

LANDSCAPE & VISUAL IMPACT APPRAISAL THE EDGE HOUSE LITTLEBOROUGH

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LANDSCAPE AND VISUAL APPRAISAL

Introduction

1.1 This assessment looks at the potential landscape and visual implications for the proposed development of a single dwelling, 'The Edge House', at Blackstone Edge Old Road, Littleborough, Lancashire. It evaluates the existing landscape and assesses the impact of proposed development on views into the site. Having considered these points in the context of the proposals and any mitigation, it then determines any residual effects. The report is divided into the principal sub sections as follows.

- Legislation and Policy
- Assessment Methodology
- Baseline Conditions
- Evaluation
- Landscape Appraisal
- Mitigation
- Visual Impact Appraisal
- Residual Effects
- Summary and Conclusion

1.2 The sections describe the policy and baseline conditions, relating to the landscape of the site and evaluate the existing landscape character. The impact and significance of the development proposal is then assessed together with the proposed mitigation. Taking the mitigation in to account the likely residual effects are considered. The proposal for the site comprises of a single new dwelling, with associated paved areas, drives, parking and landscaped areas.

Legislation and Policy

1.3 The site currently comprises of a single field of improved grassland. The immediate area, surrounding the site, is predominantly residential. Further to the north, east and south there is agricultural land which ultimately gives way to high moorland. To the west is the canal, rail, river and road corridor following the Roch valley. In this area large industrial areas sit alongside pockets of housing. Further west the ground again climbs to high moorland.

1.4 The **National Planning Policy Framework** 2021, published by The Ministry of Housing Communities and Local Government is of relevance. **Chapter 15 Conserving and enhancing the natural environment** states at paragraph 174; 'Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and trees and woodland.....'

- 1.5 There are no specific legislative requirements relevant to this assessment. The site falls within the area administered by Rochdale Borough Council. **The Rochdale Local Plan** is not one document. **The Core Strategy** is the lead document of the Rochdale Local Plan. Other documents which make up the local plan include **The Greater Manchester Joint Waste Development Plan, The Greater Manchester Joint Minerals Development Plan** and the **1996 – 2016 Local Plan**.

The current **Map for Rochdale Borough Unitary Development Plan** shows the site as affected by the following Policies.

G/D/1 Defined Urban Area

G/D/2 Green belt

D/4 Control of Development in Green Belt General

Policy D/4 states; *'Within the Green Belt approval will not be given, except in very special circumstances, for the erection of new buildings unless it is for the for the following purposes:*

- a) agriculture and forestry*
- b) essential facilities for outdoor sport and outdoor recreation, for cemeteries and other uses which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it;*
- c) the limited extension, alteration, or replacement of and existing dwelling in accordance with policies D/7 and D/8; and*
- d) Limited infilling or redevelopment of major, existing developed site identified under, and in accordance with, Policy D/5.*

Proposed development falling within these categories will be acceptable only where it can be shown that it would not prejudice, by reason of its scale, siting, or design, the primary purposes and visual amenity of the Green Belt.'

Other Policies of the Unitary Development Plan may also be relevant as follows.

NE/5 Landscape and Woodlands

NE/6 Landscape Protection and Enhancement

NE/7 Tree Preservation Orders

NE/8 Development Affecting Trees, Woodlands and Hedgerows

NE/9 Protection of Woodlands

NE/10 New Woodland Planting

- 1.6 The **Rochdale Core Strategy adopted October 2016** contains Policies which are of relevance to the site and the landscape of the site. **Policy P2 Protecting and enhancing character, landscape and heritage** is of specific relevance to the landscape and includes the following.

'1. We will protect and enhance the boroughs character, the distinctiveness of its town centres, housing areas and countryside, and the qualities of its landscapes, utilising the considerable potential of these assets in development and regeneration schemes. We will do this by:

- a. Requiring new development to integrate successfully with the key natural features of the borough e.g. river valleys and the Pennine Landscape:*
- b. Requiring new development to take opportunities to protect and open up important views of hills and valleys which are part of the boroughs unique character:*
- c. Restoring the River Roch and other water bodies to their place as key and attractive features of the borough, including opening up waterways where they have been covered, and enhancing their setting, heritage assets and biodiversity potential;*
- d. Protecting, enhancing and utilising outstanding cultural landscapes, such as the Cheesden Valley area and around Littleborough and Hollingworth Lake; and*
- e. Conserving and enhancing townscape character.*

2. We will protect the boroughs heritage by:

- a. Conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings. Key heritage assets of the borough include:*
 - i. Four outstanding conservation areas: Central Rochdale, Middleton and Littleborough town centres and Rock Nook/Summit:*
 - ii. Other designated assets such as listed buildings, conservation areas, registered parks and scheduled ancient monuments:*
 - iii. The heritage of the Co-operative movement, the Rochdale Pioneers and the Labour Movement;*
 - iv. The Edgar Wood and J.H Sellers cultural heritage.*
 - v. The heritage of the seventeenth and eighteenth century vernacular tradition: and*
 - vi. The engineering heritage, including mills, canals and railways.*
- b. Conserving and enhancing and utilising other non-statutory heritage assets of local interest, be they buildings, parks, gardens or archaeological sites, including promoting their sensitive restoration:*
- c. Using heritage assets positively and intelligently to strengthen identity and image and support the visitor economy, particularly in development and regeneration schemes; and*
- d. Prioritising the conservation of heritage assets at risk from decay, giving special attention to designated heritage assets in this regard.'*

Policy G4 – Protecting Green Belt land is also of relevance and includes the following.

'We will continue to protect from development the following areas of Green Belt:

South of the borough: the urban fringe countryside in the south where its primary role will be to prevent neighbouring towns from merging (i.e. land between the towns of

Rochdale, Middleton and Heywood and between those towns outside the borough);and

North of the borough: the Pennine rural fringe to the north and east of the borough where its primary role will be to prevent encroachment into the countryside (i.e. land north of Rochdale and Heywood, east of Rochdale).

Development will be restricted to those limited types of development which are deemed not to be inappropriate by national planning policies unless very special circumstances can be demonstrated.

We will encourage the continued operation of major developed sites in the Green Belt and support limited infilling and redevelopment where this maintains beneficial uses and does not harm the Green Belt.'

- 1.7 There are a number of Supplementary Planning Documents which are of relevance to the landscape of the site.

