreground. To the middle ground, farm buildings of Stock Nook are present, with the built form of the recently constructed Hopwood Meadows (South Heywood) development and the industrial units associated with the Birch Industrial Estate also visible.
- 17.105 Photoviewpoint 17 is located on Footpath Ref: RD/Hey/Fp72 and Queen Elizabeth Way, on the eastern Assessment Boundary and approximately 500m east of the Application Boundary. Views look across a generally open landscape comprising scrub land. In the middle ground, the large units associated with the Birch Industrial Estate are visible.
- 17.106 Photoviewpoint 18 is located on Footpath Ref: RD/Hey/Fp75 and Pilsworth Road, on the northern boundary of the Project for Assessment and approximately 355m north-east of the Application Boundary. The southern boundary of Pilsworth Road is formed by an embankment, which limits views beyond. Where the embankment tapers down to road level, views are further curtailed by intervening remnant field boundary hedgerow and trees.
- 17.107 Photoviewpoint 19 is located on Footpath Ref: BY/1WHI and Moss Hall Road within the northern extents of the Assessment Boundary and approximately 70m north of the Application Boundary. The foreground view is limited by mature field boundary hedgerow. However, field gates enable glimpsed views, which look across an agricultural landscape in the foreground. In the middle distance, on-site ground rising away from Brightley Brook is visible beyond intervening vegetation along with Higher Barn Farm glimpsed beyond vegetation associated with Brightley Brook.
- 17.108 Photoviewpoint 20 is located on Footpath Ref: BY/1WHI, located within the northern extents of the Assessment Boundary and approximately 115m north of the Application Boundary. The view is heavily filtered by intervening vegetation, however views are possible through the foreground vegetation to a well vegetated agricultural landscape in the middle ground.
- 17.109 Photoviewpoint 21 is located within Heaton Park, at the Listed Temple Structure, approximately 1.6km south of the Assessment Boundary and approximately 2.7km south-west of the Application Boundary. Views from the Temple are elevated and looking south and east, offers medium to long distance views. However, looking north-east in the direction of the Assessment Boundary, intervening blocks of mature woodland located at a similar elevation to the photoviewpoint serve to limit views. Heavily filtered views allow only the approximate horizon line to be seen through the tree line.

- 17.110 Photoviewpoint 22 is located on an informal footpath at Alkrington Hall, approximately 3.3km south of the both the Assessment and the Application Boundaries. The view is elevated in relation to the context, with landform sloping down to the north. An area of open recreational ground exists in the foreground, with dense woodland forming the middle ground of the views. The vegetation forms a well vegetated context to the western extents of Middleton, the built elements of which are glimpsed through the woodland. Views beyond Middleton are constrained by the intervening vegetation and built form. Our Lady Church of Assumption in Langley is visible on the horizon line.
- 17.111 Photoviewpoint 23 is located on an informal footpath within Tandle Hill Country Park, at the Tandle Hill Monument approximately 3.7km east of the Assessment Boundary and approximately 5.3km east of the Application Boundary. The view is elevated, long distance, open and panoramic from this photoviewpoint. The view looks across an area of open agricultural land before looking across built form associated with Middleton and Heywood. Existing views include the Stake Hill Industrial and Distribution Park.
- 17.112 Photoviewpoint 24 is located on Footpath Ref: RD/Mid/Fp5, approximately 2.7km east of the Assessment Boundary and approximately 4.4km east of the Application Boundary. The view looks across an undulating agricultural landscape in the foreground, with dwellings associated with the settlement of Trub visible in the middle ground, along with overhead pylon lines and pylon towers. Localised rising topography and blocks of woodland north of 'Top of Hebers' curtail views beyond, towards the Assessment Boundary.
- 17.113 Photoviewpoint 25 is located on Footpath Refs: RD/Hey/Fp93 and RD/Hey/BP48, approximately 3.4km north of the Assessment Boundary and approximately 3.8km north of the Application Boundary. The view is elevated, long distance, open and panoramic from this photoviewpoint. The view looks across an area of open agricultural land before looking across built form associated with Heywood. The Assessment Boundary is not discernible beyond the intervening built form and vegetation.
- 17.114 Photoviewpoint 26 is located on Footpath Ref: RD/Hey/Fp12 and Ashworth Road, approximately 4.4km north of the Assessment Boundary and approximately 4.7km north-east of the Application Boundary. The view is elevated, long distance, open and panoramic from this photoviewpoint. The view looks across an area of open agricultural land before looking across built form associated with Heywood. The Assessment Boundary is not discernible beyond the intervening built form and vegetation.
- 17.115 Photoviewpoint 27 is located adjacent to Elton Reservoir, on Footpath Ref: BY/113BUR, approximately 2.4km west of the Assessment Boundary and approximately 3.5km west of the Application Boundary. The view is elevated, long distance, open and panoramic from this photoviewpoint. The view looks across an area of open agricultural land before looking across woodland, within which are glimpses of built form, including upper elements of buildings within the Warth Industrial Park. The Assessment Boundary is not discernible beyond the intervening built form and vegetation.

Visual Receptors

- 17.116 All the original photoviewpoints have been retained for further assessment, due to the likelihood of minor or greater effects from all of the identified photoviewpoints.

17.117 Effects on views experienced by the following receptors have been taken forward in this assessment:

- Users of footpaths and roads within western extents of Assessment Site (Photoviewpoints 1, 2, 3 and 4);
- Users of Unsworth Academy Playing Fields (Photoviewpoint 2);
- Users of M66 (Photoviewpoints 2 and 5);
- Users of footpath BY/12WHI / Pole Lane (Photoviewpoint 5);
- Users of footpath BY/9WHI / Egypt Lane (Photoviewpoint 6);
- Users of M62 (Photoviewpoints 7 and 8);
- Users of footpaths BY/8WHI and BY/46WHI (Photoviewpoints 7 and 8);
- Users of Whittle Lane and Birch Services (Photoviewpoint 10);
- Users of footpath BY/3WHI (Photoviewpoint 11);
- Users of Moss Hall Road (Photoviewpoint 11);
- Users of Rochdale Way Promoted Long Distance Footpath (Photoviewpoints 12, 13 and 14);
- Users of Hareshill Road (Photoviewpoint 15);
- Users of A6184 Queen Elizabeth Way (Photoviewpoint 17);
- Users of RD/Hey/Fp72, RD/Hey/Fp75 and RD/Hey/Fp74 (Photoviewpoints 16, 17 and 18);
- Users of Pilsworth Road (Photoviewpoint 18);
- Users of footpath BY/1WHI (along the south-eastern edge of Pilsworth Quarry) to the north (Photoviewpoints 19 and 20);
- Users and visitors to 'The Temple' within Heaton Park RPG (Photoviewpoint 21);
- Users and visitors to Alkrington Hall (Photoviewpoint 22);
- Users of footpaths to the east (between A666 Manchester Road and the A627(M))(Photoviewpoint 24) and visitors to the Tandle Hill Triangulation Pillar/Viewpoint (Photoviewpoints 23);
- Users of footpaths RD/Hey/Fp93, RD/Hey/BP48 and RD/Hey/Fp12 upon rising ground to the north of B6222 (Photoviewpoints 25 and 26); and
- Footpath users to the west around Elton Reservoir (Photoviewpoint 27).

Future Baseline

17.118 Without the implementation of the Project for Assessment, the existing baseline would continue to remain as a predominantly agricultural landscape, influenced by the urban edge, adjacent Industrial development and motorways, golf course and amenity grasslands. Furthermore, as the majority of the Project for Assessment comprises agricultural fields, modifications and changes to the baseline habitats could occur through changes in farming practices. This could result in adverse impacts to the existing landscape character (for example, the removal of hedgerows and trees; adoption of more intensive farming and/ or pesticides etc).

Primary and Tertiary Mitigation

Construction Stage

17.119 The following primary and tertiary mitigation which has been evaluated as part of the construction stage assessment is summarised in the table below.

Table 17.8: Primary and Tertiary Mitigation to Inform Assessment of Construction Effects

Mitigation	Relevant to	
	Project for Assessment	Proposed Scheme
Retention and protection of watercourse alignments, including the Whittle Brook, within the Assessment Boundary as part of Wetland Habitat Corridors (as shown on Figure 4.1, 4.3, 5.1 and 5.3), where existing vegetation outside of the Anticipated Extent of Excavation will be retained during construction.	✓	✓
Protection of Landscape Mitigation Area (North West) within the Assessment Boundary (as shown on Figure 4.1, 4.3, 5.1 and 5.3), where existing vegetation outside of the Anticipated Extent of Excavation will be retained during construction.	✓	✓
Protection of a Peripheral Landscape Buffer alongside motorway corridors to the west and south of the Application Boundary (as shown on Figure 4.1, 4.3, 5.1 and 5.3), where existing vegetation outside of the Anticipated Extent of Excavation will be retained during construction.	✓	✓
Construction and Environmental Management Plan (CEMP) as detailed in Volume 3: Environmental Management Plan including mitigation to avoid significant	✓	✓

Mitigation	Relevant to	
	Project for Assessment	Proposed Scheme
ecological effects (including effects on landscape features).		
Construction Method Statement (CMS) (as detailed in Volume 3: Environmental Management Plan) setting out indicative construction methodologies and the best practices that will be adopted.	✓	✓
Protective fencing/hoarding will be installed around tree features, in accordance with BS5837:2012.	✓	✓
The use of visual screenings such as hoardings for more sensitive visual receptors in close proximity to the Assessment / Application Boundary, including users of PRow and occupiers of dwellings that have the greatest potential to be affected by the Proposed Scheme / Project for Assessment.	✓	✓
A Lighting Strategy setting out the recommendations, applicable best practice and regulations to be adopted in lighting for the construction phases (as detailed in Volume 3: Environmental Management Plan).	✓	✓

17.120 For the Proposed Scheme, the works will be managed through the Parameter Plans and pre-commencement condition. It is assumed that the same or similar mitigation will apply to the wider Project for Assessment, although this will be a matter for when planning applications are made for those relevant areas.

