

Land at the west of Smithy Bridge Road

Landscape and Visual Impact Assessment

Appendix E

Visual Tables

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Prepared for:



**Taylor
Wimpey**

RECEPTOR/ REPRESENTATIVE PHOTOGRAPH	APPROX DISTANCES (M)	DESCRIPTION OF EXISTING VIEW	SENSITIVITY ASSESSMENT	COMPLETION CHANGE IN VIEW	15 YEARS POST COMPLETION CHANGE IN VIEW
Pedestrians using PRoW FP8 Representative photographs 1.1 – 1.7	Approximate length of the route – 300m running alongside the boundary	Entering the site at Smithy Bridge Road, the route runs diagonally across a field. Looking west there is a long view along the River Roch valley with high rise buildings and the brick chimney located immediately west of the site, visible in the distance. The existing urban edge of Smallbridge is visible to the north and the rear garden fences of houses located on South View Road are dominant in the view. As the path nears the western end of South View Road there are open views south and east across the site with the development at Yea Fold and Smithy Bridge visible in the middle distance. The South Pennine Hills are visible on the horizon looking south eastwards. As the path tracks north it is at a slightly lower elevation than the adjoining land which provides some enclosure. Further north the route is enclosed by vegetation and boundary fencing before emerging on to Wuerdle Farm Way	Value of the view - Medium Local value attached to the views in relation to the greenspace corridor planning designation. Some longer views to the wider landscape and views of open land in the context of the existing urban edge. The views do not have heritage value or cultural associations. It is a pleasant but unremarkable landscape which is not considered to be a popular visitor attraction. Susceptibility – High The landscape setting is likely to be valued by those engaged in recreation.	Size and scale of changes - The route would largely follow the highway footpath and the views would include more built development than is currently visible, seen at closer range, when looking in a north-westerly direction. Views south would remain more open across the open space within the south of the site, with Yea Fold and Smithy Bridge visible on the horizon. Views from the existing enclosed sections of the route would remain enclosed but there would be an increase in the length of the route which is enclosed on both sides and the views would be more urban. Geographical extent – The changes to the views would be experienced from the open sections of the route when looking in a north and north westerly direction. Changes would not be perceived from the enclosed sections of the route. Duration of effect – Medium term/not permanent	Size and scale of changes Proposed tree planting along the access road and within the River valley corridor would have matured to enhance the existing views along the valley and to help assimilate the proposed housing in to the landscape. The proposed housing would be seen at closer range than the existing housing but the mature vegetation would provide a softer edge than the current urban edge. There would be a slight increase in the length of the route which is enclosed on both sides and the views would be more urban. Geographical extent – The changes to the views would be experienced from the open sections of the route when looking in a north and north westerly direction. Changes would not be perceived from the enclosed sections of the route. Duration of effect – Long term/permanent
OVERALL JUDGEMENTS IN RESPECT OF SENSITIVITY AND MAGNITUDE			Sensitivity – High-medium	Magnitude – Medium-adverse	Magnitude – Medium - low adverse
OVERALL JUDGEMENTS IN RESPECT OF SIGNIFICANCE OF EFFECT- Sensitivity and magnitude combined in a considered way				Significance of Effect – Moderate adverse/medium term/temporary	Significance of Effect – Moderate - minor adverse/long term/permanent effect