Biodiversity and Development, January 2008
Residential Design Guide, September 2007
Urban Design Guide, September 2007

Assessment Methodology

- 1.8 The content of this assessment is based on the general principles set out in Guidelines for Landscape and Visual Impact Assessment, third edition, published jointly, in 2013, by the Landscape Institute and the Institute of Environmental Management and Assessment.
- 1.9 A desktop study of the site was carried out prior to any field-work taking place. This concentrated on using both maps and aerial views of the site and its surrounds to assess the topography and landform and to identify potential viewpoints. The main reference was the Ordnance Survey Explorer Map, Sheet OL21 South Pennines, at a scale of 1:25,000. The material gathered was then used to inform the field-work.
- 1.10 The application site and surrounding areas were visited on 10 August 2022. All fieldwork was carried out on foot, by a Chartered Landscape Architect. At the time of the visit, the weather was clear and sunny with the visibility acceptable for assessing the type of views required. Photographs of the site and viewpoints were taken using a Nikon D5200 Digital Camera, with 18-55mm VR Lens. Standard company field survey forms were used to record the on-site findings and viewpoints were recorded on the Ordnance Survey Map.
- 1.11 No technical difficulties were encountered in assessing the landscape and visual impact of the proposed development. Access to private property or land, other than the site itself, was generally not obtained, except where Public Rights of Way crossed such areas. Clearly this means it was not possible to accurately judge the full visual impact to private houses. However, it is considered that this has not prevented accurate consideration of the potential impact on surrounding properties.

Baseline Conditions

Existing Landscape Character Assessments

- 1.12 Natural England has produced a series of **National Character Areas**, which divides England into 159 distinct natural areas. The site falls within **National Character Area 36. Southern Pennines** a summary of which is as follows;

'The Southern Pennines are part of the Pennine ridge of hills, lying between the Peak District National Park and the Yorkshire Dales National Park. This is a landscape of large-scale sweeping moorlands, pastures enclosed by drystone walls, and gritstone settlements contained within narrow valleys. The area contains internationally important mosaics of moorland habitats that support rare birds such as merlin, short eared owl and twite. The peat soils, including blanket bog, store significant volumes of carbon. With its high rainfall and impervious rocks it is an important area for water supply, with many reservoirs supplying water to nearby conurbations. The Southern Pennines are also important for recreation due to the extensive open access areas and footpaths, and the sense of escapism they offer, along with the ease of access from large towns. This dramatic landscape has inspired many, such as the Brontes and Ted Hughes. Future challenges for the area include managing the land to reduce downstream flooding, restore blanket bog and improve water quality, and managing increased recreational demand.'



The regional context of the site

- 1.13 **The Greater Manchester Landscape and Sensitivity Study** was published in 2018 and included Rochdale Borough within the study area. The site falls within the Landscape Character Type of Open Moorlands and Enclosed Upland Fringes (West / South Pennines). The Landscape Character Area is Area 29 Rough Hill to Brun Moor.

This document aims to assess the overall landscape sensitivity of the Landscape Character Areas in relation to development scenarios. LCA 29 is considered to be of

Moderate – High sensitivity when considering 2-3 storey residential housing developments and High sensitivity to commercial and industrial development.

A full description of the Landscape Character Type is included within the document together with the full Landscape Sensitivity Assessment. A summary of the special landscape qualities and key features that would be sensitive to change is also included as follows.

- *The large scale uplands shaped by glaciation into locally distinctive landforms and carved by intricate stream valleys which contrast with the broad landscape.*
- *Internationally and nationally important mosaic of semi-natural habitats including heather moorland, blanket bog, acid grassland and wet and dry heathland. Large parts of the unenclosed uplands are designated as part of the South Pennine Moors SPA/SAC/SSSI/SBI and West Pennine Moors SSSI.*
- *Tracts of ancient woodland along stream cloughs, which form important habitats within the sparsely wooded landscape and create a sense of enclosure which contrasts with the experience of the open moor.*
- *The strongly rural character, with much of the landscape traditionally managed by sheep grazing.*
- *The sparsely settled landscape, with settlement mostly limited to scattered farms, occasional rows of houses and small historic villages (many of which are Conservation Areas) constructed of a unifying gritstone vernacular which are nestled in to stream valleys.*
- *The distinct regular field pattern of small irregular fields and regular shaped Parliamentary moorland intakes enclosed by gritstone walls.*
- *The setting of valued heritage assets within and adjacent to landscape, including Scheduled Monuments, historic churches, Conservation Area and areas of historic parkland with associated halls/manors.*
- *Evidence of the past industrial heritage of the area throughout the landscape, including old mills and chimneys and disused quarries and mines – some now restored for the benefit of recreation/semi-natural habitat.*
- *The importance of the uplands for recreation activity, with large areas of the moor providing Open Access Land and many of the reservoirs forming visitor destinations. The landscape is accessible by a number of Rights of Way, including the Pennine Way National Trail, Rochdale Way and Rotary Way.*
- *Expansive, panoramic views from the uplands, including views across the Greater Manchester urban conurbation.*

- *Monuments are visible on skylines including the Grade II Listed Peel Tower and the Bishop Park Monument. These provide a sense of place and orientation within the landscape.*
- *The landscape's strong sense of remoteness and isolation (particularly on the unenclosed moorlands) which contrast with the vast urban conurbation of Greater Manchester.*
- *The location of eastern parts of the landscape adjacent to the Peak District National Park. Here there are high levels of intervisibility and a continuation of character with the nationally protected landscape.*

There is also a section on guidance and opportunities to consider within this Landscape Character Type as follows.

- *Avoid siting any development on the unenclosed upland moorland and in areas on the immediate edge of the Peak District National Park. Also avoid development on steeply sloping areas or on complex landforms.*
- *Ensure that the design of any development is in keeping with existing form, size and vernacular of the area, replicating traditional styles and materials where possible. Avoid any large scale developments due the overall sparse settlement character.*
- *Protect and where possible enhance the values mosaic of semi-natural habitats, including internationally designated areas of heather moorland, blanket bog, acid grassland and wet and dry heathland. Conserve semi-natural habitats within the upland fringe including broadleaved woodland, species rich grassland and wetlands.*
- *Seek to restore the landscape structure of the enclosed upland fringe areas through the ongoing maintenance of the distinctive gritstone walls and the restoration of areas which have been damaged or deteriorated.*
- *Utilise existing woodland cover to integrate any development into the landscape.*
- *Ensure that any required road upgrades are in keeping with the existing character of the narrow tracks and lanes.*
- *Ensure that the visual character of the landscape is retained. Avoid development where it would be prominent on the broad, sweeping skylines. Protect long, uninterrupted view from the higher ground over the mill settlements in the valleys below, and Greater Manchester communities beyond.*
- *Conserve and protect the setting of valued heritage features, including the Scheduled remains at Blackstone Edge Moor, Castleshaw and Knott Hill, Smithills*