Operational Stage

17.121 The following primary and tertiary mitigation, as detailed in **Chapter 4: Development Specification – Project for Assessment** has been evaluated as part of the operational stage assessment is outlined below and summarised in **Table 17.10**.

17.122 Effects at Year 1, and the residual (Year 15) effects, have been assessed on the basis of the EIA Assessment Plans (**Figures 4.1, 4.2 and 4.3**) and Parameter Plans (**Figures 5.1, 5.2 and 5.3**).

Table 17.9: Primary and Tertiary Mitigation to Inform Assessment of Operational Effects

Mitigation	Relevant to	
	Project for Assessment	Proposed Scheme
Retention and protection of watercourse alignments, including the Whittle Brook, and associated habitat/vegetation within the Assessment / Application Boundary as part of Wetland Habitat Corridors (as shown on Figures 4.1 and 5.1 and detailed in CODE M2—1 and 03-1(a) of the Design Code).	✓	✓
Provision of Landscape Mitigation Areas aligning the Wetland Habitat Corridors (as shown on Figure 4.1 and 5.1).	✓	✓
Provision of Peripheral Landscape Buffers alongside motorway corridors to the west of the Application Boundary and south of the Application/Assessment Boundary (as shown on Figure 4.1 and 5.1), where existing vegetation outside of the Anticipated Extent of Excavation (as shown on Figure 4.3 and 5.3) will have been retained during construction.	✓	✓
Provision of a Landscape Mitigation Area within the north-western extent of the Assessment and Application Boundary and Application Boundary (as shown on Figure 4.1 and 5.1), where existing vegetation outside of the Anticipated Extent of Excavation (as shown on Figure 4.3 and 5.3) will have been retained.	✓	✓
Lower height Plots(Figures 4.2 and 5.2) are located to the edges of the Assessment Boundary to help to create a softer transition into the wider landscape and residential context (CODE B2-1(d) of the Design Code).	✓	✓
Enhancement of aforementioned Wetland Habitat Corridors, Landscape Mitigation Areas and Peripheral Landscape Buffers in accordance with ‘must’ codes stated within the Design Code including: • CODE O1-3(c) Tertiary Open Spaces must include features to mitigate visual impacts from key receptors;	✓	✓

Mitigation	Relevant to	
	Project for Assessment	Proposed Scheme
• CODE O2-2(a) All planting, including trees and ground level features must prioritise the use of native and climate-resilient species; • CODE O2-3(a) Tree and woodland planting must create continual green infrastructure connections with the surrounding, existing environment to create corridors that connect habitats across the site, ensuring continuity for wildlife movement; • Trees will also be planted along streets and within car parks in accordance with CODE P2-5 Landscaping (a) and (b) and CODE S9-1 Street Trees and Planting (a) and (b).).		
Inclusion of mature trees/vegetation including native deciduous and evergreen planting of a density and height to provide meaningful screening effect within Landscape Buffers located along the peripheries of Lower Whittle Farm and Coal Pits Farm, in accordance with CODE M4-2(a) of the Design Code.	✓	
Pedestrian and cycleway access will be made available throughout the Assessment and Application Boundary, including a combination of segregated routes, routes divorced from roads and shared routes. CODE 05-1(a) of the Design Code identifies <i>“Existing PROWs must be maintained or diverted where necessary”</i>. A network of replacement PROW/Cycleways (with reference to the Greater Manchester’s Streets for All Design Guide (2023)) will ensure permeability through the Application Boundary and connectivity between PROW throughout the Assessment Boundary. The replacement PROW are to be provided to a higher standard than is currently provided across the Assessment Boundary, ensuring accessibility for all users. Pedestrian and cycle provision will be incorporated into the design of the Western Access works, i.e. Pilsworth Road junction	✓	✓

Mitigation	Relevant to	
	Project for Assessment	Proposed Scheme
improvement works along its length from Moss Hall Road, along Pilsworth Road to the west of the M66.		

17.123 The Design Code includes for Code 011-1a which states that a '*long-term landscape and ecological management plan must be prepared that ensures the public open space is protected and enhanced in perpetuity*'. However, details of the Landscape and Ecological Management Plan (LEMP) are not known and therefore mitigation which will be included in the LEMP is detailed and assessed as secondary mitigation.

17.124 For the Proposed Scheme, the works will be managed through the Parameter Plans and Design Code. It is assumed that the same or similar mitigation will apply to the wider Project for Assessment as defined on the Assessment Plans, although this will be a matter for when planning applications are made for those relevant areas.

Assessment of Effects, Secondary Mitigation and Residual Effects

Construction Stage

Changes to Landscape Character

17.125 Effects upon all identified landscape receptors as a result of the Construction Stages of the Project for Assessment and Proposed Scheme have been assessed within Tables 17.7.1 and 17.7.2 of **Appendix 17.7**. Those landscape receptors where effects are deemed to be Significant are reported below. The extent of construction impacts are informed by the vegetation removal and earthworks for which the maximum extent is defined on **Figure 4.3** and **5.3** and consideration is also given to the construction of development to its final heights set out within **Figures 4.2** and **5.2**.

Local Landscape Character Type (LCT) Mosslands and Lowland Farmland (Project for Assessment and Proposed Scheme)

17.126 The western and central extents of the Application Boundary and Assessment Boundary are located within LCT Mosslands and Lowland Farmland. The landscape character in this location comprises Pike Fold Golf Club, Unsworth Academy playing fields, arable farmland and tree belts associated with both the M66 and the M62.

17.127 The proposals for the north-western extents of the Assessment Boundary during the construction phase comprise retention of a Landscape Mitigation Area to the north of Plot FF where existing vegetation will be retained (beyond the Anticipated Extent of Excavation shown on **Figures 4.3** and **5.3**), as well as a Peripheral Landscape Buffer with retained vegetation along the western boundary with the M66.

17.128 During construction, there will be large scale loss of vegetation and reprofiling of topography where proposed built form is present in the LCT within the Assessment Boundary.

Project for Assessment

- 17.129 The sensitivity of receptor LCT Mosslands and Lowland Farmland is considered to be medium. The magnitude of change is considered to be large. Therefore, there is likely to be a direct, temporary, long-term, adverse effect which is considered to be **major / moderate**.

Proposed Scheme

- 17.130 The sensitivity of receptor LCT Mosslands and Lowland Farmland is considered to be medium. The magnitude of change is considered to be large. Therefore, there is likely to be a direct, temporary, long-term, adverse effect which is considered to be **major / moderate**.

Local Landscape Character Type (LCT) Urban Fringe Farmland (Project for Assessment and Proposed Scheme)

- 17.131 The eastern extents of the Assessment and Application Boundary are located within Urban Fringe Farmland LCT. The landscape character in this location comprises arable farmland, scattered dwellings and farmsteads, Birch Industrial Estate and tree belts associated with the M62.

- 17.132 During construction, there will be large scale loss of vegetation and reprofiling of topography where proposed built form is present in the LCT within both the Application and Assessment Boundaries.

Project for Assessment

- 17.133 The sensitivity of receptor LCT Urban Fringe Farmland is high-medium. The magnitude of change is medium. Therefore, there will be a direct, temporary, long-term, adverse effect which is **major/moderate**.

Proposed Scheme

- 17.134 The effects for LCT Urban Fringe Farmland is the same as that reported for the Project for Assessment.

Local Landscape Character Area (LCA) No. 26 Prettywood Pilsworth and Unsworth Moss (Project for Assessment and Proposed Scheme)

- 17.135 The western and central extents of the Assessment Boundary and the south-western and central extents of the Application Boundary are located within LCA No. 26 Prettywood, Pilsworth and Unsworth Moss. The landscape character in this location comprises Pike Fold Golf Club, Unsworth Academy playing fields, arable farmland and tree belts associated with both the M66 and the M62.

- 17.136 During construction, there will be large scale loss of vegetation and reprofiling of topography where proposed built form is present in the LCA within the Assessment Boundary.

Project for Assessment

- 17.137 The sensitivity of receptor LCA No. 26 Prettywood, Pilsworth and Unsworth Moss is medium. The magnitude of change is large. Therefore, there will be a direct, temporary, long-term, adverse effect which is **major/moderate**.

