



ENVIRONMENTAL STATEMENT

VOLUME 2

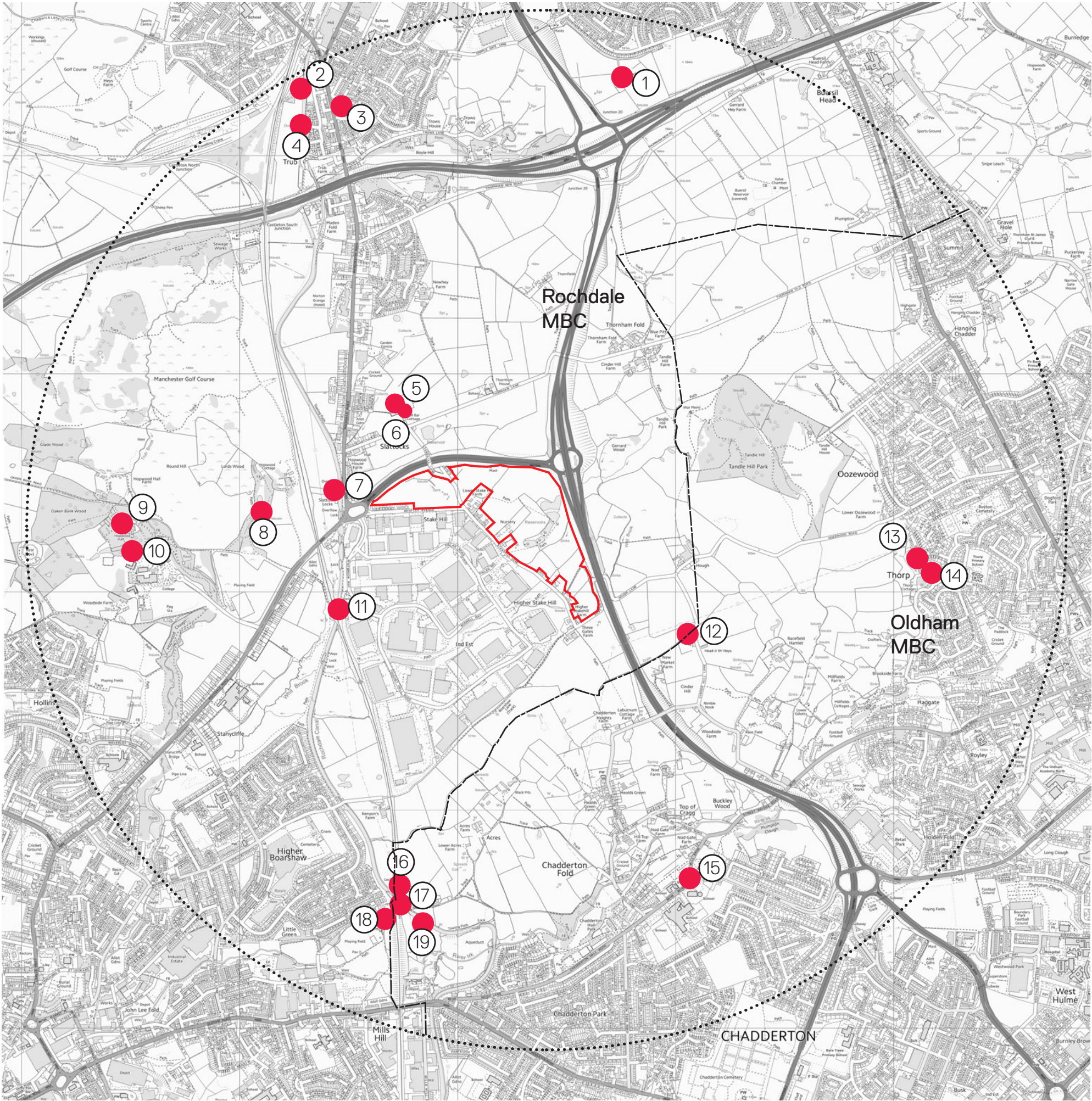
CHAPTER 8 – LANDSCAPE AND VISUAL IMPACT



ENVIRONMENTAL STATEMENT

VOLUME 2

APPENDIX 8.1 – ILLUSTRATIVE FIGURES



- Development Site Boundary
- Local Authority Boundary
- 2.5km radius study zone
- Listed Buildings

- Sand Hole Farmhouse,
 - Rochdale Canal Lock Number 52 and Towpath Bridge
 - Church of Saint Martin
 - Rochdale Canal Lock
 - Church of St John Thornham
 - Thornham Parish War Memorial
 - Rochdale Canal Slattocks Top Lock (Number 54) and Adjoining Bridge
 - Hopwood Hall Icehouse
 - Hopwood Hall
 - Former Chapel at Hopwood Hall College
 - Rochdale Canal Lock Number 58 and Adjoining Bridge
 - Cinder Hill Farmhouse, Cinder Hill Farmhouse
 - Barn Immediately to West of
- Numbers 11 and 12
- '11 and 12'
 - Church of Saint Matthew
 - Manchester to Leeds Line Disused Bridge over Rochdale Canal
 - Rochdale Canal Scowcroft Lane Bridge
 - Scowcroft Farmhouse
 - Rochdale Canal Lock No. 62 (Coneygreen Lock)
- *NB this is the list entry, not a reference to other numbers.

Rev: P01
Description: First Issue
Drawn: AA Checked: AA Date: 08/01/25

plincke.

