

Appendix B: Landscape and Visual

Appendix B.3: Landscape Effects Table

Appendix 3.2: Landscape Effects

Landscape Receptor										
Name (Ref)	Sensitivity			Construction Phase		Operational Phase – (Year 1)		Operational Phase – Residual Effects (Year 15)		Description of Effects
	Value	Susceptibility		Magnitude	Significance	Magnitude	Significance	Magnitude	Significance	
Fields	Medium	High	High	Medium to Large	Moderate to Major Adverse	Large	Major Adverse	Medium	Moderate Adverse	Construction The fields will be subject to the introduction of new built elements that consist of a compound, hardstanding, and plant / equipment. The arable character of the open fields will be affected by construction activities, with a variation in intensity of activity as construction progresses across the Site thus resulting in a gradual change of the landscape feature. Furthermore, the construction period is anticipated to span over 6 years. Therefore, the magnitude of effect would result in a Medium to Large magnitude of effect and the significance will be Moderate to Major Adverse. Year 1 The majority of the fieldscape will be lost as a result of the Development with the settlement extending across the Site although the existing landform within the Site will remain. The area of open grassland on the steep slope to the north-west of the Site will be retained along with that through the slope passing through the centre of the Site. The Development will provide a high quality residential estate that will establish a number of enhancements with greater areas of public open space that includes structural planting and increased public access to the landscape. The Landscape Strategy has been designed to maximise green infrastructure, through the retention of existing landscape features, including hedgerows, shrub and trees and water features. Alongside this, large areas of wildflower meadow, shrub, and tree planting, and additional waterbodies are just need the references that will further enhance the landscape framework. However, at year 1 there will be limited benefits from the enhanced landscape setting. Any benefits will have a very limited impact as year 1 and as such the nature of change would result in a Large magnitude of effect and the significance of effect will be Major Adverse. Year 15 At Year 15, the establishment of the landscape strategy and mitigation planting (as outlined in the DAS) will lead to tangible beneficial impacts. The now established proposed planting, including wildflower, shrub, hedgerow, and tree planting, with the additional of the waterbodies will provide an enhanced green framework within which the Development will be set, with a notable green corridor through the Site, and landscape buffers around the north-western and southern boundaries. The green framework will define the new settlement edge and provide a sensitive and sympathetic transition between the urban grain and the adjacent land uses further to the east beyond Hollingworth Road. The effects will result in a magnitude of effect reducing to Medium and the significance will be Moderate Adverse.
Stone Walls	Medium	Medium	Medium	Large	Major Adverse	Large	Major Adverse	Large	Major Adverse	Construction The stone walls will be removed during construction. Therefore, the magnitude of effect would result in a Large magnitude of effect and the significance will be Major Adverse. Year 1 and Year 15 No stone walling will be included within the Development and as such magnitude of effect would result in a Large magnitude of effect and the significance will be Major Adverse.

Landscape Receptor										
Name (Ref)	Sensitivity			Construction Phase		Operational Phase – (Year 1)		Operational Phase – Residual Effects (Year 15)		Description of Effects
	Value	Susceptibility		Magnitude	Significance	Magnitude	Significance	Magnitude	Significance	
	susceptibility and an overall Medium sensitivity									
Hedgerows	Low	Medium	Medium	None	Neutral	Very Small	Negligible Beneficial	Small	Minor Beneficial	Construction The majority of the existing hedgerows across the Site will be retained as part of the boundary vegetation structure and protected during construction. The nature of change would result in a magnitude of effect of None and in a Neutral significance of effect. Year 1 The retaining hedgerows will form part of the green infrastructure around the Site boundary with lengths of new native hedgerow and hedgerow trees planting around the Development edge, notable along the central green corridor. The planting will provide a green buffer between the Development and the public open space and help soften and filter views of built form. The new hedgerow will provide additional habitat enhancement and connectivity across the Site. As such the Development will increase the extent of this feature on the Site. However, at Year 1 the receptor will be subject to only a very slight improvement. Therefore, the nature of change would result in a magnitude of effect of Very Small and a Negligible Beneficial significance of effect. Year 15 At Year 15, new planting will have fully established improving the overall structure and cohesiveness of the receptor as a whole. On this basis, the receptor will be subject to improvement. The nature of change would result in a magnitude of effect of Small and the significance of effect will be Minor Beneficial.
	The hedgerows on the Site are not designated and are common features of the overall character. This landscape feature makes a limited contribution as the majority of the vegetation is limited to the Site boundaries; therefore it is considered to have a Low value. The hedgerows within the Site have the potential to be retained and so will not affect the overall integrity of the feature. This results in a Medium susceptibility and an overall Medium sensitivity. Hedgerow trees on the Site are not designated features and are common features of the overall character of the area. This landscape feature makes a limited contribution to the overall character of the Site giving it a Medium value. The hedgerow trees within the Site have the potential to be retained and so will not affect the overall integrity of the feature. This results in a Medium susceptibility and an overall Medium sensitivity.									
Trees	Medium	Medium	Medium	Very Small	Negligible Adverse	Very Small	Negligible Beneficial	Small	Minor Beneficial	Construction The majority of the existing trees across the Site will be retained and protected during construction, however, there will be a number of small trees removed to facilitate Development within the eastern part of the Site. Given the limited number of trees being removed the magnitude of effect is considered to be Very Small, at most. This results in a Negligible Adverse Significance of effect. Year 1 Trees are proposed as part of the public open space strategy and wider green infrastructure, that will notably increase the tree cover within the Site. As such the Development will considerably increase the extent of this feature on the Site further reinforcing this existing characteristic. However, at Year 1 the receptor will be subject to only a very slight improvement. Therefore, the nature of change would result in a Very Small magnitude of effect and the significance will be Negligible Beneficial. Year 15 The trees will have fully established improving the overall structure and cohesiveness of the receptor as a whole and provide a perceived enhancement and increase in canopy cover within the wider a green infrastructure network. On this basis, the receptor will be subject to a notable improvement. Therefore, the nature of change would result in a Small magnitude of effect and the significance of effect will be Minor beneficial.
	There are some notable large mature trees across the Site. However, they are not designated features. The mature trees do contribute to the local landscape character, giving it a Medium value. The trees within the Site have the potential to be retained and so will not affect the overall integrity of the feature. This results a Medium susceptibility and an overall Medium sensitivity.									
Field Ponds	Low	Low	Low	None	Neutral	Small	Negligible Beneficial	Medium	Moderate Beneficial	Construction The existing pond will be retained within an area of public open space; therefore the landscape feature will not be affected. As part of water management strategy for the Development a series of ponds / attenuation basins have been proposed. The nature of
	There is a single Field Pond located within the north eastern part of the Site on lower lying landform. It is not designated and									

Landscape Receptor										
Name (Ref)	Sensitivity			Construction Phase		Operational Phase – (Year 1)		Operational Phase – Residual Effects (Year 15)		Description of Effects
	Value	Susceptibility		Magnitude	Significance	Magnitude	Significance	Magnitude	Significance	
	unlikely to have any wider recognition of value, giving it a Low value. The existing waterbody within the Site has the potential to be retained I full / accommodated as part of the Development and so will not affect the overall integrity of the feature. This results a Low susceptibility and an overall Low sensitivity.									change would result in a magnitude of effect of None and the significance will be Neutral significance of effect. Year 1 The existing ponds will come under a new maintenance regime which will provide a degree of enhancement. In addition to this, a number of new ponds will be created as part of the sustainable drainage system. The combination of these will provide a network of waterbodies across the Site, which will notably enhance this feature. This plays a key role in habitat enhancement as a network has been established for species migration. The nature of change would result in a Small magnitude of effect and the significance will be Negligible Beneficial . Year 15 The existing pond will have been enhanced as a result of the maintenance regime with the new waterbodies having established and providing a notable addition to these features within the Site. These features will play a key role in the landscape character and habitat enhancement as a network of features throughout the Site. The nature of change would result in a magnitude of effect of Medium and the significance of effect will be Moderate Beneficial .
National Character Area: Area 36 Southern Pennines	Low	Low	Low	Very Small	Negligible Adverse	Very Small	Negligible Adverse	Very Small / None	Negligible Adverse / Neutral	Construction Development of the Site covers a very small area of the NCA towards the south eastern edge, therefore it will result in a very limited direct effect with the loss of a small area of arable land. However, the overall topography will remain with the retention of the mature trees and hedgerows that are protected through the construction phase. The nature of change would result in a Very Small magnitude of effect and the significance will be Negligible Adverse , at most. Year 1 The Development will result in changes to a very small part of the NCA. Valued landscape features of the NCA such as mature trees and hedgerow will be retained as part of the landscape proposals with the overall topography of the Site remaining. In addition to this, the character will be strengthened due to the establishment of new hedgerows, woodland and waterbodies. This will provide a limited degree of mitigation to the landscape character from the outset. The main change to the character will be the loss of the field parcels although the mature boundary vegetation will be retained. Due to the size of the Site in comparison to the whole of the NCA and surrounding local development in Smithy Bridge the Development is not uncharacteristic of the area. It is therefore considered that the nature of change would result in a magnitude of effect of Very Small , at most, resulting in a Negligible Adverse significance of effect. Year 15 Following maturity of the proposed structural landscaping planting, the Development will assimilate into the landscape within a strengthened green infrastructure network. The Development will provide a sustainable development and provide a sympathetic and sustainable settlement edge to Smithy Bridge. It is considered that the nature of change would result in a magnitude of effect of Very Small / None with the significance of effect reducing to Negligible Adverse / Neutral .
Regional Character: LCT: Pennine Foothills (West/South	Medium	Medium	Medium	Very Small	Negligible Adverse	Very Small	Negligible adverse	Very Small	Negligible Adverse	Construction Development of the Site covers a limited area of the RLCT / LCA and will result in a limited direct effect. There will be a loss of an area of open pastoral land. However, it is important to note that the existing mature vegetation framework of boundary hedgerows and hedgerow trees will for the majority be retained and protected. Furthermore, the overall topography will not fundamentally be altered by the Development, thus limiting impacts on

Landscape Receptor										Description of Effects
Name (Ref)	Sensitivity			Construction Phase		Operational Phase – (Year 1)		Operational Phase – Residual Effects (Year 15)		
	Value	Susceptibility		Magnitude	Significance	Magnitude	Significance	Magnitude	Significance	
Pennines) LCA 28 - Rochdale and Oldham Pennine Foothills	frequently occurring. Adjacent to settlements, there are often urban fringe influences including areas of horsiculture with associated structures and pony tape”. This accurately reflects the condition and intactness of the Site. Beyond that the Site has some scenic qualities as part of the wider landscape, although there existing development at Smithy Bridge provides a poor transition between urban and rural. There is little cultural, historic of natural association with the Site apart from the historic quarrying. There is public access to the Site. On this basis the LCA28 is considered to have Medium value. The combination of the above value and Medium sensitivity is judged to result in a Medium overall sensitivity to development of the type proposed.									the overall character of the RLCT. The nature of change would result in a Very Small magnitude of effect, resulting in a Negligible Adverse significance of effect. Year 1 The Development will result in changes to limited part of the RLCT / LCA. The onsite mature landscape framework of the mature hedgerows and hedgerows trees will be retained and the character will be strengthened due to the establishment of new hedgerows and hedgerow trees. The Development will therefore be afforded a degree of mitigation from the outset, which allows the built form to assimilate into the landscape at year 1. Due to the size of the Site in comparison to the whole of the RLCT and surrounding local development at Smithy Bridge and is not uncharacteristic of the area. The nature of change would result in a Very Small magnitude of effect resulting in a Negligible Adverse significance of effect. Year 15 By this time, new planting as part of the development will have strengthened and will add to the existing vegetation framework, further to this the materials weathered it would allow the Development to assimilate further into the receiving landscape. The nature of change would reduce slightly but still result in a magnitude of effect of Very Small and the significance will be Negligible adverse .
Regional Character LCT Open Moorlands and Enclosed Upland Fringes (West/South Pennines) - LCA 29 – Rough Hill to Brun Moor	High	Medium	Medium	Very Small	Negligible Adverse	Very Small	Negligible Adverse	Very Small	Negligible Adverse / Neutral	Construction The Site lies outside of the RLCT / LCA and will result in a very limited indirect effect at most. The construction activities will have a very slight urbanising influence on the immediate setting only which with distance will quickly reduce. The nature of change would result in a Very Small magnitude of effect, resulting in a Negligible Adverse significance of effect, at most. Year 1 The Development will extend the settlement edge up to the edge to meet a very short section of the much larger RLCT / LCA, which itself wraps around the existing development of Littleborough. The retention of the mature landscape framework and the intervening landform associated with Cleggswood Hill will help limit the visual influence character will be strengthened due to the establishment of new hedgerows and hedgerow trees. The Development will therefore be afforded a degree of mitigation from the outset, which allows the built form to assimilate into the landscape at year 1. Due to the size of the Site in comparison to the whole of the RLCT and surrounding local development at Smithy Bridge, the Development would not appear uncharacteristic. The nature of change would result in a Very Small magnitude of effect resulting in a Negligible Adverse significance of effect. Year 15 By this time, new planting as part of the development will have strengthened and the materials weathered it would allow the Development to assimilate further into the receiving landscape and reduce the urbanising influence on the adjacent RLCT / LCA. The nature of change would reduce, although the magnitude of effect will still remain Very Small and the significance slightly reduced to Negligible Adverse / Neutral on a very limited part of a much wider LCA.
The Site and its Immediate Context	Medium	Medium	Medium	Medium to Large	Moderate to Major Adverse	Large to Medium	Major to Moderate Adverse	Medium	Moderate Adverse	Construction There will be an introduction of plant and machinery, construction traffic and construction activities that will cause direct changes to the Site that is currently an undulating agricultural landscape with limited built form. Construction activity will introduce movement and noise to the Site where there will be restricted access for the duration of the construction stage

Landscape Receptor										
Name (Ref)	Sensitivity			Construction Phase		Operational Phase – (Year 1)		Operational Phase – Residual Effects (Year 15)		Description of Effects
	Value	Susceptibility		Magnitude	Significance	Magnitude	Significance	Magnitude	Significance	
	settlement edge. However, the degraded condition of the landscape results in eroding the intactness and its overall function. The immediate setting has been subject to a significant impact as a result of existing residential development extending over one side of Brown Brow Hill, with Rochdale Canal and northern railway line to the north and Hollingworth Road to the east. The most interesting element of the Site is the mature trees to the southern corner and the landform which contribute to the natural heritage and local character. The presence of the adjacent urbanising influences and the existing built form with the centre of the Site reduce the remoteness and tranquillity of the Site although there is some scenic quality as part of the wider landform. There is no historic, cultural of associations, with some public access to the Site via a series of PRow. Overall, the existing character of the Site and its immediate setting is considered to a Medium value. The existing nature of the Site, its location adjacent to the existing settlement edge, and separation from the local and wider more open landscape to the east, results in the character of the Site and its immediate setting having capacity to accommodate the type of development proposed. The susceptibility of the character of the Site and its immediate setting to the type of development proposed is considered to be Medium and results in a Medium sensitivity.									
										which will span over 6 years. Therefore, the nature of change would result in a Medium to Large magnitude of effect and the significance of effect will be Moderate to Major Adverse as construction progresses across the Site. Year 1 At Year 1, the new high quality residential setting within the Site will respond to the existing nature of landform with the proposed built form designed to reflect the local character. The proposed landscape planting, to include extending the hedgerow, hedgerow tree and tree cover across the green infrastructure network, to include a large central corridor. In addition to this, the Development has been designed to provide high quality landscape setting that includes substantial areas of public open space within and around the proposed built form. A series of green corridors pass north / south through the Site aligned with the proposed green links identified within the Pennines Green Infrastructure Action Plan, within which characteristic landscape features will be re-established that will aid in the assimilation of the built form within the Site and the immediate setting. Overall, the comprehensive GI framework will provide a number of benefits to include increased recreation, public open space, a greater variety of habitat and enhanced biodiversity across the Site, albeit at year 1 this will be limited. Therefore, the nature of change would result in a Large to Medium magnitude of effect and the significance of effect will be Major to Moderate Adverse. Year 15 At Year 15, the landscape scheme for the Development will have matured to provide an enhanced landscape setting that compliments the local landscape and settlement edge. Whilst the built edge would be extended, built development would be located within an increasingly robust extensive naturalistic parkland/mosaic landscape with an increased access to green space which overall improves the settlement edge. This green and blue infrastructure will further soften and integrate the built form and provide a differing character areas within the Site to provide their own identity. The established landscape would provide greater recreational benefits, especially the country park to the south, with the habitat supporting a wider variety of wildlife. Therefore, on balance the nature of change would result in a Medium magnitude of effect and the significance of effect will be Moderate Adverse.

Appendix B.4: Site Appraisal Photographs (WINTER)



Site Appraisal Photograph A: Photo View North East from PRoW LitFp251



Site Appraisal Photograph B: Photo View North from PRoW LitFp427



Site Appraisal Photograph C: Photo View North East from PRoW LitFp436



Site Appraisal Photograph D: Photo View North East from PRow LitFp444 - Continued on the next Pan



Site Appraisal Photograph D: Photo View North East from PRow LitFp444 - Continued



Site Appraisal Photograph E: Photo View North West from Heald Lane/PRow LitFp437



Site Appraisal Photograph F: Photo View South West from PRow LitFp438/ B6225 Hollingworth Road

Appendix B.5: Site Context Photographs (WINTER)



Site Appraisal Photograph A: Photo View North East from PRow LitFp427



Site Appraisal Photograph B: Photo View North from PRow LitFp427



Site Appraisal Photograph C: Photo View North East from PRow LitFp436



Site Appraisal Photograph D: Photo View North East from PRoW LitFp444 - Continued on the next Pan



Site Appraisal Photograph D: Photo View North East from PRoW LitFp444 - Continued



Site Appraisal Photograph E: Photo View North West from Heald Lane/PRoW LitFp437



Site Appraisal Photograph F: Photo View South West from PRoW LitFp438/ B6225 Hollingworth Road

Appendix B.6: Site Appraisal Photographs (SUMMER)

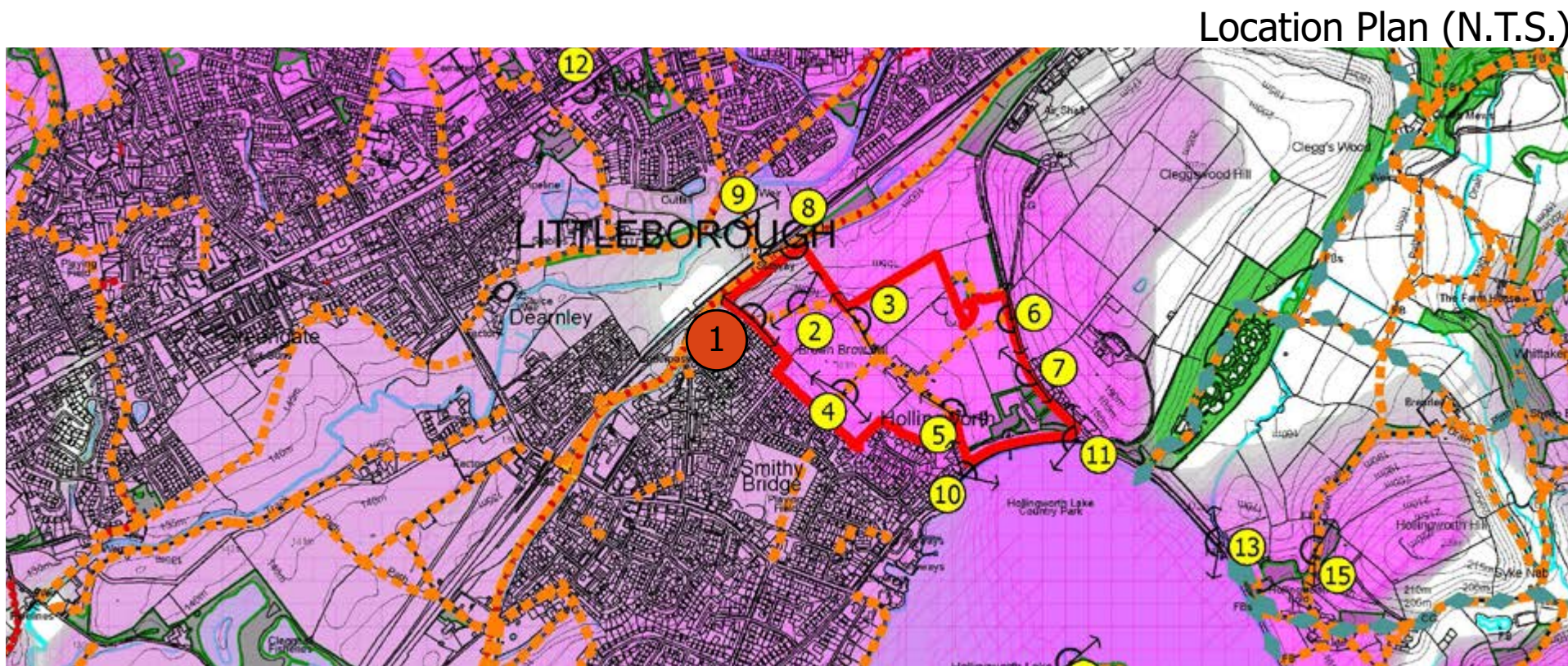


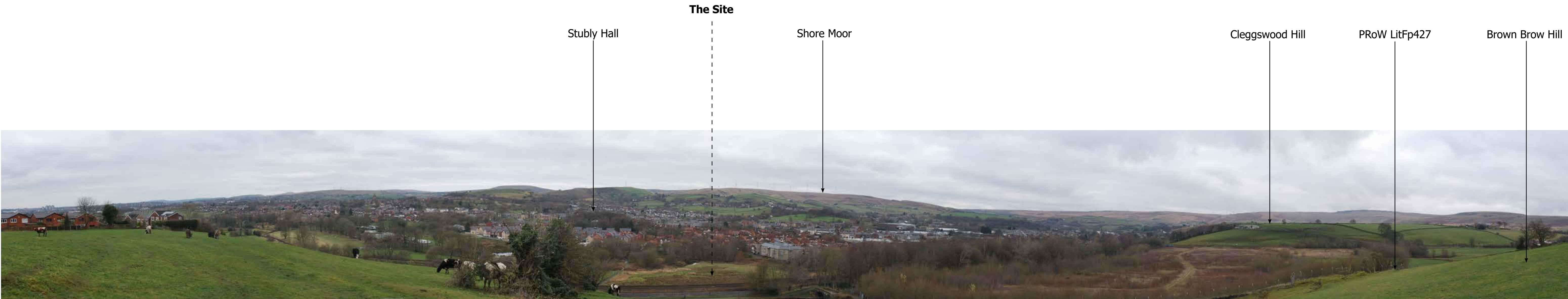
Site Context Photograph 1: Photo View North East from PRow LitFp251

This panorama is not to scale. For contextual information only
90° Horizontal field of view extract



Easting / Longitude:	393039 / 53.636221°	Date Taken:	02/03/2023
Northing / Latitude:	415525 / -2.10676°	Camera:	Canon 6D (Full Frame Sensor)
Elevation:	168.2 (AOD)	Lens:	50mm fixed lens
Distance to the Site:	On the Site boundary		
Visualisation Type:	Type 1 Annotated Viewpoint Photograph	Drawn By:	RL
Enlargement Factor:	100%	Checked By:	MF
Projection:	Cylindrical	Approved By:	MDC





Site Context Photograph 2: Photo View North/ North East from PRoW LitFp427

This panorama is not to scale. For contextual information only

90° Horizontal field of view extract



Easting / Longitude:

393149 / 53.636471°

Northing / Latitude:

415553 / -2.105093°

Elevation:

168.5 (AOD)

Distance to the Site:

In the Site

Date Taken:

02/03/2023

Camera:

Canon 6D (Full Frame Sensor)

Lens:

50mm fixed lens

Visualisation Type:

Type 1 Annotated Viewpoint Photograph

Enlargement Factor:

100%

Projection:

Cylindrical

Drawn By:

RL

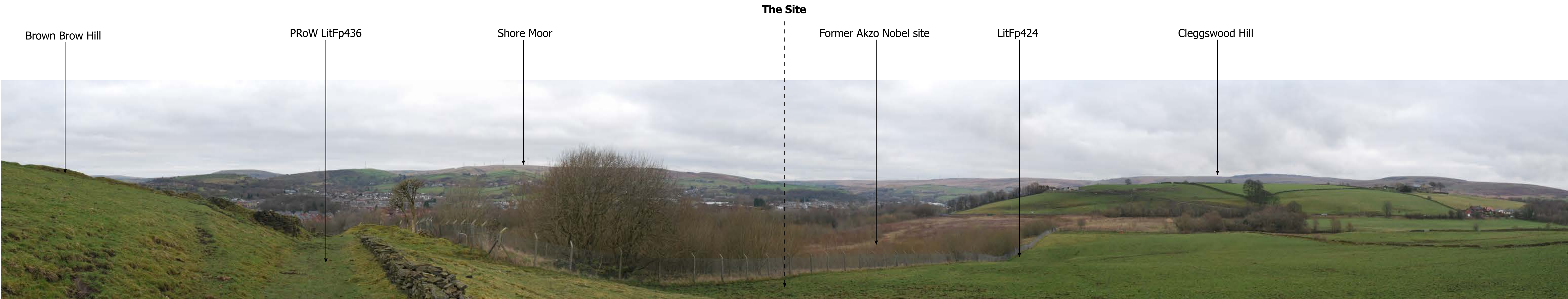
Checked By:

MF

Approved By:

MDC

Location Plan (N.T.S.)