Proposed Scheme

- 17.138 The effects for LCA No. 26 Prettywood, Pilsworth and Unsworth Moss is the same as that reported for the Project for Assessment.

Local Landscape Character Area (LCA) No. 27 Simister, Slattocks and Healds Green (Project for Assessment and Proposed Scheme)

17.139 The eastern extents of the Assessment Boundary and Application Boundary are located within LCA No. 27 Simister, Slattocks and Healds Green. The landscape character in this location comprises predominantly arable farmland with some scattered residential development, Birch Industrial Park and a section of the M62 along the southern boundary.

17.140 During construction, there will be large scale loss of vegetation and reprofiling of topography where proposed built form is present in the LCA within the Proposed Scheme and Project for Assessment.

Project for Assessment

17.141 The sensitivity of receptor LCA No. 27 Simister, Slattocks and Healds Green is medium. The magnitude of change is large. Therefore, there will be a direct, temporary, long-term, adverse effect which is **major/moderate**.

Proposed Scheme

17.142 The effects for LCA No. 27 Simister, Slattocks and Healds Green is the same as that reported for the Project for Assessment.

The character and features of the Assessment Boundary and Application Boundary (Project for Assessment and Proposed Scheme)

17.143 The character of the Assessment Boundary and Application Boundary comprises an overall urban fringe character. The Assessment Boundary and Application Boundary overall are predominantly in arable agricultural use. The M62 and M66 are influencing features to the western and southern boundaries of the Assessment Boundary, with associated tree belts present. Birch Industrial Park is located to the centre of the Assessment Boundary, along with Birch Services to the south. Pike Fold Golf Club is present within the south-west of the Assessment Boundary. Numerous scattered groups of dwellings and farmhouses are present throughout. Watercourses are generally well vegetated and form fingers of Green Infrastructure through the Assessment Boundary.

17.144 During construction, there will be large scale loss of vegetation and reprofiling of topography where proposed built form is present. On-site vegetation will be protected and retained, when located outside of the Anticipated Extent of Excavation (shown on **Figure 4.3** and **5.3**) – predominantly focused around Wetland Habitat Corridors associated with existing brooks, Landscape Mitigation Area to the north of Plot FF, and Peripheral Landscape Buffers alongside the M60 and M62 corridors (shown on **Figure 4.1** and **5.1**).

Project for Assessment

17.145 The sensitivity of the character and features of the Assessment Boundary and Application Boundary is medium. The magnitude of change is large. Therefore, there will be a direct, temporary, long-term, adverse effect which is **major/moderate**.

Proposed Scheme

17.146 The effects for the character and features of the Assessment Boundary and Application Boundary is the same as that reported for the Project for Assessment.

Secondary Mitigation or Enhancement

17.147 The following secondary mitigation for the construction stage of relevance to landscape character have been identified.

17.148 For the Proposed Scheme, the mitigation will be managed through the detailed design stage. It is assumed that the same or similar mitigation will apply to the wider Project for Assessment, although this will be a matter for when planning applications are made for those relevant areas.

17.149 A summary of the proposed secondary mitigation is provided in the table below.

Table 17.10: Summary of Secondary Mitigation for Construction Stage

Mitigation	Person Responsible	Secured by	Relevant to	
			Project for Assessment	Proposed Scheme
Retention of existing woodland blocks and principal tree belts, where possible, and integration into development (CODE O4-1(a) of the Design Code	BC/RBC	Detailed design stage	✓	✓
Arboricultural Method Statement (AMS) incorporating best practice guidance set out in British Standard 5837: 'Trees in Relation to Design, Demolition and Construction' which will ensure retained trees and other vegetation are not adversely affected during the construction process	Applicant / BC/RBC	Planning Condition / Future applications	✓	✓

Residual Effect

17.150 The residual construction effects for all landscape character receptors continues to be the same as that reported in the pre-secondary mitigation scenario.

Significance

17.151 During the construction stage the following landscape receptors are anticipated to therefore experience a **Significant** residual effect:

- Mosslands and Lowlands LCT (for both the Project for Assessment and the Proposed Scheme);
- Urban Fringe Farmland LCT (for both the Project for Assessment and the Proposed Scheme);
- LCA No. 26 Prettywood, Pilsworth and Unsworth Moss (for both the Project for Assessment and the Proposed Scheme);

- LCA No. 27. Simister, Slattocks and Healds Green (for both the Project for Assessment and the Proposed Scheme); and
- The Character and Features of the Assessment Boundary and Application Boundary (for both the Project for Assessment and the Proposed Scheme).

17.152 Effects experienced by all other landscape receptors are assessed to be **Not Significant** during the construction stage.

Changes to the character and amenity of views

17.153 Effects upon all identified visual receptors as a result of the Construction Stages of the Project for Assessment and Proposed Scheme have been assessed within Table 17.8.1 and 17.8.2 of **Appendix 17.8**. Those visual receptors where effects are deemed to be Significant are reported below. The extents of construction impacts are informed by the vegetation removal and earthworks for which the maximum extent is defined on **Figure 4.3** and **5.3** and consideration is also given to the construction of development to its final heights set out within **Figures 4.2** and **5.2**.

Users of Footpaths and roads within the western extents of the Assessment Boundary (Photoviewpoints 1, 2, 3 and 4), (Project for Assessment and Proposed Scheme)

17.154 Construction activity relating to both the Project for Assessment and the Proposed Scheme will be visible in immediate proximity to users of footpaths and roads within the western extents of the Assessment Boundary. Both lower level and taller construction activities will be directly visible from this receptor group. This will be limited only by the use of temporary hoarding to screen lower level construction activity.

Project for Assessment

17.155 The sensitivity of public footpath users within the Assessment Boundary is medium. The magnitude of change is large. Therefore, there will be a direct, temporary, long-term, adverse effect which is **major/moderate**.

Proposed Scheme

17.156 The effect for the visual receptor is the same as that reported for the Project for Assessment.

Users of Unsworth Academy playing fields (Photoviewpoint 2) (Project for Assessment and Proposed Scheme)

17.157 Construction activity relating to the Assessment Boundary will be visible in immediate proximity to the receptor, with views of the Application Boundary seen approximately 900m distant. Both lower level and taller construction activities will be directly visible, looking north, east and south from the receptor. This will be limited only by the use of temporary hoarding to screen lower level construction activity (for the Assessment Boundary) and by intervening layers of existing field boundary vegetation, built form and undulating topography for the Project for Assessment.

Project for Assessment

17.158 The sensitivity of the visual receptor is medium. The magnitude of change is large. Therefore, there will be a direct, temporary, long-term, adverse effect which is **major/moderate**.

Proposed Scheme

17.159 The effect for the visual receptor is the same as that reported for the Project for Assessment.

Users of footpath BY/12WHI / Pole Lane (Photoviewpoint 5), (Project for Assessment and Proposed Scheme)

17.160 Construction activity relating to the Project for Assessment will be visible in proximity to the receptor. Intervening existing and retained vegetation associated with the M66 and western Peripheral Landscape Buffer will screen and filter lower level construction activity, however taller construction activities will be directly visible from this receptor. For the majority of the receptor route, construction activity associated with Plot EE north (proposed up to 42m maximum overall height) and Plot EE south (proposed up to 35m maximum overall height) will be visible.

17.161 For the Application Boundary, construction activity relating to the Plot D (North and South) (proposed up to 69m and 40m maximum overall height, respectively) of the Proposed Scheme will be visible to the receptor. Intervening existing vegetation associated with the M66 corridor will screen and filter lower level construction activity, however taller construction activities will be visible from this receptor, filtered by intervening vegetation along the receptor route.

Project for Assessment

17.162 The sensitivity of footpath and road users along BY/12WHI / Pole Lane is medium. The magnitude of change is large. Therefore, there will be a direct, temporary, long-term, adverse effect which is **major/moderate**.

Proposed Scheme

17.163 The effect for the visual receptor is the same as that reported for the Project for Assessment.

Users of footpath BY/9WHI / Egypt Lane (Photoviewpoint 6), (Project for Assessment and Proposed Scheme)

17.164 Construction activity relating to both the Project for Assessment and the Proposed Scheme will be visible in proximity to the receptor. Both lower level and taller construction activities will be directly visible from this receptor. This will be limited only by the use of temporary hoarding to screen lower level construction activity.

17.165 For the majority of the receptor route, construction activity associated with Plot EE south (proposed up to 35m maximum overall height), Plot EE north (proposed up to 42m maximum overall height) and Plot DD (South) will be visible in relation to the Assessment Boundary, while construction activity associated with Plot D (North and South) (proposed up to 69m and 40m maximum overall height, respectively) will be most prominent in relation to the Application Boundary.

Project for Assessment

17.166 The sensitivity of users of footpath BY/9WHI and Egypt Lane is medium. The magnitude of change is large. Therefore, there will be a direct, temporary, long-term, adverse effect which is **major/moderate**.

