

APPENDIX 6.4
LANDSCAPE EFFECTS TABLE

Appendix 6.2: Landscape Effects Table

Landscape Receptor: Feature / Area / Type	Sensitivity	Landscape Effects						
		Construction		Year 1		Residual (Year 15)		Notes
		Magnitude of Effect (Change)	Significance of Effect	Magnitude of Effect (Change)	Significance of Effect	Magnitude of Effect (Change)	Significance of Effect	
Landscape Features								
Open Fields	Medium Sensitivity The open fields within the Site are not designated and are common features in the wider landscape, however they are in good condition and there are several PRoWs from which views of the wider landscape can be appreciated. The fields are also considered to form a characteristic part of the wider rural landscape, although not rare. This landscape feature makes a positive contribution to the character of the landscape. On this basis, the value of the feature is considered to be Medium Open fields by their nature are vulnerable to development in general. This landscape feature has some potential to accommodate development of the type proposed. On this basis the susceptibility of the feature is considered to be Medium.	Medium - Large	Moderate - Major Adverse	Large	Major - Moderate Adverse	Medium	Moderate Adverse	Construction The open fields will be subject to construction operations, with the introduction of new built elements including a site compound, area of hardstanding, and plant / equipment. The existing simple agricultural character of the fields will be disrupted, with a variation in the intensity of activity as the scheme progresses. Existing arable fields will be disturbed, resulting in a gradual loss / change to the receptor. During construction the nature of change would result in a medium - large magnitude of effect and the significance will be Moderate - Major Adverse. Year 1 and Year 15 At year 1 the open agricultural character will be lost with the introduction of Development. The nature of the immediate setting and the local area to the east of Trub is such that the once open character of the prevailing landscape will be lost as a result of the Development. This will push the settlement edge across the gently falling landform, with the Site enclosed by the existing mature vegetation and embankments associated with the major transport routes that bound the Site. The new Development will provide a high quality residential estate that will establish a number of enhancements with greater areas of public open space and access to the landscape. The Landscape Strategy has been designed to maximise green infrastructure, through the retention of existing landscape features, including trees, hedgerows, and water features, where possible. However, at year 1 there will be limited screening and benefits provided by the enhanced landscape framework. Therefore, the nature of change would result in a large magnitude of effect and the significance will be Major – Moderate Adverse. At Year 15, the establishment of the landscape strategy and mitigation planting - as set out within the DAS - will lead to tangible beneficial impacts. The now established proposed planting, including woodland, trees and hedgerow planting, will have matured and provide a green buffer that effectively wraps around the northern, eastern and southern edges of the Development. There will be notable areas of public open space within the Site, to include a hill top park, green corridors and routes (within which the existing PRoW will run). The existing woodland to the Site boundary will be further strengthened within additional planting, this will strengthen this key characteristic of the Site, provide enhanced enclosure to the Site, allowing the proposed built form to assimilate further into the landscape. Overall, on balance of positive and negative change, the effects will result in a magnitude of effect reducing to Medium and the significance of effect will be Moderate Adverse.
Hedgerows	Low Sensitivity The hedgerows on the Site are not designated nor rare and are unlikely to have any wider recognition of value. On this basis, they are considered to have Low value. Hedgerows typically have a high potential to be retained as part of development of the type proposed and can be reinstated with relative ease following removal. They are therefore considered to have Low susceptibility.	Large	Major Adverse	Medium	Moderate Adverse	Small	Minor Adverse	Construction A large percentage of the existing 9.9km of hedgerow will be lost during the construction phase, where it is retained it will be protected as part of the construction works. Therefore, the nature of change would result in a large magnitude of effect and the significance of effect will be Major Adverse. Year 1 and Year 15 The Development includes the planting of 5,000lm of new hedgerow. The new hedgerow will be established within areas of public open space throughout the Site, running through the green corridors and around the periphery of the proposed development to create a soft green edge to the built form. This will help assimilate the built from into the Site and also provide increased connectivity to existing and proposed habitat. However, at Year 1 the receptor will be subject to only a slight improvement with the magnitude of effect reducing to Medium and a Moderate Adverse significance of effect. 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 a notable improvement. Therefore, the nature of change would result in a Small magnitude of effect and the significance of effect will be Minor Adverse.