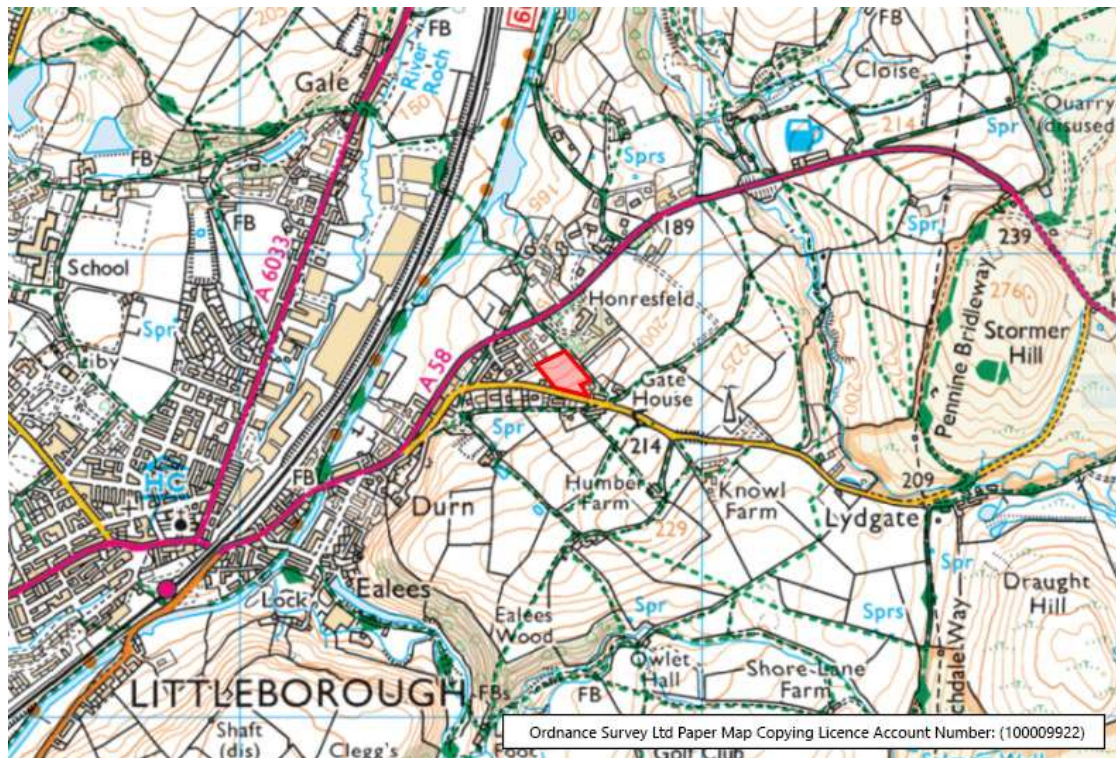
Hall Park and Garden, historic villages and numerous historic buildings churches and country houses.

- *Retain the important recreation function of the landscape, which is important both locally and to the wider region.*
- *Protect the overriding rural, remote characteristics of the landscape. Ensure that the traditional management of the landscape continues, part sheep grazing.*
- *Ensure any new development does not adversely affect the special qualities of the Peak District National Park, including its beautiful views, sense of tranquillity and dark night skies, and the vital benefits that flow beyond its boundary.*
- *Design-in the introduction of SUDS to any new development, addressing any changes in hydrology and subsequent knock-on effects, such as increased diffuse pollution from agricultural run-off which may impact on nearby rivers including the River Tame, River Roch and River Tonge.*

1.14 The Rochdale Borough Council, Unitary Development Plan of 2006 includes brief descriptions of Landscape Character Areas within **Policy NE/6 Landscape Protection and Enhancement**. The site falls within Landscape Character Area Enclosed Upland which is described as follows.

Enclosed Upland

- Often exposed farmland on steep slopes adjacent to high moorland
- Evidence of prehistoric human activity in the landscape
- Varied field patterns (some relict), often bounded by drystone walls and hedgerows, from medieval to later 19th century enclosure
- Limited tree cover restricted to steep sided cloughs, shelter belts, scattered copses and more recent plantations in water catchments
- Extensive network of paths and tracks
- General tranquil, often bleak and isolated character
- Scattered farmhouses, hamlets and industrial buildings both active and relict illustrating the traditional dual economy of the area
- Land uses based on agriculture (mixed grazing), water supply and power transmission with evidence of former quarrying
- Semi improved acid and neutral grasslands and wet, rushy pastures, some now reverting to moorland



The local context of the site

Other designations affecting the site

- 1.15 A review of the site area, using the Multi-Agency Geographic Information for the Countryside (MAGIC) Interactive Map and other available data was undertaken.
- The area of the site does not have any national statutory landscape or rural designations, such as Areas of Outstanding Natural Beauty or National Park status.
 - The Rochdale Canal Site of Biological Interest (SBI) is around 300m west of the site.
 - There are no Scheduled Ancient Monuments or Registered Battlefields on, or near the site.
 - There are no areas of the site registered as Historic Parks and Gardens within the register maintained by English Heritage in accordance with the Historic Buildings and Ancient Monuments Act 1953.
 - The site is not within the Littleborough Conservation Area. There are no listed buildings on the site.
 - There are not known to be Tree Preservation Orders (TPO) affecting the site, however Rochdale Council TPO 287 protects trees west of the site at Windy Ridge.
 - There are no hedgerows on the site likely to be protected by virtue of the Hedgerow Regulations 1997.
 - A Public Right of Way follows the eastern boundary of the site.

Evaluation

- 1.16 The assessment falls in to two distinct types, the Landscape Appraisal and the Visual Appraisal. The first part, the Landscape Appraisal, deals with the character, quality and fabric of the site whilst the second part, the Visual Appraisal, deals with the extent of visibility of the site, particularly from public viewpoints. In turn it considers the impact of potential changes to the site and the effect these changes may have on views and visibility.

The Landscape Appraisal considers the elements that make up the landscape. These factors can be divided in to three main headings; natural characteristics, cultural and social factors and perceptual and aesthetic factors.

- Natural features may include trees, woodlands, hedgerows, flora and fauna, meadows, geology, landform and topographic features, such as hill tops, river and stream valleys, ponds and green space.
- Cultural and social elements may include land use, settlement patterns and built elements such as enclosures, bridges, buildings and roads.
- Perceptual and aesthetic factors may include scenic quality, sense of place, tranquillity and include elements such as colour, form, texture, sounds and associations.

- 1.17 An Approach to Landscape Character Assessment, describes how Landscape Character Assessment can be applied at different scales, from a national and regional level, to a local level. Ideally character assessments should fit together in a hierarchy of areas, with each adding more details as they home in on an area. For the purpose of this report, it can be assumed that the Natural England, National Character Area, Greater Manchester Landscape and Sensitivity Study and The Rochdale Borough Council Policy, describe the national, regional and local context. The aim of the following section is to form the next level in the hierarchy and to make the character assessment site specific, within the local context.

Landscape Appraisal

Site description



The site viewed from Blackstone Edge Old Road with the existing dwelling just visible on the right.

- 1.18 The site, currently laid to pasture, is located in a residential area, north of Blackstone Edge Old Road, Littleborough. The site is centred on grid reference SD 94707 16746. The site can be accessed via a field gate in the south east corner of the site, off Blackstone Edge Old Road or from an unnamed track, leading off the A58 Halifax Road, in the northern most corner. The site is roughly rectangular with the long boundaries orientated in a north west to south east direction.
- 1.19 The site slopes, smoothly, in a north westerly direction, falling a total of approximately 17.0 metres overall. The ground is effectively part of the valley side as the high moors descend to the River Roch Valley 30.0 – 35.0 metres below the site. The highest point of the site is around 200.0m AOD in the south east corner, whilst the lowest point is around 183.0m AOD in the north west corner.
- 1.20 Tree cover on the site is confined to the field boundaries. There is particularly good cover on the road frontage to the south and on the north east boundary adjacent to the Public Right of Way, and some of these trees appear to be outside the boundary. The north west and south west boundaries have only limited tree cover. Tree species on the site include Ash, Hawthorn, Poplar, Sycamore and Lime and the site has been subject to a separate Tree Survey by TBA dated August 2022. The field is currently laid to pasture and is either cut for hay, grazed or a combination of the two. As such the

ground flora appears quite limited and other than grass species includes Dock, Nettle and Thistle.

