



ENVIRONMENTAL STATEMENT

VOLUME 2

APPENDIX 8.2 – PHOTOVIEW POINTS

APPENDIX: 8.2
REPRESENTATIVE PHOTOVIEWPOINT: VP1

View from Oozewood Road (Bridleway 8 ROYT), approx 180m east of Hough Farm.



Viewpoint Description		Distance	Existing View	Visual baseline	Landscape Baseline
View Orientation: Receptor Type: Distance From Site: Date Taken: Time Taken: Camera Model: Full Frame/Pano: Focal Length: Overall Receptor Sensitivity:	Facing West Ramblers, Horse Riders, Residents, Farmworkers 680m 09/12/24 10.41am Canon EOS R5 Panoramic 50mm LOW	Foreground	Agricultural fields (grazing) sloping down from Tangle Hill. The Lane is framed by a hedgerow (Hawthorn) and post and wire fencing	Visual susceptibility Low	Landscape susceptibiity Low
		Mid-ground	Collection of buildings at Hough Farm interspersed with mature trees. The undulating landform occupies the northern and southern edges of the view.	Value of View Low	Landscape Sensitivity/Value Low
		Background	Farm buildings, vegetation and rolling landform screen the backdrop however glimpses of traffic on the A627(M), associated screening planting, the 400kv transmission line and Chadderton Heights Farm can be gained to either side of the farm cluster.	Observations & Value of View A natural 'pause point' on a walk, with a stile out of shot to the RHS accessing Tandle Country Park. The view is predominantly of unimproved pasture and lacking in long distance view, so not a place to dwell for long.s	

APPENDIX: 8.2
REPRESENTATIVE PHOTOVIEWPOINT: VP2

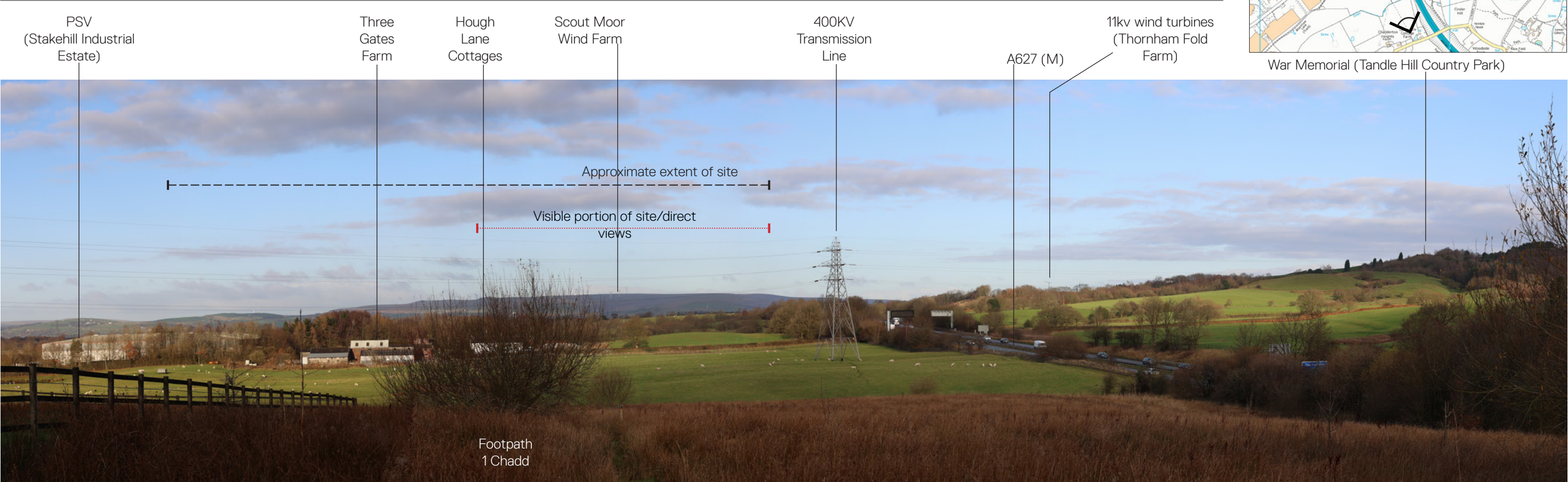
View from MID Rupp41 at junction with Mid 32 and MidRupp33.