landscape urbanism design

Milne Trust
Land At Stakehill La, Bentley Ave, Middleton

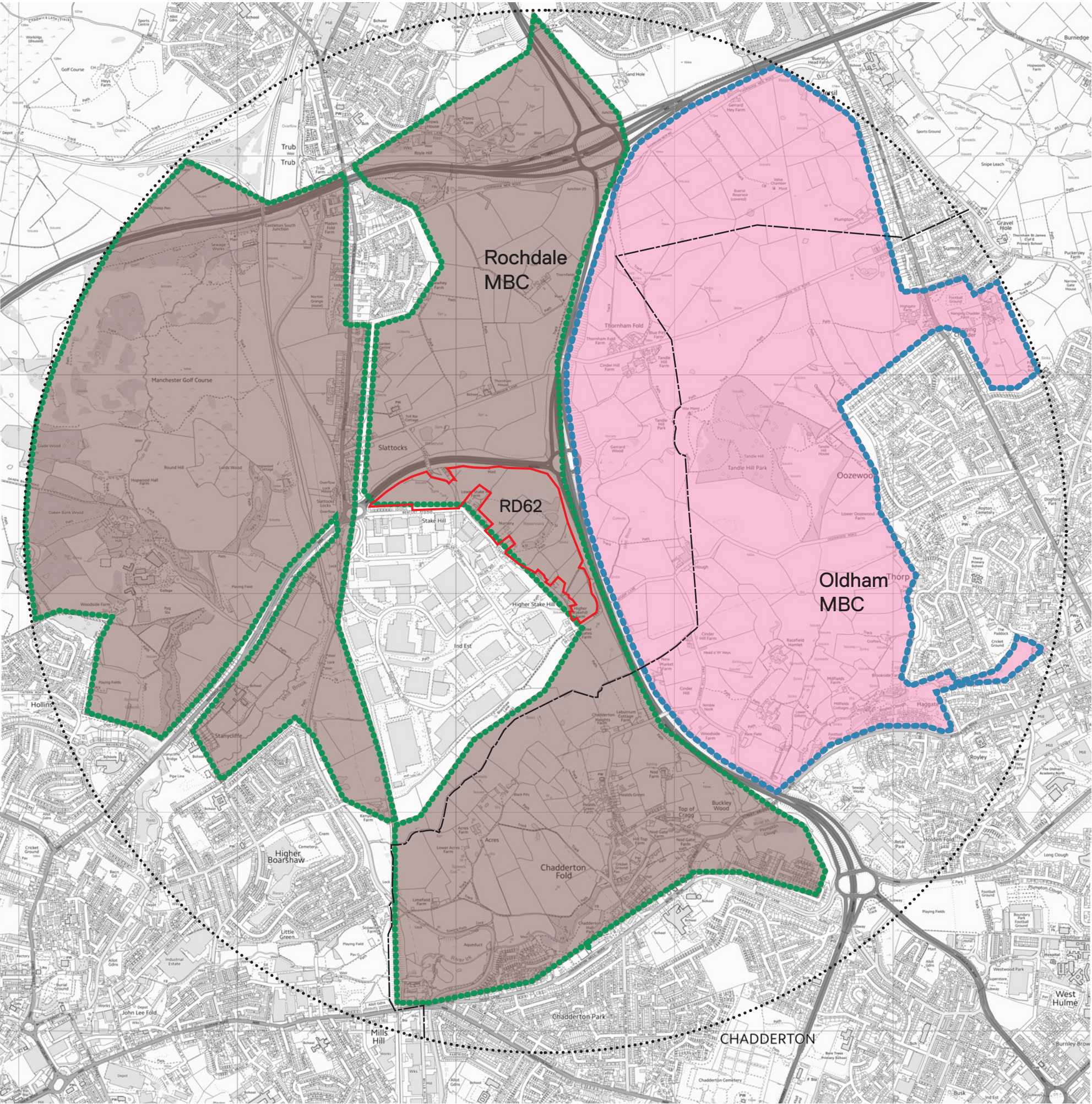
Title: Figure 1: Heritage Designations/Assets

Date: 08/01/2025

Revision: P01 Scale @A3: 1:20000

Scalebar:





- Development Site Boundary
- Local Authority Boundary
- 2.5km radius study zone

GM Character Areas (Ref GM Landscape Charac-

- GM Character Area 27: Simister, Slattocks
- GM Character Area 28: Rochdale and Old-

- GM Landscape Sensitivity-
2-3 storey housing: Medium
Commercial/Industrial: Medium

- GM Landscape Sensitivity-
2-3 storey housing: Medium
Commercial/Industrial: Medium-High

(Taken from Greater Manchester Landscape
Character and Sensitivity Assessment Aug 2018)

Rev: P01
Description: First Issue
Drawn: AA Checked: AA Date: 08/01/25

plincke.
landscape urbanism design

Milne Trust
Land At Stakehill La, Bentley Ave, Middleton

Title: Figure 2a: GM Landscape Character
Areas/Sensitivity

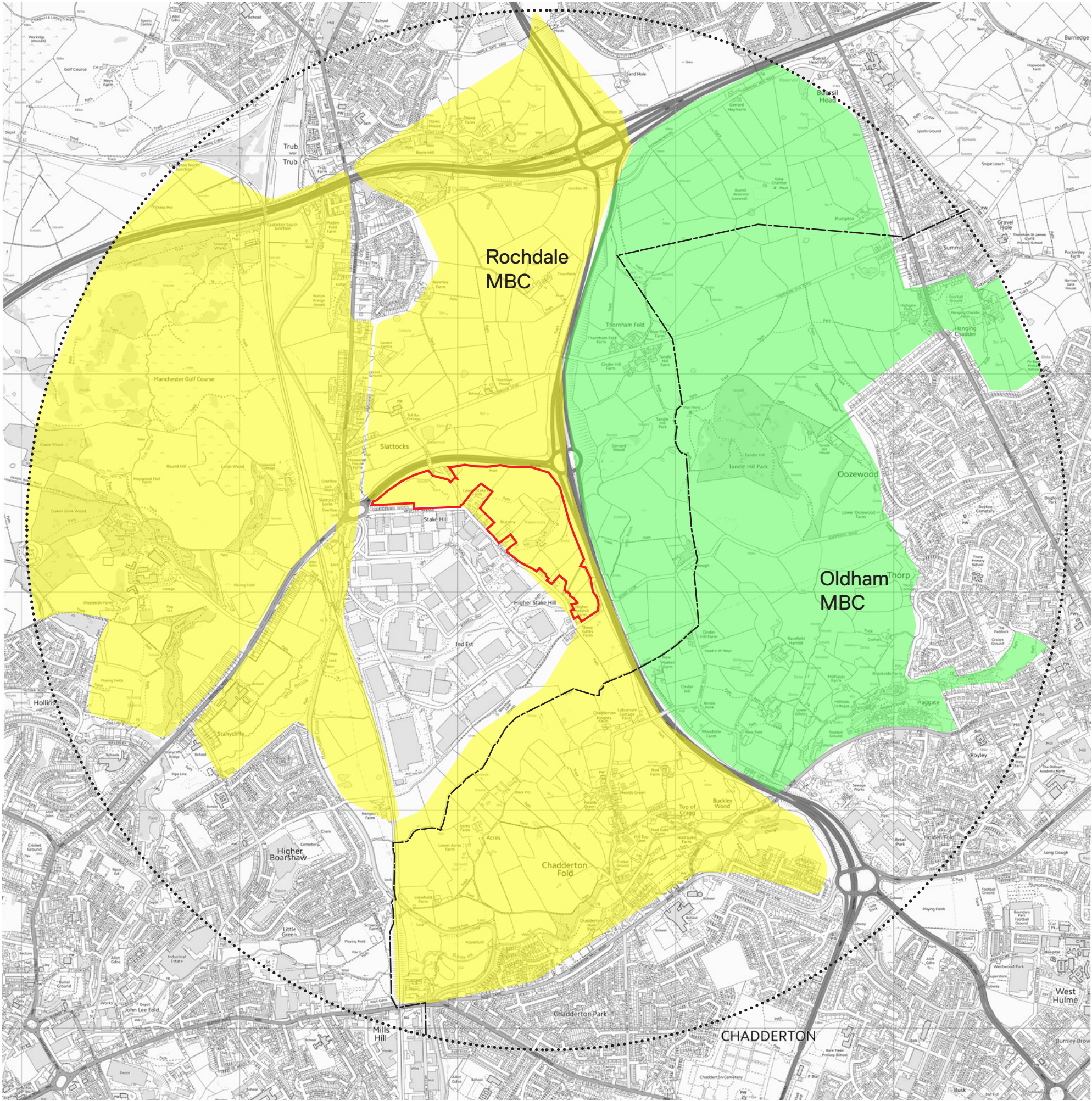
Date: 08/01/2025

Revision: P01

Scale @A3: 1:20000

Scalebar:





- Development Site Boundary
- Local Authority Boundary
- 2.5km radius study zone

- GM Character Types
- Urban Fringe Farmland
 - Pennine Foothills (West/South Pennines)

(Taken from Greater Manchester Landscape Character and Sensitivity Assessment Aug 2018)

Rev: P01
Description: First Issue
Drawn: AA Checked: AA Date: 08/01/25

plincke.

landscape urbanism design

Milne Trust
Land At Stakehill La, Bentley Ave, Middleton

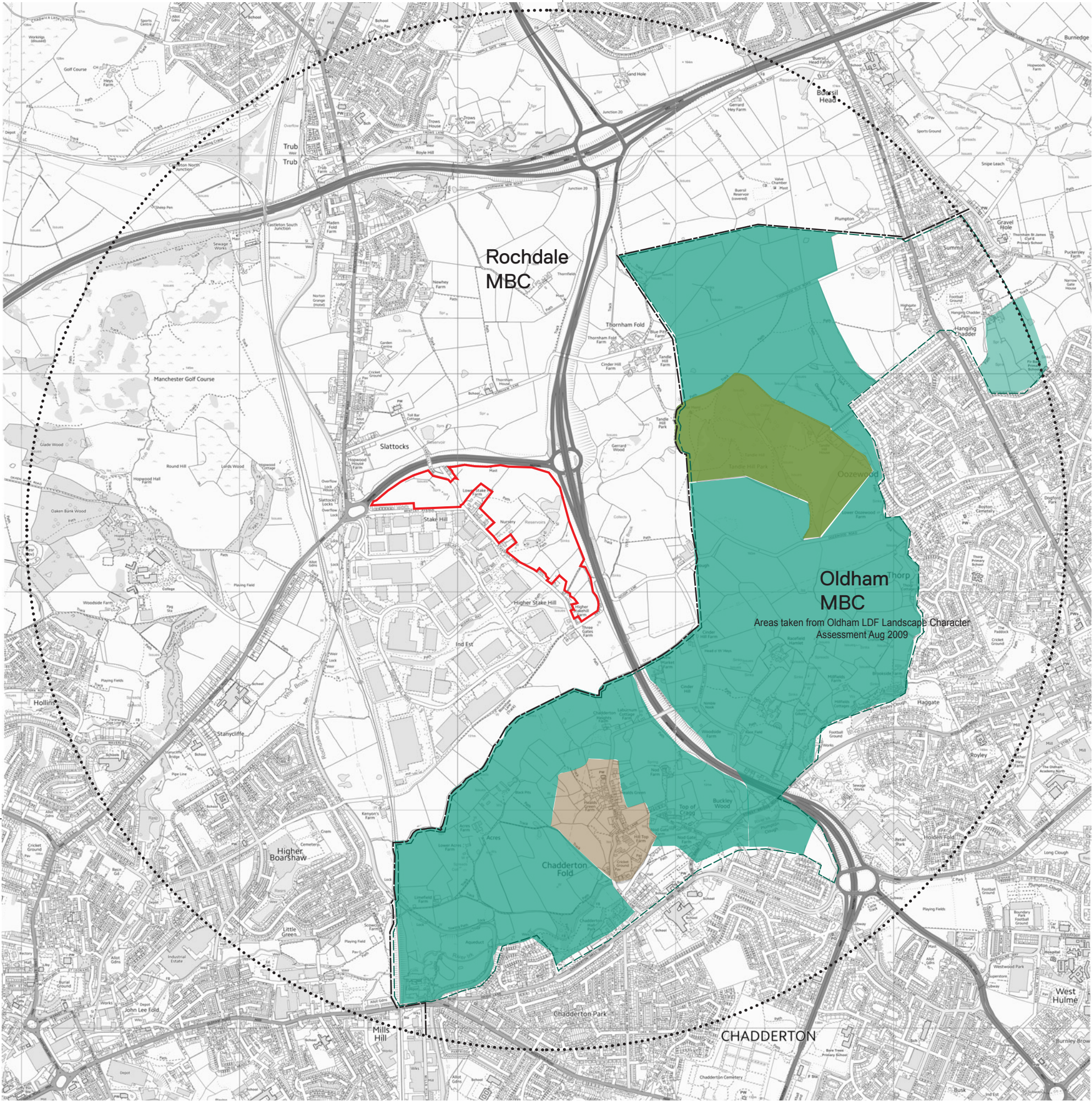
Title: Figure 2b: GM Landscape Character Types

Date: 08/01/2025

Revision: P01 Scale @A3: 1:20000

Scalebar:





- Development Site Boundary
- Local Authority Boundary
- 2.5km radius study zone

Greater Manchester Landscape Character and Sensitivity Assessment Aug 2018 states:

'Landscape Character Assessments had not previously been prepared for the.... Rochdale Council areas'

Oldham Landscape Character Assessment (Aug 2009)

Character Area 3: Chadderton Rolling Hills

- LCT 3A Rolling Pasture
- LCT 3B Rural Settlement
- LCT 3C Recreational Land

Rev: P01
Description: First Issue
Drawn: AA Checked: AA Date: 08/01/25

plincke.