Landscape Receptor: Feature / Area / Type	Sensitivity	Landscape Effects						
		Construction		Year 1		Residual (Year 15)		Notes
		Magnitude of Effect (Change)	Significance of Effect	Magnitude of Effect (Change)	Significance of Effect	Magnitude of Effect (Change)	Significance of Effect	
Canopy Trees (Individual and Hedgerow trees)	Medium Sensitivity The Site contains a limited number of both individual trees, mainly located within now defunct hedgerows and hedgerow trees which are within mature hedgerows that define the fieldscape. These are not designated and whilst typically in good condition, they are neither rare nor exhibiting notable scenic qualities. They make some positive contribution to landscape character as part of the wider vegetative structure of the landscape. On this basis they are considered to have Medium value. Trees are typically highly susceptible to development, however the type proposed has good potential to either integrate or replace the loss of existing trees. On this basis, the susceptibility of the receptor is judged to be Medium .	Very Small	Negligible Adverse	Very Small	Negligible Beneficial	Medium	Moderate Beneficial	Construction There are a number of existing individual canopy trees, predominantly located within the garden centre car park to the west of the Site, these will all be lost through the redevelopment of this part of the Site. Hedgerow trees are sporadic and limited through the Site with the majority located within the field boundary hedgerows, these will be retained, where possible, within the green infrastructure network as part of the development. During construction the nature of change would result in a Very Small magnitude of effect and the significance of effect will be Negligible Adverse. Year 1 and Year 15 The Development includes extensive tree planting, along streets, within public open space and new hedgerows, especially within the southern part of the Site that is proposed as a Community Park and in and around Hill Top Park within the north east of the Site. The extensive tree planting will reinforce and enhance the canopy cover and wooded character of the local area, providing enhanced canopy linkage to the boundary vegetation, especially where it is accompanied by understorey and hedgerow planting resulting in additional habitat enhancements. As such the Development will considerably increase the extent of this feature on the Site. The large number of trees within the scheme will provide a limited benefit at Year 1, as the nature of change would result in a Very Small magnitude of effect and the significance of effect will be Negligible Beneficial. Following maturation and establishment of proposed tree planting at Year 15, there will be a notable increase in canopy cover receptor will be subject to a notable improvement. Therefore, the nature of change would result in a Medium magnitude of effect and the significance of effect will be Moderate Beneficial.
Woodland	Medium Sensitivity The Site contains existing hedgerow trees and small areas of woodland which are not designated and whilst typically in good condition, they are neither rare nor exhibiting notable scenic qualities. They make some positive contribution to landscape character as part of the wider vegetative structure of the landscape. On this basis they are considered to have Medium value. Trees are typically highly susceptible to development, however the type proposed has good potential to either integrate or replace the loss of existing trees. On this basis, the susceptibility of the receptor is judged to be Medium .	Very Small	Negligible Adverse	Very Small	Negligible Beneficial	Medium	Moderate Beneficial	Construction The existing woodland is located around the edges and will be retained, for the most part, and protected as part of the construction works, with a very limited effect anticipated. Therefore, the nature of change would result in a Very Small magnitude of effect and the significance of effect will be Negligible Adverse. Year 1 and Year 15 The Development includes extensive areas of new woodland planting, especially along the northern, eastern and southern boundaries and within the proposed Community Park. Overall, an area of 14.5ha of new native locally characteristic woodland proposed. The planting will reinforce existing woodland planting strengthening the Site boundaries and provide an enhanced woodland linkage that will provide a woodland edge that wraps around the Site from the north, along the eastern boundary and continues into the community park. As such the Development will considerably 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 remain Very Small magnitude of effect and the significance of effect will be Negligible Adverse. Following maturation of proposed planting at Year 15, there will be a notable increase in canopy cover receptor will be subject to a notable improvement. Therefore, the nature of change would result in a Medium magnitude of effect and the significance of effect will be Moderate Beneficial.