Viewpoint Description		Distance	Existing View	Visual baseline		Landscape Baseline
View Orientation: Receptor Type: Distance From Site: Date Taken: Time Taken: Camera Model: Full Frame/Pano: Focal Length:	Facing West-North-West Ramblers, Cyclists, Horse Riders,Residents, Farmworkers 350m 09/12/24 10.45am Canon EOS R5 Panoramic 50mm	Foreground	Gently sloping, open field, dominated by pasture. The field is bounded by a post and wire mesh fence adjoining the lane and public right of way. A line of timber poles carries an overhead power line through the field towards the motorway.	Visual susceptibility Low	Landscape susceptibiity Low	
		Mid-ground	A series of pasture fields continues to the right edge of the view, bounded by hedgerows, featuring clumps of deciduous and coniferous trees. Deciduous buffer vegetation on the motorway embankment occupies the centre and left edge of the view. Traffic and lighting columns on the motorway are visible through the trees.	Value of View Low	Landscape Sensitivity/Value Low	
		Background	The embankment screens the majority of distant views, however the 400kv transmission line can be seen above the horizon.	Observations & Value of View: A natural 'pause point' on a walk, although movement and noise from vehicles is immediately apparent so dwell time will be fairly low.		
		Overall Receptor Sensitivity:	LOW			

APPENDIX: 8.2
REPRESENTATIVE PHOTOVIEWPOINT: VP3

View from footpath 1 CHADD to rear of Laburnum Cottage Farm.



Viewpoint Description		Distance	Existing View	Visual baseline	Landscape Baseline
View Orientation: Receptor Type: Distance From Site: Date Taken: Time Taken: Camera Model: Full Frame/Pano: Focal Length: Overall Receptor Sensitivity:	Facing North-North-West Ramblers, Horse Riders, Residents, Farmworkers 498m 09/12/24 10.10am Canon EOS R5 Panoramic 50mm LOW	Foreground	Poorly-drained grassland with soft rush and saplings falling downhill to a drain on the Rochdale / Odldham boundary. The view if framed by the A627(M) corridor and the fenced boundary to the adjacent property.	Visual susceptibility Low	Landscape susceptibility Low
		Mid-ground	Open views into the field landscape north of Stakehill Lane. Intervening hedgerows and trees screen buildings / structures at Stakehill Nurseries and Lower Stakehill Farm. Industrial units and dense vegetation screen Bentley Avenue from view.	Value of View Low	Landscape Sensitivity/Value Low
		Background	Clear views over the proposed development site to the edge of the South Pennine hills. Wind turbines within Scout Moor Wind Farm can be discerned.	Observations & Value of View: The RHS of the view mid and background is an attractive vista to Tandle Hill. However, noise and vehicle movement from the road and the transmission line disrupt the enjoyment of this view.	

APPENDIX: 8.2
REPRESENTATIVE PHOTOVIEWPOINT: VP4

View from end of Broadshaw Lane, MIDRupp 37, approx 10m from Three Gates Farm.



Viewpoint Description		Distance	Existing View	Visual baseline	Landscape Baseline
View Orientation: Receptor Type: Distance From Site: Date Taken: Time Taken: Camera Model: Full Frame/Pano: Focal Length: Overall Receptor Sensitivity:	Facing North East Ramblers, Horse Riders, Residents, Farmworkers 80m 09/12/24 10.20am Canon EOS R5 Panoramic 50mm LOW	Foreground	Farm storage area containing various items of equipment/trailers with some local views to the rear gardens of Park View. Post and rail fence leads to Three Gates Farmyard.	Visual susceptibility Low	Landscape susceptibility Low
		Mid-ground	Park View, Three Gates Farm, and Hough End Cottage buildings and junction of MidRupp 131, Mid-Rupp 41 and MidRupp 37 as the track turns 90 degrees round the south west corner of the site. Shrub planting along the boundary to Park View obscures the rear garden from view.	Value of View Low	Landscape Sensitivity/Value Low
		Background	Buildings in the mid-ground screen distant views, although in the centre of the view there is a glimpse of screen tree planting alongside the A627M, beyond that a very slight glimpse of the tree line to the upper sloping woodland of Tandle Hill Country Park.	Observations & Value of View: An urban fringe cluster with private houses mixed with farm functions. Road noise in background. Route used for occasional pedestrian recreation but most use relates to vehicles using the buildings and the farm itself.	

APPENDIX: 8.2
REPRESENTATIVE PHOTOVIEWPOINT: VP5

View from Stakehill Lane, adjacent Park View.