landscape urbanism design

Milne Trust
Land At Stakehill La, Bentley Ave, Middleton

Title: Figure 2c: Local Landscape Character Areas:
Oldham

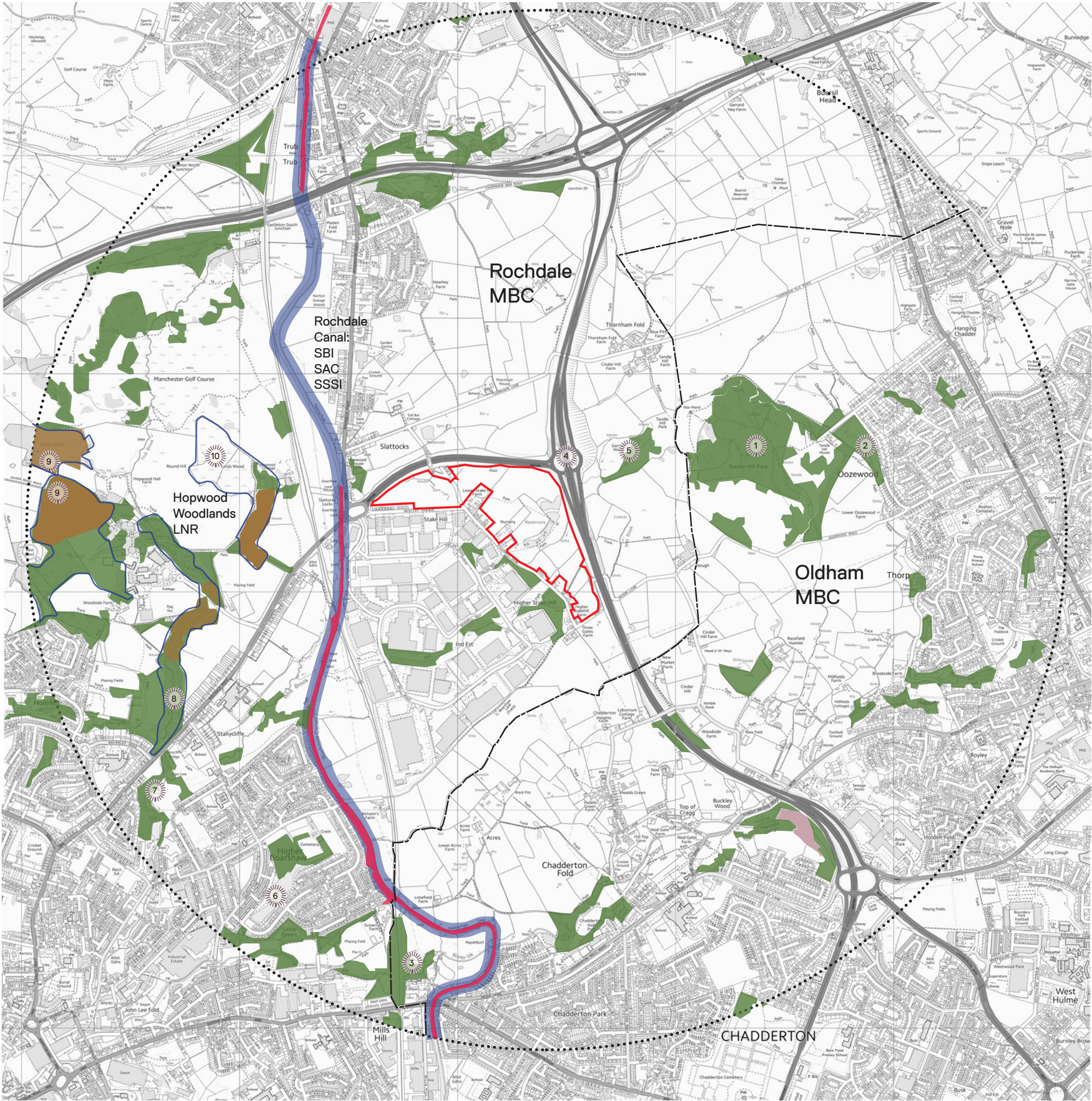
Date: 08/01/2025

Revision: P01

Scale @A3: 1:20000

Scalebar:





- Development Site Boundary
- Local Authority Boundary
- 2.5km radius study zone

Wetland

- Lowland Priority Fen (Rochdale Canal)

Heathland priority habitat inventory

- Lowland Heathland

Woodland

- Priority Habitat Inventory - Deciduous Woodland (England)
- Ancient and semi-natural woodland
- Local Nature Reserves

Sites of Biological Importance (Places For Everyone Policy)

- 1-Tandle Hill Country Park
- 2-Oozewood Flushes
- 3-River Irk Marsh
- 4-A627M by Tandle Hill
- 5-Gerrard Wood
- 6-Scowcroft Reservoir
- 7-Higher Boarshaw Clough
- 8-Hopwood Clough
- 9-Glade & Oaken Bank Woods
- 10-Lords Wood

Rev: P01
Description: First Issue
Drawn: AA Checked: AA Date: 08/01/25

plincke.

landscape urbanism design

Milne Trust
Land At Stakehill La, Bentley Ave, Middleton

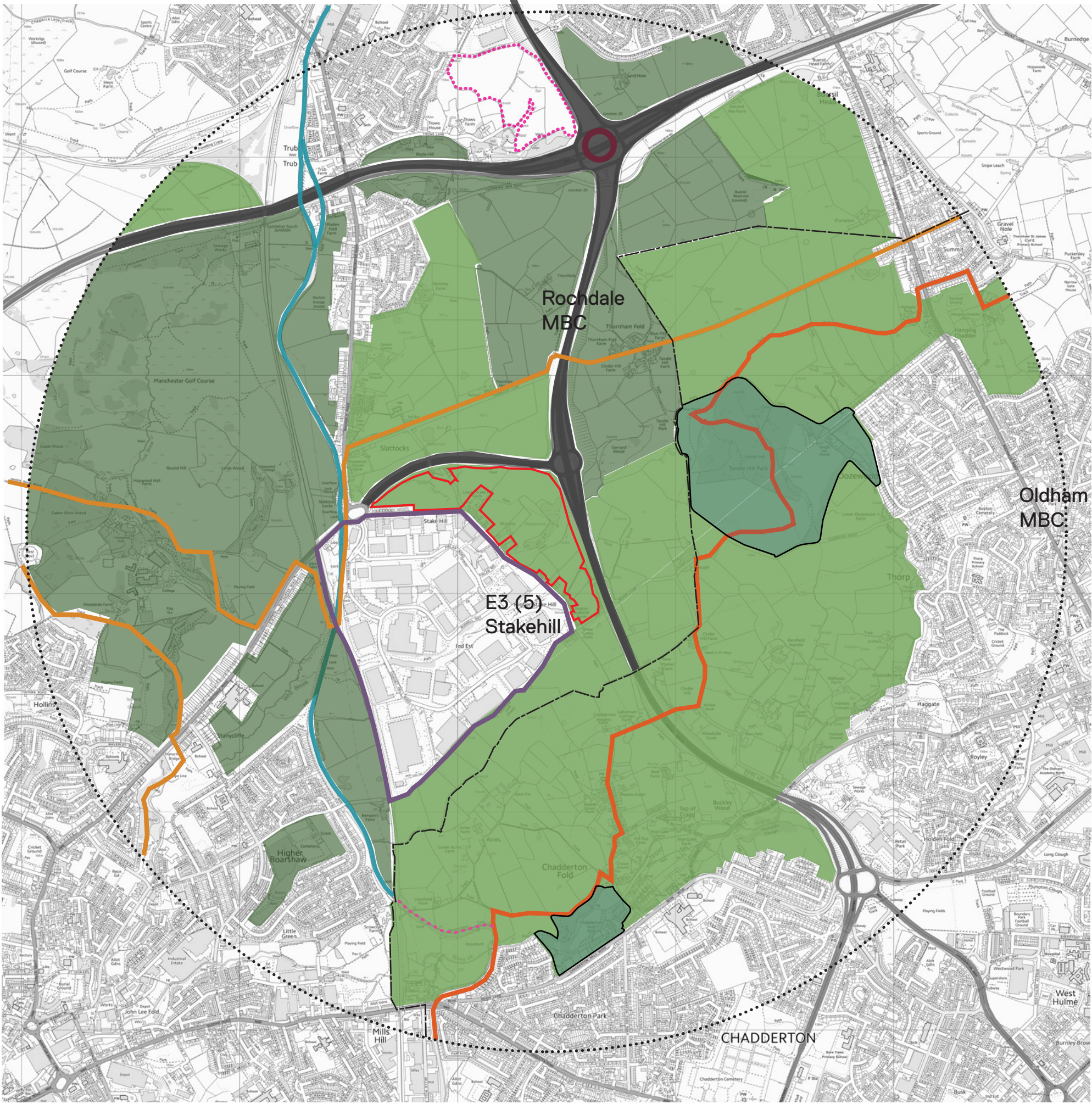
Title: Figure 3:
Habitat and Ecological Designations