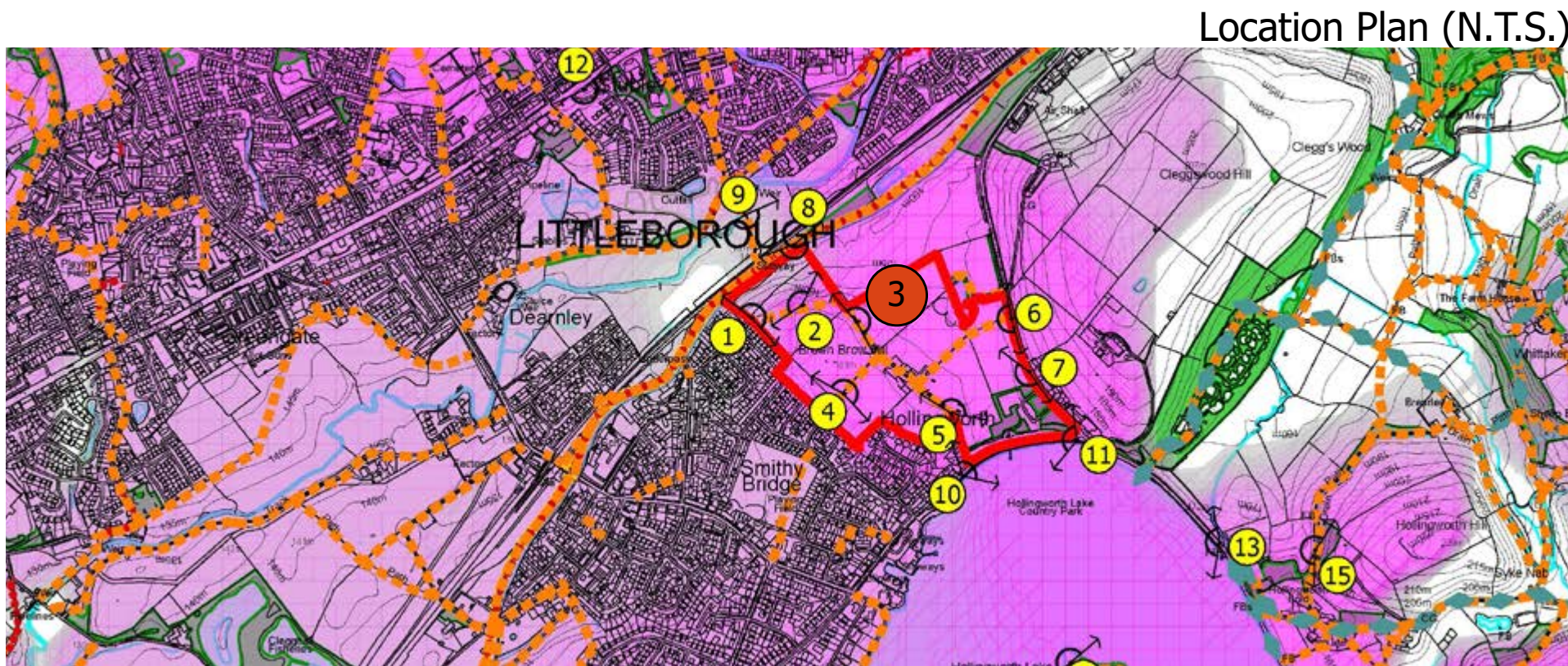
Site Context Photograph 3: Photo View North East from PRoW LitFp436

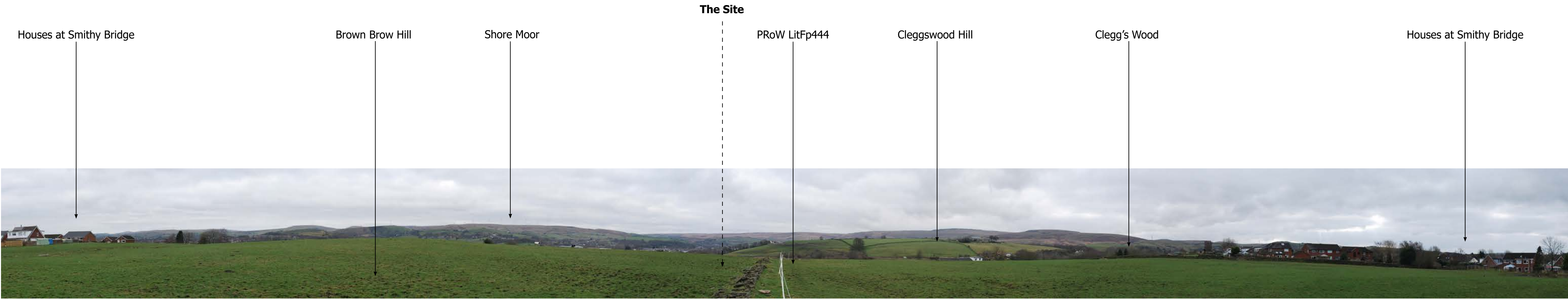
This panorama is not to scale. For contextual information only

90° Horizontal field of view extract



Easting / Longitude:	393268 / 53.636151°	Date Taken:	02/03/2023
Northing / Latitude:	415517 / -2.10329°	Camera:	Canon 6D (Full Frame Sensor)
Elevation:	170.5 (AOD)	Lens:	50mm fixed lens
Distance to the Site:	In the Site		
Visualisation Type:	Type 1 Annotated Viewpoint Photograph	Drawn By:	RL
Enlargement Factor:	100%	Checked By:	MF
Projection:	Cylindrical	Approved By:	MDC





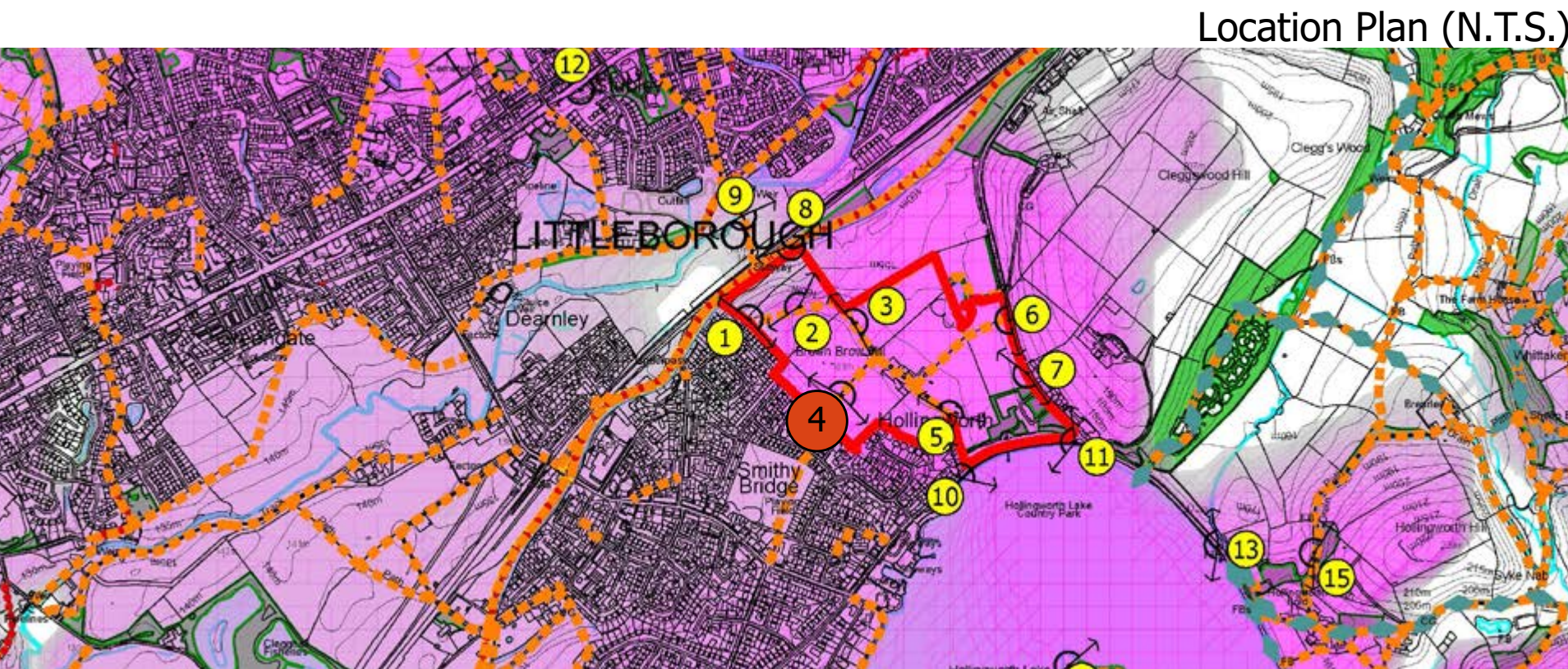
Site Context Photograph 4: Photo View North East from PRoW LitFp444

This panorama is not to scale. For contextual information only

90° Horizontal field of view extract



Easting / Longitude:	393240 / 53.634727°	Date Taken:	02/03/2023
Northing / Latitude:	415359 / -2.103705°	Camera:	Canon 6D (Full Frame Sensor)
Elevation:	177.8 (AOD)	Lens:	50mm fixed lens
Distance to the Site:	In the Site		
Visualisation Type:	Type 1 Annotated Viewpoint Photograph	Drawn By:	RL
Enlargement Factor:	100%	Checked By:	MF
Projection:	Cylindrical	Approved By:	MDC





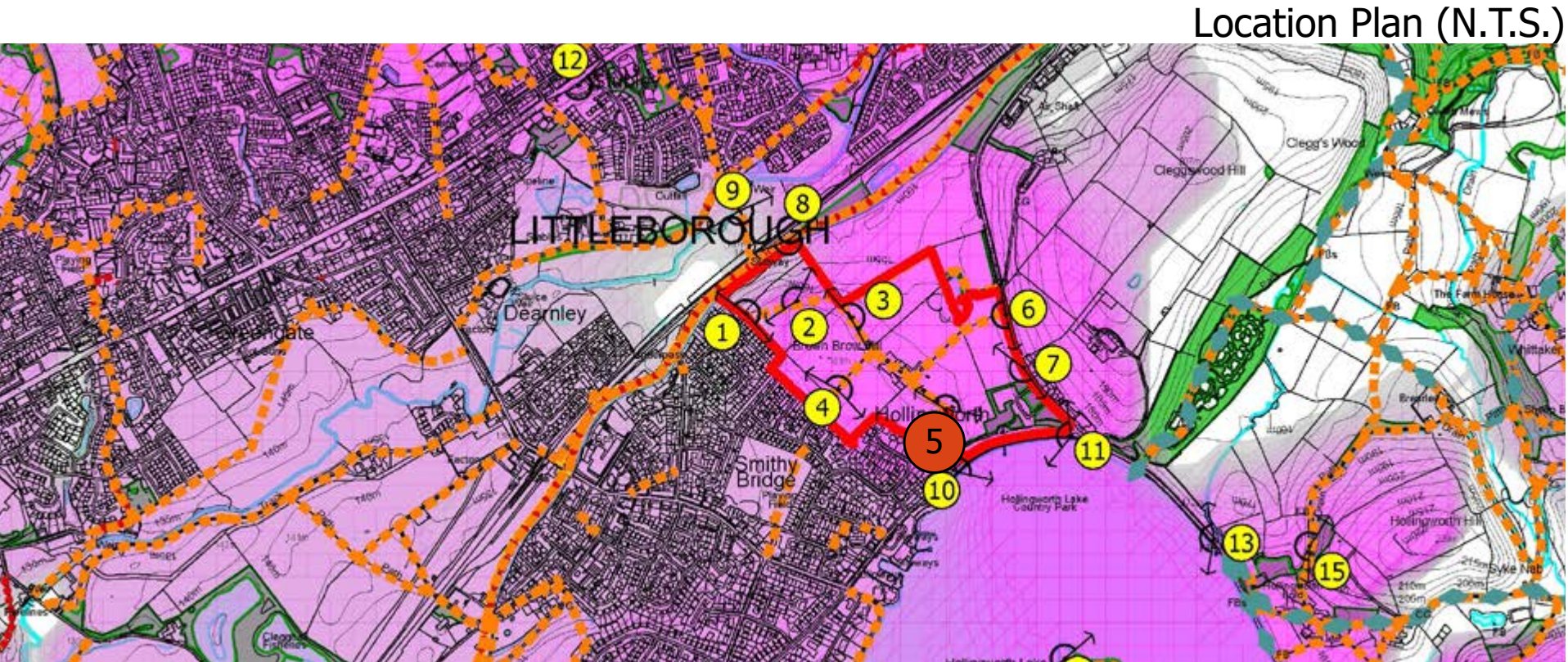
Site Context Photograph 5: Photo View North East from Heald Lane/PRoW LitFp439

This panorama is not to scale. For contextual information only

90° Horizontal field of view extract



Easting / Longitude:	393477 / 53.634345°	Date Taken:	02/03/2023
Northing / Latitude:	415316 / -2.100128°	Camera:	Canon 6D (Full Frame Sensor)
Elevation:	169.5 (AOD)	Lens:	50mm fixed lens
Distance to the Site:	On the Site boundary		
Visualisation Type:	Type 1 Annotated Viewpoint Photograph	Drawn By:	RL
Enlargement Factor:	100%	Checked By:	MF
Projection:	Cylindrical	Approved By:	MDC







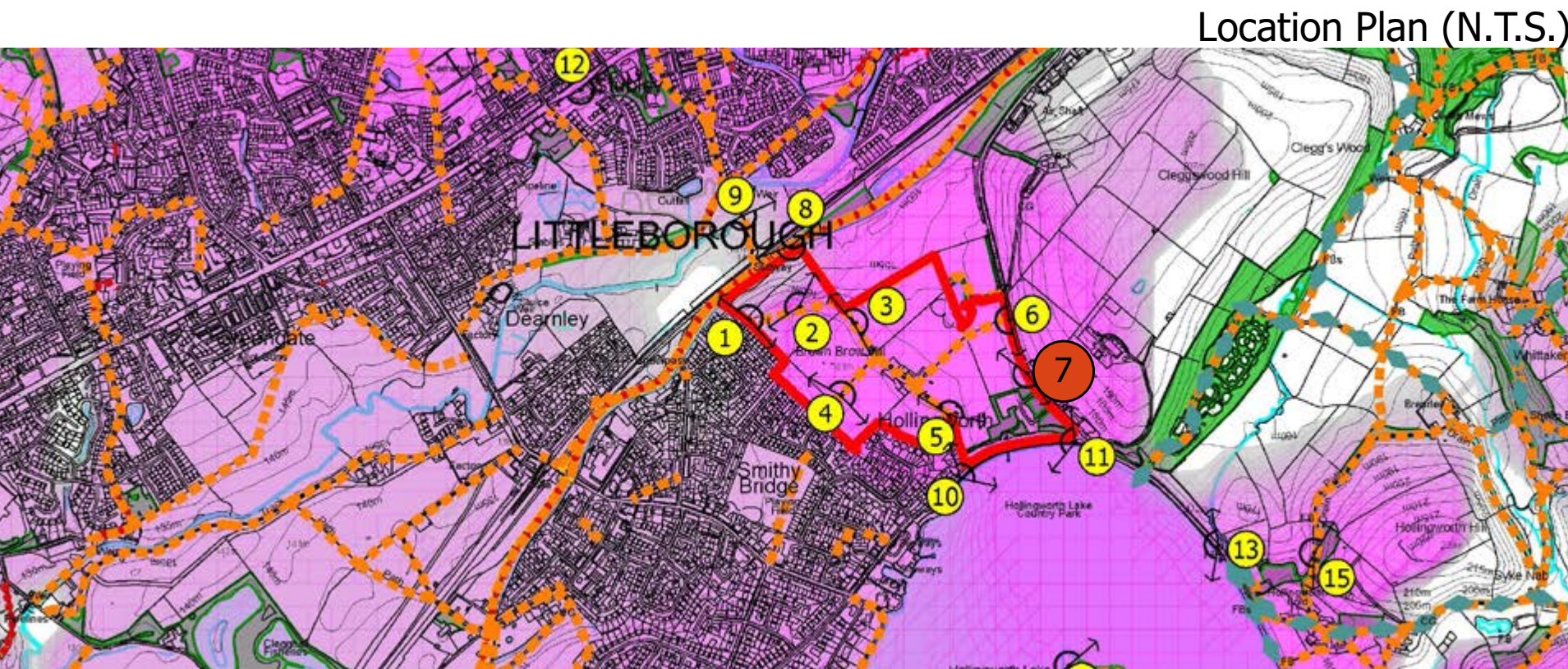
Site Context Photograph 7: Photo View West from B6225 Hollingworth Road

This panorama is not to scale. For contextual information only

90° Horizontal field of view extract



Easting / Longitude:	393647 / 53.635164°	Date Taken:	02/03/2023
Northing / Latitude:	415407 / -2.097552°	Camera:	Canon 6D (Full Frame Sensor)
Elevation:	168.2 (AOD)	Lens:	50mm fixed lens
Distance to the Site:	On the Site boundary		
Visualisation Type:	Type 1 Annotated Viewpoint Photograph	Drawn By:	RL
Enlargement Factor:	100%	Checked By:	MF
Projection:	Cylindrical	Approved By:	MDC





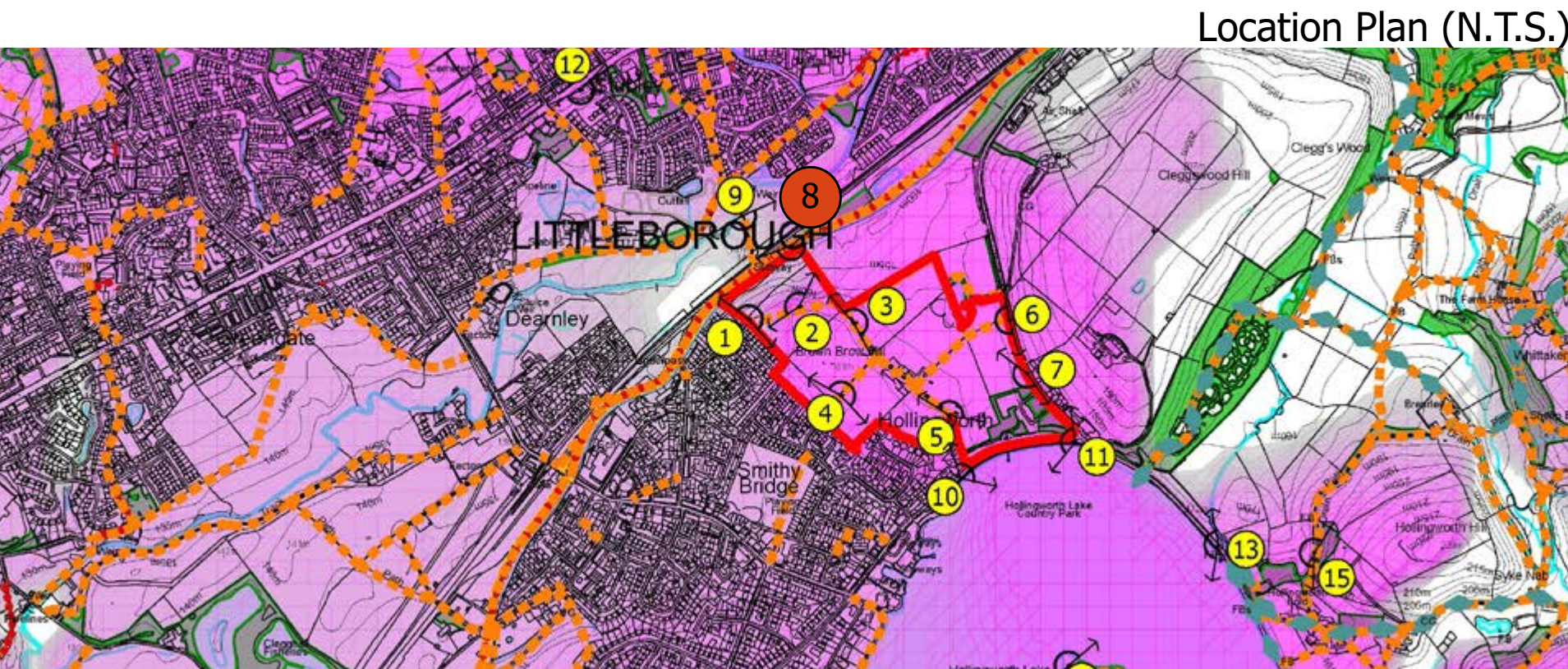
Site Context Photograph 8: Photo View South from PRoW LitFp250