Proposed Scheme

17.167 The effect for the visual receptor is the same as that reported for the Project for Assessment.

Users of footpaths BY/8WHI and BY/46WHI (Photoviewpoints 7 and 8), (Project for Assessment and Proposed Scheme)

17.168 Construction activity relating to both the Project for Assessment and the Proposed Scheme will be visible in proximity to the receptor. Intervening existing vegetation associated with the M62 will screen and filter lower level construction activity, however taller construction activities will be directly visible from this receptor.

17.169 For the majority of the receptor route, construction activity associated with Plots EE (south) (up to 35m maximum overall height), DD (south) (up to 35m maximum overall height) D (south) (up to 40m maximum overall height) and E (up to 51m maximum overall height) will be visible.

Project for Assessment

17.170 The sensitivity of major road users is medium. The magnitude of change is large. Therefore, there will be a direct, temporary, long-term, adverse effect which is **major/moderate**.

Proposed Scheme

17.171 The effect for the visual receptor is the same as that reported for the Project for Assessment.

Users of footpath BY/3WHI (Photoviewpoint 11), (Project for Assessment and Proposed Scheme)

17.172 Construction activity relating to the Project for Assessment and Proposed Scheme will be visible in immediate proximity to the receptor. Both lower level and taller construction activities will be directly visible from this receptor. This will be limited only by the use of temporary hoarding to screen lower level construction activity.

17.173 For the majority of the receptor route, construction activity associated with Plot D (North) (proposed up to 69m maximum overall height) will be visible in close proximity. To the eastern extents of the receptor route, construction activity relating to Plot C (proposed up to 53m maximum overall height) will be visible, along with existing views of the Birch Industrial Park.

Project for Assessment

17.174 The sensitivity of the visual receptor is medium. The magnitude of change is large. Therefore, there will be a direct, temporary, long-term, adverse effect which is **major/moderate**.

Proposed Scheme

17.175 The effect for the visual receptor is the same as that reported for the Project for Assessment.

Users of Rochdale Way Promoted Long Distance Footpath (Photoviewpoints 12, 13 and 14), (Project for Assessment and Proposed Scheme)

17.176 Construction activity relating to the southern extents of the Assessment and the Application Boundaries will be visible to the receptor. Construction activity associated with Plot EE (South) (proposed up to 35m maximum overall height), Plot DD (South) (proposed up to 35m maximum overall height), Plot D (South) (proposed up to 40m maximum overall height), Plot D (North) (proposed up to 69m maximum overall height), Plot E (proposed up to 51m maximum overall height), Plot CC (proposed up to 36m maximum overall height), Plot BBB and Plot BB (proposed up to 35m maximum overall height). Intervening vegetation for receptors on the Rochdale Way will serve to screen and filter views of the lower level construction activity. Taller construction activities will be visible to all receptors.

Project for Assessment

17.177 The sensitivity of the visual receptor is high-medium. The magnitude of change is large. Therefore, there will be a direct, temporary, long-term, adverse effect which is **major/moderate**.

Proposed Scheme

17.178 The effect for the visual receptor is the same as that reported for the Project for Assessment.

Users of RD/Hey/Fp72, RD/Hey/Fp75 and RD/Hey/Fp74 (Photoviewpoints 16, 17 and 18) (Project for Assessment and Proposed Scheme)

17.179 Construction activity relating to the northern and eastern extents of the Assessment Boundary, associated with Plots D (proposed up to 69m maximum overall height), B (proposed up to 36m maximum overall height), A (proposed up to 36m maximum overall height), C (proposed up to 53m maximum overall height), AA (proposed up to 52m maximum overall height), F (proposed up to 51m maximum overall height), BB (proposed up to 35m maximum overall height) and E (proposed up to 51m maximum overall height), will be visible from these receptors. Both lower level and taller construction activities will be visible. This will be limited only by the use of temporary hoarding to screen lower level construction activity.

Project for Assessment

17.180 The sensitivity of the character and features of the Project for Assessment is medium. The magnitude of change is large. Therefore, there will be a direct, temporary, long-term, adverse effect which is **major/moderate**.

Proposed Scheme

17.181 The effect for the visual receptor is the same as that reported for the Project for Assessment.

Users of footpath BY/1WHI (along the south-eastern edge of Pilsworth Quarry) to the north (Photoviewpoints 19 and 20) (Project for Assessment and Proposed Scheme)

17.182 Construction activity relating to the northern and eastern extents of the Assessment Boundary will be visible to the receptors. Construction activity associated with Plots D (proposed up to 69m maximum overall height), B (proposed up to 36m maximum overall height), A (proposed up to 36m maximum overall height), AA (proposed up to 52m maximum overall height), F (proposed up to 51m maximum overall height), BB (proposed up to 35m maximum overall height), E (proposed up to 51m maximum overall height) and Infrastructure Area AAA will be visible from these receptors. Both lower level and taller construction activities will be visible. This will be limited only by the use of temporary hoarding to screen lower level construction activity.

Project for Assessment

17.183 The sensitivity of the visual receptor is medium. The magnitude of change is large. Therefore, there will be a direct, temporary, long-term, adverse effect which is **major/moderate**.

Proposed Scheme

17.184 The effect for the visual receptor is the same as that reported for the Project for Assessment.

Secondary Mitigation

17.185 The following secondary mitigation for the construction stage of relevance to visual amenity have been identified.

17.186 For the Proposed Scheme, the mitigation will be managed through the detailed design stage. It is assumed that the same or similar mitigation will apply to the wider Project for Assessment, although this will be a matter for when planning applications are made for those relevant areas.

17.187 A summary of the proposed secondary mitigation is provided in the table below.

Table 17.11: Summary of Secondary Mitigation for Construction Stage

Mitigation	Person Responsible	Secured by	Relevant to	
			Project for Assessment	Proposed Scheme
Retention of existing woodland blocks and principal tree belts, where possible, and integration into development (CODE O4-1(a) of the Design Code	BC/RBC	Detailed design stage	✓	✓
AMS incorporating best practice guidance set out in British Standard 5837: 'Trees in Relation to Design, Demolition and Construction' which will ensure retained trees and other vegetation are not adversely affects during the construction process	Applicant / BC/RBC	Planning Condition / Future applications	✓	✓

Residual Effect

17.188 Taking account of mitigation that has been identified for the construction stage of both the Project for Assessment and the Proposed Scheme, the residual construction effects for all receptors is anticipated to remain the same as that reported in the pre-mitigation scenario.

Significance

17.189 During the construction stage the following receptors are anticipated to therefore experience a **Significant** effect:

- Users of footpaths and roads within the western extents of the Assessment Site (Photoviewpoints 1, 2, 3 and 4) (for the Project for Assessment and the Proposed Scheme);
- Users of Unsworth Academy Playing Fields (Photoviewpoint 2) (for the Project for Assessment and the Proposed Scheme);
- Users of footpath BY/12WHI / Pole Lane (Photoviewpoint 5) (for the Project for Assessment and the Proposed Scheme);
- Users of footpath BY/9WHI / Egypt Lane (Photoviewpoint 6) (for the Project for Assessment and the Proposed Scheme);

- Users of footpaths BY/8WHI and BY/46WHI (Photoviewpoints 7 and 8) (for the Project for Assessment and the Proposed Scheme);
- Users of BY/3WHI (Photoviewpoint 11) (for the Project for Assessment and the Proposed Scheme);
- Users of Rochdale Way Promoted Long Distance Footpath (Photoviewpoints 12, 13 and 14) (for the Project for Assessment and the Proposed Scheme);
- Users of RD/Hey/Fp72, RD/Hey/Fp75, and RD/Hey/Fp74 (Photoviewpoints 16, 17 and 18) (for the Project for Assessment and the Proposed Scheme); and
- Users of footpath BY/1WHI (along the south-eastern edge of Pilsworth Quarry) to the north (Photoviewpoints 19 and 20) (for the Project for Assessment and the Proposed Scheme).

17.190 Effects at all other visual receptors are assessed to be **Not Significant** during the construction stage.

Operational Stage

Changes to Landscape Character

17.191 Effects upon all identified landscape receptors as a result of the Operational Stages (Years 1 and 15 following completion) of the Project for Assessment and Proposed Scheme have been assessed within Tables 17.7.1 and 17.7.2 of **Appendix 17.7**. Those landscape receptors where effects are deemed to be Significant are reported below.

Local Landscape Character Type (LCT) Mosslands and Lowland Farmland (Project for Assessment and Proposed Scheme)

17.192 At Year 1, the new buildings will have been established. Primary mitigation measures including the north-western Landscape Mitigation Area, the Periphery Landscape Buffer alongside the M66 and M62, and Wetland Habitat Corridor/Landscape Mitigation Area alongside the Whittle Brook and Castle Brook will be present. Planting incorporated within these areas will not yet have become established.

17.193 The Project for Assessment and Proposed Scheme will result in the introduction of new development which will be large in scale and result in the loss of existing landscape character. Views of the Proposed Scheme will be available from further extents of the LCT. There will remain a visual relationship with the Motorway Network and adjacent buildings within the Heywood Distribution Park and Birch Industrial Estate.