Date: 08/01/2025

Revision: P01 **Scale @A3:** 1:20000

Scalebar:





Rochdale Core Strategy (Oct 2016)

- Strategic green infrastructure (G6)
- Greenbelt (G4)
- Motorway (T1)
- Protected Open Land (G5)
- Key Gateway (P1)
- Rochdale Canal Corridor SSSI/SAC (G6)
- Economic growth corridors and areas (E3)
- Rochdale Way-Long Distance Path

Oldham Core Strategy (Nov 2011)

- Open spaces (Policy 23)
- Green belt (G4)
- Recreational Routes-Oldham Way (RR3)

- Development Site Boundary
- Local Authority Boundary
- 2.5km radius study zone

Rev: P01
Description: First Issue
Drawn: AA Checked: AA Date: 08/01/25

plincke.

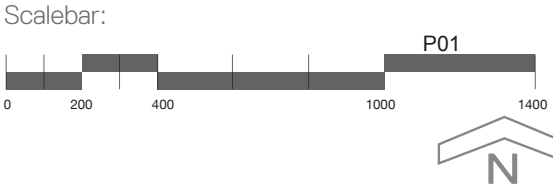
landscape urbanism design

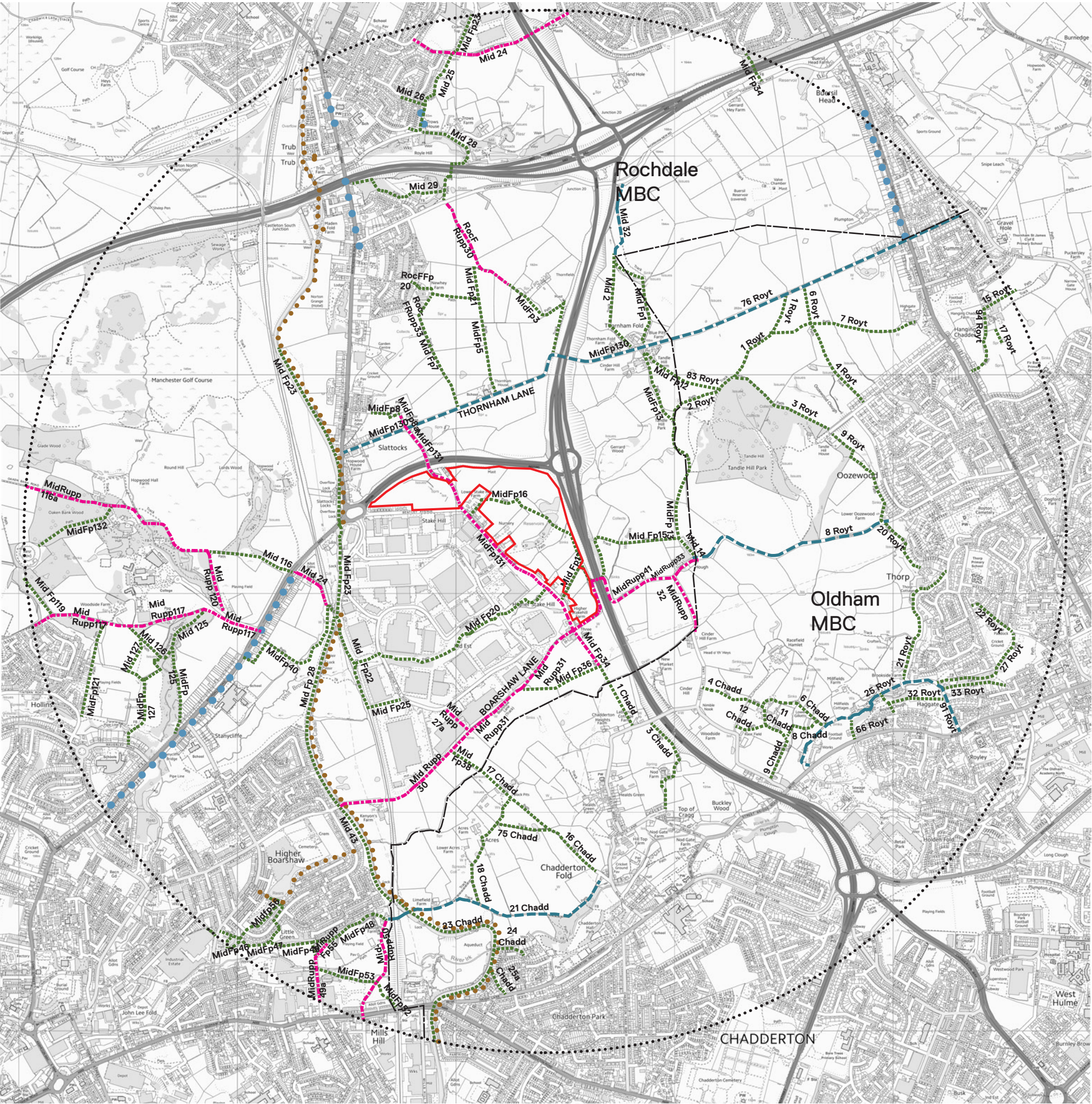
Milne Trust
Land At Stakehill La, Bentley Ave, Middleton

Title: Figure 4: Planning Policy

Date: 08/01/2025

Revision: P01 Scale @A3: 1:20000





- Development Site Boundary
- Local Authority Boundary
- 2.5km radius study zone
- Bridleway
- Footpaths
- Restricted Byway
- Designated cycle lanes
- National Cycle Route

Rev: P01
Description: First Issue
Drawn: AA Checked: AA Date: 08/01/25

plincke.