Viewpoint Description		Distance	Existing View	Visual baseline	Landscape Baseline
View Orientation: Receptor Type: Distance From Site: Date Taken: Time Taken: Camera Model: Full Frame/Pano: Focal Length: Overall Receptor Sensitivity:	Facing North-North West Ramblers, Cyclists Horse Riders, Residents, Farmworkers 10m 09/12/24 11:35am Canon EOS R5 Panoramic 50mm LOW	Foreground	Unbound road flanked with narrow grass verges and maintained hedges-native to RHS and ornamental shrub to LHS. Front garden wall/gate piers to LHS.	Visual susceptibility Low	Landscape susceptibility Low
		Mid-ground	Collection of buildings at Higher Stakehill Farm with tall shrub planting in front. Mature tree belt to LHS which screens buildings from Stakehill Industrial Estate	Value of View Low	Landscape Sensitivity/Value Low
		Background	Mounded pasture field with tree belt and A627M behind. Views to road sign and glimpses of taller vehicles.	Observations & Value of View: Background noise from the A627M. The pasture appears to be sloping upwards but the underlying topography is more gentle. Ref VP6	

APPENDIX: 8.2
REPRESENTATIVE PHOTOVIEWPOINT: VP6

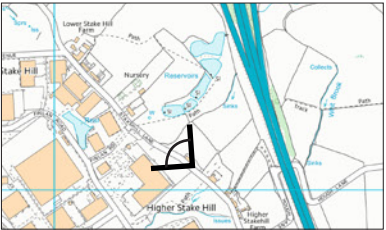
View from end of A627(M) underpass on MIDRupp41



Viewpoint Description		Distance	Existing View	Visual baseline	Landscape Baseline
View Orientation: Receptor Type: Distance From Site: Date Taken: Time Taken: Camera Model: Full Frame/Pano:	South-West Ramblers, Horse Riders, Residents, Farmworkers 10m 09/12/24 11.25am Canon EOS R5 Panoramic	Foreground	The road used as public path (Rupp) turns under the A627M behind the view. To the right, the Public right of way MidFp17 runs parallel with view; alongside the embankment to the A627M. There is evidence of flytipping and Japanese Knotweed infestation within its verge. A timber post and rail fence bounds the field landscape beyond, with groups of Hawthorn and Elder providing intermittent screening.	Visual susceptibility Low	Landscape susceptibility Low
		Mid-ground	Undulating, open, pasture fields occupy the mid-ground. The topography rises up towards the left of the view, screening views to Stakehill Lane.	Value of View Low	Landscape Sensitivity/Value Low
		Background	The rear of Higher Stakehill Farm is visible at the centre of the view, beyond a maintained hedgerow. Mid-ground topography and woody vegetation along the northern boundary of Stakehill Industrial Estate screen longer range views.	Observations & Value of View: There is a high level of road noise and farm traffic approaching from behind the view going under the A627. therefore little reason to dwell here for any great length of time	
		Overall Receptor Sensitivity:	LOW		

APPENDIX: 8.2
REPRESENTATIVE PHOTOVIEWPOINT: VP7

View from Stakehill Lane/MidRupp 131, adjacent No. 64

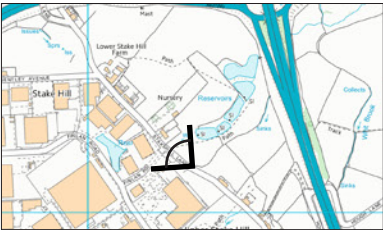


Viewpoint Description		Distance	Existing View	Visual baseline	Landscape Baseline
View Orientation:	Facing North-West	Foreground	Patched tarmac lane with taller hedges to LHS and rear garden fence to 64 Stakehill Lane flanked with tall shrubs to RHS.	Visual susceptibility	Landscape susceptibiity
Receptor Type:	Ramblers, Horse Riders, Residents, Farmworkers			Low	Low
Distance From Site:	18m	Mid-ground	64-68a Stakehill lane frontages with houses appearing obliquiley. Taller woody screen planting on left side that forms screening to larger units to Stakehill Industrial Estate (not visible in this view). Telegraph poles.	Value of View	Landscape Sensitivity/Value
Date Taken:	09/12/24			Low	Low/medium
Time Taken:	11.40am	Background	The side of 80 Stakehill Lane can be glimpsed through gaps in crowns of larger trees. All longer distance views are screened by fore/mid ground elements.	Observations This is an attractive view although very enclosed with limited visibility to the site except in the background.	
Camera Model:	Canon EOS R5				
Full Frame/Pano:	Panoramic				
Focal Length:	50mm				
Overall Receptor Sensitivity:	LOW				

APPENDIX: 8.2

REPRESENTATIVE PHOTOVIEWPOINT: VP8

View from Stakehill Lane, approx 20m west of No. 68a.