- 1.21 There are no water bodies or ditch lines on the site. The Rochdale Canal and River Roch are in the valley west of the site but are not visible from it.
- 1.22 There are no built structures on the site beyond the field enclosures, with the drystone wall on the road frontage being most significant. Other enclosures include agricultural post and wire fence and domestic timber hit and miss fencing. The area surrounding the site is exclusively residential and includes a diverse mix of styles and ages. This ranges from traditional, stone, weavers cottages, stone mill terraces, Victorian and early 20th Century brick properties and highly contemporary modern properties.
- 1.23 There are no Public Rights of Way on the site, but a public footpath follows the north west boundary of the site, This is unusual in that it is sunken track, and it may well be an historic pack route running from the canal to link with Blackstone Edge Old Road, which is a former Toll Road dating back to the 18th Century.
- 1.24 Littleborough and the Roch Valley are subject to many, varied, aesthetic and perceptual influences. Whilst the valley has been formed, historically, by geological action and the course of rivers and watercourses, it has become a transport corridor. Initially this was for road transport and subsequently the canal and railway followed the same easy route across the moors. As the industry developed along the Roch corridor, it was supported by associated residential development. Blackstone Edge Old Road is an historic pack route, and the character is somewhat different with no industry and residential properties dominating. The strong views of the surrounding moorland have a very definite influence on the landscape setting of the town.

Establishing the value and sensitivity of the landscape

- 1.25 As part of the study, the value and sensitivity of the affected landscape should be established. This means the relative value that is attached to different landscapes by society, taking in to account that a landscape may be valued differently by the various stakeholders. Value and sensitivity can apply to areas of landscape as a whole or to individual elements, features or aesthetic qualities. The start point in understanding landscape value is usually to consider existing landscape designations, but the value of undesignated landscapes also needs careful consideration.

International and national designations – The site and the immediate surrounds of the site do not have any statutory designations, such as National Park Status or as an Area of Outstanding Natural Beauty.

Local Landscape designations – The site has no specific landscape designations but is within the Greenbelt.

Undesignated landscapes – The fact that an area of landscape is not designated does not mean it does not have any value. A range of factors can help to identify valued landscape as follows.

- **Landscape quality:** A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements
- **Scenic quality:** The term used to describe landscapes that appeal primarily to the senses.
- **Rarity:** The presence of rare elements or features in the landscape or the presences of a rare Landscape Character Type.
- **Representativeness:** Whether the landscape contains a particular character, features or elements, which are considered particularly important examples.
- **Conservation interests:** The presence of features of wildlife, earth science or archaeological or historical and cultural interest can add to the value of the landscape as well as having value in their own right.
- **Recreation value:** Evidence that the landscape is valued for recreational activity where experience of the landscape is important.
- **Perceptual aspects:** A landscape may be valued for its perceptual qualities notably wildness and or tranquillity.
- **Associations:** Some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area.

The above criteria have been used to assess the value of the site as follows;

Landscape quality: Whilst not a high-quality landscape, the site is of value in terms of the openness and rural character it contributes to local area. The tree cover and valley side topography are the most significant features. The old drystone wall is of value in the street scene.

Scenic quality: The site has limited aesthetic value but, as stated above, contributes to the local landscape setting.

Rarity: The overall landscape of the site, nor any of the elements which make up the landscape, are rare.

Representativeness: The landscape of the site is not particularly typical of the Landscape Character Type because it has the feel of lowland pasture rather than of an upland landscape.

Conservation interests: The existing tree cover is of some nature conservation value.

Recreation value: The site has no recreational value because it is private land. It is, however, of visual benefit to those using adjacent Highways and Public Rights of Way.

Perceptual aspects: The site may be perceived as important in terms of the contribution it makes to the open aspect to the valley.

Associations: There are no known literary, artistic or historic associations with the site.

- 1.26 In summary; the main value of the site is the openness it provides to the local landscape and visual amenity. The mature tree cover, valley side topography and drystone wall are the most valuable landscape features. As such the site may be considered as **tolerant of change, subject to the retention of the open aspect and existing landscape features.**

Predicting effects on the landscape

- 1.27 The Baseline Conditions and Landscape Appraisal identify the important elements and character of the local landscape. Here the potential landscape changes to the application site which would occur, as a result of the proposals, are described. These are discussed in terms of the same headings as used in the assessment, that is, natural characteristics, cultural and social factors and aesthetic and perceptual factors. Development of the site, as described, would clearly have an effect on the character of the site and its surrounds. This is because of the obvious changes in land use from derelict industrial areas and green space to residential areas with the associated infrastructure.

1.28 Changes to Landform

Only localised regrading of the site should be necessary to enable development to take place. However, the overall levels and form of the site will continue to relate to the landforms of the local landscape and the Roch Valley.

Effect Low adverse.

Changes to type and extent of vegetation cover

The existing tree cover will be unaffected if the current access points are used. New tree planting will also be undertaken to ensure long terms tree cover in the area.

Effect Low Beneficial.

Change in land use

There will be an obvious change in land use from open field to a residential property. However, the new land use is compatible with adjacent land uses.

Effect Low adverse

Changes to watercourses and waterbodies

There are no watercourses or waterbodies.

Effect No change.

Changes to notable landscape features

The most notable landscape features are the tree cover, valley side topography and drystone wall all of which can be maintained with only minor change.

Effect Low adverse.

Changes affecting Public Rights of Way and public land

Adjacent Public Rights of Way will be retained and their routes unaffected.

Effect No change

Changes to cultural associations and the historic setting

There are not known to be any cultural or historic associations.

Effect No change

Changes to the perceptual qualities of the landscape and settlement pattern

The loss of open land may be perceived to have a negative effect on the landscape. However, the addition of new landscape infrastructure, particularly tree planting, will be of benefit to the local area.

Effect Low beneficial.

1.29 The overall magnitude of landscape change can be categorised as follows;

High Adverse – Total loss of or major alteration to the key characteristics or features of the landscape area.

Medium Adverse – Partial loss of or alteration to, the key characteristics or features of the landscape area.

Low Adverse – Minor loss of or alteration to the key characteristics or features of the landscape area.

No Change – Very minor loss or change to the landscape characteristics or features of the area, compensated by landscape improvements or enhancements.

Low Beneficial – Minor Improvements to the key characteristics or features that outweigh any adverse landscape effects of the proposal, removal of minor incongruous features.

Medium Beneficial - Notable improvements to the key landscape characteristics or features, or improvements resulting from removal of inappropriate land uses or features.