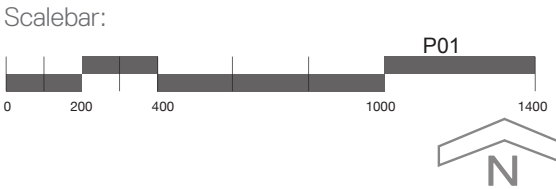
landscape urbanism design

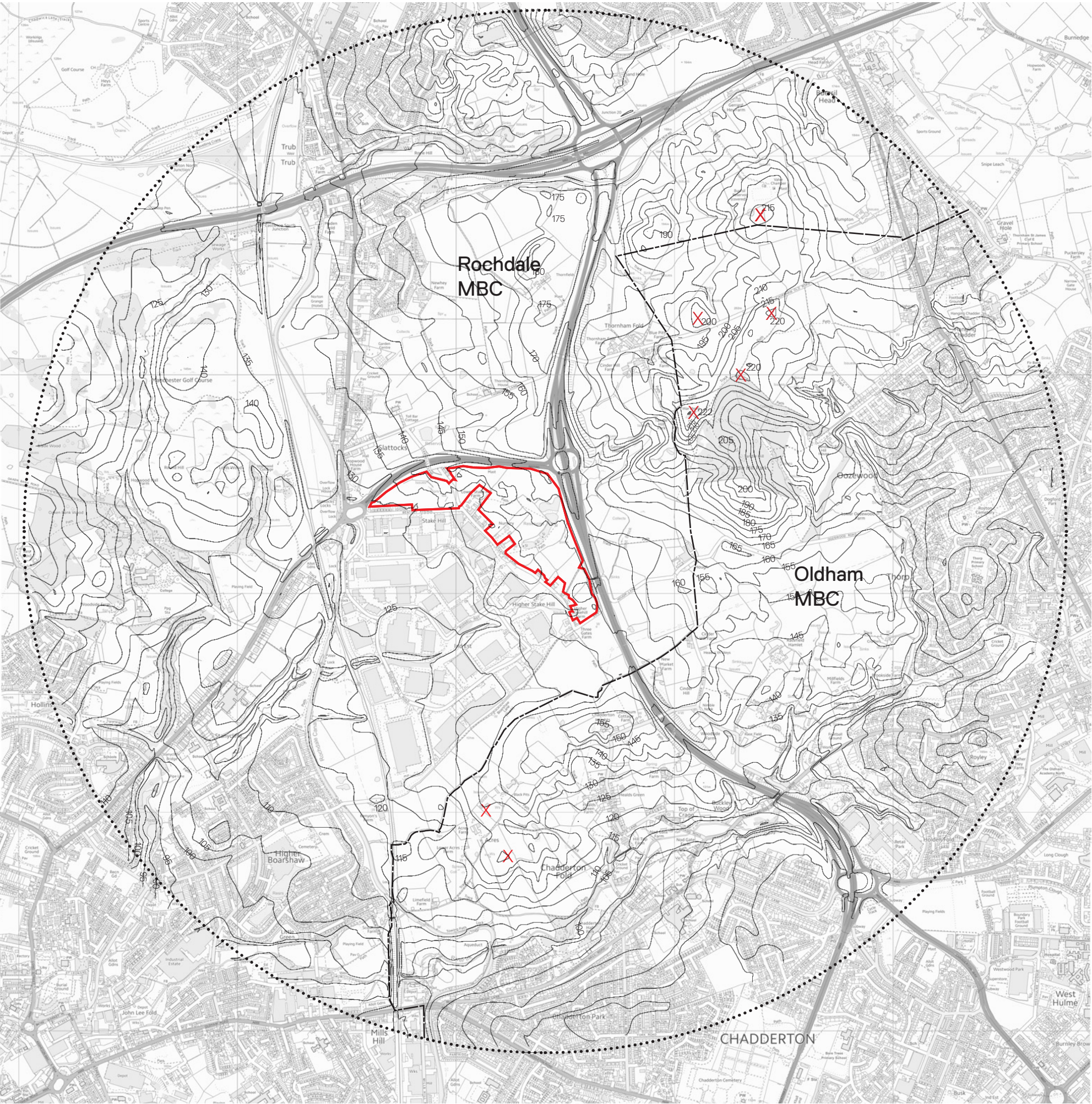
Milne Trust
Land At Stakehill La, Bentley Ave, Middleton

Title: Figure 5:
Access and Rights of Way

Date: 08/01/2025

Revision: P01 Scale @A3: 1:20000





- Development Site Boundary
- Local Authority Boundary
- 2.5km radius study zone
- 5m Contour lines
- Spot heights at high points

Rev: P01
Description: First Issue
Drawn: AA Checked: AA Date: 08/01/25

plincke.