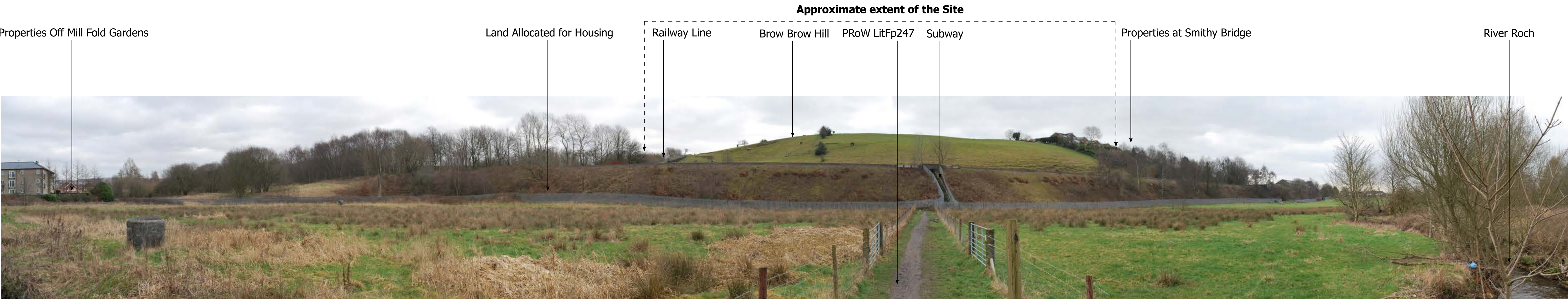
This panorama is not to scale. For contextual information only

90° Horizontal field of view extract



Easting / Longitude:	393131 / 53.637661°	Date Taken:	02/03/2023
Northing / Latitude:	415685 / -2.10537°	Camera:	Canon 6D (Full Frame Sensor)
Elevation:	144.5 (AOD)	Lens:	50mm fixed lens
Distance to the Site:	14m		
Visualisation Type:	Type 1 Annotated Viewpoint Photograph	Drawn By:	RL
Enlargement Factor:	100%	Checked By:	MF
Projection:	Cylindrical	Approved By:	MDC





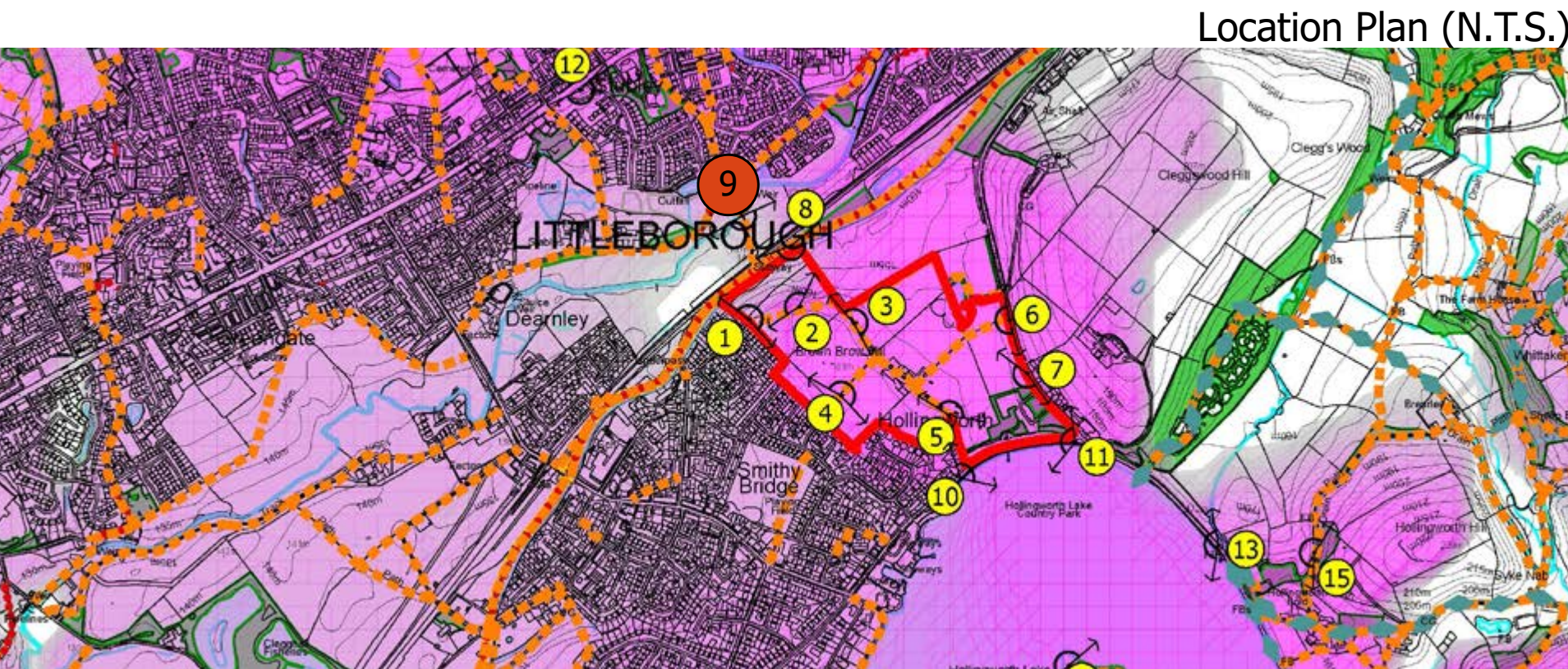
Site Context Photograph 9: Photo View South from PRoW LitFp247

This panorama is not to scale. For contextual information only

90° Horizontal field of view extract



Easting / Longitude:	393023 / 53.638248°	Date Taken:	02/03/2023
Northing / Latitude:	415751 / -2.106993°	Camera:	Canon 6D (Full Frame Sensor)
Elevation:	136.8 (AOD)	Lens:	50mm fixed lens
Distance to the Site:	128m		
Visualisation Type:	Type 1 Annotated Viewpoint Photograph	Drawn By:	RL
Enlargement Factor:	100%	Checked By:	MF
Projection:	Cylindrical	Approved By:	MDC





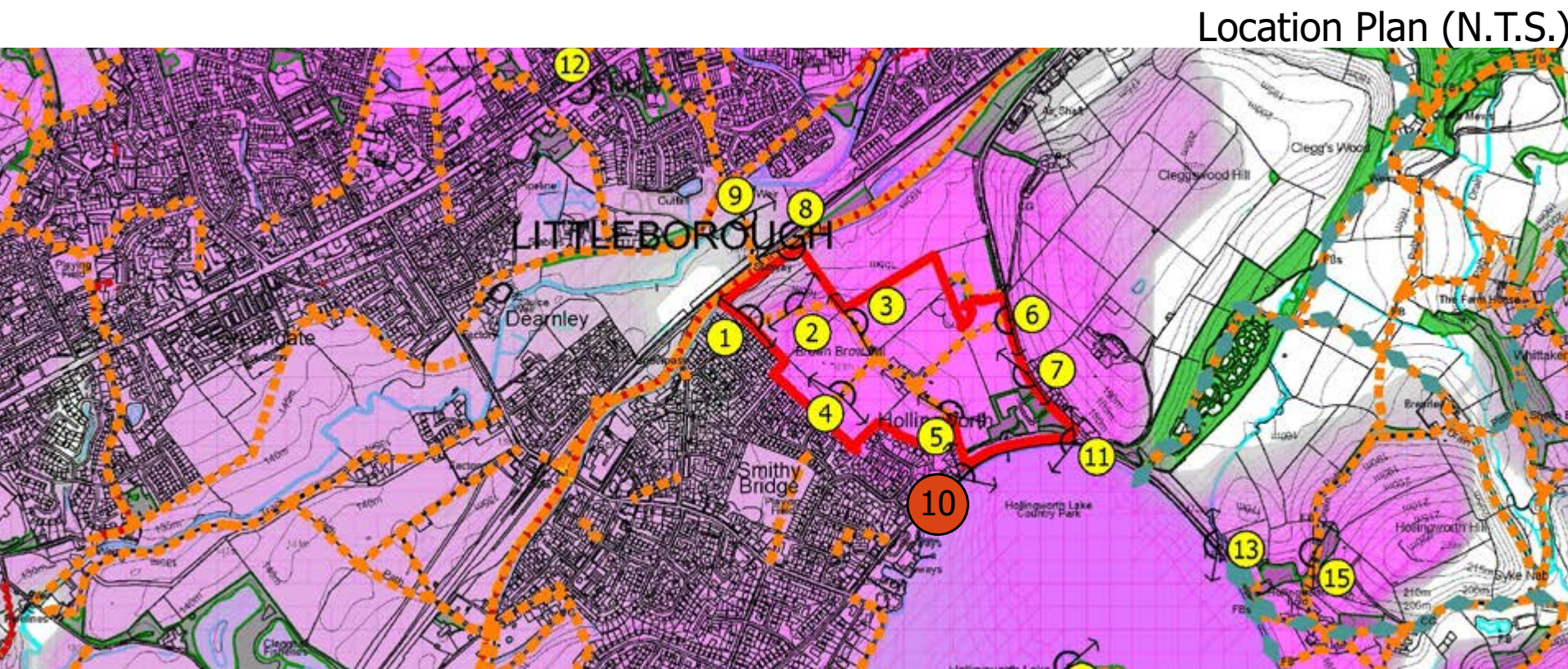
Site Context Photograph 10: Photo View North East from Lake Bank

This panorama is not to scale. For contextual information only

90° Horizontal field of view extract



Easting / Longitude:	393501 / 53.633119°	Date Taken:	02/03/2023
Northing / Latitude:	415179 / -2.099755°	Camera:	Canon 6D (Full Frame Sensor)
Elevation:	171.8 (AOD)	Lens:	50mm fixed lens
Distance to the Site:	31m		
Visualisation Type:	Type 1 Annotated Viewpoint Photograph	Drawn By:	RL
Enlargement Factor:	100%	Checked By:	MF
Projection:	Cylindrical	Approved By:	MDC





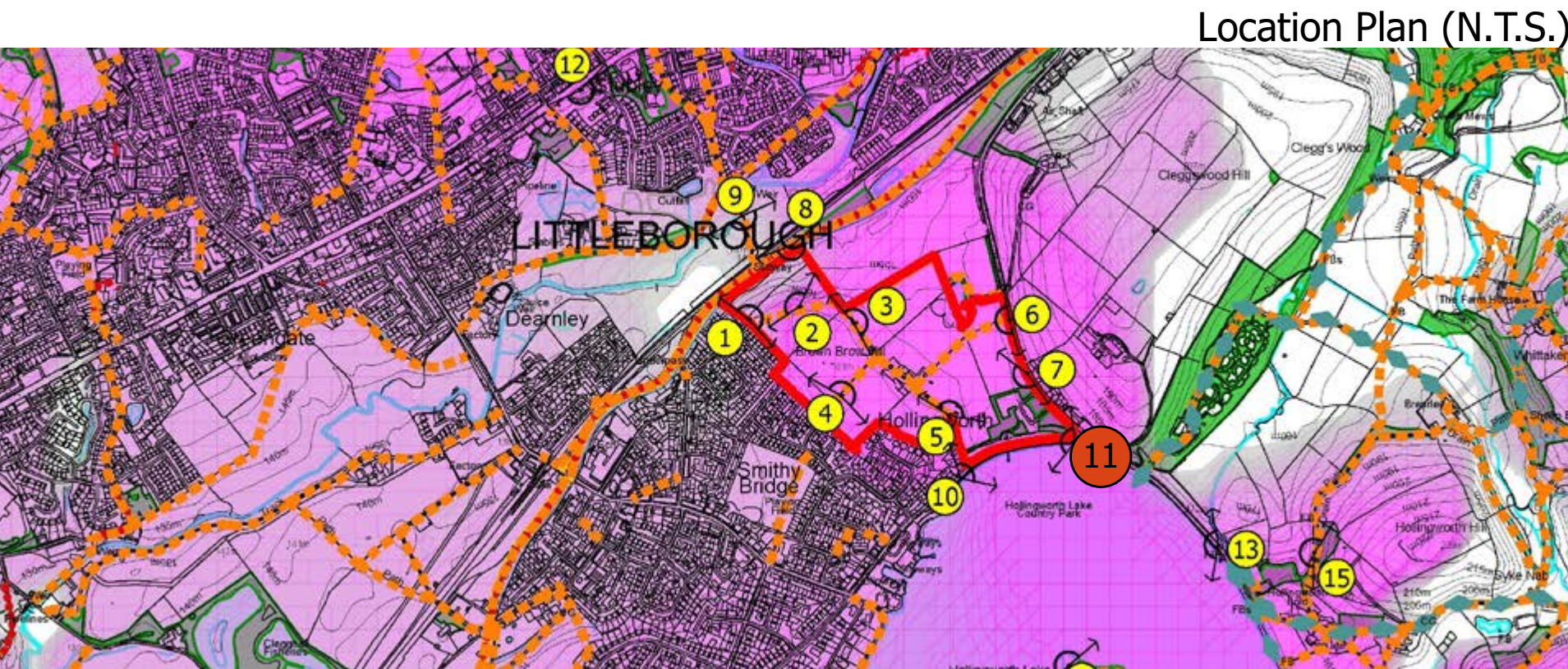
Site Context Photograph 11: Photo View North West from Lake Bank

This panorama is not to scale. For contextual information only

90° Horizontal field of view extract



Easting / Longitude:	393751 / 53.633816°	Date Taken:	02/03/2023
Northing / Latitude:	415257 / -2.095973°	Camera:	Canon 6D (Full Frame Sensor)
Elevation:	171.2 (AOD)	Lens:	50mm fixed lens
Distance to the Site:	17m		
Visualisation Type:	Type 1 Annotated Viewpoint Photograph	Drawn By:	RL
Enlargement Factor:	100%	Checked By:	MF
Projection:	Cylindrical	Approved By:	MDC



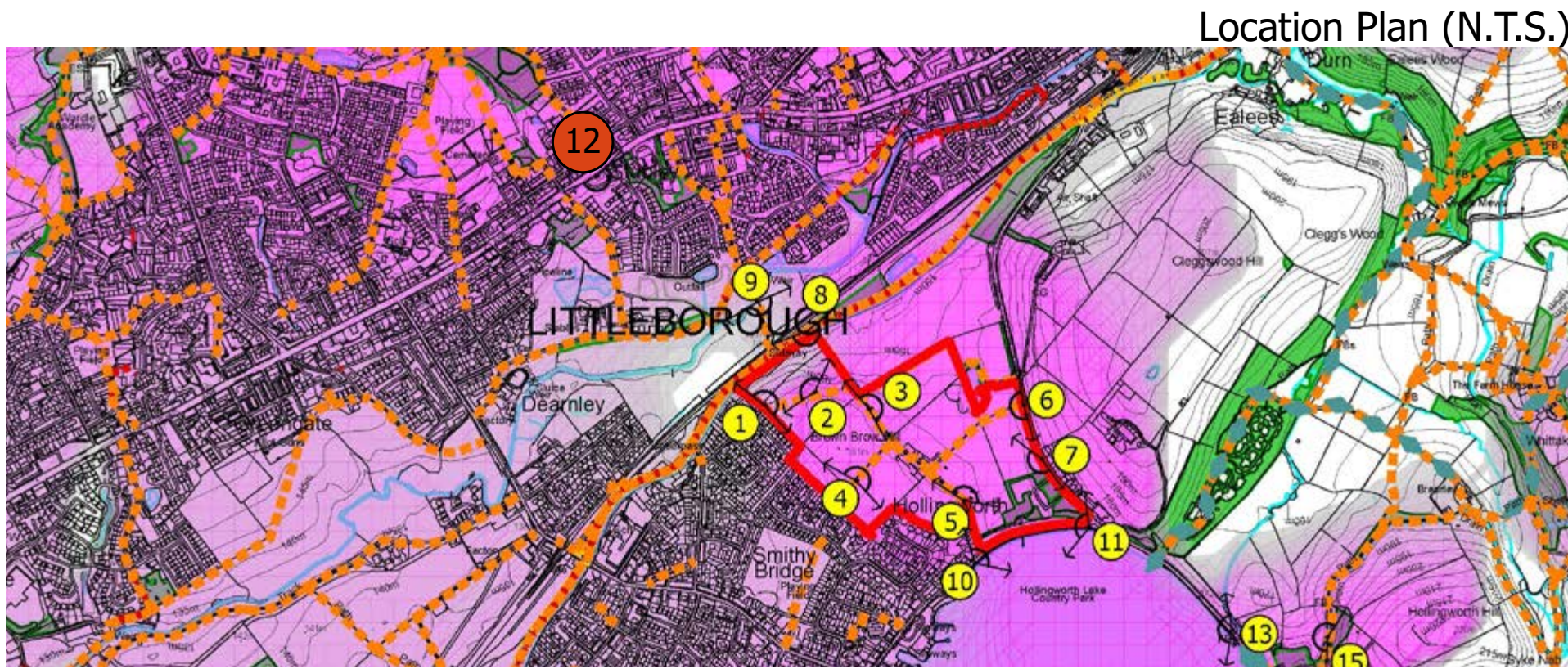


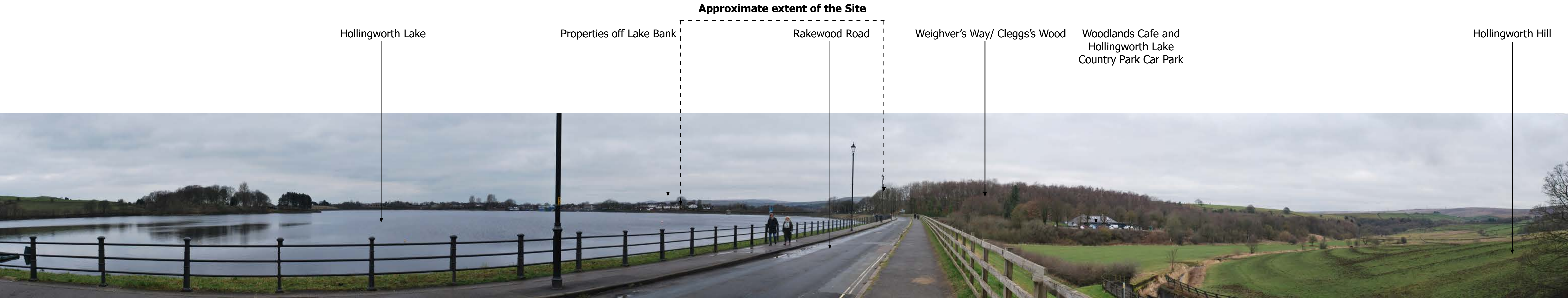
Site Context Photograph 12: Photo View South East from A58 New Road - Provided by Lighting Consultants

This panorama is not to scale. For contextual information only



Easting / Longitude:	392671 / 53.640708°	Date Taken:	02/03/2023
Northing / Latitude:	416025 / -2.112333°	Camera:	Nikon D5300 (Full Frame Sensor)
Elevation:	150.3 (AOD)	Lens:	50mm fixed lens
Distance to the Site:	0.56km		
Visualisation Type:	Type 1 Annotated Viewpoint Photograph	Drawn By:	RL
Enlargement Factor:	100%	Checked By:	MF
Projection:	Cylindrical	Approved By:	MDC





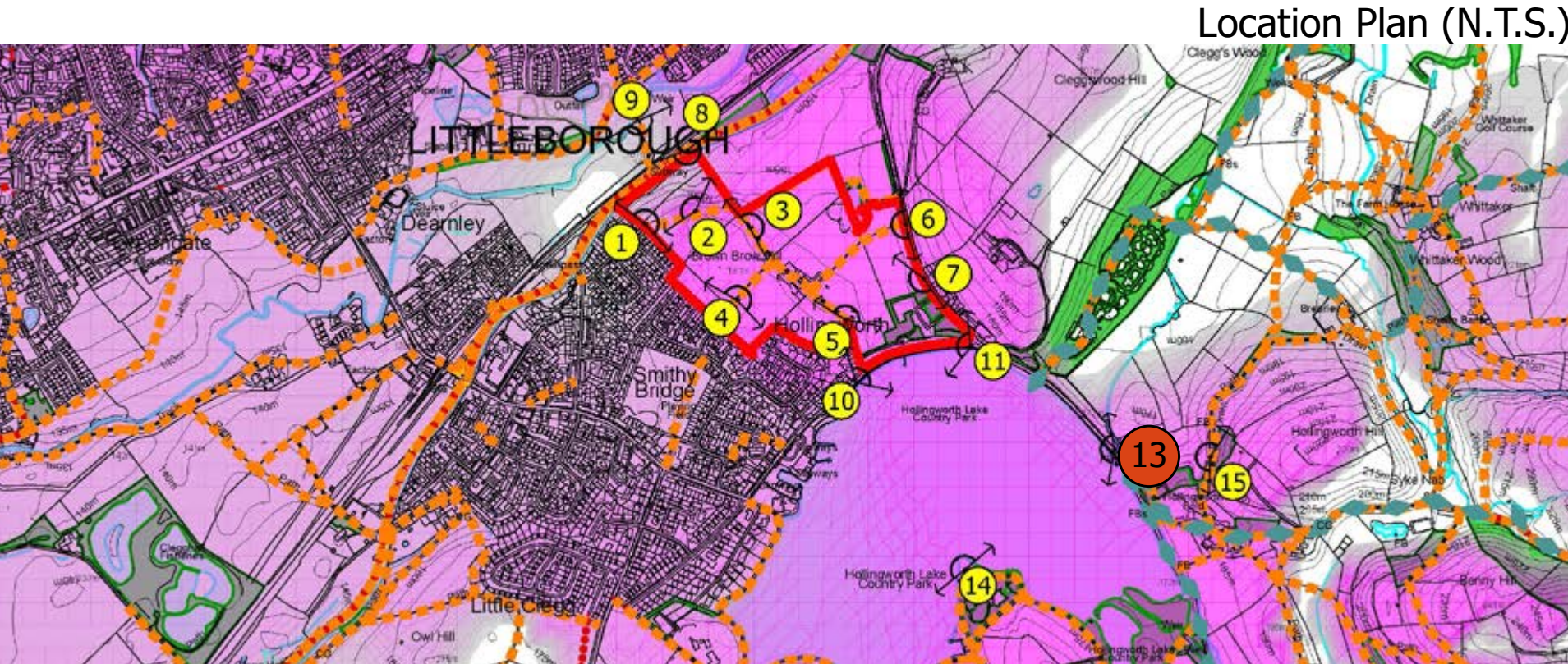
Site Context Photograph 13: Photo View North West from Rakewood Road