High Beneficial – Major Landscape improvements, through the creation of a new landscape structure, or the removal of large inappropriate features.

The likely magnitude of landscape change within the immediate area, surrounding the site, can be categorised as **No change / Low adverse**

The likely magnitude of landscape change within the Landscape Character Area can be categorised as **No change**

The Construction Phase

1.30 The construction phase itself will clearly impact visually and physically, albeit temporarily, on the local area. Those issues which are most likely to have an impact are;

- Site accesses
- Re-grading operations and earthworks
- Material stockpiles, storage and compounds
- Temporary buildings and plant
- Vehicle Movements, including delivery loading and unloading
- Parking
- Temporary lighting
- Site signage and temporary boundary treatments

1.31 Temporary site accesses should be avoided if possible and must aim to use those proposed in the long term and such access points need siting with care in relation to existing landscape features, particularly vegetation. Similarly, the site infrastructure should, wherever possible, follow that intended for the long-term site layout. In particular the layout of roads and hard standings must be sited to cause the minimum long-term damage to the landscape. During regrading works, great care is needed not to damage retained landscape features and any stockpiled materials should be located well away from existing trees. A separate Tree Protection Plan will be produced which details the location and type of protection measures during the construction phase.

1.32 Temporary buildings, site compounds and plant must be sited with care and ideally on areas to be built on in the long term, rather than areas designated as future soft landscape. As well as avoiding damage to landscape features, consideration must be given to the potential visual effects on adjacent buildings, particularly those which are residential. If sited carefully buildings and compounds can utilise the existing vegetation as screening. If cranes or tall machinery are used during the construction phase it is likely that they will be visible for a considerable distance. Little can be done to mitigate this impact other than to minimise the use of such plant. Where required, site lighting must be positioned and targeted in a considerate manner. In particular lighting should avoid nuisance to adjacent highways and residential properties. Low level lighting has a much lesser impact than high level flood lighting and should be considered close to existing properties. Parking for site operatives should be sited close to buildings and

compounds and again should avoid areas intended for long term retention as landscape features.

- 1.33 All reasonable measures must be taken to prevent pollution to water courses or ground water and fuel or chemical stores must be sited with due consideration to this potential risk. Construction vehicles may cause nuisance through noise, dust creation and lights after dark. Temporary signage and hoardings must be appropriately designed and sited not cause a visual nuisance to either highways or properties. Separate method statements, by specialists, should deal with issues relating to lighting pollution and noise control.

Defining the extent of visibility

- 1.34 The extent of the current visual envelope must be defined and is set out as below:

To the north – the visual envelope is not well defined because the site is relatively high on the valley side and looks over the built form and vegetation in the valley floor. There is some tree cover on the north west and north east site boundaries, which provide limited low-level screening. However, to the northwest in particular there are extensive views of the moors north of Littleborough.

To the east – the visual envelope is initially defined by tree and vegetation cover on and adjacent to the site boundary. Beyond this point the ground climbs slightly before descending in to the deep clough of Red Brook. Beyond this point Stormer Hill at 276m AOD effectively closes the view with the moors continuing to climb to a height of 472m AOD at Blackstone Edge.

To the south – the visual envelope is fairly well defined close to the site, by a combination of tree cover, built form and the topography. Beyond Blackstone Edge Old Road the topography generally climbs, although there is a series of small hills and valleys creating varied topography. These small hills are at a range of heights, but the first ridge, close to Humber Farm, at 229m AOD, is adequate to close the view.

To the west – the visual envelope is well defined by built form and tree cover in residential areas around Blackstone Edge Old Road and the A58 Halifax Road. There are minor glimpses across the Roch Valley but the hills wrapping round Littleborough close any longer views.

Visual Receptors

- 1.35 Within the visual envelope described above it is necessary to consider those who are likely to see the site and experience a change to the view, should development take place. These are known as visual receptors and can be summarised as follows;

Public Rights of Way and Open Space

Those using the extensive Public Rights of Way network in the area. There are many Public Rights of Way in the area including long-distance routes, following the Rochdale Canal to the west and the Pennine Bridleway to the east. The route, closest to the site,

on the northeast boundary, has very limited views of the site because it is in a sunken track.

Private Residential dwellings

Householders in residential areas, particularly around Blackstone Edge Old Road and the A58 Halifax Road.

Outdoor recreational facilities

There are not known to be any outdoor recreational facilities likely to be affected.

Business and Commercial premises

Those working in industrial premises within the Roch Valley and those working on adjacent farms may be affected.

Vehicle users and pedestrians on local roads

Vehicle users and pedestrians on adjacent roads, particularly Blackstone Edge Old Road.



Theoretical zone of visual influence.

The Sensitivity of visual receptors

- 1.36 The sensitivity of visual receptors, based on standard guidance is summarised as follows;

Public Rights of Way and Open space

High sensitivity

Views are sensitive to those taking part in outdoor and rural activities. Sensitivity will be greatest on well used and popular routes and open spaces. The impact reduces with distance or if views are filtered.

Private residential dwellings

Medium to High sensitivity

Views are sensitive if direct from primary living space and close to dwellings. Oblique or filtered views together with those from secondary living space are less important.

Outdoor recreational facilities

Medium sensitivity

The view is not likely to be part of the principal objective of the activity but may contribute to the experience of outdoor activity.

Business and Commercial Premises

Low sensitivity

People at work tend to be focused on what they are doing and have a better capacity to deal with changes to the view.

Vehicle users and pedestrians on the Highway.

Low sensitivity for vehicle users medium sensitivity for pedestrians

Because viewers are transient, the views are generally less important. Vehicle users are less heavily impacted than pedestrians.

As a result of the above, it is possible to make a prediction of the potential impacts;

- The greatest impacts will be to those using the extensive Public Right of Way network, particularly close to the site.
- There will be an impact on private residences immediately surrounding the site, particularly on Blackstone Edge Old Road and to some extent the A58 Halifax Road. This impact will reduce with distance and will vary according to the orientation of primary living space.
- The impact on employees in nearby farms and business premises will be limited.
- There will be an impact to vehicle users and pedestrians on nearby Highways will be affected, particularly those on Blackstone Edge Old Road.

Mitigation

1.37 There are four principal strategies to address likely negative effects;

Avoidance The avoidance of negative landscape and visual effect through careful siting, planning and design

Reduction Where negative effects cannot be avoided the reduction of any remaining conflict with the landscape

Remediation Mitigation measures which rely solely on add on or cosmetic measures, such as screening

Compensation Where negative effects cannot be mitigated to an acceptable level other improvements may be offered to offset or compensate for the residual effects

In this case the main strands to the mitigation are; **Avoidance** through the retention of existing landscape features and **Remediation** through new landscape design.