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		Construction		Year 1		Residual (Year 15)		
		Magnitude of Effect (Change)	Significance of Effect	Magnitude of Effect (Change)	Significance of Effect	Magnitude of Effect (Change)	Significance of Effect	
Waterbodies	Medium Sensitivity There are four waterbodies within the Site, three are within the northern part and one within the southern part. These are typical field ponds that are found within the local and wider landscape. The waterbodies have limited surrounding vegetation which alongside the existing landform result in these having a limited contribution to the landscape character of the Site. On this basis they are considered to have Medium value. There is the potential within the proposed Development to retain the existing ponds within the proposals. There is also the potential to provide a number of new waterbodies that together will have a greater contribution in landscape terms. On this basis, the susceptibility of the receptor is judged to be Low.	None	Neutral	Very Small	Negligible Beneficial	Small	Minor Beneficial	Construction During the construction phase, all existing waterbodies within the Site will be protected. Therefore, the nature of change would result in a None magnitude of effect and the significance of effect will be Neutral. Year 1 and Year 15 Following completion of the Development, the existing waterbodies will be located within areas of public open space and enhanced with marginal vegetation and set within wildflower grassland and trees. Additional waterbodies will be introduced as part of the Site wide sustainable drainage strategy, which includes the addition of scrapes and swales. Whilst the contribution of new water bodies to the overall value of the receptor is considered to be limited at Year 1, there would still be an improvement given the extent of new water bodies across the Site. However, the extent to which new planting contributes to beneficial effects at Year 1 is limited. On this basis, the magnitude of effect is considered to be very small, resulting in a negligible beneficial significance of effect of at Year 1. At Year 15, the establishment of the proposed landscape planting and adoption of a sensitive and suitable maintenance regime is considered to result in a range of enhancements to both the existing and proposed waterbodies. On establishment the number and location of waterbodies within the Site will provide a notable contribution to the sense of place and character of the Site. Furthermore, these features will increase habitat connectivity and biodiversity within the wider green/blue network. Both the existing and proposed waterbodies will be maintained adoption of a long-term active management regime (set out within a Landscape and Ecological Management Plan (LEMP)). Therefore, the nature of change would result in a Small magnitude of effect and the significance of effect will be Minor Beneficial.
Published Landscape Character Receptors								

Landscape Receptor: Feature / Area / Type	Sensitivity	Landscape Effects						Notes
		Construction		Year 1		Residual (Year 15)		
		Magnitude of Effect (Change)	Significance of Effect	Magnitude of Effect (Change)	Significance of Effect	Magnitude of Effect (Change)	Significance of Effect	
NCA 54: Manchester Pennine Fringe	Medium Sensitivity The NCA is defined by the transitional zone between the open moorland of the Dark Peak and the Southern Pennines, and the densely populated urban conurbation of Manchester. The landscape is a mosaic of built form, major roads and green space, much of which is influenced by recreational use. The most notable feature being the contrast between the industrial towns and the areas of farmland. The NCA is not covered by any landscape designations. Therefore, the NCA is considered to have Medium value. In places, from elevated landform, there are long distance views across the local and wider landscape up the Pennines. This also results in there being views from higher ground towards the adjacent large conurbation or Manchester and surrounding towns and villages. The area contrasts as a result of the undulating landform and existing built form with areas heavily enclosed and the more elevated open landscape as the landform rises. There are some mature blocks of woodland set along the major transport routes and river valleys. The NCA has the potential to accommodate development of the type proposed without fundamental or permanent changes. On balance, the susceptibility of the NCA to development of the type proposed is considered to be Medium	Small	Minor Adverse	Very Small	Negligible Adverse	Very Small	Negligible Adverse	Construction Development within the Site will occupy a small central part of the much larger NCA, as such, effects arising from the Development are direct effects on the character and the loss / reduction of the NCA. Effects relating to construction are therefore considered likely to amount to an alteration and deterioration of the NCA as a result of construction activities and loss in tranquillity. Therefore, the nature of change would result in a Small magnitude of effect and the significance of effect will be Minor Adverse. Year 1 and Year 15 The Development will extend built form with the NCA with the potential for the immediate and local NCA to be influenced by the new urban edge and built form within the Site. The design of the Development, including setbacks from the Site boundaries which are enhanced in line with published landscape guidance with hedgerow, tree and woodland planting. This aims to provide a more sympathetic and sensitive transition between the Development and the local area than currently exists and mitigate adverse effects arising from the Development. However, at year 1 this will be limited. Therefore, the nature of change would result in a Very Small magnitude of effect and the significance of effect will be Negligible Adverse. Following establishment of the landscape strategy the Development will be set back beyond an enhanced green edge that will reduce the visual influence the built form has on the local landscape character. Overall, the Development will present a sympathetic and sensitive transition and settlement edge to the immediate setting. It is considered that this will provide a greater level of beneficial impacts due to the increase of characteristic landscape features and enhanced habitat and biodiversity value. Therefore, the nature of change would result in a Small magnitude of effect and the significance of effect will be Negligible Adverse.