RECEPTOR/ REPRESENTATIVE PHOTOGRAPH	APPROX DISTANCES (M)	DESCRIPTION OF EXISTING VIEW	SENSITIVITY ASSESSMENT	COMPLETION CHANGE IN VIEW	15 YEARS POST COMPLETION CHANGE IN VIEW
Pedestrians using PRoW FP6 Representative photographs 2.1 – 2.8	Approximate length of the route 600m Within the site and up to 100m away from the boundary.	Views from the eastern section of the route are enclosed as the PRoW runs behind Wuerdle Farm within a corridor enclosed by garden fences. To the west of Wuerdle Farm the footpath emerges to run past the allotments and diagonally across the site, down towards the river. There are open views south, east and west which include the land within the site and the River Roch valley with the development on the edges of Smithy Bridge in the middle distance. The South Pennine Hills are visible in the distance looking south east. Looking north the housing and allotments enclose views. The PRoW runs to the south of the existing hedgerow before leaving the site at the western boundary. West of the site the PRoW is temporarily diverted but should follow the southern boundary of the newly constructed residential development (application 14/01412/FUL). Views are open to the south and enclosed by housing looking north.	Value of the view - Medium Local value attached to the views in relation to the greenspace corridor planning designation. Some longer views to the wider landscape and views of open land in the context of the existing urban edge. The views do not have heritage value or cultural associations. It is a pleasant but unremarkable landscape which is not considered to be a popular visitor attraction. Susceptibility – High The landscape setting is likely to be valued by those engaged in recreation.	Size and scale of changes - There would be no changes to the views from the eastern, enclosed section of the route. The central part of the route, which currently runs past the allotments and diagonally across the site, would be diverted to run through the proposed housing and open space. The views would be more enclosed than existing and there would be the loss of some longer views to the Pennine hills from the central section of the route. The western section of the route would run to the south of proposed housing on the highway footpath. Looking north, views would be enclosed by the fronts of proposed houses. Looking south, the views would remain open to the river valley with Smithy Bridge in the middle distance and long-distance views to the Pennine hills. The remainder of the route lies outside the site and there would be little change to these views. Geographical extent – The changes to views would be experienced only from the open sections of the route which lie within the site. Duration of effect - Medium term/not permanent	Size and scale of changes Surrounding the central section of the route, proposed planting associated with the open spaces would have matured to provide a good landscape structure. The planting would help soften built form. Further west, the route would run to the south of proposed housing. The proposed planting, along the southern edge of the housing, would have matured to provide a greener edge in views northwards. Views south over the river valley and across as far as the Pennine hills would remain. There would be no change to the views from the sections of the route which lie outside the site. Geographical extent- The changes to views would be experienced only from the open sections of the route which lie within the site. Duration of effect- Long term/permanent
OVERALL JUDGEMENTS IN RESPECT OF SENSITIVITY AND MAGNITUDE			Sensitivity – High-medium	Magnitude – Medium adverse	Magnitude - Medium-Low adverse
OVERALL JUDGEMENTS IN RESPECT OF SIGNIFICANCE OF EFFECT- Sensitivity and magnitude combined in a considered way				Significance of Effect – Moderate adverse/ medium term/temporary	Significance of Effect –Moderate- minor adverse/long term/permanent