- 1.38 The existing tree groups are important features of the landscape and will be retained within the proposals for the site. Alongside these retained features a robust, new, landscape scheme will be designed which will aim to ensure that the new development has themes which accord with the local setting.
- 1.39 New tree and shrub planting will, in general, include a high percentage of native species, particularly on the sensitive boundaries. They will act both as buffer planting and as green corridors. Some of the existing trees are at maturity and may begin to decline in the future. Without replacement tree planting these important, boundary features, will disappear from the local landscape. New trees will be planted alongside the retained trees so that they establish before the older trees require removal. The principal species used will be Birch, Hornbeam, Lime, Maple, Oak, with lesser quantities of Crab Apple, Cherry, Hawthorn, Hazel, Holly, and Rowan. Current guidance is such that Ash cannot be planted due to the risk of introducing Chalara, or Ash dieback. Should this guidance be revised then Ash would also be included in the new tree planting.
- 1.40 There is also scope to manage much of the retained grassland for wildflower and native grass species. There may also be opportunities for bulb planting in these areas. Other ecological features within the new landscape could include hibernacula, bird and bat boxes.
- 1.41 New native hedgerows, currently absent on the site, will be planted as appropriate, with the aim of linking habitat areas as well as providing shelter and enclosure to the site. Wildflower and bulb planting will be used to diversify all of the hedge bases and also the adjacent grass verges. The intention of all new planting, both native and ornamental, is that it is selected to be of both aesthetic value and wildlife benefit, particularly to birds, bats and pollinating insects. The creation of linked, planted networks, to create wildlife corridors will greatly increase the benefits of new planting to wildlife.
- 1.42 All of the landscape features will be actively managed, after the development is complete, to ensure that the overall landscape structure remains viable in the long term. A long-term Landscape Management Plan can be agreed with the local authority as part of the planning process.

Visual Impact Appraisal

- 1.43 The visual impact appraisal of the site considers the visibility of the site, particularly from public viewpoints beyond the site boundary. The existing visibility of the site was assessed initially by a desktop study of the Ordnance Survey maps for the area, followed by field work analysis. From this work viewpoints were selected to describe views from the most commonly used and most affected locations. As discussed previously these views were only assessed from publicly accessible areas and no access was gained to private property.

The viewpoints were assessed briefly in terms of sensitivity and categorised as of **High, Medium, Low or Negligible sensitivity**. This judgement was based on the following factors;

- The location and context of the viewpoint, such as proximity to the site
- The likely number of viewers, for example easy to access areas, such as public highways
- The nature of the viewpoint, residential properties are sensitive to visual impact whereas a place of work may not be
- Movements of viewers, those in cars passing at speed are generally less sensitive
- Cultural significance, if relevant

These viewpoints are described here and with the aid of photographs in the appendices.

1.44 **Principal northern viewpoints of the sites**

To the north the potential public viewpoints are Public Rights of Way and Highways. There are some distant viewpoints from Public Rights of Way and Access Land in the countryside to the north. There will be private views from some properties.

Public views of the sites, from the north, are surprisingly restricted, mainly due to the nature of the topography and intervening vegetation and built form. The land falls sharply to the immediate north of the site. This lack of high ground in combination with existing vegetation and built form greatly restricts potential viewpoints. As a result, the site cannot be seen from Halifax Road or Public Rights of Way in the vicinity of the Rochdale Canal and Roch Valley.

Further north there are views across the Roch Valley, towards the site, from Public Rights of Way and Access Land around Calderbrook Moor and Cuckoo Hill. However, the distance diminishes the impact of the views to such an extent that the site is not discernible in the landscape.

There are likely to be private views of the site from properties on the northern edge of the site, off The Rafterers and the adjacent unnamed track.

There are no close public views of the site from the north. Views across the valley have their impact greatly reduced by the distance. The impact to those using Public Rights of Way and Access Land will be of **Low – Negligible Sensitivity**. To pedestrians and vehicle users on the Highway the impacts will be of **Low - Negligible Sensitivity**. The impact to nearby properties will be of **Medium Sensitivity**

1.45 **Principal eastern viewpoints of the sites**

To the east, the potential public viewpoints are from Public Rights of Way and Access Land. There are also distant viewpoints from open moorland. There will be views from the small number of properties close to the eastern boundary.

Public views of the sites, from the east, are again surprisingly restricted mainly due to the nature of the topography and intervening built form and vegetation. The Public

Right of Way on the site boundary is in a deep, sunken, track and does not allow views towards the site. Further east numerous Public Rights of Way run in a north-south direction, including the Pennine Bridleway, as it crosses Stormal Hill, but the site is screened well by the topography.

Further east the topography is still effective at preventing views of the site from the high moors around Blackstone Edge. The impact of any views is also greatly diminished by the distance from the sites.

There will be private views of the site from properties to the immediate east.

The public views of the sites, from the east, potentially affect sensitive receptors but are heavily restricted to the topography and vegetation. The impact to those using Public Rights of Way and Access Land will be of **Low - Medium Sensitivity**. The impact to nearby properties may be of **Medium – High Sensitivity** if they have direct views of any of the site areas.

Principal southern viewpoints of the sites

To the south the potential public views, towards the sites, are from Public Rights of Way and Highways. There are only limited longer views towards the site. There will be private views from some properties to the south of the site.

There are generally unrestricted public views of the site, from the south, from Blackstone Edge Old Road. There is also a Public Right of Way to the rear of properties on the southern side of the road, however in this location the existing properties block many views.

Further south there are some, very limited, longer views from Public Rights of Way close to Humber Farm, but the topography, existing development and vegetation obscures views. Beyond the farm the landform prevents any long views.

There will be direct private views of the site from dwellings along Blackstone Edge Old Road.

The public views of the sites, from the south, will affect some sensitive receptors, particularly pedestrians on the Highway, with car users less impacted. The impact to pedestrians on Public Rights of Way will be of **Low Sensitivity**. The impact to those using the Highway and will be of **Medium - High Sensitivity**. The impact to nearby properties may be of **High Sensitivity** where they have direct views of the site.

1.46 Principal western viewpoints of the sites

To the west, the potential public views, towards the site, are extremely limited and there are no long views of the site. There will be extensive private views from adjacent housing.

Public views of the site, from the west, are very limited due to a combination of the topography, and intervening built form and vegetation. Views are restricted to those from minor Highways close to the site, specifically the private, unmade, no through road, Moorside. Further west the residential development and tree cover, in the triangle formed by the A58 Halifax Road and Blackstone Edge Old Road close any

views. The topography, as the land falls towards the Roch Valley greatly limits vantage points.

Further, west the valley side is heavily developed both with residential areas and industry restricting viewpoint. Beyond this, in open country, the land is generally at the same height or lower than the site meaning that the intervening development prevents strong viewpoints.

There will be private views from the housing immediately west of the site.

The public views of the site, from the west are very restricted and only affect those using a small length of private Highway as such the impact to both pedestrian and vehicle users is of **Low Sensitivity**. The impact to adjacent properties will be of **High Sensitivity**.

Residual Effects

- 1.47 The residual effects are those significant effects of the development which remain, after taking into account the mitigation discussed previously. For these effects to be measured each viewpoint has been assessed for the potential magnitude of the development using the scale below;

High adverse - where a scheme would cause a noticeable deterioration in the view, being a dominant and incongruous feature in the scene.

Medium adverse – where a scheme would cause a noticeable deterioration in the view or form a visible and recognisable incongruous new element readily noticed by a casual observer.