17.194 At Year 15, Landscape Mitigation Areas and Periphery Landscape Buffers along the western and southern boundaries of the Proposed Scheme and Project for Assessment will have become established, surrounding the built form and incorporating them into the landscape infrastructure of the remaining LCT.

Project for Assessment

17.195 The sensitivity of receptor LCT Mosslands and Lowland Farmland is considered to be medium. The magnitude of change is considered to be large. Therefore, there is likely to be a direct, permanent, long-term, adverse effect which is considered to be **major / moderate**.

Proposed Scheme

- 17.196 The sensitivity of receptor LCT Mosslands and Lowland Farmland is considered to be medium. The magnitude of change is considered to be large. Therefore, there is likely to be a direct, permanent, long-term, adverse effect which is considered to be **major / moderate**.

Local Landscape Character Type (LCT) Urban Fringe Farmland (Project for Assessment and Proposed Scheme)

- 17.197 At Year 1, the new buildings will have been established. Primary mitigation measures including the Peripheral Landscape Buffers alongside the M62 and eastern residential edge of the Assessment Boundary, Landscape Mitigation Areas alongside the southern extent of Whittle Brook and the eastern extent of Brightly Brook, and periphery landscape buffers around Lower Whittle Farm will be in place, however planting within these areas will not yet have had time to become established.
- 17.198 The Project for Assessment will result in the introduction of new development which will be large in scale and result in the loss of existing landscape character features. There will be a visual relationship with the Motorway network (M62 in particular) and with the adjacent Heywood Distribution Park and Birch Industrial Park.
- 17.199 At Year 15, native deciduous and evergreen planting around the peripheries of Lower Whittle Farm, and enhancements within the Peripheral Landscape Buffer alongside the M62, and Landscape Mitigation Areas alongside the southern extent of Whittle Brook and the eastern extent of Brightly Brook, will have become established, surrounding the built form and incorporating them into the landscape infrastructure of the remaining LCT.

Project for Assessment

- 17.200 The sensitivity of receptor LCT Urban Fringe Farmland is high-medium. The magnitude of change is medium. Therefore, there will be a direct, permanent, long-term, adverse effect which is **major/moderate**.

Proposed Scheme

- 17.201 The effects for LCT Urban Fringe Farmland is the same as that reported for the Project for Assessment.

Local Landscape Character Area (LCA) No. 26 Prettywood Pilsworth and Unsworth Moss (Project for Assessment and Proposed Scheme)

- 17.202 At Year 1, the new buildings will have been established. Planting will not yet have become established, but the primary mitigation measures including the north-western Landscape Mitigation Area, Periphery Landscape Buffers alongside the M66 and M62, and Wetland Habitat Corridors/Landscape Mitigation Areas alongside the Whittle Brook and Castle will be present.
- 17.203 The Project for Assessment and Proposed Scheme will result in the introduction of new development which will be large in scale and result in the loss of existing landscape character. There will be a visual relationship with the Motorway network, Heywood Distribution Park and with the adjacent Birch Industrial Park.
- 17.204 At Year 15, planting within the Landscape Mitigation Areas and Periphery Landscape Buffers western and southern boundaries of the Project for Assessment and Proposed Scheme will

have become established, surrounding the built form and incorporating them into the landscape infrastructure of the remaining LCA.

Project for Assessment

17.205 The sensitivity of receptor LCA No. 26 Prettywood, Pilsworth and Unsworth Moss is medium. The magnitude of change is large. Therefore, there will be a direct, permanent, long-term, adverse effect which is **major/moderate** at year 1, reducing to moderate at year 15 as vegetation associated with the landscape strategy matures.

Proposed Scheme

17.206 The effects for LCA No. 26 Prettywood, Pilsworth and Unsworth Moss is the same as that reported for the Project for Assessment.

Local Landscape Character Area (LCA) No. 27 Simister, Slattocks and Healds Green (Project for Assessment and Proposed Scheme)

17.207 At Year 1, the new buildings will have been established. Primary mitigation measures including the Peripheral Landscape Buffers alongside the M62 and eastern residential edge, Landscape Mitigation Areas alongside the southern extent of Whittle Brook and the eastern extent of Brightly Brook and periphery landscape buffers around Lower Whittle Farm will be in place, however secondary mitigation planting within these areas will not yet have had time to become established.

17.208 The Project for Assessment and Proposed Scheme will result in the introduction of new development which will be large in scale and result in the loss of existing landscape character. There will be a visual relationship with the Motorway network (M62 in particular) and with the adjacent Heywood Distribution Park and Birch Industrial Park.

17.209 At Year 15, native deciduous and evergreen planting around the peripheries of Lower Whittle Farm, and enhancements within the Peripheral Landscape Buffer alongside the M62 and Landscape Mitigation Areas alongside the southern extent of Whittle Brook and the eastern extent of Brightly Brook will have become established, surrounding the built form and incorporating them into the landscape infrastructure of the remaining LCA.

Project for Assessment

17.210 The sensitivity of receptor LCA No. 27 Simister, Slattocks and Healds Green is medium. The magnitude of change is large. Therefore, there will be a direct, permanent, long-term, adverse effect which is **major/moderate**.

Proposed Scheme

17.211 The effects for LCA No. 27 Simister, Slattocks and Healds Green is the same as that reported for the Project for Assessment.

The character and features of the Assessment Boundary and Application Boundary (Project for Assessment and Proposed Scheme)

17.212 At Year 1, the new buildings will have been established. Planting will not yet have become established, but the principles of the Green Infrastructure for the Project for Assessment will be present, including the Peripheral Landscape Buffers alongside the M62, M60 and eastern residential edge, Landscape Mitigation Areas alongside the southern extent of Whittle and Castle Brooks and the eastern extent of Brightly Brook and periphery landscape buffers

around Lower Whittle Farm will be in place, however planting within these areas will not yet have had time to become established.

17.213 The Project for Assessment and Proposed Scheme will result in the introduction of new development which will be large in scale and result in the loss of existing landscape character. There will be a visual relationship with the Motorway network and with Birch Industrial Park and Heywood Distribution Park.

17.214 At Year 15, planting within the Landscape Mitigation Areas and Periphery Landscape Buffers along the western and southern boundaries of the Project for Assessment, as set out in the Design Code (CODE 01-3(c), 02-3(a) and P2-5 (a) and (b)), will have become established, surrounding the built form and incorporating them into the landscape infrastructure.

Project for Assessment

17.215 The sensitivity of the character and features of the Assessment Boundary is medium. The magnitude of change is large. Therefore, there will be a direct, permanent, long-term, adverse effect which is **major/moderate**.

Proposed Scheme

17.216 The effect for the visual receptor is the same as that reported for the Project for Assessment.

Secondary Mitigation

17.217 The following secondary mitigation measures for the operational stage of relevance to landscape character have been identified as 'should' design measures within the **Design Code**.

17.218 For the Proposed Scheme, the mitigation will be managed through the detailed design stage. It is assumed that the same or similar mitigation will apply to the wider Project for Assessment, although this will be a matter for when planning applications are made for those relevant areas.

17.219 A summary of the proposed secondary mitigation is provided in the table below.

Table 17.12: Summary of Secondary Mitigation for Construction Stage

Mitigation	Person Responsible	Secured by	Relevant to	
			Project for Assessment	Proposed Scheme
Incorporation of soft landscaping within building Plots, including trees, hedgerows and shrubs to visually soften/screen the development from the surrounding areas and break up the massing of dominant structures (CODE P5-1(a) and CODE S9).	BC/RBC	Detailed design stage / future applications	✓	✓
Incorporation of tree belt planting within Peripheral Landscape Buffers alongside the M66 and M62 corridors	BC/RBC	Detailed design stage /	✓	✓

Mitigation	Person Responsible	Secured by	Relevant to	
			Project for Assessment	Proposed Scheme
to provide softening of potential views from these major roads (and receptors beyond to the west and south) and strengthen Green Infrastructure connections and landscape fabric.		future applications		
Incorporation of both evergreen and deciduous species within planting design to seek to provide year-round screening benefits (CODE P5-1(b)). Where appropriate such planting should use native species appropriate to the local area (CADE P5-1(c)).	BC/RBC	Detailed design stage / future applications	✓	✓
Sensitive buildings design in terms of scale and massing that is suitable to maintain visual balance within the site and surrounding context (CODE B2-1(a)).	BC/RBC	Detailed design stage / future applications	✓	✓
The utilisation of interesting/varied roof forms and variation in building scale to help break up the visual appearance, form and mass of larger format buildings to reduce their visual impact and create a varied and interesting roofscape (CODE B3-1(c) and CODE B3-2(b)).	BC/RBC	Detailed design stage / future applications	✓	✓
A sensitively chosen colour palette for building façades, considerate of how it will appear both from a distance and up close (CODE B4-3(a)).	BC/RBC	Detailed design stage / future applications	✓	✓
Design of primary open spaces which are cognisant of existing landscape features, habitats and important cultural/ heritage elements to provide a considered strategy and one which creates minimal damage to the existing landscape (CODE O1-1(c)).	BC/RBC	Detailed design stage / future applications	✓	✓
Tertiary open spaces are to be designed to feel more natural and rural, to integrate seamlessly with the	BC/RBC	Detailed design stage /	✓	✓

Mitigation	Person Responsible	Secured by	Relevant to	
			Project for Assessment	Proposed Scheme
surrounding landscape character at the boundaries (CODE O1-3(c)).		future applications		
Incorporation of clustered tree planting in some areas to create woodland-like features to improve integration and connectivity (CODE O2-3(a)).	BC/RBC	Detailed design stage / future applications	✓	✓
Where possible existing woodland blocks and principal tree belts should be retained and integrated into the development. Similarly, any retained hedgerows should be enhanced with supplementary native planting to fill gaps and increase structural diversity (CODE O4-1(a and b)).	BC/RBC	Detailed design stage / future applications	✓	✓
Ongoing landscape maintenance and ecological monitoring detailed within a Landscape and Ecological Management Plan (LEMP).	BC/RBC	Detailed design stage / future applications	✓	✓

Residual Effects

17.220 Despite the potential for incorporation of the aforementioned secondary mitigation measures, the continued scale of overall proposals results in residual effects upon all landscape character receptors remaining the same as that reported in the pre-secondary mitigation scenario.