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LCA 27 <i>Simister, Slattocks and Healds Green</i>	Medium Sensitivity The LCA encompasses an area of land between Manchester to the south and on lower lying landform than the Site. The LCA is not covered by any national landscape designations, although the Site and the immediate area is defined as a Green Gap, covered by Policy CP38 within the emerging Local Plan. This policy is to promote the local character and distinctiveness of the main towns and nearby large and small rural settlements, as a result, the LCA is considered to be of some local value. On this basis the LCA is considered to have Medium value. The LCA is a mosaic of development, open land, which is heavily influenced by recreational activities and road infrastructure. In addition, there are many detracting features, to include industrial development and dilapidated farmsteads. The existing settlement within the local area provides a strong urban influence on the setting of this LCA which is a transitional landscape with notable human influence and intervention on the landscape. There is the potential to include mitigation as part of the Development in accordance with the published landscape guidelines. On this basis, the LCA is considered to have Medium susceptibility to development of the type proposed. The LCA has the potential to accommodate development of the type proposed without fundamental or permanent changes to the LCA. The combination of the above value and sensitivity is judged to result in a Medium overall sensitivity to development of the type proposed.	Small	Minor Adverse	Small	Minor Adverse	Very Small	Negligible Adverse	Construction Development within the Site will occupy a central location within the LCA, as such, effects arising from the Development are direct effects on the character and the loss and reduction of the LCA. As demonstrated by the visual appraisal, only limited parts on the north eastern part of the Site have the potential for intervisibility with the wider LCA. Effects relating to construction are therefore considered likely to amount to a slight temporary deterioration, due to construction activities and loss in tranquillity. Therefore, the nature of change would result in a Small magnitude of effect and the significance of effect will be Minor Adverse. Year 1 and Year 15 A limited part of the central section of the LCA has the potential to be influenced by the activities and Development within the Site. The design of the Development, including setbacks from the eastern edge of the Site and the delivery of a country park within the southern part of the Site will help mitigate the overall impact on the setting of the immediate and local landscape. However, given the nature of the local landform the development within the north eastern part of the Site will result in there being a greater visible presence of development. On this basis and considering the degree of separation between the Site and the overall extent of the LCA the physical changes themselves are limited. The landscape strategy will establish characteristic landscape features to include, trees and hedgerows, although new planting will contribute (to a very limited degree at Year 1) to the enhancement of existing characteristic features. Therefore, the nature of change would remain a Small magnitude of effect and the significance of effect remain Minor Adverse. Following establishment of the landscape strategy the perception of the Development will reduce the influence the Development has on the adjacent LCA. It is considered that this will provide some beneficial effects due to the increase of characteristic landscape features. Therefore, on balance of adverse and beneficial effects the nature of change would result in a Very Small magnitude of effect and the significance of effect will be Negligible Adverse.

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		Construction		Year 1		Residual (Year 15)		Notes
		Magnitude of Effect (Change)	Significance of Effect	Magnitude of Effect (Change)	Significance of Effect	Magnitude of Effect (Change)	Significance of Effect	
The Site and its Immediate Context	Medium Sensitivity The Site comprises unremarkable arable and pastoral fields that have been subject to a significant impact as a result of the development of the major transport routes that have fragmented fields. The most interesting elements of the Site are the views out, from the elevated landform within the north eastern part of the Site. Whilst the existing landform, built development, and mature vegetation structure currently provide a level of enclosure to the Site, it is heavily influenced by a range of development types. The existing settlement edge that bounds the Site to the west provides an urbanising influence on the Site. The major transport routes that bound the Site on three sides result in the Site relating well to the settlement morphology, albeit the higher ground t within the Site and within the immediate setting to the east is more detached and therefore rural. 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 the level of enclosure and degree of separation from the local and wider more open landscape to the north-west, 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 Low. The combination of the medium value and the Low susceptibility results in a Medium sensitivity.	Large	Moderate – Major Adverse	Large - Medium	Major / Moderate Adverse	Medium	Negligible Adverse	Construction Construction activities on the Site will introduce 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. The construction activities will introduce movement and noise to the Site where there will be no access for the duration of the construction stage. Therefore, the nature of change would result in a Large magnitude of effect and the significance of effect will be Moderate - Major Adverse. Year 1 and Year 15 At Year 1, the enhanced setting to the proposed built form reflects the local character, to include extending the woodland that defines the northern, eastern and southern boundaries and the adjacent transport routes. In addition to this the Development has been designed to provide high quality landscape setting. Substantial areas of public open space has been include within and around the proposed built form. A series of green corridors pass through the Site 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 and robust 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-Medium magnitude of effect and the significance of effect will be Major-Moderate Adverse. 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. The establish 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 Negligible Adverse.

Notes:

Level of sensitivity of receptor accounting for the value of the receptor and its susceptibility to the type of change proposed: High, Medium, Low

Magnitude of Effect: Large, Medium, Small, Very Small, None

Significance of Effect: Major, Moderate, Minor, Negligible or Neutral (may be Adverse or Beneficial)