Minor adverse – where the scheme would cause a minor deterioration in the view, or a small, incongruous element in the scene that could be missed by a casual observer.

No change – where the scheme would not form a noticeable deterioration or improvement in the view.

Low beneficial – where the scheme would cause a minor improvement in the view or a small improvement to the scene that could be noticed by the casual observer.

Medium beneficial – where the scheme would cause a noticeable improvement in the view or form a recognisable improvement that could be noticed by a casual observer.

High beneficial – Where the scheme would cause a noticeable improvement in the view.

The following factors have been taken into consideration;

- What proportion of the existing view would change as a result of the proposed development?
- How many features within the view would be changed?

- How well does the proposed development fit within the context of the existing view?
- How many viewers would be affected by the changes to the view?
- Is the view direct or oblique?

1.48 **Principal Northern viewpoints of the sites**

To the north the potential public viewpoints are Public Rights of Way and Highways. There are some distant viewpoints from Public Rights of Way and Access Land in the countryside to the north. There will be private views from some properties.

Views from the north are already quite limited. Existing retained tree cover in combination with new tree, shrub and hedge planting will further screen and filter any views.

The overall impact of the residual effect on the view will be **No change - Minor Adverse**

1.49 **Principal Eastern viewpoints of the sites**

To the east, the potential public viewpoints are from Public Rights of Way and Access Land. There are also distant viewpoints from open moorland. There will be views from the small number of properties close to the eastern boundary.

The views from the east are already quite limited due, in the main, due to the topography in combination with existing vegetation. New tree and hedge planting will reinforce this cover and further screen and filter any views.

The overall impact of the residual effect on the view will be **No change – Minor Adverse**

1.50 **Principal Southern viewpoints of the sites**

To the south the potential public views, towards the sites, are from Public Rights of Way and Highways. There are only limited longer views towards the site. There will be private views from some properties to the south of the sites.

Close views from the south are extensive and even with new tree and hedge planting are likely to remain.

The overall impact of the residual effect on the view will be **Medium Adverse**

1.51 **Principal Western viewpoints of the sites**

To the west, the potential public views, towards the site, are extremely limited and there are no long views of the site. There will be extensive private views from adjacent housing.

Views from the west are already very limited and existing retained tree cover in combination with new tree shrub and hedge planting will further screen and filter any views.

The overall impact of the residual effect on the view will be **No change.**

1.52 Cumulative effects

Cumulative landscape and visual effects are the result of additional changes to the landscape, caused by development proposals when in conjunction with other developments. Other development may either be associated with the proposal discussed or separate from it and cumulative effects may be either positive or negative. In landscape and visual terms, the cumulative effects can arise as a result of inter-visibility between developments or from the combined effects of the proposal. The result may be that, whilst individual components do not have significant impact, together they combine to create a greater effect on the landscape, views and the visual envelope. Types of cumulative effect can be summarised as follows;

- The effects of an extension to an existing development or positioning of a new development
- Infilling of an area with development over a period of time that may be judged to have substantially altered the landscape
- Interaction between different types of development, each of which may have different landscape or visual effects
- Incremental change as a result of successive individual developments such that the combine defect is significant
- Development which has indirect effects, such as enabling works or sterilisation of adjacent land
- Landscape and or visual effects resulting from actions that remove an existing landscape feature, such as tree cover, revealing a view that did not exist before

Once the range of developments to be considered and the extent of the area has been decided, it is necessary to identify the landscape effects and their significance. Cumulative landscape effects are likely to include the following;

- The effect on the fabric of the landscape as a result of removal of or changes in individual elements or features of the landscape
- The effect on aesthetic aspects of the landscape including scale, sense of enclosure, diversity, pattern, colour or perceptual and experiential aspects
- The effect on the overall character of the landscape leading to modification of key characteristics and possible creation of new landscape character

The approach to assessing the significance of cumulative landscape effects should be guided by the same principles as the approach to the initial project assessment. Significance of the effects should consider;

- The susceptibility of the landscape receptor to the type of change under consideration
- The values attached to the area under consideration reflecting any designations it may have
- The size and scale of the cumulative landscape effects identified
- The extent of the geographical area covered by the cumulative effects
- The duration of the cumulative effects including the timescales of the projects being assessed and other projects being considered.

The types of cumulative effect may vary according to whether they are combined or sequential and can be defined as follows;

- In combination – where two or more developments are or would be within the observers arc of vision at the same time without moving their head
- In succession – where the observer has to turn their head to see various developments, actual and visualised
- Frequently sequential – where the features appear regularly and with short time lapses between instances depending on speed of travel and distance between viewpoints
- Occasionally sequential – Where long time elapses between appearances would occur because the observer is moving very slowly and or there are larger distances between the viewpoints.

- 1.53 The Rochdale Borough Council Planning and Building Control Website was checked, for current planning applications close to the site. The only other development in the immediate area is to the north of the site, at Honresfield, off Halifax Road. This comprises of the conversion of an existing property and the addition of six new dwellings. As such it may be considered that there would be a frequently sequential cumulative effect.

Summary and Conclusions

- 1.54 The change in land use will clearly affect the local landscape character and have a visual impact on local receptors. However, this has to be considered in the context of the site which is almost completely surrounded by existing residential areas and is actually quite detached from the open country to the east. A substantial area of open, green space would be retained within the proposal.
- 1.55 There would be a visual impact, particularly to the south, close to the site. In all other directions the visual impact would be minimal and localised. There would be no impact to the surrounding moorland and to longer distance viewpoints. The retention of existing tree cover in combination with extensive new tree, shrub and hedge planting would aim to screen or filter views.
- 1.56 A comprehensive package of landscape mitigation will be provided as part of the development proposals. New landscaping will add substantially to tree and shrub cover in the area and will act not only to filter views, but also to enhance the area. Areas of wildflower planting would also be included where appropriate. The planting will be designed to create new habitats and to encourage biodiversity. All retained and new landscape will be subject to suitable management, agreed with the local authority, ensuring that it remains a viable legacy. This is of particular importance when considering the long-term future of tree cover on the site.

References

- 1.57 Ordnance Survey Map, Sheet OL21 South Pennines, published by The Ordnance Survey.

Website – [Magic.defra.gov.uk](http://magic.defra.gov.uk)

Website – Rochdale Borough Council – Planning and Building Control.

The Greater Manchester Landscape and Sensitivity Study 2018.

Natural England, National Character Area Profiles – National Character Area 36. Southern Pennines.

Guidelines for Landscape and Visual Impact Assessment, Landscape Institute and Institute of Environmental Management and Assessment, Third Edition, 2013.

Photographic Viewpoints



Viewpoint Number 1

Existing Viewpoint The view south east, looking across the A58 Halifax Road to the Public Right of Way which runs along the north east boundary.

Operational Stage There would not be any views of the proposed new development, during the build phase, due to the topography, intervening vegetation and built form.

With Mitigation There would be new tree planting on the southern and eastern boundaries to strengthen the screening from this direction.