Viewpoint Description		Distance	Existing View	Visual baseline	Landscape Baseline
View Orientation:	North-West	Foreground	Native hedgeline to Stakehill Lane. Heavily enclosed to LHS. Telegraph pole.	Visual susceptibility	Landscape susceptibility
Receptor Type:	Ramblers, Horse Riders, Residents			Low	Low/medium
Distance From Site:	3m	Mid-ground	Gently sloping open pasture and open line of large trees with piles of dug soil/localised depression ditches. The upper edge of the pasture is framed abruptly by a densely maintained evergreen hedge and scattered mature trees forming the boundary to Stakehill Nurseries with polytunnels glimpsed behind this. There is a prominent view to the side of 80 Stakehill Lane and oblique views to the rear elevations of 80 and 82. Stakehill lane draws the eye northwards enclosed on both sides with hedges. The hedgeline is flanked with lighting columns on the right hand side.	Value of View	Landscape Sensitivity/Value
Date Taken:	09/12/24			Low	Low/medium
Time Taken:	11.50am	Background	Further pasture can be viewed from the other side of the Nursery. A line of trees/screening along A627M frames this, and the telecommunications tower is readily visible.	Observations This view has some rural characteristics along Stakehill Lane and towards the mid-ground. Mature trees to Stakehill La and forming field edges are attractive elements.	
Camera Model:	Canon EOS R5				
Full Frame/Pano:	Panoramic				
Focal Length:	50mm				
Overall Receptor Sensitivity:	LOW/MEDIUM				

APPENDIX: 8.2
REPRESENTATIVE PHOTOVIEWPOINT: VP9

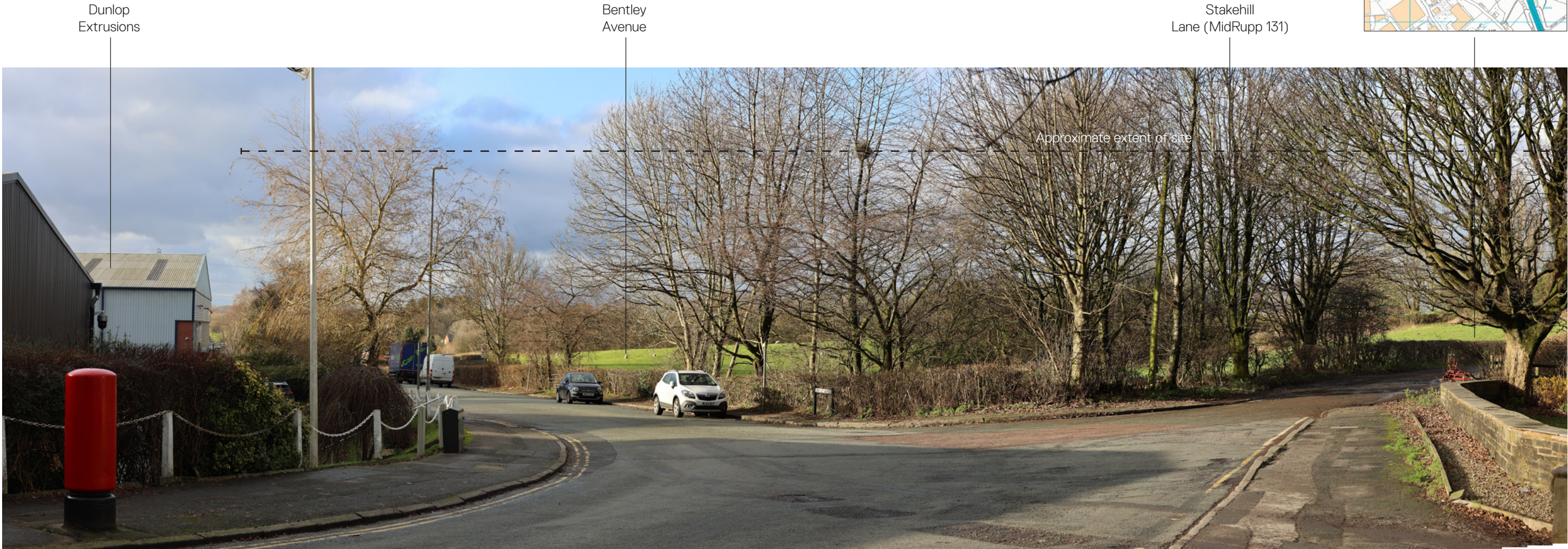
View from end of Finlan Road towards Stakehill Lane