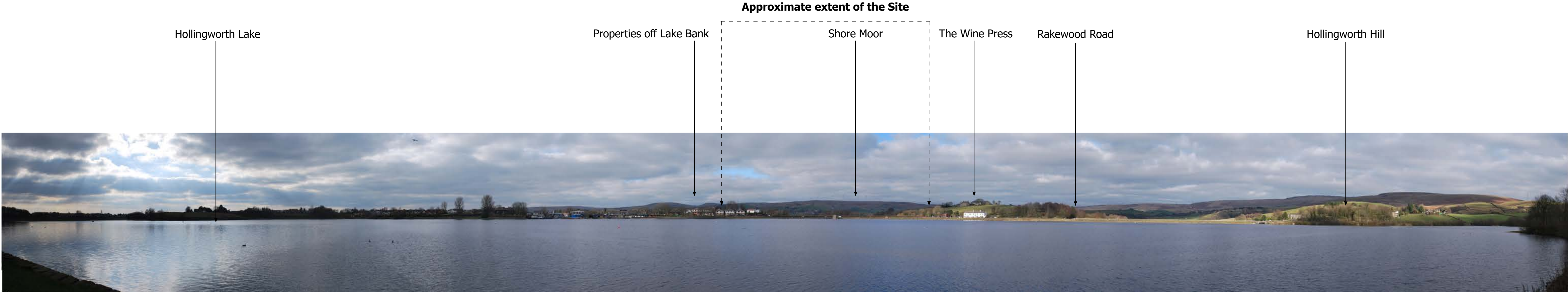
This panorama is not to scale. For contextual information only

90° Horizontal field of view extract



Easting / Longitude:	394065 / 53.631825°	Date Taken:	02/03/2023
Northing / Latitude:	415035 / -2.091224°	Camera:	Canon 6D (Full Frame Sensor)
Elevation:	167.5 (AOD)	Lens:	50mm fixed lens
Distance to the Site:	399m		
Visualisation Type:	Type 1 Annotated Viewpoint Photograph	Drawn By:	RL
Enlargement Factor:	100%	Checked By:	MF
Projection:	Cylindrical	Approved By:	MDC





Site Context Photograph 14: Photo View North from PRow LitFp447

This panorama is not to scale. For contextual information only

90° Horizontal field of view extract

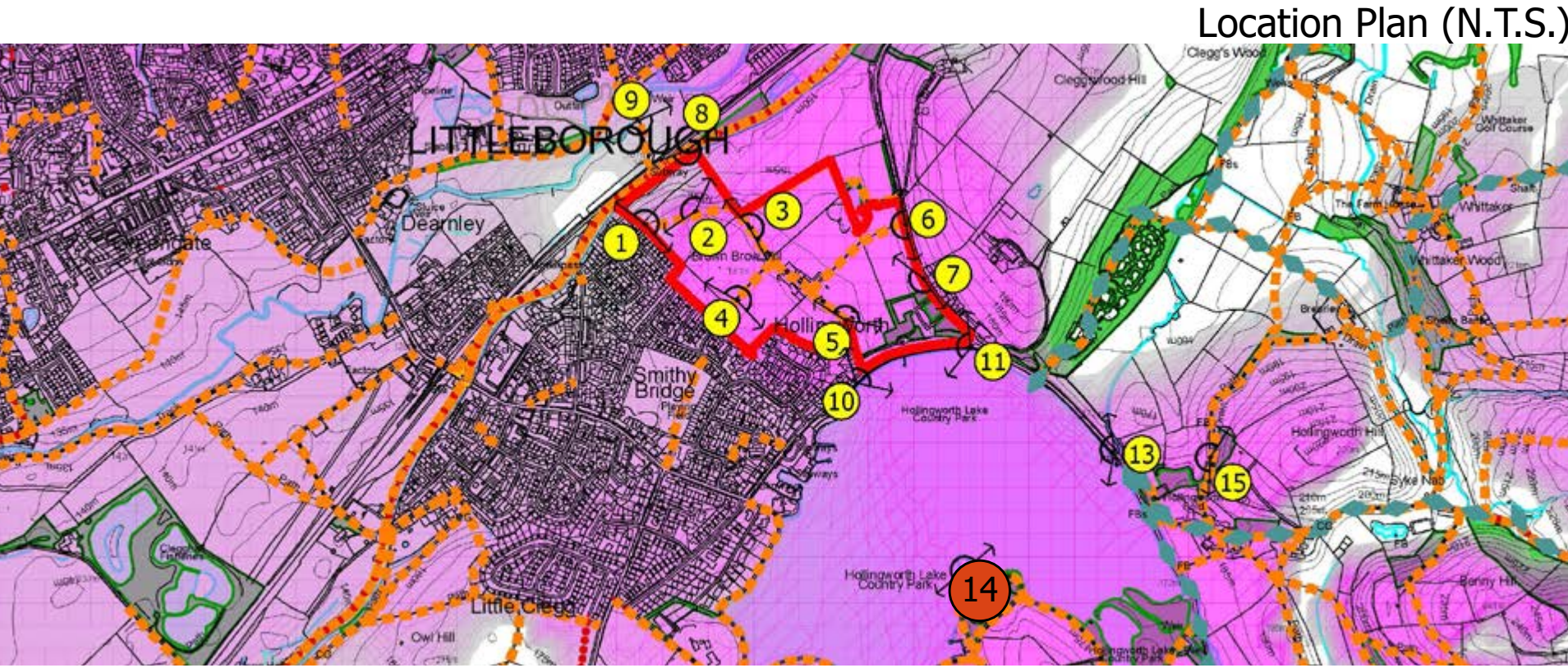


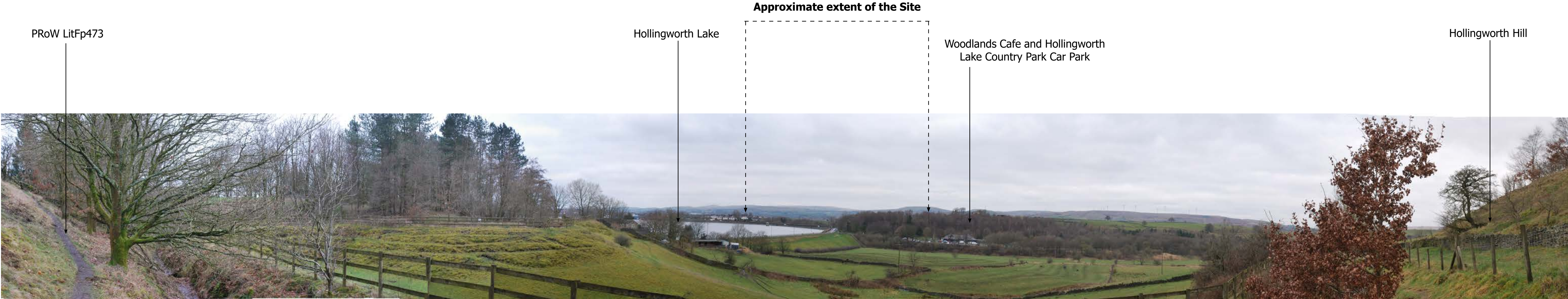
Easting / Longitude: 393738 / 53.629453°
Northing / Latitude: 414771 / -2.096168°
Elevation: 170.6 (AOD)
Distance to the Site: 491m

Date Taken: 02/03/2023
Camera: Canon 6D (Full Frame Sensor)
Lens: 50mm fixed lens

Visualisation Type: Type 1 Annotated Viewpoint Photograph
Enlargement Factor: 100%
Projection: Cylindrical

Drawn By: RL
Checked By: MF
Approved By: MDC





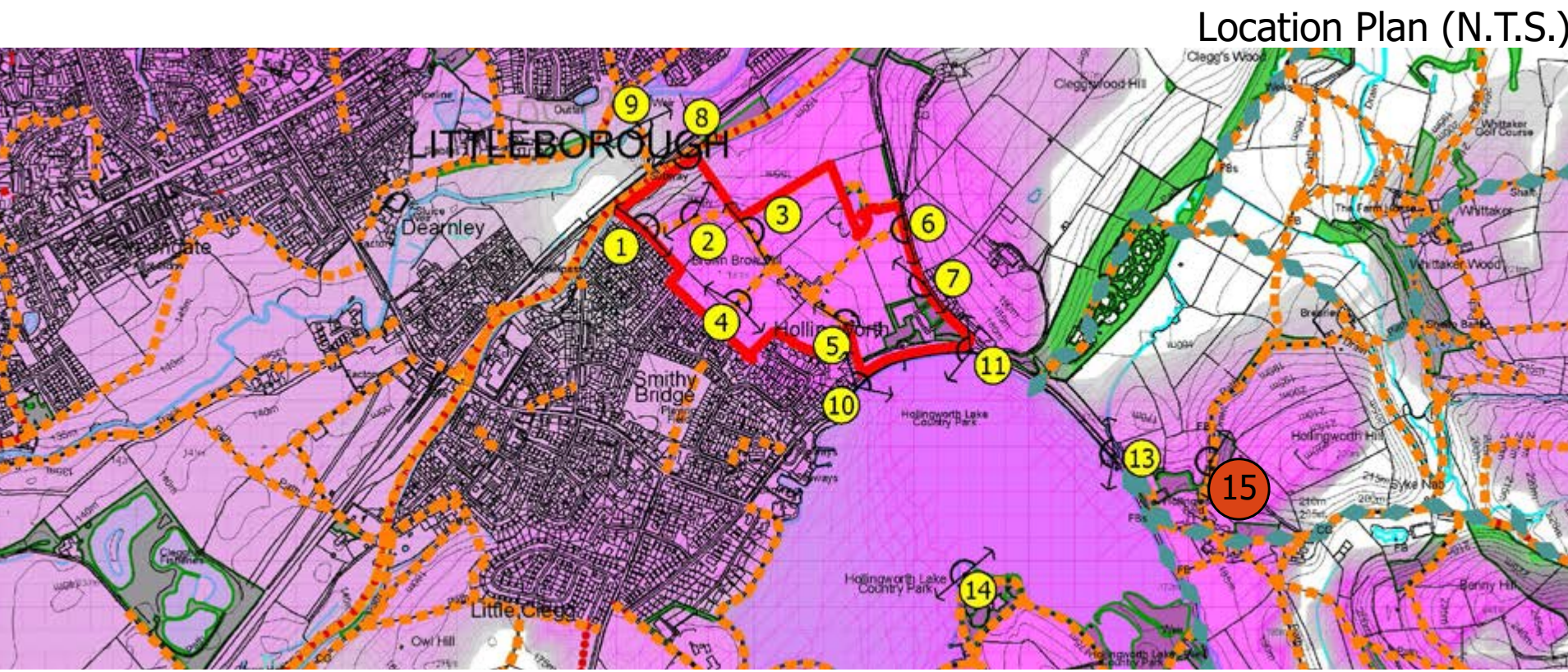
Site Context Photograph 15: Photo View North West from PRoW LitFp473

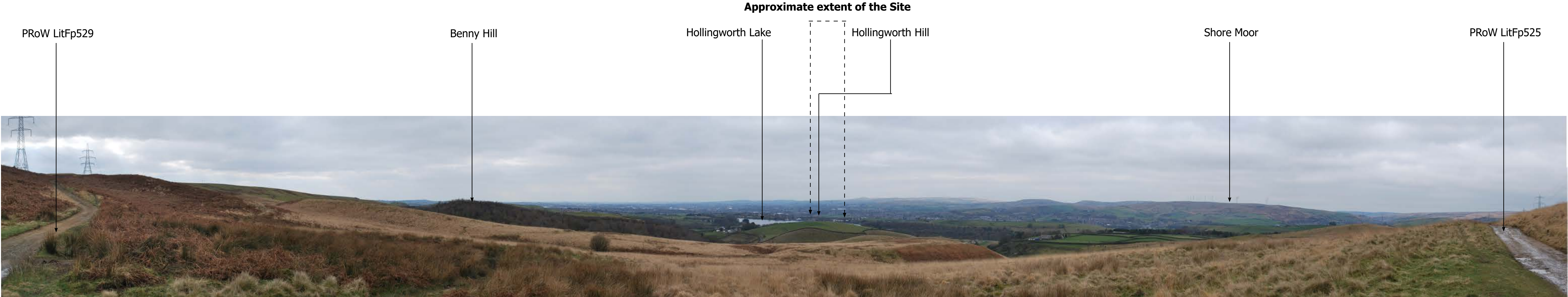
This panorama is not to scale. For contextual information only

90° Horizontal field of view extract



Easting / Longitude:	394274 / 53.631669°	Date Taken:	02/03/2023
Northing / Latitude:	415017 / -2.088071°	Camera:	Canon 6D (Full Frame Sensor)
Elevation:	182.9 (AOD)	Lens:	50mm fixed lens
Distance to the Site:	0.59km		
Visualisation Type:	Type 1 Annotated Viewpoint Photograph	Drawn By:	RL
Enlargement Factor:	100%	Checked By:	MF
Projection:	Cylindrical	Approved By:	MDC





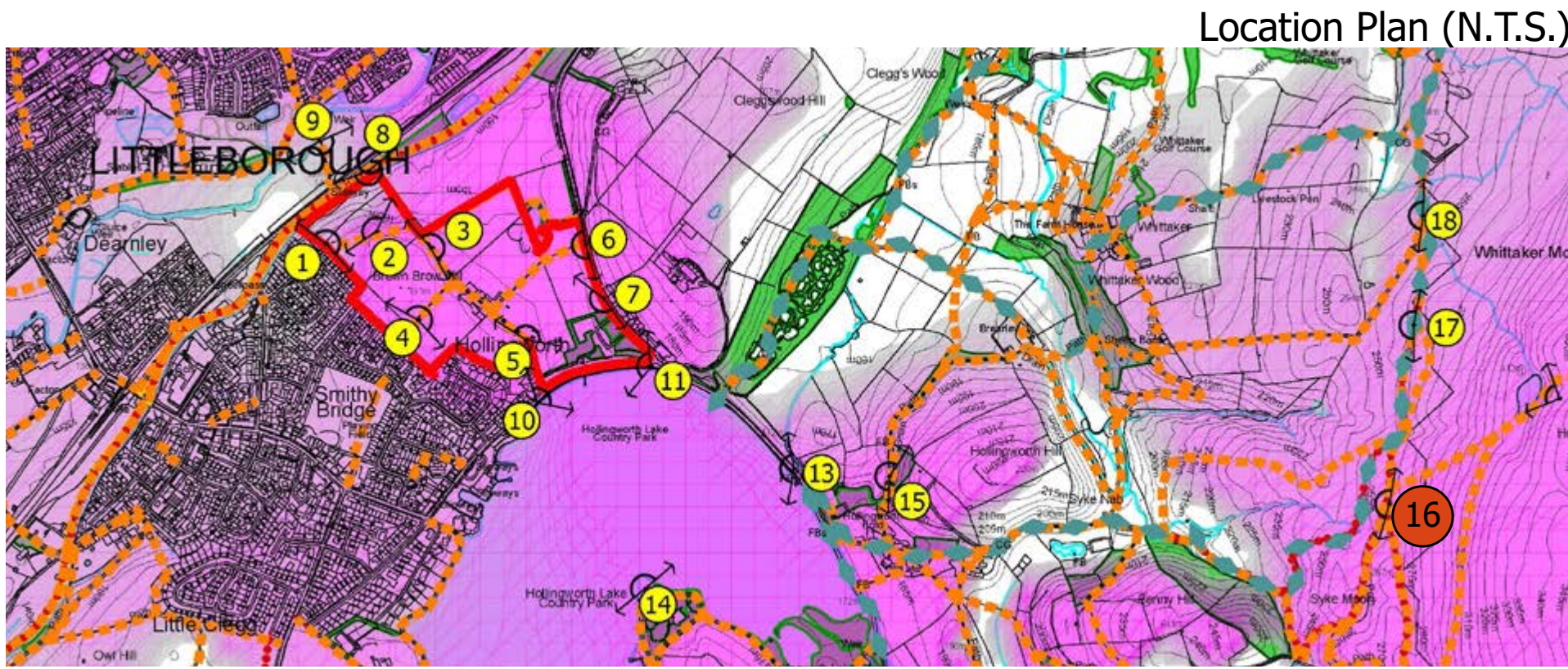
Site Context Photograph 16: Photo View West from PRoW LitFp525/ Pennine Bridleway

This panorama is not to scale. For contextual information only

90° Horizontal field of view extract



Easting / Longitude:	395370 / 53.631135°	Date Taken:	02/03/2023
Northing / Latitude:	414956 / -2.071491°	Camera:	Canon 6D (Full Frame Sensor)
Elevation:	259.8 (AOD)	Lens:	50mm fixed lens
Distance to the Site:	1.65km		
Visualisation Type:	Type 1 Annotated Viewpoint Photograph	Drawn By:	RL
Enlargement Factor:	100%	Checked By:	MF
Projection:	Cylindrical	Approved By:	MDC





Site Context Photograph 17: Photo View West from PRoW LitFp527

This panorama is not to scale. For contextual information only

90° Horizontal field of view extract



Easting / Longitude:	395423 / 53.63465°	Date Taken:	02/03/2023
Northing / Latitude:	415347 / -2.070688°	Camera:	Canon 6D (Full Frame Sensor)
Elevation:	262.1 (AOD)	Lens:	50mm fixed lens
Distance to the Site:	1.67km		
Visualisation Type:	Type 1 Annotated Viewpoint Photograph	Drawn By:	RL
Enlargement Factor:	100%	Checked By:	MF
Projection:	Cylindrical	Approved By:	MDC





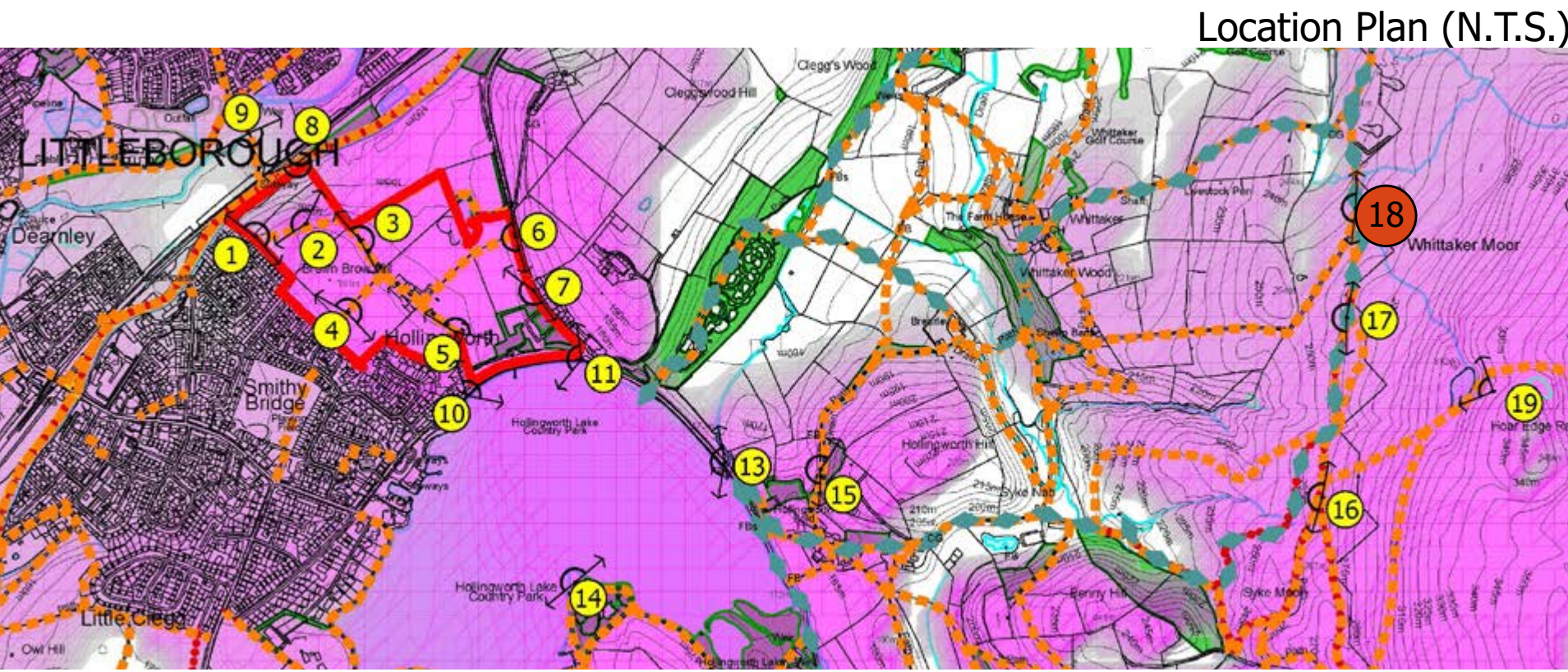
Site Context Photograph 18: Photo View West from PRoW LitFp524