Description of Visual Receptor Walkers, cyclists and horse riders on Public Rights of Way and pedestrians and vehicle users on Highways. Private views from some properties.

Grid Reference SD 94638 16878

Approximate Elevation / Distance of Viewpoint 175.0m AOD / 100.0m



Viewpoint Number 2

Existing Viewpoint The view south east, towards the site from the edge of the moors at Pike Hill. It is impossible to accurately discern the site location. Calderbrook is visible in the foreground as is the spire of St James Church.

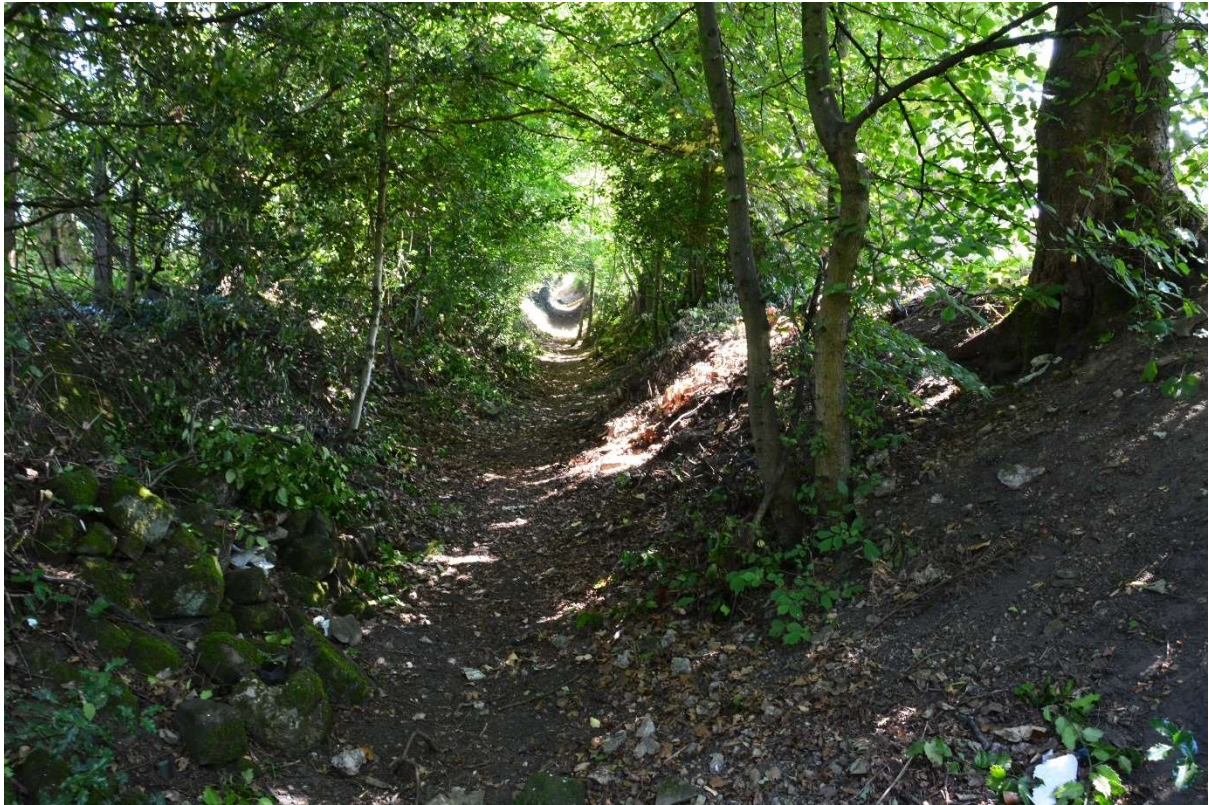
Operational Stage There would not be any views of the proposed new development, during the build phase, due to the topography, intervening vegetation and built form.

With Mitigation There would be new tree planting on the southern and eastern site boundaries to further strengthen the screening from this direction.

Description of Visual Receptor Walkers, cyclists and horse riders on Public Rights of Way and pedestrians and vehicle users on a limited number of nearby minor Highways.

Grid Reference SD 94128 18387

Approximate Elevation / Distance of Viewpoint 240.0m AOD / 1.7km



Viewpoint Number 3

Existing Viewpoint The view along the Public Right of Way on the eastern boundary and showing the sunken nature of the track.

Operational Stage There would be no views of the new development, during the build phase, due to the landform and tree cover.

With Mitigation New tree and hedge planting on the eastern boundary would further reinforce the screening here.

Description of Visual Receptor Walkers, cyclists and horse riders on the Public Rights of Way.

Grid Reference SD 94696 16811

Approximate Elevation / Distance of Viewpoint 180.0m AOD / 10m



Viewpoint Number 4

Existing Viewpoint The view west, from the Pennine Bridleway as it crosses Stormer Hill and looking across the Red Brook Clough. The modern cream rendered property at Windy Ridge, west of the site, is just visible, at the centre on the edge of the town. The site is just below the ridge line and can not be seen from here.

Operational Stage There would not be any views of the proposed new development, during the build phase, due to the topography and intervening vegetation. The distance also reduces the impact of the view from here.

With Mitigation There would be new tree planting on the eastern boundary to strengthen the screening from this direction.

Description of Visual Receptor Walkers, cyclists and horse riders on the Public Right of Way.

Grid Reference SD 95503 16842

Approximate Elevation / Distance of Viewpoint 250.0m AOD / 750.0m



Viewpoint Number 5

Existing Viewpoint The view north west, towards the site frontage on Blackstone Edge Old Road.

Operational Stage The site would be clearly visible along the road frontage.

With Mitigation Retained trees in combination with new tree and hedge planting would filter views but not screen the site in this location.

Description of Visual Receptor Pedestrians and vehicle users on the Highway. Private views from some properties.

Grid Reference SD 94753 16685

Approximate Elevation / Distance of Viewpoint 200.0m AOD / 10m



Viewpoint Number 6

Existing Viewpoint The view north from the Public Right of Way adjacent to Humber Farm. The site is obscured by the topography, intervening vegetation and built form.

Operational Stage There would not be any views of the proposed new development, during the build phase, due to the topography, intervening vegetation and built form.

With Mitigation Retained trees in combination with new tree and hedge planting would further screen views from here.

Description of Visual Receptor Walkers, cyclists and horse riders on Public Rights of Way. Private views from some properties.

Grid Reference SD 94541 16597

Approximate Elevation / Distance of Viewpoint 215.0m AOD / 185.0m



Viewpoint Number 7

Existing Viewpoint The view east along Blackstone Edge Old Road, from west of Moorside, towards the site. The density of built form and existing vegetation prevents views towards the site.

Operational Stage There would not be any views of the proposed new development, during the build phase, due to the intervening vegetation and built form.

With Mitigation There would be new tree planting on the western boundary to further strengthen the screening from this direction.

Description of Visual Receptor Pedestrians and vehicle users on the Highway. Private views from some properties.

Grid Reference SD 94486 16715

Approximate Elevation / Distance of Viewpoint 175.0m AOD / 200.0m