landscape urbanism design

Milne Trust
Land At Stakehill La, Bentley Ave, Middleton

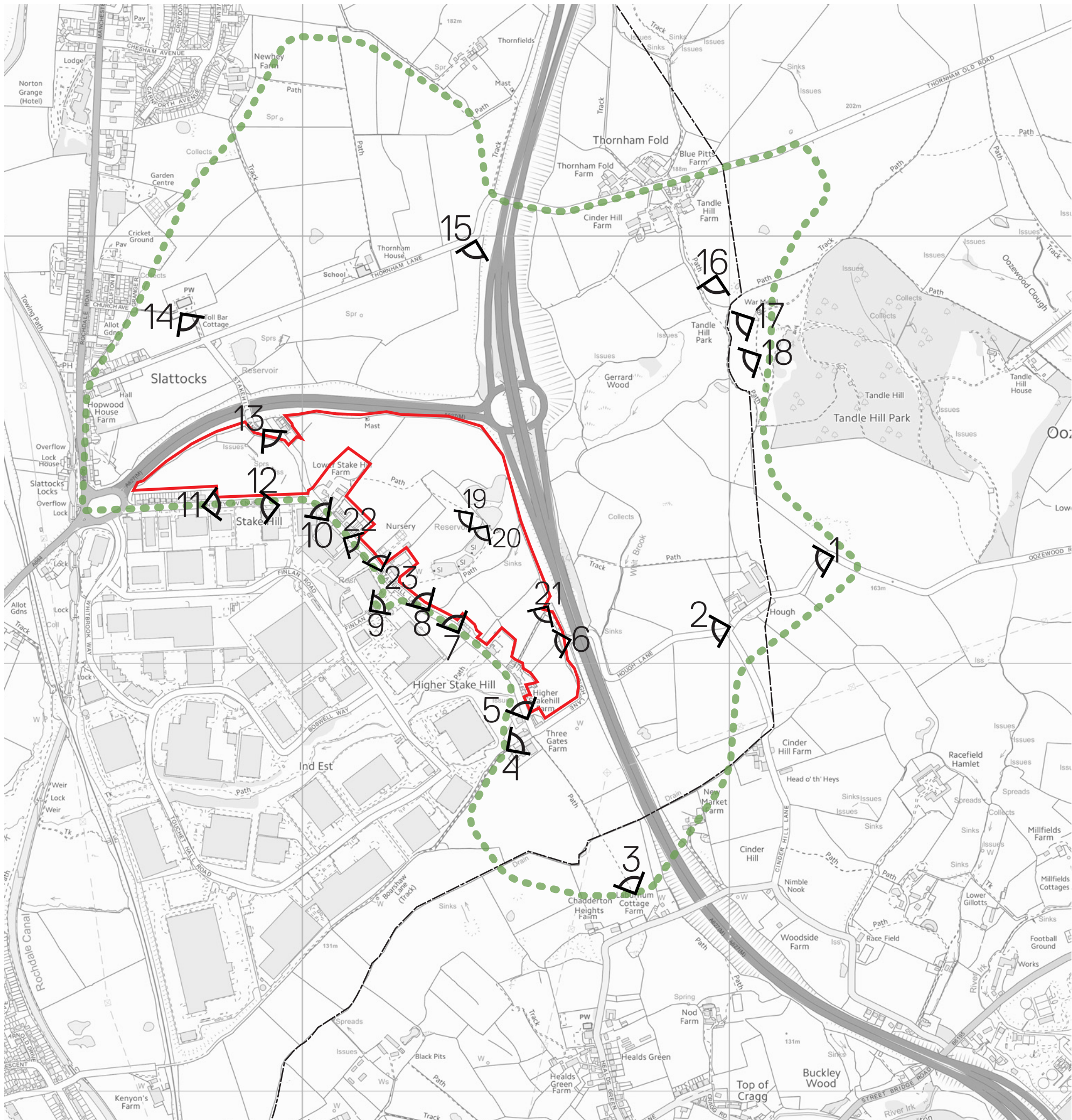
Title: Figure 6: Topography

Date: 08/01/2025

Revision: P01 Scale @A3: 1:20000

Scalebar:





- Development Site Boundary
- Local Authority Boundary
- 2.5km radius study zone

- View points
- Approximate extent of visual envelope

Rev: P01
Description: First Issue
Drawn: AA Checked: AA Date: 08/01/25

plincke.

landscape urbanism design

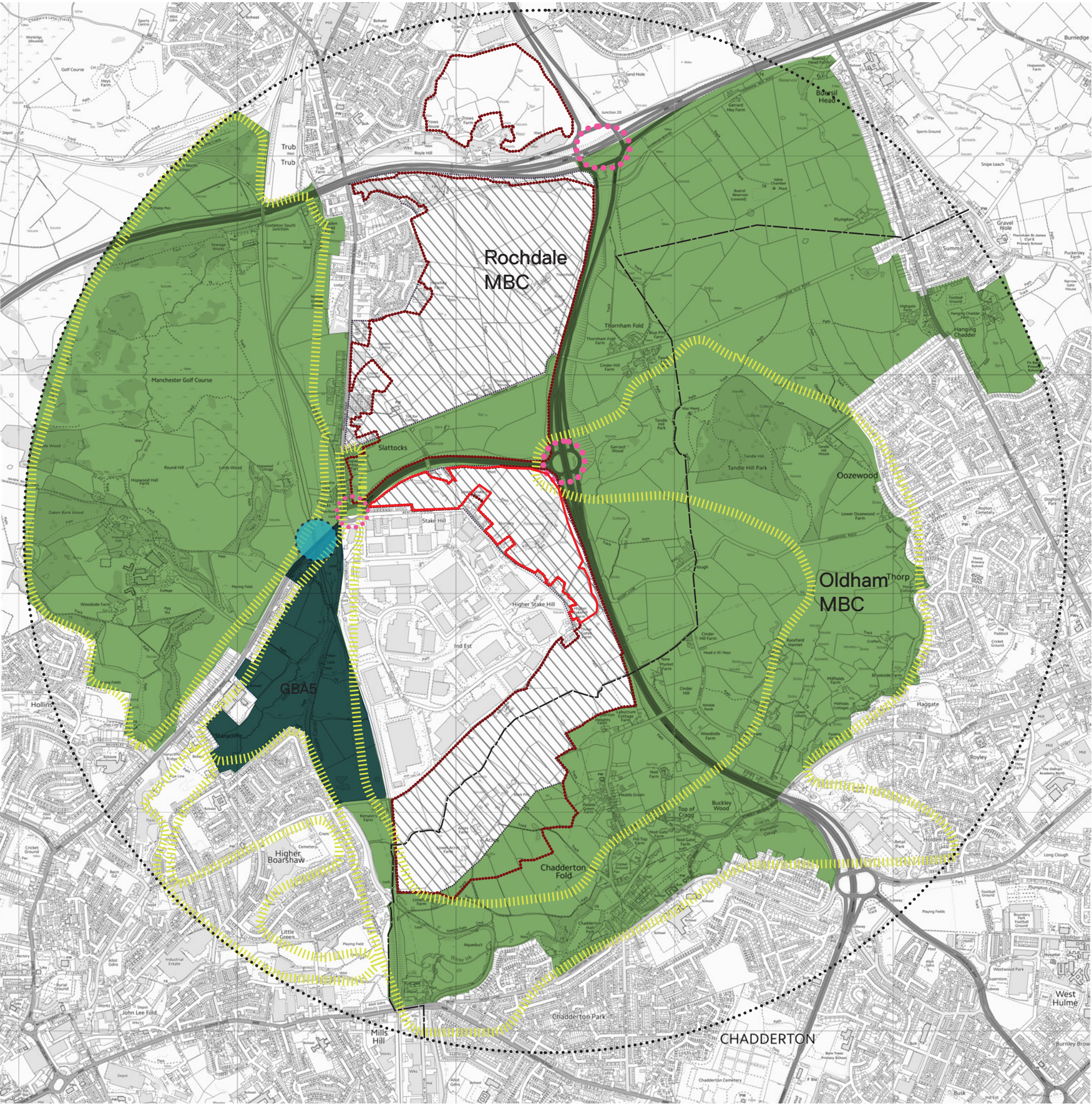
Milne Trust
Land At Stakehill La, Bentley Ave, Middleton

Title: Figure 7: Viewpoint Locations/
Visual Envelope

Date: 08/01/2025

Revision: P01 Scale @A3: 1:10000





- Development Site Boundary
- Local Authority Boundary
- 2.5km radius study zone
- JPA2 Places for Everyone allocation 'Stakehill'

Places for Everyone-(Mar 2024)

Places for Everyone-Green Belt

- P4E Green Belt
- P4E Green Belt Release
- P4E Green Belt Additions

(Green Belt Addition ID: **GBA5 Land to west of Stakehill 46.7 Business Park**)

Places for Everyone-Strategic Infrastructure

- Junction Improvements
- Potential New railway station
- Priority Green Infrastructure (2018)

Rev: P01
Description: First Issue
Drawn: AA Checked: AA Date: 08/01/25

plincke.