RECEPTOR/ REPRESENTATIVE PHOTOGRAPH	APPROX DISTANCES (M)	DESCRIPTION OF EXISTING VIEW	SENSITIVITY ASSESSMENT	COMPLETION CHANGE IN VIEW	15 YEARS POST COMPLETION CHANGE IN VIEW
Pedestrians using PRoW FP4/260/259 Representative photographs 3.1-3.9	Approximate length of the route 1km. running on the south side of the River Roch Valley. PRoW between 25m and 400m away from the site boundary.	The western section of the route runs through industrial premises before tracking alongside the River Roch. The site is not visible from the western end of the route. The newly constructed housing (application 14/01412/FUL) comes in to view as the route proceeds eastwards. There are long views along the river valley looking east and west. These views include the site and the existing development on the edge of Smallbridge. To the south the ground levels slope up so that views are partially enclosed. Looking north the site is visible in the foreground with housing on the edge of Smallbridge enclosing the view. Further east the route passes through Higher Eafield Farm before joining Eafield Road. The eastern section of the route is enclosed by existing development on Eafield Road and Yea Fold. There is a glimpsed view in to the south eastern part of the site from Eafield Road just before the PRoW joins Smithy Bridge Road.	Value of the view - Medium Local value attached to the views in relation to the greenspace corridor planning designation. Some longer views to the wider landscape and views of open land in the context of the existing urban edge. The views do not have heritage value or cultural associations. It is a pleasant but unremarkable landscape which is not considered to be a popular visitor attraction. Susceptibility – High The landscape setting is likely to be valued by those engaged in recreation.	Size and scale of changes - The proposed development would not be visible from the western end of the route. Further east, long views along the river valley looking east and west would be retained, with views across the green corridor within the site. Proposed housing would be visible stepping down the sloping land with any retaining structures located within gardens largely screened by intervening houses. The edge of Smallbridge would appear slightly closer but proposed housing would be seen in the context of the existing urban edge and fingers of green space would extend in to the housing to soften the edge. There would be no views from the eastern section of the route which is enclosed by existing development on Eafield Road and Yea Fold. There would be a glimpsed view of the proposed access road within the south eastern part of the site from Eafield Road just before the PRoW joins Smithy Bridge Road. Geographical extent – Oblique views of the built form seen beyond the open river valley corridor and in the context of the existing development edge. Duration of effect - Medium term/not permanent	Size and scale of changes The proposed planting within the green space along the River Roch would have matured to enhance the amenity value of the corridor. Groups of trees along the southern boundary of the proposed development edge and planting within the play space would soften the urban edge in views north. Tree planting along the access road would have matured to provide some screening of the existing backs of houses located on South View Road. Geographical extent – Oblique views of the built form seen beyond the open river valley corridor and in the context of the existing development edge. Duration of effect - Long term/permanent
OVERALL JUDGEMENTS IN RESPECT OF SENSITIVITY AND MAGNITUDE			Sensitivity - High-medium	Magnitude – Medium-Low adverse	Magnitude – Low adverse
OVERALL JUDGEMENTS IN RESPECT OF SIGNIFICANCE OF EFFECT- Sensitivity and magnitude combined in a considered way				Significance of Effect – Moderate-minor adverse/ medium term/temporary	Significance of Effect – Minor adverse/long term permanent

RECEPTOR/ REPRESENTATIVE PHOTOGRAPH	APPROX DISTANCES (M)	DESCRIPTION OF EXISTING VIEW	SENSITIVITY ASSESSMENT	COMPLETION CHANGE IN VIEW	15 YEARS POST COMPLETION CHANGE IN VIEW
Pedestrians using PRoW FP261 Representative photographs 4.1-4.2	Approximate length of the route – 310m Distance from the site – 200m – 250m	The PRoW follows Fletcher's Road in a westerly direction from Smithy Bridge Road. The eastern half of the route runs to the south of the industrial building. From this part of the route there are no views of the site as views north are enclosed by the existing built form. To the west of the industrial building there are open views looking north from the PRoW which include the surrounding farmland with Higher Eafield Farm prominent in the views. The existing housing on the edge of Smallbridge is visible in the distance. Views of the land within the site are limited due to the rolling topography.	Value of the view - Medium Local value attached to the views in relation to the greenspace corridor planning designation. Some longer views to the wider landscape and views of open land in the context of the existing urban edge. The views do not have heritage value or cultural associations. It is a pleasant but unremarkable landscape which is not considered to be a popular visitor attraction. Susceptibility – High The landscape setting is likely to be valued by those engaged in recreation.	Size and scale of changes - There would be no change to the views from the eastern half of the route as it runs to the south of the industrial building. To the west of the industrial building there are existing open views looking north which include Higher Eafield Farm and existing housing on the edge of Smallbridge. The proposed housing would be visible in front of the existing urban edge and behind the Farm, bringing the urban edge slightly closer to the viewer. The rolling topography would mean that only the tops of proposed housing would be visible and the proposed housing would form a minor part of a wider view which includes housing. The change to the view would be minor. Geographical extent – The changes to views would be experienced from the western half of the route. Distant, partial views of the proposed housing looking north, seen in the context of the existing development edge. Duration of effect - Medium term/not permanent	Size and scale of changes There would be no change to the views from the eastern half of the route. Proposed groups of trees located within the corridor along the River Roch would have matured to soften the views of the urban edge. Whilst the proposed housing brings the visible urban edge slightly closer to the viewer, the proposed tree planting would provide some screening of built form breaking down the monotony of the existing continuous urban edge. At this distance and in the context of the surrounding existing built development the proposals would change the view but the benefits of the proposed mature mitigation would balance the effects of the extension to the urban edge. Geographical extent – The changes to views would be experienced from the western half of the route. Distant, partial views of the proposed housing and groups of mature trees looking north, seen in the context of the existing development edge. Duration of effect - Long term/permanent
OVERALL JUDGEMENTS IN RESPECT OF SENSITIVITY AND MAGNITUDE			Sensitivity - High-medium	Magnitude – Low adverse	Magnitude – Low/neutral-negligible
OVERALL JUDGEMENTS IN RESPECT OF SIGNIFICANCE OF EFFECT- Sensitivity and magnitude combined in a considered way				Significance of Effect – Minor adverse/ medium term/temporary	Significance of Effect – Minor/ neutral-negligible/long term/ permanent