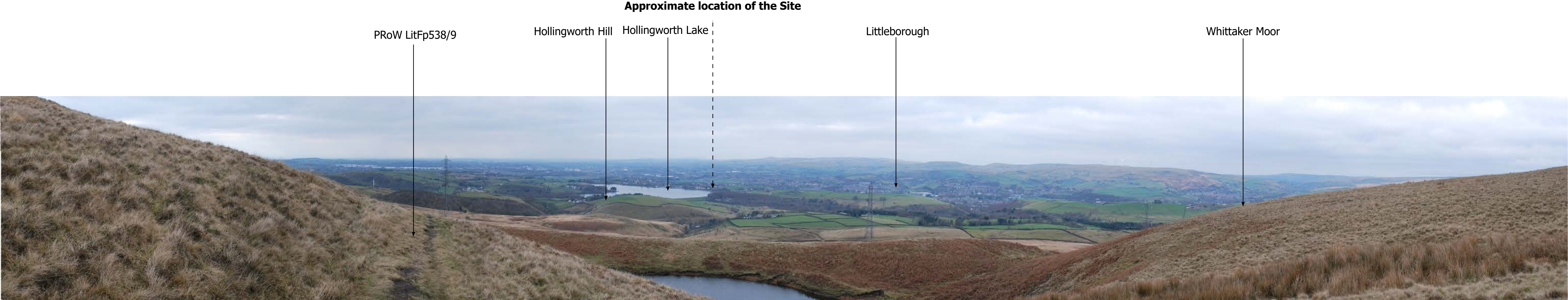
This panorama is not to scale. For contextual information only

90° Horizontal field of view extract



Easting / Longitude:	395444 / 53.636808°	Date Taken:	02/03/2023
Northing / Latitude:	415587 / -2.070378°	Camera:	Canon 6D (Full Frame Sensor)
Elevation:	246 (AOD)	Lens:	50mm fixed lens
Distance to the Site:	1.72km		
Visualisation Type:	Type 1 Annotated Viewpoint Photograph	Drawn By:	RL
Enlargement Factor:	100%	Checked By:	MF
Projection:	Cylindrical	Approved By:	MDC





Site Context Photograph 19: Photo View West from PRoW LitFp539

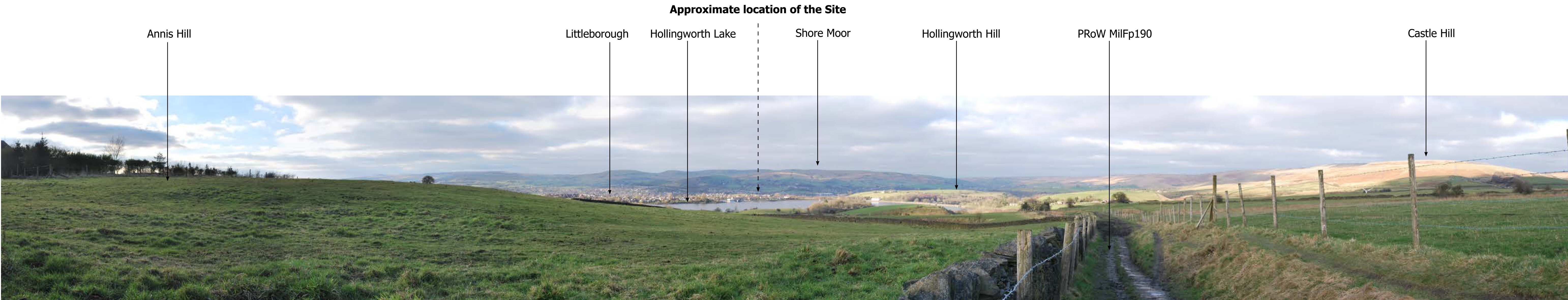
This panorama is not to scale. For contextual information only

90° Horizontal field of view extract



Easting / Longitude:	395744 / 53.633219°	Date Taken:	02/03/2023
Northing / Latitude:	415188 / -2.065843°	Camera:	Canon 6D (Full Frame Sensor)
Elevation:	326.7 (AOD)	Lens:	50mm fixed lens
Distance to the Site:	2km		
Visualisation Type:	Type 1 Annotated Viewpoint Photograph	Drawn By:	RL
Enlargement Factor:	100%	Checked By:	MF
Projection:	Cylindrical	Approved By:	MDC





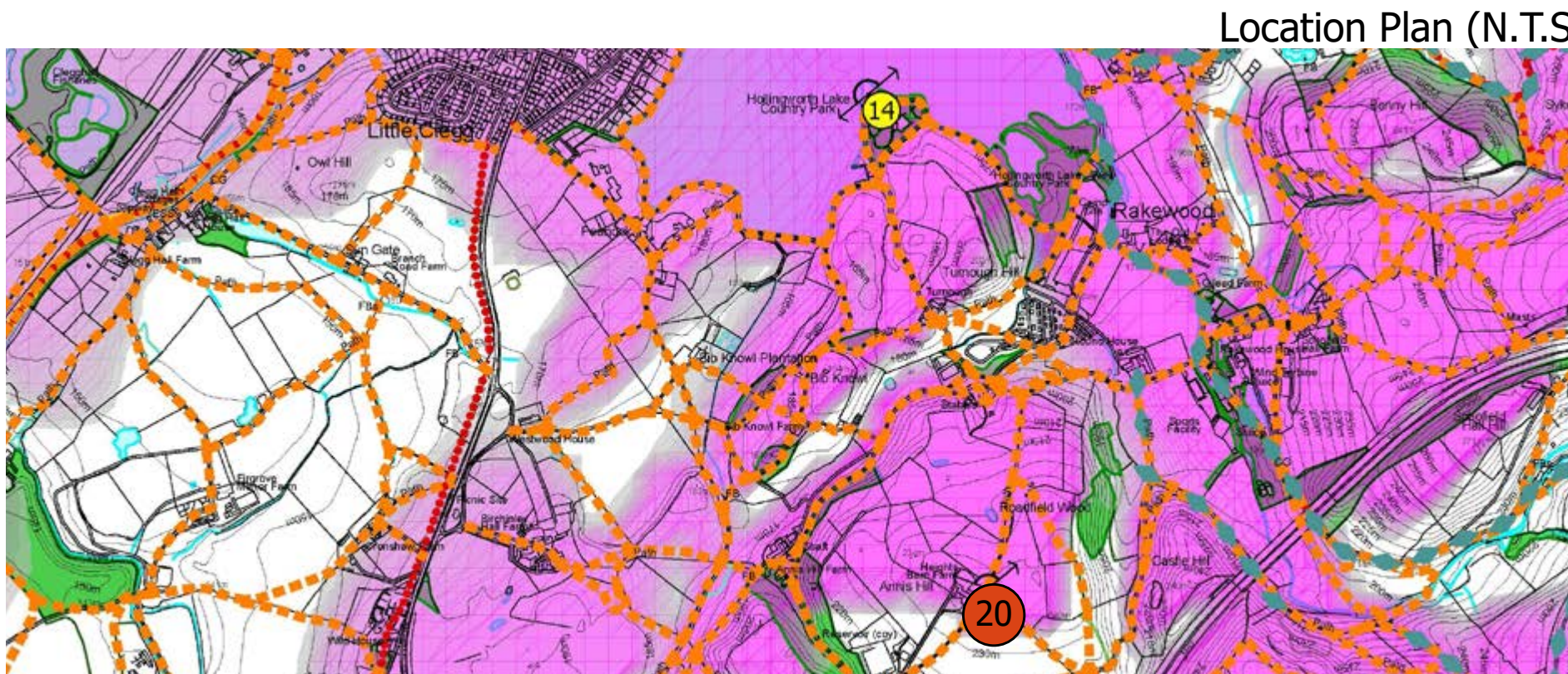
Site Context Photograph 20: Photo View North from PRoW MilFp190

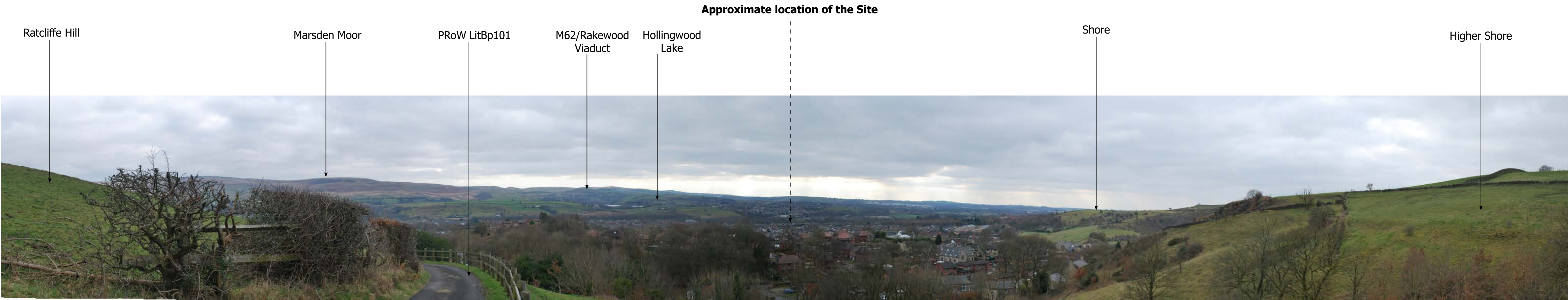
This panorama is not to scale. For contextual information only

90° Horizontal field of view extract



Easting / Longitude:	393996 / 53.619881°	Date Taken:	02/03/2023
Northing / Latitude:	413706 / -2.092241°	Camera:	Canon 6D (Full Frame Sensor)
Elevation:	236.2 (AOD)	Lens:	50mm fixed lens
Distance to the Site:	1.58km		
Visualisation Type:	Type 1 Annotated Viewpoint Photograph	Drawn By:	RL
Enlargement Factor:	100%	Checked By:	MF
Projection:	Cylindrical	Approved By:	MDC





Site Context Photograph 21: Photo View South from PRoW LitBp101

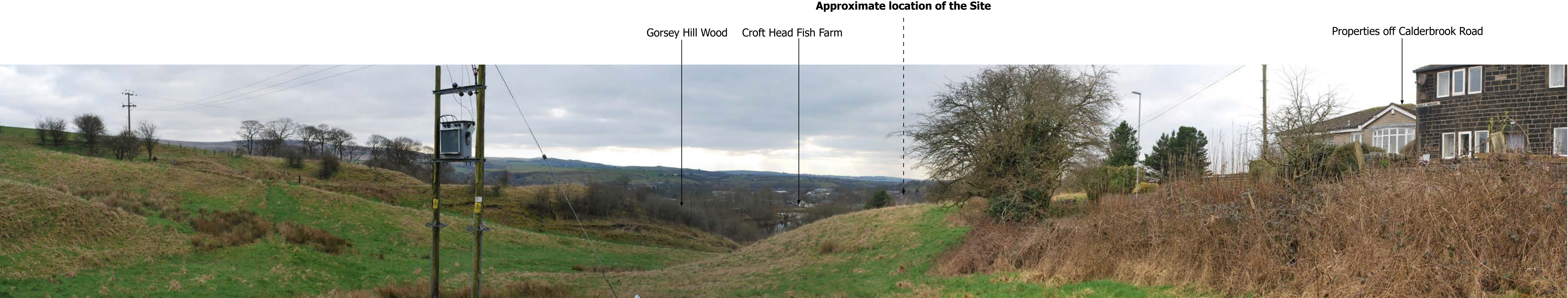
This panorama is not to scale. For contextual information only

90° Horizontal field of view extract



Easting / Longitude:	392717 / 53.651122°	Date Taken:	02/03/2023
Northing / Latitude:	417184 / -2.11166°	Camera:	Canon 6D (Full Frame Sensor)
Elevation:	222.2 (AOD)	Lens:	50mm fixed lens
Distance to the Site:	1.56km		
Visualisation Type:	Type 1 Annotated Viewpoint Photograph	Drawn By:	RL
Enlargement Factor:	100%	Checked By:	MF
Projection:	Cylindrical	Approved By:	MDC





Site Context Photograph 22: Photo View South from PRow LitFp174

This panorama is not to scale. For contextual information only

90° Horizontal field of view extract



Easting / Longitude:

393585 / 53.654509°

Northing / Latitude:

417559 / -2.098531°

Elevation:

191.3 (AOD)

Distance to the Site:

1.9km

Date Taken:

02/03/2023

Camera:

Canon 6D (Full Frame Sensor)

Lens:

50mm fixed lens

Visualisation Type:

Type 1 Annotated Viewpoint Photograph

Enlargement Factor:

100%

Projection:

Cylindrical

Drawn By:

RL

Checked By:

MF

Approved By:

MDC

Location Plan (N.T.S.)

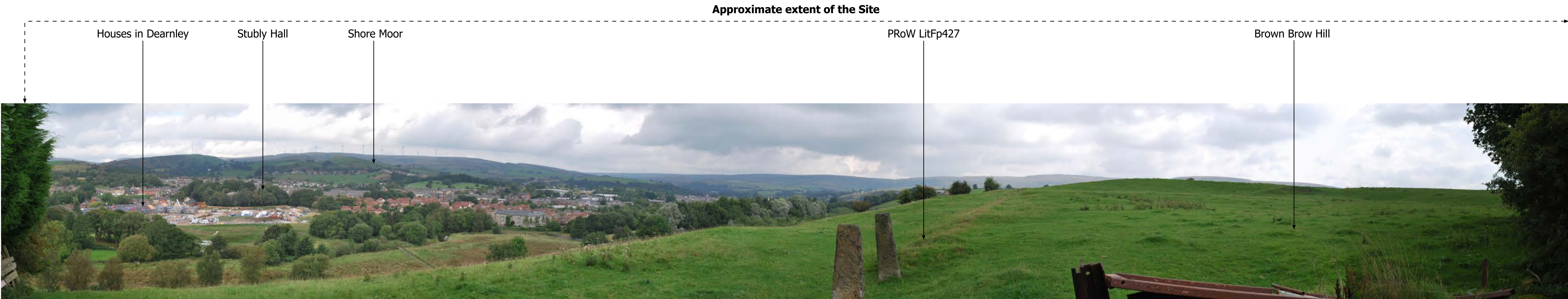
Project Number: 33313547800

Project Name: Heald Lane, Littleborough

Site Context Photographs

View at a comfortable arm's length @A1

Appendix B.7: Site Context Photographs (SUMMER)



Site Context Photograph 1: Photo View North East from PRoW LitFp251

This panorama is not to scale. For contextual information only

90° Horizontal field of view extract



Easting / Longitude:

393039 / 53.636221°

Northing / Latitude:

415525 / -2.10676°

Elevation:

168.2 (AOD)

Distance to the Site:

4m

Date Taken:

16/09/2021

Camera:

Canon 6D (Full Frame Sensor)

Lens:

50mm fixed lens

Visualisation Type:

Type 1 Annotated Viewpoint Photograph

Enlargement Factor:

100%

Projection:

Cylindrical

Drawn By:

RL/SC

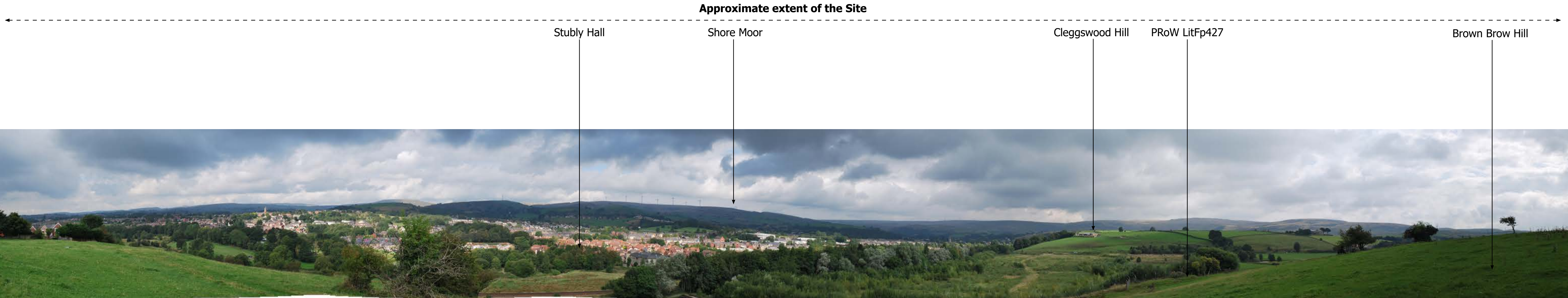
Checked By:

MF

Approved By:

MDC

Location Plan (N.T.S.)



Site Context Photograph 2: Photo View North/ North East from PRoW LitFp427

This panorama is not to scale. For contextual information only

90° Horizontal field of view extract



Easting / Longitude:

393149 / 53.636471°

Northing / Latitude:

415553 / -2.105093°

Elevation:

168.5 (AOD)

Distance to the Site:

0m

Date Taken:

16/09/2021

Camera:

Canon 6D (Full Frame Sensor)

Lens:

50mm fixed lens

Visualisation Type:

Type 1 Annotated Viewpoint Photograph

Enlargement Factor:

100%

Projection:

Cylindrical

Drawn By:

RL/SC

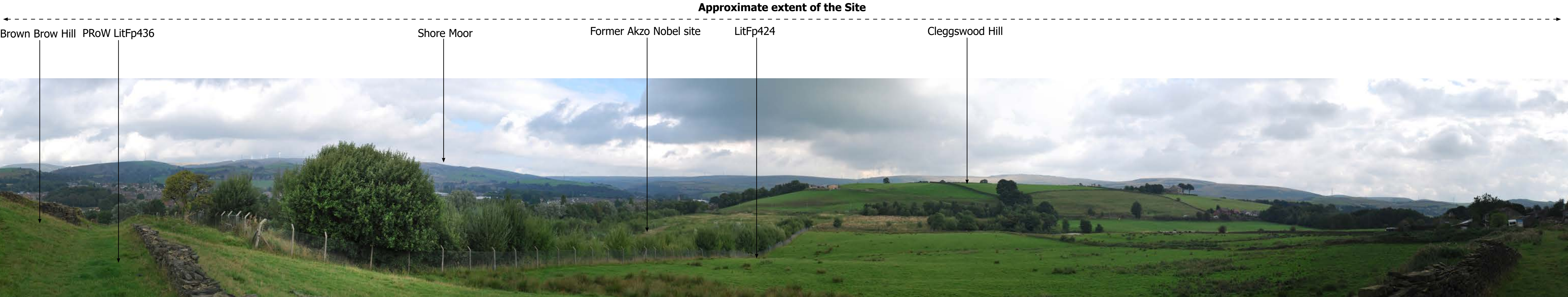
Checked By:

MF

Approved By:

MDC

Location Plan (N.T.S.)



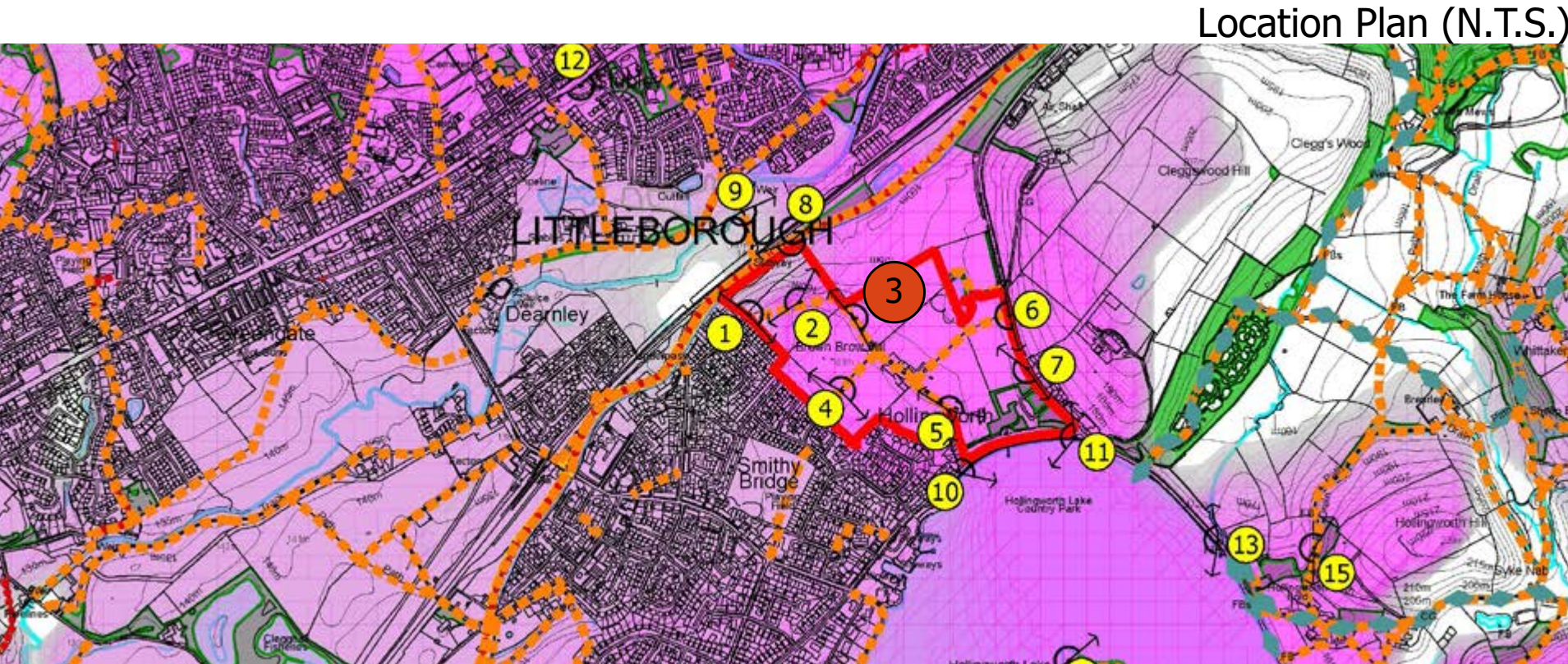
Site Context Photograph 3: Photo View North East from PRoW LitFp436

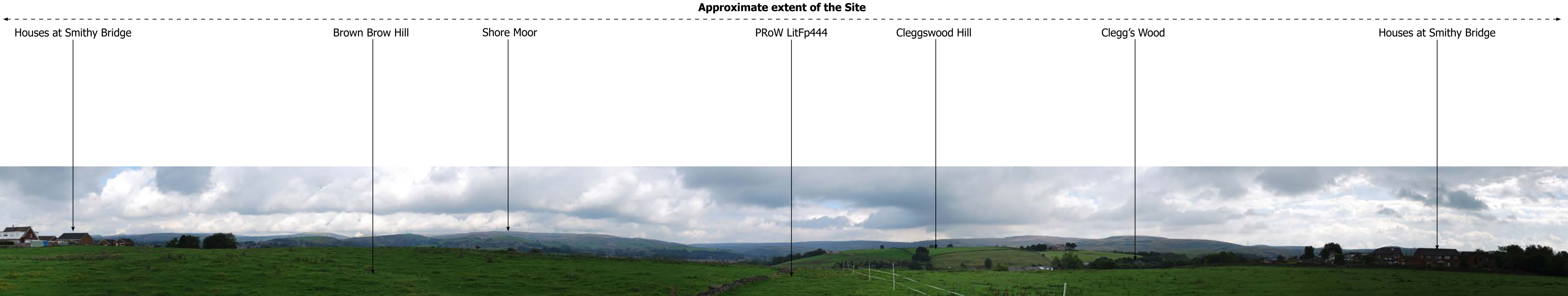
This panorama is not to scale. For contextual information only

90° Horizontal field of view extract



Easting / Longitude:	393268 / 53.636151°	Date Taken:	16/09/2021
Northing / Latitude:	415517 / -2.10329°	Camera:	Canon 6D (Full Frame Sensor)
Elevation:	170.5 (AOD)	Lens:	50mm fixed lens
Distance to the Site:	0m		
Visualisation Type:	Type 1 Annotated Viewpoint Photograph	Drawn By:	RL/SC
Enlargement Factor:	100%	Checked By:	MF
Projection:	Cylindrical	Approved By:	MDC





Site Context Photograph 4: Photo View North East from PRoW LitFp444

This panorama is not to scale. For contextual information only

90° Horizontal field of view extract



Easting / Longitude:

393240 / 53.634727°

Northing / Latitude:

415359 / -2.103705°

Elevation:

177.8 (AOD)

Distance to the Site:

0m

Date Taken:

16/09/2021

Camera:

Canon 6D (Full Frame Sensor)

Lens:

50mm fixed lens

Visualisation Type:

Type 1 Annotated Viewpoint Photograph

Enlargement Factor:

100%

Projection:

Cylindrical

Drawn By:

RL/SC

Checked By:

MF

Approved By:

MDC

Location Plan (N.T.S.)