Significance

17.221 During the operational stage (Year 15) the effects on the following receptors are anticipated to be **Significant**:

- Mosslands and Lowlands LCT (for both the Project for Assessment and the Proposed Scheme);
- Urban Fringe Farmland LCT (Project for Assessment and the Proposed Scheme);
- LCA No. 26 Prettywood Pilsworth and Unsworth Moss (Project for Assessment and Proposed Scheme) at Year 1 (it is considered **Not Significant** at Year 15);
- LCA No. 27 Simister, Slattocks and Healds Green (Project for Assessment and Proposed Scheme); and

- The character and features of the Assessment Boundary and Application Boundary (Project for Assessment and Proposed Scheme).

17.222 Effects experienced by all other landscape receptors are assessed to be **Not Significant** during the operational stage (Year 15).

Changes to the character and amenity of views

17.223 Effects upon all identified visual receptors as a result of the Operational Stages (Years 1 and 15 following completion) of the Project for Assessment and Proposed Scheme have been assessed within Tables 17.8.1 and 17.8.2 of **Appendix 17.8**. Those visual receptors where effects are deemed to be Significant are reported below.

Users of footpaths and roads within the western extents of the Assessment Boundary (Photoviewpoints 1, 2, 3 and 4), (Project for Assessment and Proposed Scheme)

17.224 Upon completion, the 21m maximum overall height associated with Plot FF, the 42m maximum overall height associated with Plot EE (North), the 35m maximum overall height associated with Plot EE (South), the 44m maximum overall height associated with Plot DD (North) and the 35m maximum overall height associated with Plot DD (South) will be directly visible in views from the receptor. Further east, more distant views of the upper elements of taller buildings (69m) associated with Plot D will also be visible.

17.225 By Year 15 the lower elements of the Project for Assessment will have become further filtered by planting within the Landscape Mitigation Areas, as set out in the Design Code (CODE 01-3(c), 02-3(a) and P2-5 (a) and (b)) .

Project for Assessment

17.226 The sensitivity of footpaths and roads within the western extents of the Assessment Boundary is medium. The magnitude of change is large. Therefore, there will be a direct, permanent, long-term, adverse effect which is **major/moderate**.

Proposed Scheme

17.227 The effect for the visual receptor is the same as that reported for the Project for Assessment.

Recreational Users of Unsworth Academy playing fields (Photoviewpoint 2) (Project for Assessment and Proposed Scheme)

17.228 Upon completion, the 21m maximum overall height associated with Plot FF, the 42m buildings associated with Plot EE (North) and the 44m maximum overall height associated with Plot DD (North) will be directly visible in views looking north, east and south from the receptor.

17.229 There is potential for the introduction of planting along the periphery of the area used by this receptor group, which will serve to screen and filter views of the lower levels of the buildings, however the upper elements of the buildings will remain visible and prominent.

17.230 By Year 15, the lower elements of the Project for Assessment will have become further filtered by intervening vegetation and semi-maturation of planting within the Landscape Mitigation Areas, as set out in the Design Code (CODE 01-3(c), 02-3(a) and P2-5 (a) and (b)).

Project for Assessment

17.231 The sensitivity of Recreational Users of Unsworth Academy playing fields is medium. The magnitude of change is large. Therefore, there will be a direct, permanent, long-term, adverse effect which is **major/moderate**.

Proposed Scheme

17.232 The effect for the visual receptor is the same as that reported for the Project for Assessment.

Users of footpath BY/12WHI / Pole Lane (Photoviewpoint 5), (Project for Assessment and Proposed Scheme)

17.233 Upon completion of the Project for Assessment, the buildings associated with Plot EE (North) and Plot EE (South) will be visible in views along the full length of the PRoW/road (behind the existing vegetation that exists along the M66).

17.234 Upon completion of the Proposed Scheme, the buildings associated with Plot D (North and South) will be visible in filtered views along the full length of the PRoW/road.

17.235 There is potential for the introduction of further planting along the western peripheries of the Assessment Boundary, which would serve to screen and filter views of the lower levels of the buildings, however the upper elements of the buildings would remain visible and prominent and influence the full length of the PRoW and road route.

17.236 By Year 15, planting within the Landscape Mitigation Areas, as set out in the Design Code (CODE 01-3(c), 02-3(a) and P2-5 (a) and (b)), will have become established, surrounding the lower areas of the built form and softening their appearance in views.

Project for Assessment

17.237 The sensitivity of users of BY/12WHI / Pole Lane is medium. The magnitude of change is large. Therefore, there will be a direct, permanent, long-term, adverse effect which is **major/moderate**.

Proposed Scheme

17.238 The effect for the visual receptor is the same as that reported for the Project for Assessment.

Effect on Visual Receptor: Users of footpath BY/9WHI / Egypt Lane (Photoviewpoint 6), (Project for Assessment and Proposed Scheme)

17.239 Upon completion of the Project for Assessment, the buildings associated with Plot EE (North) and Plot EE (South) will be directly visible in views along the full length of the PRoW and road. Views will also be available of Plot DD (South) to the eastern extents of the PRoW.

17.240 Upon completion of the Proposed Scheme, the buildings associated with Plot D (North and South) will be directly visible in views looking east along the PRoW. Views of the building will be prominent and generally unobstructed.

17.241 There is potential for the introduction of further planting along the route of the PRoW, which will serve to screen and filter views of the lower levels of the buildings, however the upper elements of the buildings will remain visible and prominent and influence the full length of the PRoW and road route.

17.242 By Year 15, planting within the Landscape Mitigation Areas, as set out in the Design Code (CODE 01-3(c), 02-3(a) and P2-5 (a) and (b)), will have become established, surrounding the lower areas of the built form and softening their appearance in views.

Project for Assessment

17.243 The sensitivity of users of BY/9WHI / Egypt Lane is low to medium. The magnitude of change is large. Therefore, there will be a direct, permanent, long-term, adverse effect which is **major/moderate**.

Proposed Scheme

17.244 The effect for the visual receptor is the same as that reported for the Project for Assessment.

Users of footpaths BY/8WHI and BY/46WHI (Photoviewpoints 7 and 8), (Project for Assessment and Proposed Scheme)

17.245 Upon completion, the buildings associated with Plots EE (South and North), DD (South and North), D (South and North) and E will be visible from the receptors.

17.246 There is potential for the introduction of further planting along the southern peripheries of the Project for Assessment and Proposed Scheme which will serve to screen and filter views of the lower levels of the buildings, however the upper elements of the buildings will remain visible and prominent and influence the full length of the route along the boundary with the Project for Assessment/Proposed Scheme.

17.247 By Year 15, planting within the Landscape Mitigation Areas, as set out in the Design Code (CODE 01-3(c), 02-3(a) and P2-5 (a) and (b)), will have become established, surrounding the lower areas of the built form and softening their appearance in views.

Project for Assessment

17.248 The sensitivity of users of the BY/8WHI, BY/46WHI is medium. The magnitude of change is large. Therefore, there will be a direct, permanent, long-term, adverse effect which is **major/moderate**.

Proposed Scheme

17.249 In relation to the Proposed Scheme, due to some separation between receptor and proposed new buildings, and the planting within the Landscape Mitigation Areas, as set out in the Design Code (CODE 01-3(c), 02-3(a) and P2-5 (a) and (b)), the magnitude of change will reduce from Large at Year 1 to medium at year 15. Therefore, there will be a direct, permanent, long-term, adverse effect as a result of the Proposed Scheme which is **major / moderate** at Year 1 reducing to moderate at Year 15.

Users of footpath BY/3WHI (Photoviewpoint 11), (Project for Assessment and Proposed Scheme)

17.250 Upon completion, the 69m maximum overall height associated with Plot D (North) will be directly visible in views along the full length of the PRoW. Views will also be available of Plot DD (North) (proposed up to 44m maximum overall height) to the western extents of the PRoW and road and Plot C (proposed 53m maximum overall height) to the eastern extents of the PRoW, along with existing views of the Birch Industrial Park.