Viewpoint Description		Distance	Existing View	Visual baseline	Landscape Baseline
View Orientation: Receptor Type: Distance From Site: Date Taken: Time Taken: Camera Model: Full Frame/Pano: Focal Length: Overall Receptor Sensitivity:	North-East Employees 36m 09/12/24 11.55am Canon EOS R5 Panoramic 50mm LOW	Foreground	Finlan Road corridor and its gated junction onto Stakehill Lane; to the left of the view car parking areas serving the adjacent warehouse can be seen through the amenity landscape boundary. The right of the view is enclosed and screened by a mature tree grouping (covered by a TPO).	Visual susceptibility Low	Landscape susceptibility Low
		Mid-ground	The southern boundary of Stakehill Lane at the entrance to Stakehill Angling Club, comprising a mixture of timber and steel mesh fencing and trees. A large timber shed is visible, within the curtilage of 80 Stakehill Lane	Value of View Low	Landscape Sensitivity/Value Low
		Background	Through the tree-lined boundary, open pasture fields can be glimpsed. Beyond this the buffer vegetation is visible, with the rising landform of Tandle Hill above.	Observations Attractive but fairly localised view enclosed with trees. The link between Finlan Road/Stakehill Lane is poorly maintained, poorly lit and not welcoming/well used by pedestrians.	

APPENDIX: 8.2
REPRESENTATIVE PHOTOVIEWPOINT: VP10

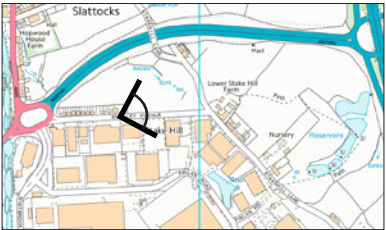
View from Stakehill Lane, approx 15m from junction with Bentley Avenue, adjacent to Lower Stakehill Farm (Dickinson’s Self-Serve Egg Farm)



Viewpoint Description		Distance	Existing View	Visual baseline	Landscape Baseline
View Orientation: Facing North-West Receptor Type: Employees, public Distance From Site: 10m Date Taken: 09/12/24 Time Taken: 12.10pm Camera Model: Canon EOS R5 Full Frame/Pano: Panoramic Focal Length: 50mm Overall Receptor Sensitivity: LOW		Foreground	Corner of Stakehill Lane and Bentley Ave. Frequent private vehicle stops collecting eggs. Attractive tree grouping to centre of view. Maintained native hedge planting to north edge of Bentley Ave . Amenity landscape/mixed shrubs and barriers to the strip adjacent Stakehill Industrial estate. Red letter box.	Visual susceptibility medium	Landscape susceptibility Low
		Mid-ground	Gently rising grazing pasture behind Bentley Ave framed by the belt of trees/screening alongside the A627M link road. Continuation of Stakehill La as it turns to the right	Value of View Low	Landscape Sensitivity/Value Low
		Background	Glimpses of houses along Rochdale Road, bu mostly obscured by vegetation closer to the viewpoint.	Observations Frequent short stay parking close to the Egg Farm and associated with Stakehill Industrial Estate. Attractive grouping of trees to the corner, and some attractive elements /rural characteristics to the north/RHS. Little opportunity or reason to dwell for a great length of time.	

APPENDIX: 8.2
REPRESENTATIVE PHOTOVIEWPOINT: VP11

View from Bentley Avenue, adjacent to side garden of 67 Bentley Ave



Viewpoint Description		Distance	Existing View	Visual baseline	Landscape Baseline
View Orientation: Facing East Receptor Type: Employees, public Distance From Site: 10m Date Taken: 09/12/24 Time Taken: 12.15pm Camera Model: Canon EOS R5 Full Frame/Pano: Panoramic Focal Length: 50mm Overall Receptor Sensitivity: LOW	Foreground		Stakehill Lane carriageway and footways both sides with varying soft/fenced verges to Stakehill Industrial Estate and tall beech hedge to the rear garden of 67 Bentley Ave which runs parallel. Wide carriageway, frequently used for employee/visitor parking and waiting/parking for larger vehicles	Visual susceptibility medium	Landscape susceptibility Low
			Battery-hen shed and cattle shed to Lower Stakehill Farm, to the RHS of this. Attractive tree grouping on the corner of Bentley Ave and Stakehill Lane. Above the beech hedge, the tree line along Stakehill Lane is visible as this route passes north and over the A627M	Value of View Low	Landscape Sensitivity/Value Low
	Background		Rising land and wooded slopes to Tandle Hill Country Park. A clear view was possible to Tandle Hill War Memorial, bench and Trig Point.	Observations Attractive background, but frequent short stay private and commercial vehicle parking due to the comparatively wide carriageway.	