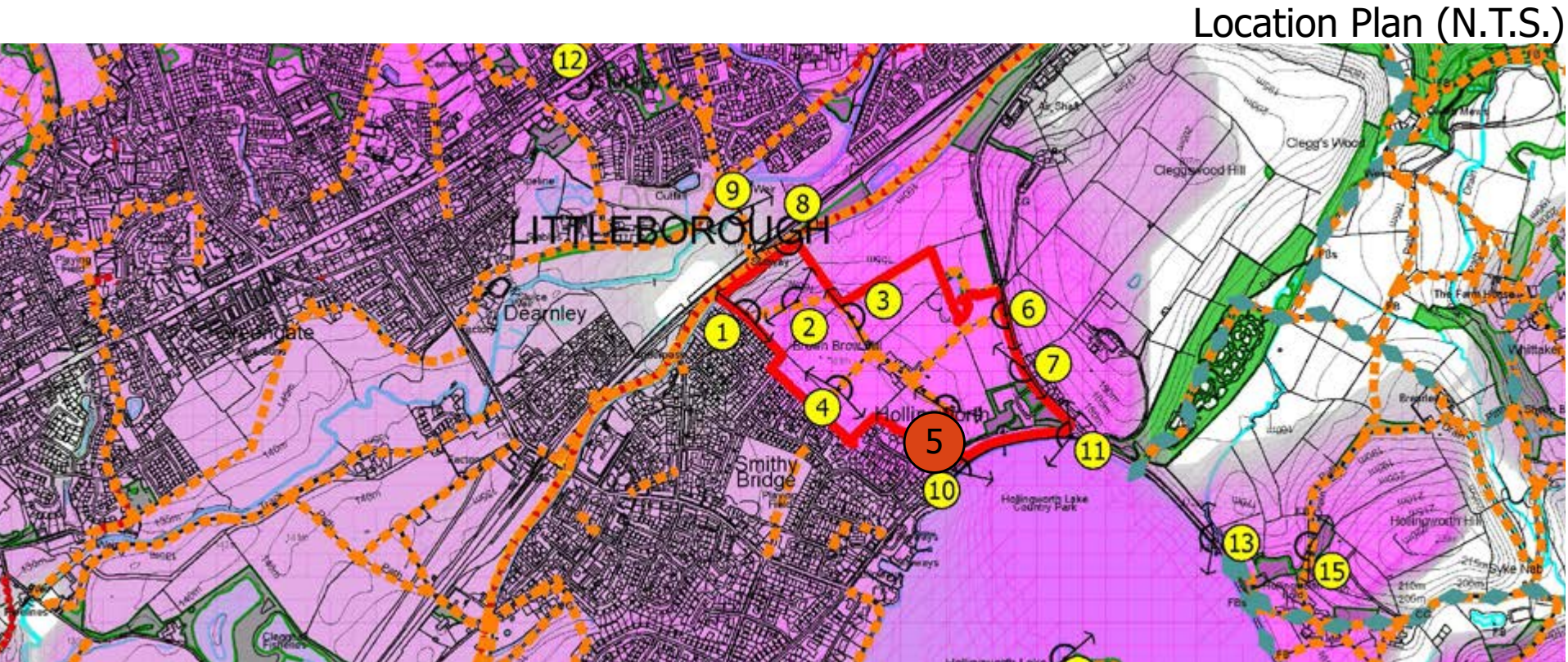
Site Context Photograph 5: Photo View North East from Heald Lane/PRoW LitFp439

This panorama is not to scale. For contextual information only

90° Horizontal field of view extract



Easting / Longitude:	393477 / 53.634345°	Date Taken:	16/09/2021
Northing / Latitude:	415316 / -2.100128°	Camera:	Canon 6D (Full Frame Sensor)
Elevation:	169.5 (AOD)	Lens:	50mm fixed lens
Distance to the Site:	7m		
Visualisation Type:	Type 1 Annotated Viewpoint Photograph	Drawn By:	RL/SC
Enlargement Factor:	100%	Checked By:	MF
Projection:	Cylindrical	Approved By:	MDC





Site Context Photograph 6:Photo View South West from PRow LitFp438/ B6225 Hollingworth Road

This panorama is not to scale. For contextual information only

90° Horizontal field of view extract



Easting / Longitude:

393608 / 53.636215°

Northing / Latitude:

415524 / -2.098141°

Elevation:

168.6 (AOD)

Distance to the Site:

3m

Date Taken:

16/09/2021

Camera:

Canon 6D (Full Frame Sensor)

Lens:

50mm fixed lens

Visualisation Type:

Type 1 Annotated Viewpoint Photograph

Enlargement Factor:

100%

Projection:

Cylindrical

Drawn By:

RL/SC

Checked By:

MF

Approved By:

MDC

Location Plan (N.T.S.)



Site Context Photograph 9: Photo View South from PRow LitFp247

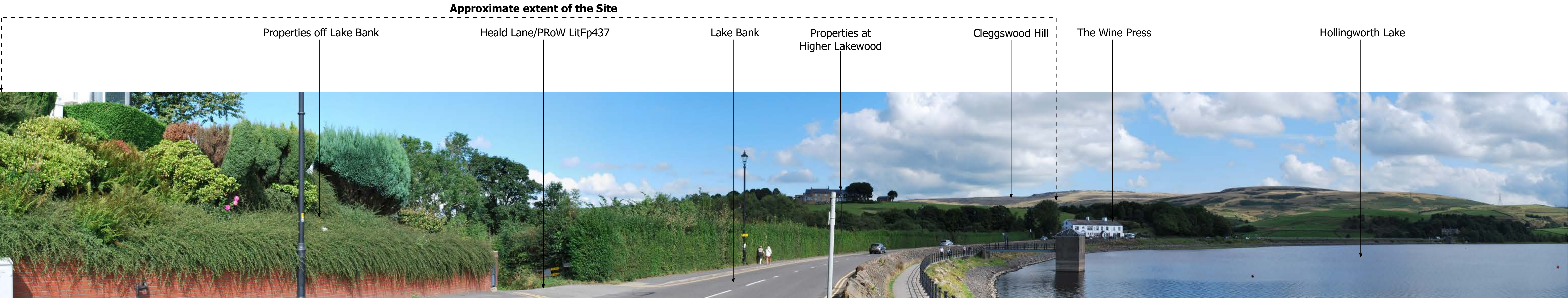
This panorama is not to scale. For contextual information only

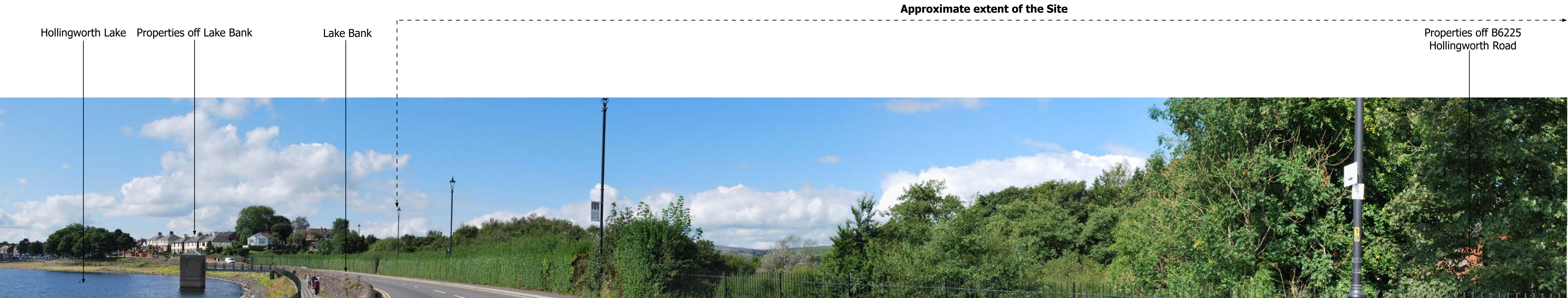
90° Horizontal field of view extract



Easting / Longitude:	393023 / 53.638248°	Date Taken:	16/09/2021
Northing / Latitude:	415751 / -2.106993°	Camera:	Canon 6D (Full Frame Sensor)
Elevation:	136.8 (AOD)	Lens:	50mm fixed lens
Distance to the Site:	128m		
Visualisation Type:	Type 1 Annotated Viewpoint Photograph	Drawn By:	RL/SC
Enlargement Factor:	100%	Checked By:	MF
Projection:	Cylindrical	Approved By:	MDC







Site Context Photograph 11: Photo View North West from Lake Bank

This panorama is not to scale. For contextual information only

90° Horizontal field of view extract



Easting / Longitude: 393751 / 53.633816°

Northing / Latitude: 415257 / -2.095973°

Elevation: 171.2 (AOD)

Distance to the Site: 17m

Date Taken: 16/09/2021

Camera: Canon 6D (Full Frame Sensor)

Lens: 50mm fixed lens

Visualisation Type: Type 1 Annotated Viewpoint Photograph

Enlargement Factor: 100%

Projection: Cylindrical

Drawn By: RL/SC

Checked By: MF

Approved By: MDC

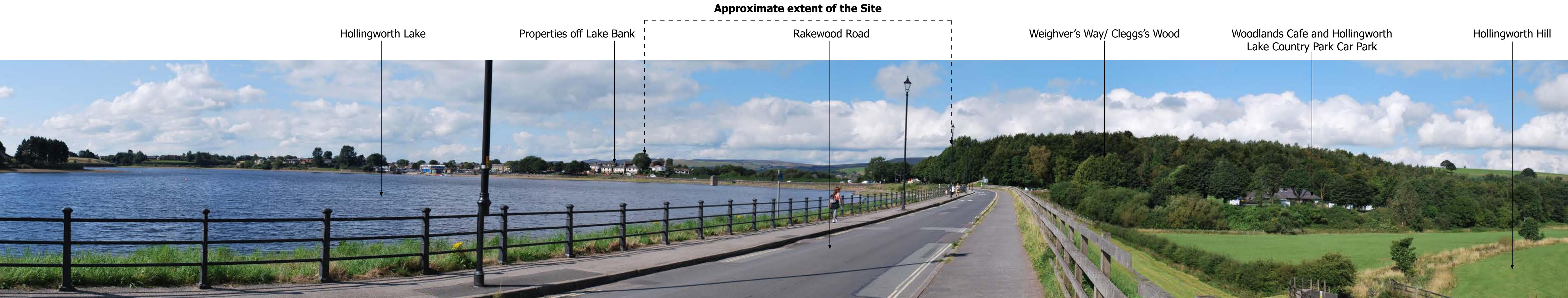
Location Plan (N.T.S.)

Project Number: 33313547800

Project Name: Heald Lane, Littleborough

Site Context Photographs

View at a comfortable arm's length @A1



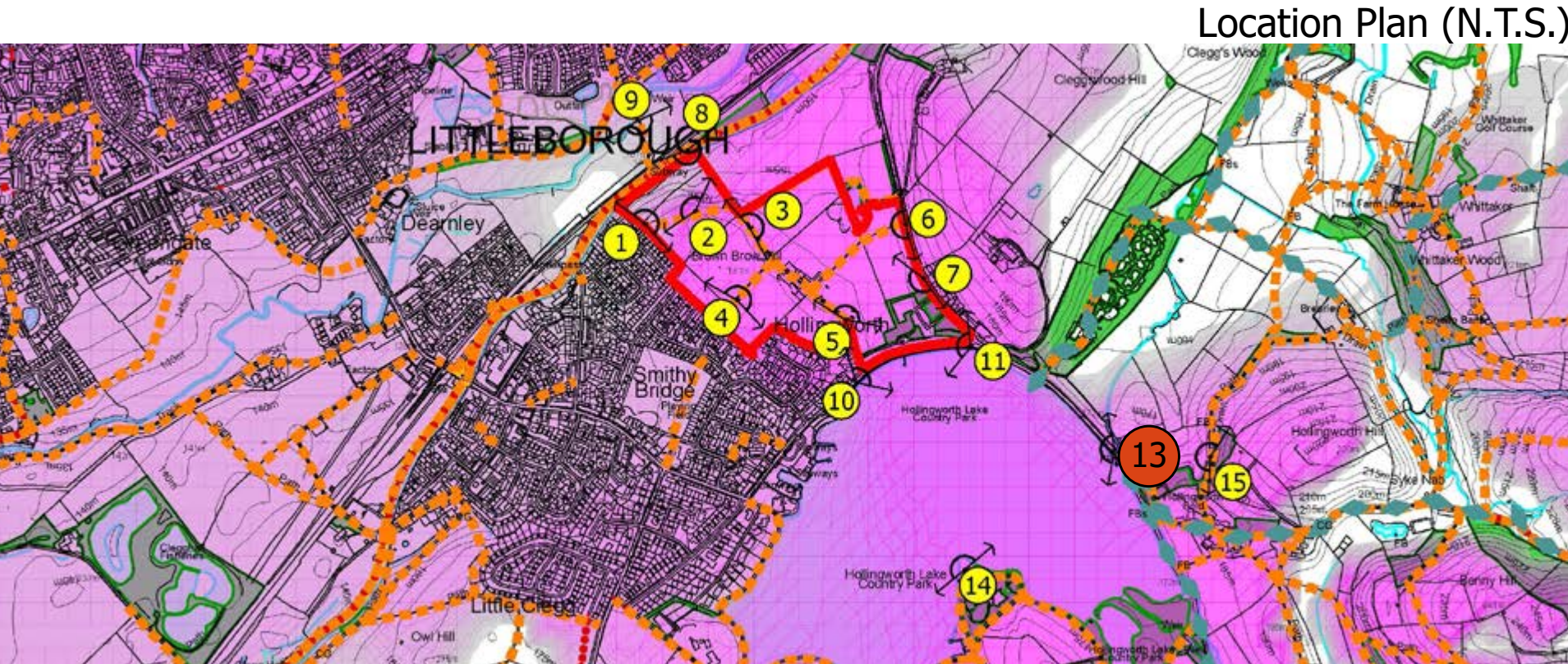
Site Context Photograph 13: Photo View North West from Rakewood Road

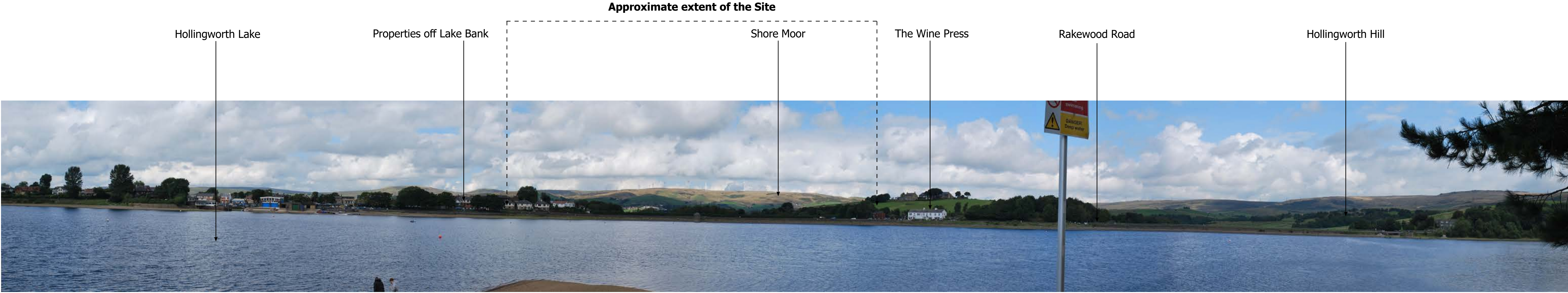
This panorama is not to scale. For contextual information only

90° Horizontal field of view extract



Easting / Longitude:	394065 / 53.631825°	Date Taken:	16/09/2021
Northing / Latitude:	415035 / -2.091224°	Camera:	Canon 6D (Full Frame Sensor)
Elevation:	167.5 (AOD)	Lens:	50mm fixed lens
Distance to the Site:	399m		
Visualisation Type:	Type 1 Annotated Viewpoint Photograph	Drawn By:	RL/SC
Enlargement Factor:	100%	Checked By:	MF
Projection:	Cylindrical	Approved By:	MDC



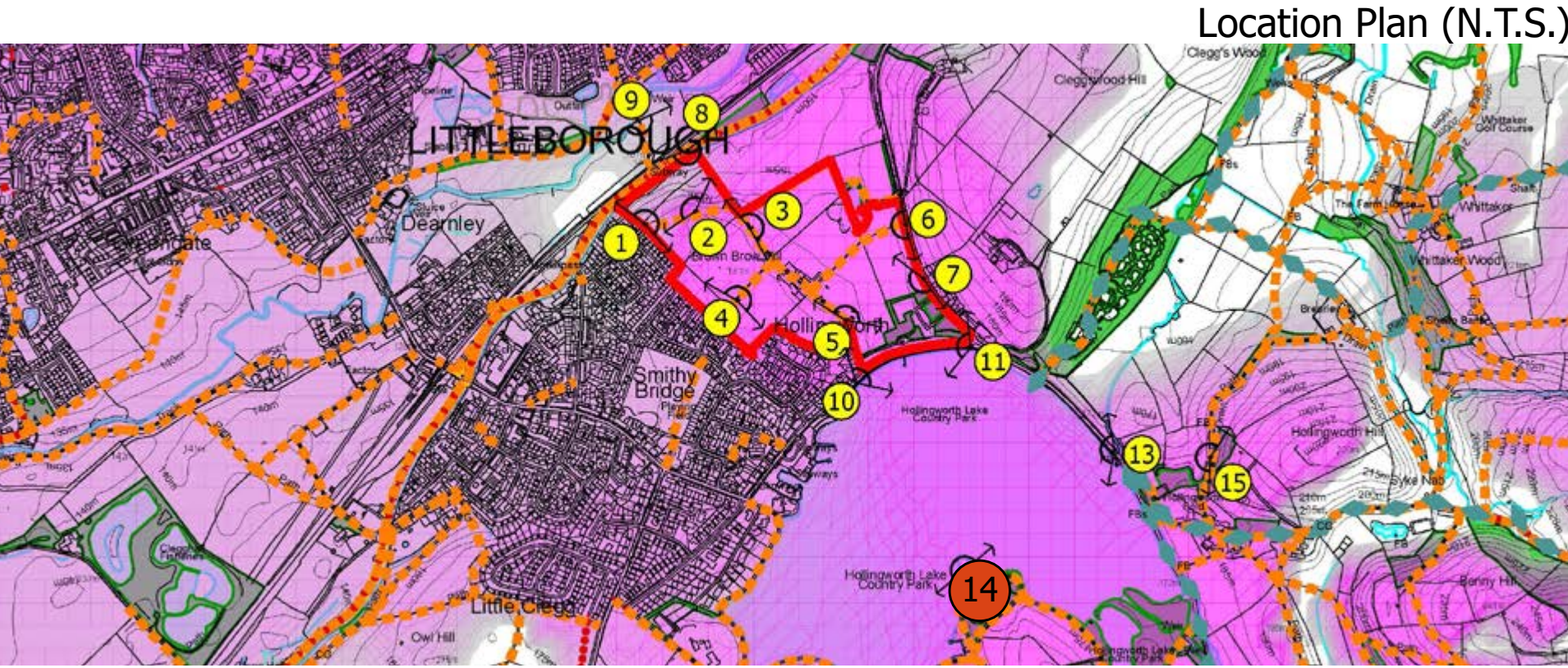


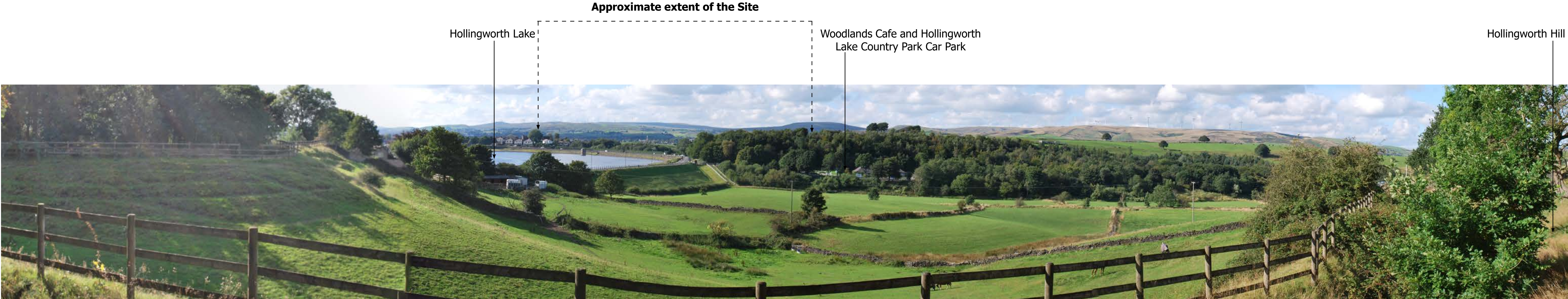
Site Context Photograph 14: Photo View North from PRow LitFp447