17.251 There is potential for the introduction of further planting along the route of the PRoW, which will serve to screen and filter views of the lower levels of the buildings, however the upper

elements of the buildings will remain visible and prominent and influence the full length of the PRoW route.

- 17.252 By Year 15, planting within the Landscape Mitigation Areas, as set out in the Design Code (CODE 01-3(c), 02-3(a) and P2-5 (a) and (b)), will have become established, surrounding the lower areas of the built form and softening their appearance in views.

Project for Assessment

- 17.253 The sensitivity of users of BY/3WHI is medium. The magnitude of change is large. Therefore, there will be a direct, permanent, long-term, adverse effect which is **major/moderate**.

Proposed Scheme

- 17.254 The effect for the visual receptor is the same as that reported for the Project for Assessment.

Users of Rochdale Way Promoted Long Distance Footpath (Photoviewpoints 12, 13 and 14), (Project for Assessment and Proposed Scheme)

- 17.255 Upon completion, the buildings associated with Plots EE (South and North) (35m and 42m maximum overall height), DD (South and North) (35m and 44m maximum overall height), D (South and North) (40m and 69m maximum overall height), CC (36m maximum overall height), E (51m maximum overall height), BB (35m maximum overall height) and Infrastructure Area BBB will be visible from the receptor. Views along the Rochdale Way will benefit from layers of intervening field boundary and roadside vegetation, however the majority of the buildings will remain visible.

- 17.256 There is potential for the introduction of further planting along the southern periphery to the Project for Assessment and Proposed Scheme, which will serve to screen and filter views of the lower levels of the buildings, however the upper elements of the buildings will remain visible and prominent.

- 17.257 By Year 15, within the Landscape Mitigation Areas, as set out in the Design Code (CODE 01-3(c), 02-3(a) and P2-5 (a) and (b)), will have become established, surrounding the lower areas of the built form and softening their appearance in views.

Project for Assessment

- 17.258 The sensitivity of users of Rochdale Way Promoted Long Distance Footpath to the south-east is high-medium. The magnitude of change is large. Therefore, there will be a direct, permanent, long-term, adverse effect which is **major/moderate**.

Proposed Scheme

- 17.259 The effect for the visual receptor is the same as that reported for the Project for Assessment.

Users of footpath RD/Hey/Fp72, RD/Hey/Fp75 and RD/Hey/Fp74 (Photoviewpoints 16, 17 and 18), (Project for Assessment and Proposed Scheme)

- 17.260 Upon completion, the built form associated with Plots D (69m maximum overall height), B (36m maximum overall height), A (36m maximum overall height), AA (52m maximum overall height), F (51m maximum overall height), BB (35m maximum overall height) and E (51m maximum overall height) will be visible from these receptors in close range views. Other than proposed mitigation tree planting associated with the Project for Assessment, there will be limited existing elements that will screen the new built form.

17.261 There is potential for the introduction of further planting along the northern and eastern periphery to the Assessment Boundary and Application Boundary, which will serve to screen and filter views of the lower levels of the buildings, however the upper elements of the buildings will remain visible and prominent.

17.262 By Year 15, planting within the Landscape Mitigation Areas, as set out in the Design Code (CODE 01-3(c), 02-3(a) and P2-5 (a) and (b)), will have become established, surrounding the lower areas of the built form and softening their appearance in views.

Project for Assessment

17.263 The sensitivity of users of RD/Hey/Fp72, RD/Hey/Fp75 and RD/Hey/Fp74, is medium. The magnitude of change is large. Therefore, there will be a direct, permanent, long-term, adverse effect which is **major/moderate**.

Proposed Scheme

17.264 The effect for the visual receptor is the same as that reported for the Project for Assessment.

Users of footpath BY/1WHI (along the south-eastern edge of Pilsworth Quarry) to the north (Photoviewpoints 19 and 20), (Project for Assessment and Proposed Scheme)

17.265 Upon completion, the built form within Plots D (69m maximum overall height), B (36m maximum overall height), A (36m maximum overall height) and AA (52m maximum overall height), along with Infrastructure Area AAA will be visible from the receptor in close range views. Other than proposed mitigation tree planting associated with the Project for Assessment, there will be limited existing elements that will screen the new built form.

17.266 There is potential for the introduction of further planting along the northern and eastern periphery to the Assessment Boundary, which will serve to screen and filter views of the lower levels of the buildings, however the upper elements of the buildings will remain visible and prominent.

17.267 By Year 15, planting within the Landscape Mitigation Areas, as set out in the Design Code (CODE 01-3(c), 02-3(a) and P2-5 (a) and (b)), will have become established, surrounding the lower areas of the built form and softening their appearance in views.

Project for Assessment

17.268 The sensitivity of users of BY/1WHI, is medium. The magnitude of change is large. Therefore, there will be a direct, permanent, long-term, adverse effect which is **major/moderate**.

Proposed Scheme

17.269 The effect for the visual receptor is the same as that reported for the Project for Assessment.

Secondary Mitigation

17.270 The following secondary mitigation measures for the operational stage of relevance to landscape character have been identified as 'should' design measures within the **Design Code**.

17.271 For the Proposed Scheme, the mitigation will be managed through the detailed design stage. It is assumed that the same or similar mitigation will apply to the wider Project for Assessment, although this will be a matter for when planning applications are made for those relevant areas.

17.272 A summary of the proposed secondary mitigation is provided in the table below.

Table 17.13: Summary of Secondary Mitigation for Construction Stage

Mitigation	Person Responsible	Secured by	Relevant to	
			Project for Assessment	Proposed Scheme
Incorporation of soft landscaping within building Plots, including trees, hedgerows and shrubs to visually soften/screen the development from the surrounding areas and break up the massing of dominant structures (CODE P5-1(a) and CODE S9).	BC/RBC	Detailed design stage / future applications	✓	✓
Incorporation of tree belt planting within Peripheral Landscape Buffers alongside the M66 and M62 corridors to provide softening of potential views from these major roads (and receptors beyond to the west and south) and strengthen Green Infrastructure connections and landscape fabric.	BC/RBC	Detailed design stage / future applications	✓	✓
Incorporation of both evergreen and deciduous species within planting design to seek to provide year-round screening benefits (CODE P5-1(b)). Where appropriate such planting should use native species appropriate to the local area (CADE P5-1(c)).	BC/RBC	Detailed design stage / future applications	✓	✓
Sensitive buildings design in terms of scale and massing that is suitable to maintain visual balance within the site and surrounding context (CODE B2-1(a)).	BC/RBC	Detailed design stage / future applications	✓	✓
The utilisation of interesting/varied roof forms and variation in building scale to help break up the visual appearance, form and mass of larger format buildings to reduce their visual impact and create a varied and interesting roofscape (CODE B3-1(c) and CODE B3-2(b)).	BC/RBC	Detailed design stage / future applications	✓	✓
A sensitively chosen colour palette for building façades, considerate of how	BC/RBC	Detailed design stage /	✓	✓

Mitigation	Person Responsible	Secured by	Relevant to	
			Project for Assessment	Proposed Scheme
it will appear both from a distance and up close (CODE B4-3(a)).		future applications		
Design of primary open spaces which are cognisant of existing landscape features, habitats and important cultural/ heritage elements to provide a considered strategy and one which creates minimal damage to the existing landscape (CODE O1-1(c)).	BC/RBC	Detailed design stage / future applications	✓	✓
Tertiary open spaces are to be designed to feel more natural and rural, to integrate seamlessly with the surrounding landscape character at the boundaries (CODE O1-3(c)).	BC/RBC	Detailed design stage / future applications	✓	✓
Incorporation of clustered tree planting in some areas to create woodland-like features to improve integration and connectivity (CODE O2-3(a)).	BC/RBC	Detailed design stage / future applications	✓	✓
Where possible existing woodland blocks and principal tree belts should be retained and integrated into the development. Similarly, any retained hedgerows should be enhanced with supplementary native planting to fill gaps and increase structural diversity (CODE O4-1(a and b)).	BC/RBC	Detailed design stage / future applications	✓	✓
Ongoing landscape maintenance and ecological monitoring detailed within a Landscape and Ecological Management Plan (LEMP).	BC/RBC	Detailed design stage / future applications	✓	✓

Residual Effects

17.273 Despite the potential for incorporation of the aforementioned secondary mitigation measures, the continued scale of overall proposals results in residual effects of all visual receptors remaining the same as that reported in the pre-secondary mitigation scenario.