landscape urbanism design

Milne Trust
Land At Stakehill La, Bentley Ave, Middleton

Title: Figure 8: P4E Policies Map

Date: 08/01/2025

Revision: P01

Scale @A3: 1:20000

Scalebar:





- Development Site Boundary
- Tree covered by TPO
- Individual trees
- Woodland/tree groups
- EHV overhead line
- Dense, maintained hedgerow
- Gappy, unmaintained hedgerow
- Angling Lake (former reservoir)
- Damp areas
- Existing Developments
- 1. Bentley Avenue
- 2. Stakehill Lane (214-226)
- 3. Area of disrupted land
- 4. Lower Stakehill Farm
- 5. Stakehill Lane (132-106)
- 6. Stakehill Nurseries
- 7. Stakehill Lane (86-80)
- 8. Stakehill Lane (68-52)
- 9. Higher Stakehill (38-36)
- 10. Hough Lane (1-3)
- 11. Park View
- 12. Three Gates Farm

Rev: P01
Description: First Issue
Drawn: AA Checked: AA Date: 08/01/25

plincke.

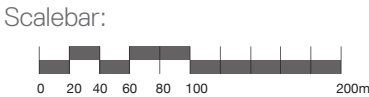
landscape urbanism design

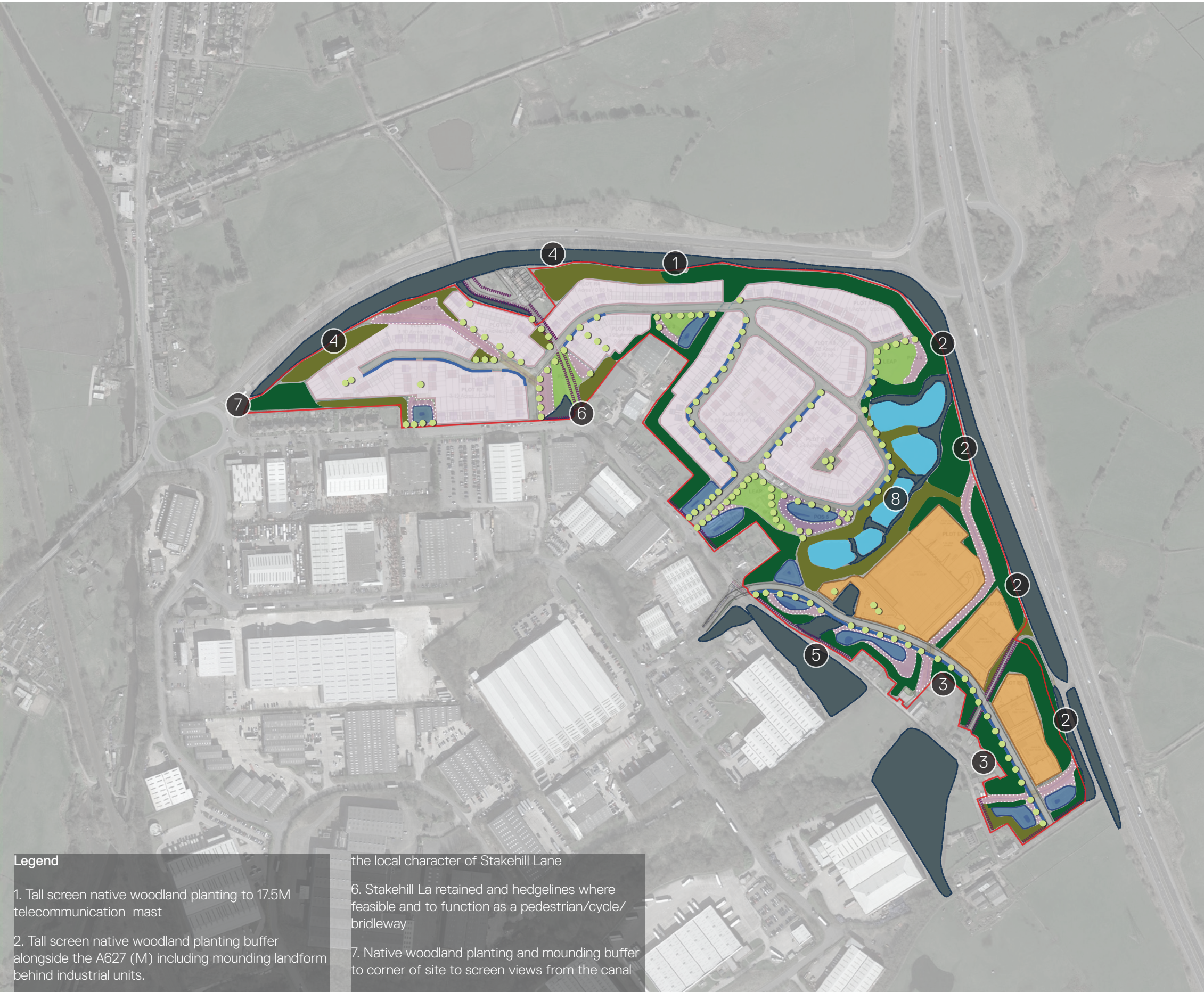
Milne Trust
Land At Stakehill La, Bentley Ave, Middleton

Title: Figure 9: Existing Landscape Features

Date: 08/01/2025

Revision: P01 Scale @A3: 1:5000





Legend

- 1. Tall screen native woodland planting to 17.5M telecommunication mast
- 2. Tall screen native woodland planting buffer alongside the A627 (M) including mounding landform behind industrial units.
- 3. Native woodland planting and mounding buffer to residential properties to Stakehill Lane
- 4. Native scrub planting to existing wooded edges where sufficient screening is already provided
- 5. Native woodland planting to retain and enhance

- the local character of Stakehill Lane
- 6. Stakehill La retained and hedgelines where feasible and to function as a pedestrian/cycle/bridleway
- 7. Native woodland planting and mounding buffer to corner of site to screen views from the canal
- 8. Existing angling pond edges enhanced with new native scrub planting to create a tranquil wildlife corridor between residential and industrial portions of the development

- Development Site Boundary
- Existing trees/woodland tree groupings etc to be retained
- New tall native woodland buffer planting
- New native scrub/shrub planting
- Hedges-either retain /enhance existing or provide new native
- New wildflower meadow
- Public open spaces-such as amenoty, play, Orchard/community garden
- Biodiverse drainage basin
- Linear Sustainable drainage opportunity
- Existing angling ponds
- Residential development area
- Industrial development area
- New public space and street tree planting

Rev: P01
Description: First Issue
Drawn: AA Checked: AA Date: 08/01/25

plincke.

landscape urbanism design

Milne Trust
Land At Stakehill La, Bentley Ave, Middleton

Title: Figure 10: Landscape Mitigation

Date: 08/01/2025

Revision: P01 **Scale @A3:** 1:5000