This panorama is not to scale. For contextual information only
90° Horizontal field of view extract



Easting / Longitude:	393738 / 53.629453°	Date Taken:	16/09/2021
Northing / Latitude:	414771 / -2.096168°	Camera:	Canon 6D (Full Frame Sensor)
Elevation:	170.6 (AOD)	Lens:	50mm fixed lens
Distance to the Site:	491m		
Visualisation Type:	Type 1 Annotated Viewpoint Photograph	Drawn By:	RL/SC
Enlargement Factor:	100%	Checked By:	MF
Projection:	Cylindrical	Approved By:	MDC





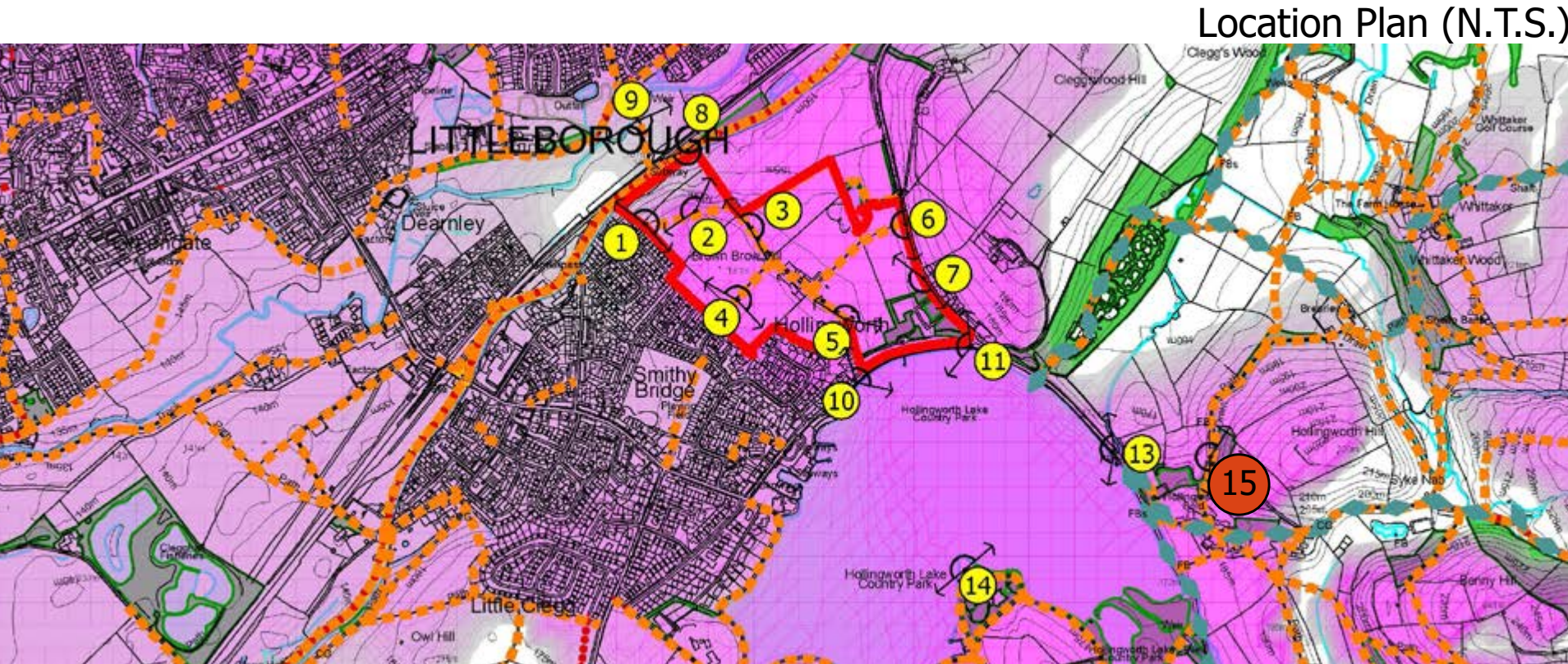
Site Context Photograph 15: Photo View North West from PRow LitFp473

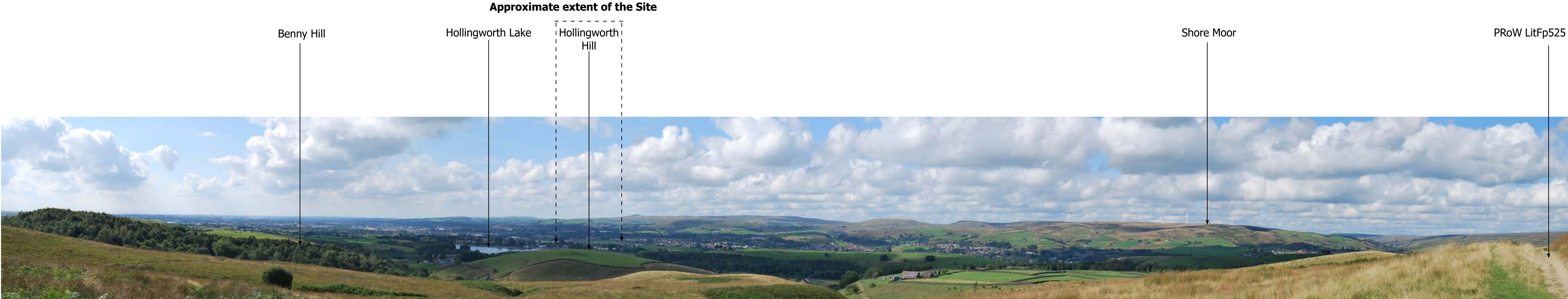
This panorama is not to scale. For contextual information only

90° Horizontal field of view extract



Easting / Longitude:	394274 / 53.631669°	Date Taken:	16/09/2021
Northing / Latitude:	415017 / -2.088071°	Camera:	Canon 6D (Full Frame Sensor)
Elevation:	182.9 (AOD)	Lens:	50mm fixed lens
Distance to the Site:	0.59km		
Visualisation Type:	Type 1 Annotated Viewpoint Photograph	Drawn By:	RL/SC
Enlargement Factor:	100%	Checked By:	MF
Projection:	Cylindrical	Approved By:	MDC





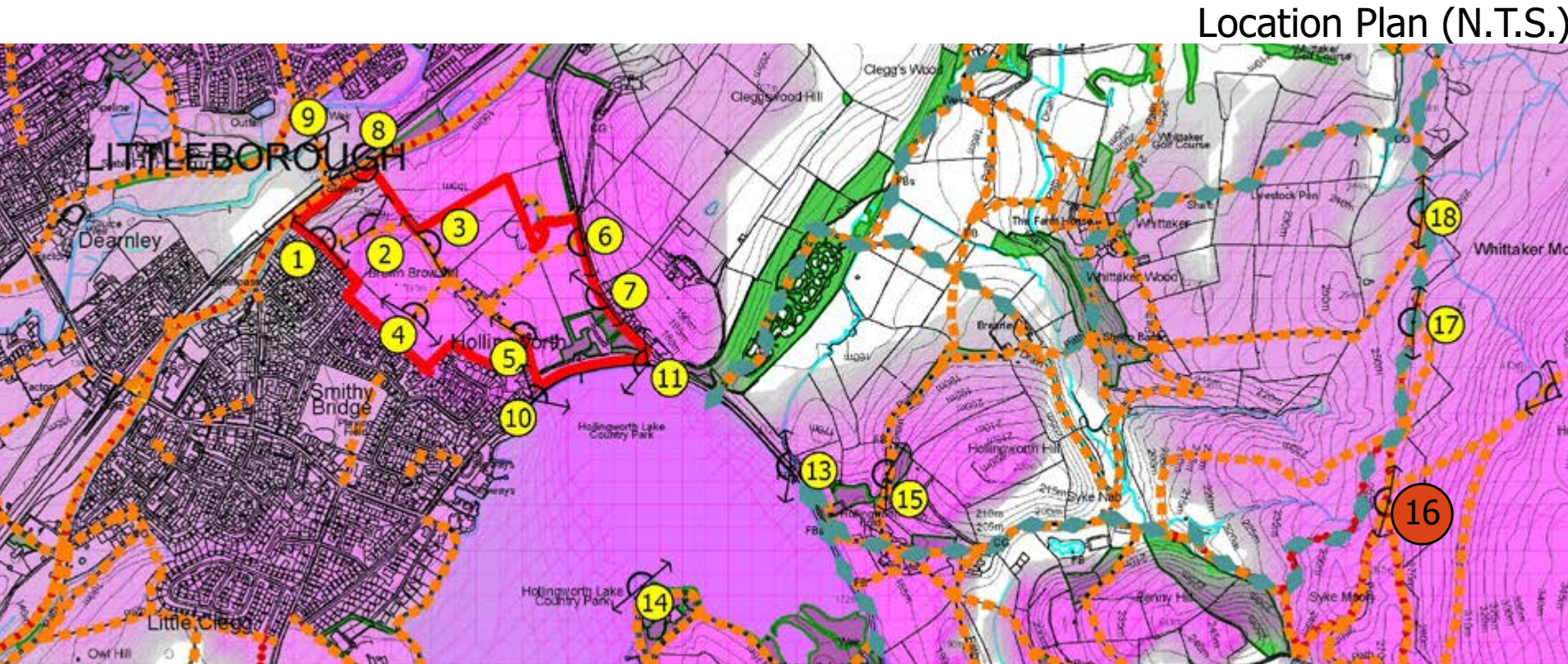
Site Context Photograph 16: Photo View West from PRoW LitFp525/ Pennine Bridleway

This panorama is not to scale. For contextual information only

90° Horizontal field of view extract



Easting / Longitude:	395370 / 53.631135°	Date Taken:	16/09/2021
Northing / Latitude:	414956 / -2.071491°	Camera:	Canon 6D (Full Frame Sensor)
Elevation:	259.8 (AOD)	Lens:	50mm fixed lens
Distance to the Site:	1.65km		
Visualisation Type:	Type 1 Annotated Viewpoint Photograph	Drawn By:	RL/SC
Enlargement Factor:	100%	Checked By:	MF
Projection:	Cylindrical	Approved By:	MDC





Site Context Photograph 17: Photo View West from PRow LitFp527

This panorama is not to scale. For contextual information only

90° Horizontal field of view extract



Easting / Longitude:	395423 / 53.63465°	Date Taken:	16/09/2021
Northing / Latitude:	415347 / -2.070688°	Camera:	Canon 6D (Full Frame Sensor)
Elevation:	262.1 (AOD)	Lens:	50mm fixed lens
Distance to the Site:	1.67km		
Visualisation Type:	Type 1 Annotated Viewpoint Photograph	Drawn By:	RL/SC
Enlargement Factor:	100%	Checked By:	MF
Projection:	Cylindrical	Approved By:	MDC





Site Context Photograph 18: Photo View West from PRoW LitFp524

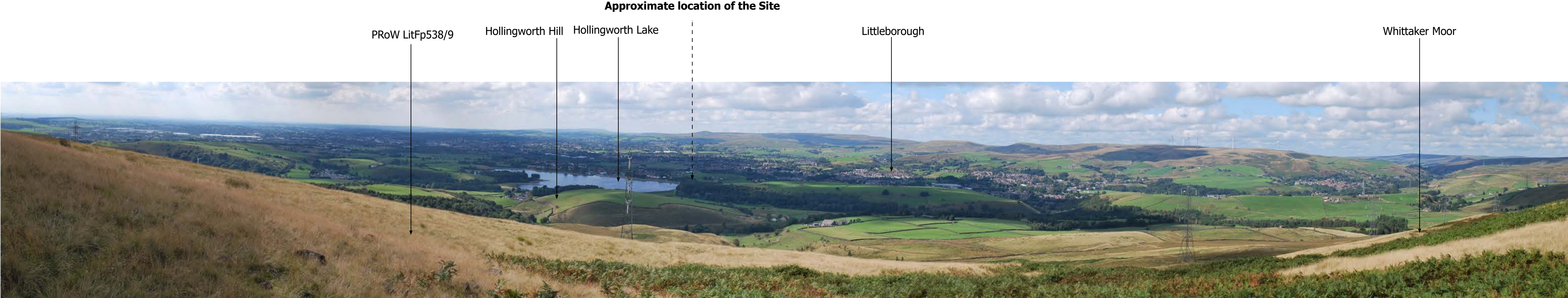
This panorama is not to scale. For contextual information only

90° Horizontal field of view extract



Easting / Longitude:	395444 / 53.636808°	Date Taken:	16/09/2021
Northing / Latitude:	415587 / -2.070378°	Camera:	Canon 6D (Full Frame Sensor)
Elevation:	246 (AOD)	Lens:	50mm fixed lens
Distance to the Site:	1.72km		
Visualisation Type:	Type 1 Annotated Viewpoint Photograph	Drawn By:	RL/SC
Enlargement Factor:	100%	Checked By:	MF
Projection:	Cylindrical	Approved By:	MDC





Site Context Photograph 19: Photo View West from PRoW LitFp539

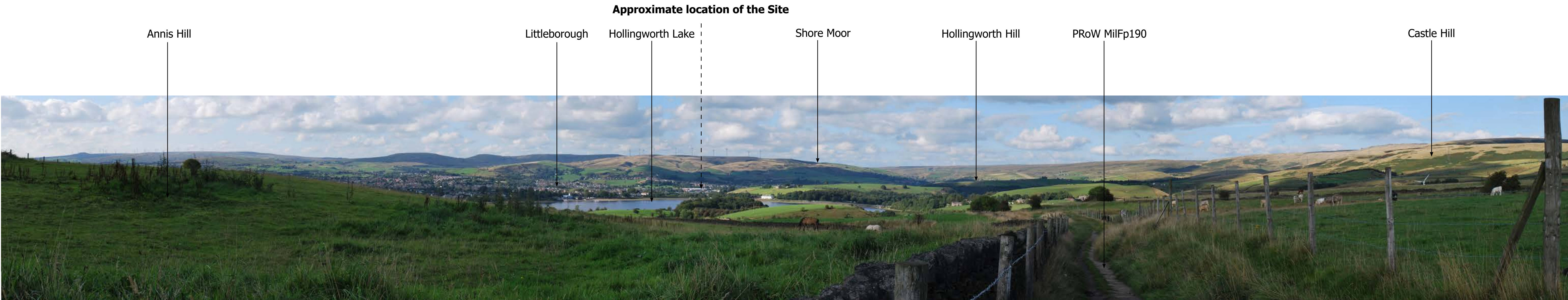
This panorama is not to scale. For contextual information only

90° Horizontal field of view extract



Easting / Longitude:	395744 / 53.633219°	Date Taken:	16/09/2021
Northing / Latitude:	415188 / -2.065843°	Camera:	Canon 6D (Full Frame Sensor)
Elevation:	326.7 (AOD)	Lens:	50mm fixed lens
Distance to the Site:	2km		
Visualisation Type:	Type 1 Annotated Viewpoint Photograph	Drawn By:	RL/SC
Enlargement Factor:	100%	Checked By:	MF
Projection:	Cylindrical	Approved By:	MDC





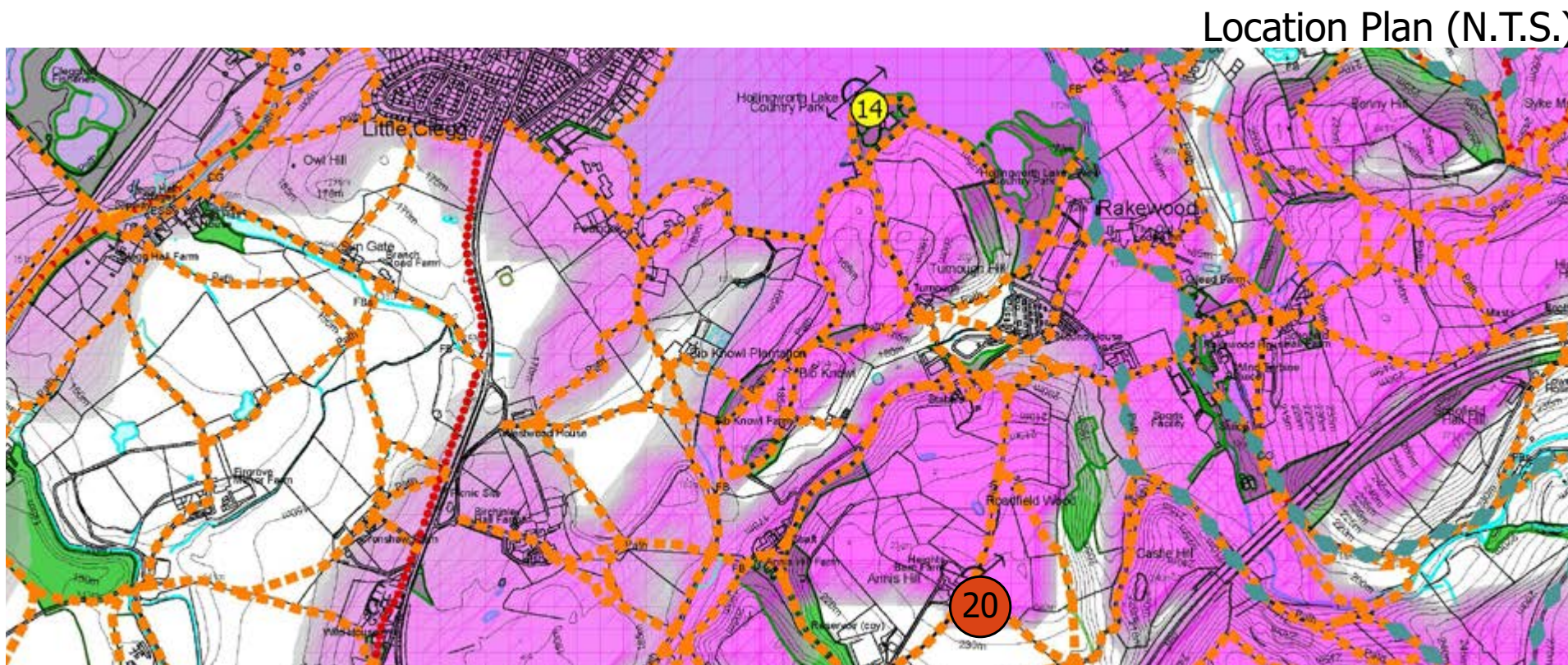
Site Context Photograph 20: Photo View North from PRoW MilFp190

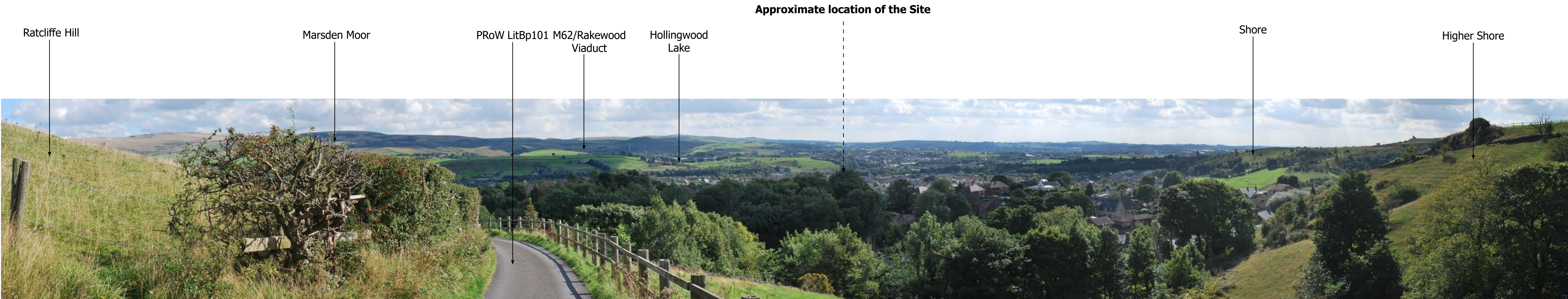
This panorama is not to scale. For contextual information only

90° Horizontal field of view extract



Easting / Longitude:	393996 / 53.619881°	Date Taken:	16/09/2021
Northing / Latitude:	413706 / -2.092241°	Camera:	Canon 6D (Full Frame Sensor)
Elevation:	236.2 (AOD)	Lens:	50mm fixed lens
Distance to the Site:	1.58km		
Visualisation Type:	Type 1 Annotated Viewpoint Photograph	Drawn By:	RL/SC
Enlargement Factor:	100%	Checked By:	MF
Projection:	Cylindrical	Approved By:	MDC





Site Context Photograph 21: Photo View South from PRoW LitBp101

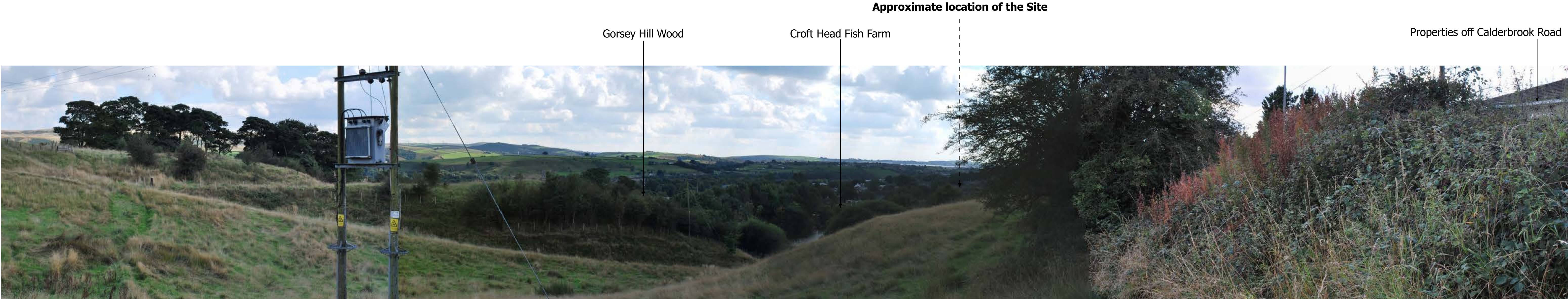
This panorama is not to scale. For contextual information only