Significance

17.274 During the operational stage the effects on the following visual receptors are anticipated to be **Significant**:

- Users of footpaths and roads within the western extents of the Assessment Boundary (Photoviewpoints 1, 2, 3 and 4) (for the Project for Assessment and the Proposed Scheme);
- Users of Unsworth Academy Playing Fields (Photoviewpoint 2) (for the Project for Assessment and the Proposed Scheme);
- Users of footpath BY/12WHI / Pole Lane (Photoviewpoint 5) (for the Project for Assessment and the Proposed Scheme);
- Users of footpath BY/9WHI / Egypt Lane (Photoviewpoint 6) (for the Project for Assessment and the Proposed Scheme);
- Users of footpaths BY/8WHI and BY/46WHI (Photoviewpoints 7 and 8) (this is not the case for the Proposed Scheme at Year 15);
- Users of BY/3WHI (Photoviewpoint 11) (for the Project for Assessment and the Proposed Scheme);
- Users of Rochdale Way Promoted Long Distance Footpath (Photoviewpoints 12, 13 and 14) (for the Project for Assessment and the Proposed Scheme);
- Users of RD/Hey/Fp72, RD/Hey/Fp75, and RD/Hey/Fp74 (Photoviewpoints 16, 17 and 18) (for the Project for Assessment and the Proposed Scheme); and
- Users of footpath BY/1WHI (along the south-eastern edge of Pilsworth Quarry) to the north (Photoviewpoints 19 & 20) (for the Project for Assessment and the Proposed Scheme).

17.275 Effects experienced by all other visual receptors are assessed to be **Not Significant** during the operation stage (Year 15).

Limitations and Assumptions

17.276 To ensure transparency within the EIA process, the following limitations and assumptions have been identified.

17.277 The following assumptions have been made in this assessment:

- The assessment of effects is based upon build zones as defined on the suite of EIA Assessment Plans (**Figures 4.1, 4.2 and 4.3**) and Parameters Plans (**Figure 5.1, 5.3 and 5.3**), assuming structures / buildings could occupy the full extent of the Plots proposed;
- Maximum overall heights of development blocks are derived from the Building Heights Plans (**Figure 4.2 and 5.2**); and
- **Chapter 4** and **Chapter 5** provides details in respect of the defined assessment parameters.

17.278 The following limitations have been identified:

- Given the outline nature of the Application, the assessment is based on the Parameter Plans for permanent structures, limiting the degree of accuracy and detail at this stage including with regard to the contribution of secondary mitigation in the form of mitigation planting. Such secondary mitigation detailed within the sections above would need to be committed to through conditions and reserved matters; and
- The ZTV model does not take into account the reducing scale of objects in the view over long distances or the reduction in contrast caused by atmospheric conditions.

Summary

17.279 **Table 17.14** provides a summary of the effects, receptors, residual effects and conclusions of significance considered within the Chapter, with reference to both the Project for Assessment and Proposed Scheme.

17.280 The table only provides a summary of the residual effects identified within the assessment. Details of all primary, secondary and tertiary mitigation that has been taken into account is summarised within **Volume 3: Environmental Management Plan**.

Table 17.14: Summary of Residual and Significant Effects for the Project for Assessment and Proposed Scheme

Effect	Receptor	Project for Assessment		Proposed Scheme	
		Residual Effect	Is the Effect Significant?	Residual Effect	Is the Effect Significant?
Construction Stage					
Changes to Landscape Character	Local Landscape Character: (LCT) Mosslands and Lowland Farmland	Major / Moderate adverse	Yes	Major / Moderate adverse	Yes
	Local Landscape Character: (LCT) Urban Fringe Farmland	Major / Moderate adverse	Yes	Major / Moderate adverse	Yes
	Landscape Character Area (LCA) No. 26 Prettywood, Pilsworth and Unsworth Moss	Major / Moderate adverse	Yes	Major / Moderate adverse	Yes
	Landscape Character Area (LCA) No. 27. Simister, Slattocks and Healds Green	Major / Moderate adverse	Yes	Major / Moderate adverse	Yes
	The Character and Features of the Assessment Boundary and Application Boundary	Major / Moderate adverse	Yes	Major / Moderate adverse	Yes
Changes to the character and amenity of views	Users of footpaths and roads within the western extents of the Assessment Site (Photoviewpoints 1, 2, 3 and 4)	Major / Moderate Adverse	Yes	Major / Moderate Adverse	Yes
	Users of Unsworth Academy Playing Fields (Photoviewpoint 2)	Major / Moderate Adverse	Yes	Major / Moderate Adverse	Yes
	Users of footpath BY/12WHI / Pole Lane (Photoviewpoint 5)	Major / Moderate Adverse	Yes	Major / Moderate Adverse	Yes

Effect	Receptor	Project for Assessment		Proposed Scheme	
		Residual Effect	Is the Effect Significant?	Residual Effect	Is the Effect Significant?
	Users of footpath BY/9WHI / Egypt Lane (Photoviewpoint 6)	Major / Moderate Adverse	Yes	Major / Moderate Adverse	Yes
	Users of footpaths BY/8WHI and BY/46WHI (Photoviewpoints 7 and 8)	Major / Moderate Adverse	Yes	Major / Moderate Adverse	Yes
	Users of footpath BY/3WHI (Photoviewpoint 11)	Major/ Moderate Adverse	Yes	Major/ Moderate Adverse	Yes
	Users of Rochdale Way Promoted Long Distance Footpath (Photoviewpoints 12, 13 and 14)	Major / Moderate Adverse	Yes	Major / Moderate Adverse	Yes
	Users of footpaths RD/Hey/Fp72, RD/Hey/Fp75 and RD/Hey/Fp74 (Photoviewpoints 16, 17 and 18)	Major / Moderate Adverse	Yes	Major / Moderate Adverse	Yes
	Users of footpath BY/1WHI (along the south-eastern edge of Pilsworth Quarry) to the north (Photoviewpoints 19 and 20)	Major / Moderate Adverse	Yes	Major / Moderate Adverse	Yes
Operational Stage					
Changes to Landscape Character	Local Landscape Character: (LCT) Mosslands and Lowland Farmland	Major / Moderate adverse	Yes	Major / Moderate adverse	Yes
	Local Landscape Character: (LCT) Urban Fringe Farmland	Major / Moderate adverse	Yes	Major / Moderate adverse	Yes
	Landscape Character Area (LCA) No. 26 Prettywood, Pilsworth and Unsworth Moss	Major / Moderate adverse reducing to Moderate Adverse in Year 15	Yes (Year 1) No (Year 15)	Major/ Moderate reducing to Moderate Adverse in Year 15	Yes (Year 1) No (Year 15)

Effect	Receptor	Project for Assessment		Proposed Scheme	
		Residual Effect	Is the Effect Significant?	Residual Effect	Is the Effect Significant?
Changes to the character and amenity of views	Landscape Character Area (LCA) No. 27. Simister, Slattocks and Healds Green	Major / Moderate adverse	Yes	Major / Moderate adverse	Yes
	The Character and Features of the Assessment Boundary and Application Boundary	Major / Moderate adverse	Yes	Major / Moderate adverse	Yes
	Users of footpaths and roads within the western extents of the Assessment Site (Photoviewpoints 1, 2, 3 and 4)	Major / Moderate Adverse	Yes	Major / Moderate Adverse	Yes
	Users of Unsworth Academy Playing Fields (Photoviewpoint 2)	Major / Moderate Adverse	Yes	Major / Moderate Adverse	Yes
	Users of BY/12WHI / Pole Lane (Photoviewpoint 5)	Major / Moderate Adverse	Yes	Major / Moderate Adverse	Yes
	Users of BY/9WHI / Egypt Lane (Photoviewpoint 6)	Major / Moderate Adverse	Yes	Major / Moderate Adverse	Yes
	Users of footpaths BY/8WHI and BY/46WHI (Photoviewpoints 7 and 8)	Major/ Moderate Adverse	Yes	Major/ Moderate reducing to Moderate Adverse in Year 15	Yes (Year 1) No (Year 15)
	Users of footpath BY/3WHI (Photoviewpoint 11)	Major/ Moderate Adverse	Yes	Major/ Moderate Adverse	Yes
	Users of Rochdale Way Promoted Long Distance Footpath (Photoviewpoints 12, 13 and 14)	Major / Moderate Adverse	Yes	Major / Moderate Adverse	Yes
	Users of footpaths RD/Hey/Fp72, RD/Hey/Fp75 and RD/Hey/Fp74 (Photoviewpoints 16, 17 and 18)	Major / Moderate Adverse	Yes	Major / Moderate Adverse	Yes

Effect	Receptor	Project for Assessment		Proposed Scheme	
		Residual Effect	Is the Effect Significant?	Residual Effect	Is the Effect Significant?
	Users of footpath BY/1WHI (along the south-eastern edge of Pilsworth Quarry) to the north (Photoviewpoints 19 and 20)	Major / Moderate Adverse	Yes	Major / Moderate Adverse	Yes

References

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- ⁵ An Approach to Landscape Character Assessment. October 2014. Christine Tudor, Natural England www.gov.uk/natural-england Coastal Access.
- ⁶ Landscape Institute (LI) and Institute of Environmental Management & Assessment (IEMA) (2013) Guidelines for Landscape and Visual Impact Assessment (GLVIA3). Abingdon: Routledge.
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- ¹⁰ Natural England (2014). An Approach to Landscape Character Assessment. https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/691184/landscape-character-assessment.pdf. October 2014.