90° Horizontal field of view extract



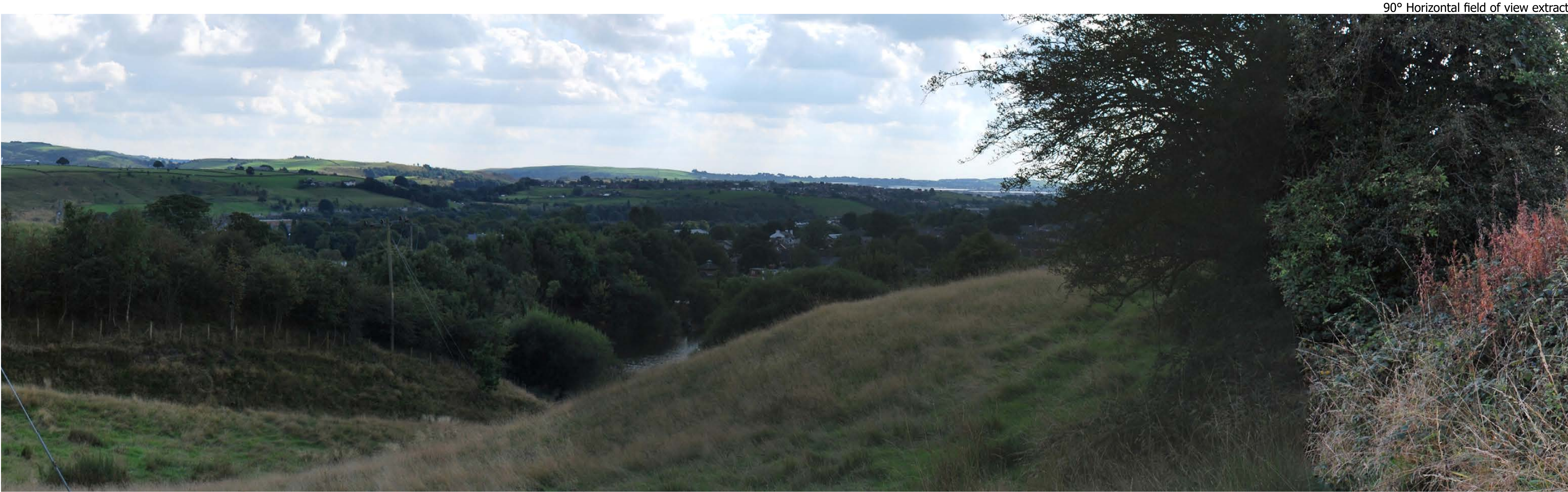
Easting / Longitude:	392717 / 53.651122°	Date Taken:	16/09/2021
Northing / Latitude:	417184 / -2.11166°	Camera:	Canon 6D (Full Frame Sensor)
Elevation:	222.2 (AOD)	Lens:	50mm fixed lens
Distance to the Site:	1.56km		
Visualisation Type:	Type 1 Annotated Viewpoint Photograph	Drawn By:	RL/SC
Enlargement Factor:	100%	Checked By:	MF
Projection:	Cylindrical	Approved By:	MDC





Site Context Photograph 22: Photo View South from PRow LitFp174

This panorama is not to scale. For contextual information only



Easting / Longitude:

393585 / 53.654509°

Northing / Latitude:

417559 / -2.098531°

Elevation:

191.3 (AOD)

Distance to the Site:

1.9km

Date Taken:

16/09/2021

Camera:

Canon 6D (Full Frame Sensor)

Lens:

50mm fixed lens

Visualisation Type:

Type 1 Annotated Viewpoint Photograph

Enlargement Factor:

100%

Projection:

Cylindrical

Drawn By:

RL/SC

Checked By:

MF

Approved By:

MDC

Location Plan (N.T.S.)

Appendix B.8: Visual Effects Table

Appendix 3.7: Visual Effects

Visual Receptor										
Name (Ref)	Sensitivity			Construction Phase		Operational Phase – (Year 1)		Operational Phase – Residual Effects (Year 15)		Description of Effects
	Value	Susceptibility		Magnitude	Significance	Magnitude	Significance	Magnitude	Significance	
People using PRow within the Site PRow LitFp251, LitFp427, LitFp436, LitFp444, and LitFp437. SCP 1, 2, 3, 4 and 5	Low	High	Medium	Medium - Large	Major Adverse	Large	Major Adverse	Medium	Moderate Adverse	Construction Construction activities within the Site will be visible, with plant and vehicle movements across the view which will cause a pronounced and noticeable change across within the Site. On this basis, the effects during the construction phase would range from Medium to Large magnitude of effect and result in a Moderate to Major Adverse significance. Year 1 People will have views of the built form on routes passing through the Development for the most part due to the extent of built form and the nature of the landform within the Site. The design of the Development includes a comprehensive green infrastructure network within which the existing PRow will be retained and in part redirected, with a number of additional routes providing an enhanced network. The Development will alter the composition of predominantly pastoral fields bound by stone walls within an undulating landform to one where the receptor is in an urban setting with views of the new residential built form, albeit the routes run through green corridors that pass through and around the Site and still provide views out to the wide landscape. On balance, at Year 1, it is considered to give rise to a Large effect magnitude and a Major Adverse effect significance. Year 15 The establishment of proposed landscape strategy planting will help mitigate visual effects. Planting of hedgerows and trees within the GI framework will lead to a softening and filtering of the proposed built form. The Development will be set behind a green buffer of native hedgerow, shrubs and trees, most notably to the development edge that bounds the green corridor through the centre of the Site. Overall, the proposed vegetation will have matured providing some softening and filtering of the built form, which will reduce the magnitude of effect to Medium with a Moderate Adverse significance of effect.
Residential properties in proximity to the Site: Smithy Bridge. SCP1 and 4	Low	High	Medium							Construction Construction of the Development will be visible from the existing properties that form the eastern extent Smithy Bridge and about the Site's western boundary. Due to the orientation of the majority of the built form views are limited to side windows, which alongside the local landform views are quickly lost towards and over the Site further to the west. Hoarding to the Site boundary will screen some of the ground level activities from view although the taller elements of the construction phase will be seen over the hoarding as the Development gradually progresses across the Site. The construction phase will cause a Medium magnitude of effect to the immediate residential receptors, which will reduce quickly to Very Small to None once beyond the immediate setting, resulting in a Moderate Adverse to Neutral significance of effect. Year 1 There will be partial views of the development for residents as the adjacent built form has been designed to be a continuation of existing built form in layout and scale which either backs of sides onto the Site boundary. The Development will cause a noticeable change in view to those properties in proximity with partial views of residential dwellings in the Site. On balance, at Year 1, the Development is considered to give rise to a Medium magnitude of effect to the immediate residential receptors, which will reduce quickly to Very Small to None once beyond the immediate setting, resulting in a Moderate Adverse to Neutral significance of effect.

Visual Receptor										
Name (Ref)	Sensitivity			Construction Phase		Operational Phase – (Year 1)		Operational Phase – Residual Effects (Year 15)		Description of Effects
	Value	Susceptibility		Magnitude	Significance	Magnitude	Significance	Magnitude	Significance	
People travelling along Hollingworth Road	Low Views are from a location that is not designated with minimal cultural associations, resulting in a Low value. Receptors are people travelling along a secondary road within the Site who have a Medium susceptibility, resulting in Medium sensitivity.	Medium	Medium	Large	Major Adverse	Medium to Very Small	Moderate Adverse – Negligible Adverse	Medium / Small	Moderate / Minor Adverse – Negligible Adverse	Construction There will be direct, partial and oblique views of construction activities within the Site from Hollingworth Road due to the absence of boundary vegetation and the new access / junctions. Where there are views, plant and vehicle movements across the Site will cause a pronounced and substantially alter the composition of the view across within the Site. On this basis, the effects during the construction phase would range from Large magnitude of effect and result in a Major Adverse significance. Year 1 New built form will be visible across the view, continuing the development frontage along Hollingworth Road which is currently present to the south. The Development will alter the composition of predominantly pastoral fields bound by stone walls within an undulating landform replaced by a new high quality residential development set within a robust green infrastructure, albeit the proposed planting will provide little in the way of enhancements or mitigation at year 1. On balance, at Year 1, the Development is considered to give rise to a Medium to Very Small magnitude of effect and a Moderate Adverse significance of effect from the immediate section of road adjacent to the Site – once beyond the Site the effects quickly reduce to Negligible Adverse significance of effect, at most. Year 15 The establishment of proposed landscape strategy planting will help soften and filter views of the built form and establish a mature green framework within which the built from is set. The built form in proximity to Hollingworth Road is set back from the roadside beyond an area of existing and proposed planting that will create a high quality streetscape with the wider green infrastructure helping soften the views of built especially on the higher ground to the west. It is considered that, the magnitude of effect will reduce to Medium to Very Small , resulting in a Moderate / Minor Adverse significance of effect from the immediate section of road adjacent to the Site – once beyond the Site the effects quickly reduce to Negligible Adverse significance of effect as most.
People travelling along PROw in the local area to the north-west: LitFp250, LitFp247 and Rochdale Canal SCP 8 and 9	Low Views are from a location that is not designated, with minimal cultural associations, resulting in a Low value. Receptors are people using a PROw whose attention will be focused on the landscape and their surroundings. This results in a High susceptibility to development of the type proposed, resulting in a Medium overall sensitivity.	High	Medium							Small

Visual Receptor										
Name (Ref)	Sensitivity			Construction Phase		Operational Phase – (Year 1)		Operational Phase – Residual Effects (Year 15)		Description of Effects
	Value	Susceptibility		Magnitude	Significance	Magnitude	Significance	Magnitude	Significance	
										Year 15 The establishment of proposed landscape strategy planting will help mitigate visual effects. Planting of hedgerows and trees within the GI framework will lead to a softening and filtering of the proposed built form from the PRoW. Development is set back beyond a green buffer including native shrubs and native trees at the northern edge of the Site. It is considered that due to the scale of the Development and the nature of the landform and mature vegetation, the magnitude of effect will reduce slightly but still remain Small with a Minor Adverse significance of effect
People travelling along Lake Bank to the south of the Site. SCP 10 and 11	Low	Medium	Medium	Very Small	Negligible Adverse	Very Small	Negligible Adverse	Very Small	Negligible Adverse	Construction There will be heavily screened oblique views of construction activities within the Site from Lake Bank due to the intervening vegetation associated with existing car park to the south eastern corner of the Site. Where there are views, plant and vehicle movements across the view will cause a pronounced and noticeable change across within the Site. On this basis, the effects during the construction phase would range from Medium to Large magnitude of effect and result in a Moderate to Major Adverse significance. Year 1 People travelling along Lake Bank will have at most heavily screened winter views of the Development with increased screening in the summer when the intervening vegetation is in full leaf. Any views will be glimpsed rooftops or of the open space as partially visible in the centre of SCP 11. On balance, at Year 1, the Development is considered to give rise to a Very Small magnitude of effect, resulting in a Negligible Adverse effect significance, at most. Year 15 The landscape strategy includes a comprehensive green infrastructure network through the and around the Site which now established will soften/filter any glimpsed views of the development. It is considered that, the combination of gently undulating landform and mature vegetation, the magnitude of effect will remain Very Small , at most, with a Negligible Adverse significance of effect.
	Views are from a location that is not designated with minimal cultural associations, resulting in a Low value. Receptors are people travelling along a secondary road within the Site who have a Medium susceptibility, resulting in Medium sensitivity.									
Residential properties within Littleborough SCP 12	Low	High	Medium	Medium	Moderate Adverse	Medium	Moderate Adverse	Small	Minor Adverse	Construction Construction activities within the Site are from mid-range with views limited to the proposed built form located on the higher ground of Brown Brow Hill within the western part of the Site as views of the Development within the lower eastern part are screened by intervening vegetation and landform. Hoarding to the edge of the proposed built extent will screen some of the ground level activities from view although the taller elements of the construction phase will be partially visible over the hoarding as the Development gradually progresses across the Site. The construction phase will cause a Medium magnitude of effect given the contrast with its surroundings resulting in a Moderate Adverse significance of effect. Year 1 Views of the Development will be of the new high quality built form located on the higher ground, the built form that will overlook the open space and form the edge of the Development located on the higher ground will be formed of traditional stone materials and set back beyond a native hedgerow with trees. The Development seeks to reflect the local historic and modern character as visible within the foreground of SCP12. The landscape strategy includes a comprehensive green infrastructure network within the Site which will play a role in softening and furthering filtering views of Development in the Site, albeit very limited at year 1. On balance, at Year 1, the Development is considered to result in a noticeable change to the view and give rise to a Medium magnitude of effect with a Moderate Adverse effect significance.
	Views are from a location that is not designated, has minimal cultural associations, resulting in a Low value. Receptors are residents and as such have a High susceptibility to Development of the type proposed, resulting in a Medium overall sensitivity.									

Visual Receptor										
Name (Ref)	Sensitivity			Construction Phase		Operational Phase – (Year 1)		Operational Phase – Residual Effects (Year 15)		Description of Effects
	Value	Susceptibility		Magnitude	Significance	Magnitude	Significance	Magnitude	Significance	
People using Hollingworth Lake - travelling along Rakewood Road / PRow LitFp447. SCP 13 and 14	Medium Views are from a designated Country Park (Hollingworth Lake Country Park) and has some cultural associations, resulting in a Medium value. Receptors are people using the PRow in the wider area thus having a High susceptibility to development of the type proposed, resulting in a Medium overall sensitivity.	High	Medium	Very Small	Negligible Adverse	Very Small to None	Negligible Adverse / Neutral	None	Neutral	Construction There will be heavily screened oblique views of construction activities within the Site from Hollingworth Lake, at most, due to the intervening built form along Lake Bank and within the wider smithy Bridge area and mature vegetation associated with existing car park to the south eastern corner of the Site. Where there are views, plant and vehicle movements will be glimpsed beyond the intervening built form relating to activities on the higher ground within the western part of the Site. On this basis, the effects during the construction phase would give rise to a Very Small magnitude of effect and result in a Negligible Adverse significance, at most. Year 1 and 15 Any glimpsed new development will be seen in the context of the existing intervening built form along Lake Bank and associated with Smithy Bridge and result in a barely perceptible change to the view. On balance, at Year 1, the Development is considered to give rise to a Very Small to None magnitude of effect, resulting in a Negligible Adverse / Neutral effect significance, at most. Year 15 This will reduce to a magnitude of effect of None and significance of effect of Neutral as the material weathers on the built form and assimilates into the view further.
People travelling along PRow in the local area to the south east: LitFp473 SCP 15	Medium Views are from a designated conservation area although not covered by a landscape designation, with a degree of cultural associations, resulting in a Medium value. Receptors are people using a PRow whose attention will be focused on the landscape and their surroundings. This results in a High susceptibility to development of the type proposed, resulting in a Medium overall sensitivity.	High	Medium	Small	Minor Adverse	Small	Minor Adverse	Very Small	Negligible Adverse	Construction Construction activities within the Site will be partially visible on the higher ground within the centre of the view, with glimpses of plant and vehicle movements across the view which will cause a limited change within the view. On this basis, during the construction phase the magnitude of effect would be Small and result in a Minor Adverse significance. Year 1 People travelling along the route will have partial to glimpsed views of the built form on higher ground, which will be seen in the context of the existing development at Smithy Bridge. The design of the Development includes the built form to the edge on the higher ground reflecting the traditional vernacular with a comprehensive green infrastructure framework which provides a number of improvements with increased planting of native hedgerow and trees within the public open space and around the edge of the developed area. The Development will be a continuation of the existing built form on the higher ground associated with Brown Brow Hill and Smithy Bridge, there by not drastically changing the composition of the view or the skyline. On balance, at Year 1, the Development is considered to give rise to a Small magnitude of effect and a Minor Adverse effect significance. Year 15 The establishment of proposed landscape strategy planting will help mitigate visual effects. Planting of hedgerows and trees along and around the proposed built form will soften and filter views of the proposed built form from the PRow. On balance, the magnitude of effect will reduce slightly Very Small with a Negligible Adverse significance of effect
People travelling along PRow	Low Views are from a location that is not designated. has a degree of cultural	High	Medium	Very Small	Negligible Adverse	Very Small	Negligible Adverse	Very Small / None	Negligible Adverse / Neutral	Construction Views of construction activities within the Site are from a long range from the higher ground to the east. Given the distance from the Site although there are views over the Site, it is

Visual Receptor										
Name (Ref)	Sensitivity			Construction Phase		Operational Phase – (Year 1)		Operational Phase – Residual Effects (Year 15)		Description of Effects
	Value	Susceptibility		Magnitude	Significance	Magnitude	Significance	Magnitude	Significance	
in the wider area to the east: LitF525, LitFp527, LitFp524, and LitFp539 SCP 16-19	associations, resulting in a Low value. Receptors are people using the PRow in the wider area thus having a High susceptibility to development of the type proposed, resulting in a Medium overall sensitivity.									seen in the context of the surrounding development if Smithy Bridge, Littleborough and the wider area of Rochdale which are located on the lower lying landform. The construction phase activities will contrast with the surrounding residential development and will cause a Very Small magnitude of effect, at most, due to the distance and nature of the wide panoramic views, resulting in a Negligible Adverse significance of effect. Year 1 People travelling along these routes will have long distance partial views of the completed development which will be seen in the context of the existing built form which will let it assimilate into the receiving landscape and not be out of character. The Development will cause a limited change to the nature of the view and will not alter its composition. The landscape strategy includes a comprehensive green infrastructure network within the Site which will play a role in softening and furthering filtering views of Development in the Site, albeit limited at year 1. On balance, at Year 1, the Development is considered to give rise to a Very Small effect magnitude and a Negligible Adverse effect significance, at most. Year 15 The establishment of proposed landscape strategy planting and weathering of the built form will further reduce visual impacts. Planting of hedgerows and hedgerow trees within the GI framework will lead to a softening and filtering of views and will strengthen the existing hedgerow network in view. On balance, the magnitude of effects will reduce to Very Small to None with a Negligible Adverse to Neutral significance of effect.
People travelling along PRow in the wider area to the south: MilFp190 SCP 20	Low	High	Medium	Very Small	Negligible Adverse	Very Small to None	Negligible Adverse to Neutral	Very Small to None	Negligible Adverse to Neutral	Construction Views of construction activities located on the higher ground within the western part of the Site are possible in the long distance from a short section of the footpath on higher ground to the south. Given the distance from the Site although there are views over the Site, it is seen in the context of the surrounding development if Smithy Bridge and Littleborough beyond and on lower lying landform. The construction phase activities will contrast with the surrounding residential development and will cause a Very Small magnitude of effect, at most, due to the distance and nature of the wide panoramic views, resulting in a Negligible Adverse significance of effect. Year 1 There will be long distance, partial views of the completed development on the higher ground within the western part of the Site, which will be seen in the context of the existing built form which will let it assimilate into the receiving landscape and not be out of character. The Development will cause a very limited change to the nature of the view and will not alter its composition. The landscape strategy includes a comprehensive green infrastructure network within the Site which will play a role in softening and furthering filtering views of Development in the Site, albeit limited at year 1. On balance, at Year 1, the Development is considered to give rise to a Very Small to None magnitude of effect and a Negligible Adverse to Neutral significance of effect, at most. Year 15 The establishment of proposed landscape strategy planting and weathering of the built form will further reduce visual impacts. Planting of hedgerows and hedgerow trees within the GI framework will lead to a softening and filtering of views and will strengthen the existing hedgerow network in view. On balance the magnitude will range from Very Small to None magnitude of effect and a Negligible Adverse to Neutral significance of effect.
	Views are from a location that is not designated, has a degree of cultural associations, resulting in a Low value. Receptors are people using the PRow in the wider area thus having a High susceptibility to development of the type proposed, resulting in a Medium overall sensitivity.									
People travelling along PRow in the wider	Low	High	Medium	Very Small	Negligible Adverse	Very Small	Negligible Adverse	Very Small	Negligible Adverse	Construction Views of construction activities within the Site are from a long range from the higher ground to the north west. Given the distance from the Site although there are views over the Site, it is seen in the context of the surrounding development if Smithy Bridge, with Littleborough in
	Views are from a location that is not designated, has a degree of cultural associations, resulting in a Low value.									

Visual Receptor										
Name (Ref)	Sensitivity			Construction Phase		Operational Phase – (Year 1)		Operational Phase – Residual Effects (Year 15)		Description of Effects
	Value	Susceptibility		Magnitude	Significance	Magnitude	Significance	Magnitude	Significance	
area to the north west: LitBp101 and LitFp174 SCP 21-22	Receptors are people using the PRow in the wider area thus having a High susceptibility to development of the type proposed, resulting in a Medium overall sensitivity.									
the foreground and the wider area of Rochdale beyond to the west (SCP21). The construction phase activities will contrast with the surrounding residential development and will result in a Very Small magnitude of effect, due to the distance and nature of the wide panoramic views, resulting in a Negligible Adverse significance of effect.										
Year 1 People travelling along these routes will have long distance partial views of the completed development which will be seen in the context of the existing built form which will let it assimilate into the receiving landscape and not be out of character. The Development will cause a limited change to the nature of the view and will not alter its composition although the new built form will be more visible given the lack of weathering of materials. The landscape strategy includes a comprehensive green infrastructure network within the Site which will play a role in softening and furthering filtering views of Development in the Site, albeit limited at year 1. On balance, at Year 1, the Development is considered to give rise to a Very Small effect magnitude and a Negligible Adverse significance of effect.										
Year 15 The establishment of proposed landscape strategy planting and weathering of the built form will help reduce visual impacts. Planting of hedgerows and hedgerow trees within the GI framework will lead to a softening and filtering of views and will strengthen the existing hedgerow network in view. On balance, the magnitude of effect will reduce but remain Very Small with a Negligible Adverse significance of effect.										

Value of the receptor: Low, Medium, or High
Susceptibility of the receptor: Low, Medium, or High
Sensitivity of the receptor: Low, Medium, or High
Magnitude of the effect: None, Very Small, Small, Medium or Large