RECEPTOR/ REPRESENTATIVE PHOTOGRAPH	APPROX DISTANCES (M)	DESCRIPTION OF EXISTING VIEW	SENSITIVITY ASSESSMENT	COMPLETION CHANGE IN VIEW	15 YEARS POST COMPLETION CHANGE IN VIEW
Pedestrians using PRoW FP 265/266 Representative photographs 5.1-5.3	Approximate length of the route – 230m Approximate distance from the site boundary 220-500m	The PRoW is a continuation of FP261 but runs roughly in a north to south direction. The ground levels rise slightly as the route tracks south towards the railway. From the lower northern section of the route (photograph 5.1) the adjacent fields are visible in the foreground, with the industrial building and Higher Eafield Farm prominent and housing within Smallbridge visible in the distance. The land within the site is barely visible due to the rolling topography. Further south the PRoW is at a higher elevation and the views looking north are similar but the more elevated, northern parts of the site are visible (photograph 5.2). The route crosses underneath the railway and from the northern section the embankments generally screen views north.	Value of the view - Medium Local value attached to the views in relation to the greenspace corridor planning designation. Some longer views to the wider landscape and views of open land in the context of the existing urban edge. The views do not have heritage value or cultural associations. It is a pleasant but unremarkable landscape which is not considered to be a popular visitor attraction. Susceptibility – High The landscape setting is likely to be valued by those engaged in recreation.	Size and scale of changes - From the lower northern section of the route the tops of proposed housing would be seen in the distance with fields visible in the foreground and the industrial building and Higher Eafield Farm prominent features of the view. The rolling topography means that the lower parts of the site would not be seen. Further south, where the PRoW is at a higher elevation, the views looking north would be similar but slightly more proposed housing would be visible stepping down the sloping land. Proposed retaining structures within gardens would sit behind proposed houses which would largely screen any views of them. Changes to the views would be minor as existing housing within Smallbridge is visible and proposed housing would form a minor part of a wider view. There would be no changes to the views from the parts of the route north of the railway as the embankments screen views north. Geographical extent - Distant, partial views of the proposed housing looking north, seen in the context of the existing development edge. Duration of effect- Medium term/not permanent	Size and scale of changes The tops of proposed housing would be partially screened by mature groups of trees located along the southern edge of the developed area. The proposed housing would form a new urban edge slightly closer to the viewer but this would be distant, set beyond fields visible in the foreground and the industrial building and Higher Eafield Farm, and would be softened by mature proposed planting. Changes to the view would be minor as existing housing within Smallbridge is visible and the planting within the green corridor along the River would soften the urban edge. Geographical extent- Distant, partial views of the proposed housing and groups of trees looking north, seen in the context of the existing development edge. Duration of effect - Long term/permanent
OVERALL JUDGEMENTS IN RESPECT OF SENSITIVITY AND MAGNITUDE			Sensitivity - High-medium	Magnitude – Low adverse-	Magnitude – Low/adverse-negligible
OVERALL JUDGEMENTS IN RESPECT OF SIGNIFICANCE OF EFFECT- Sensitivity and magnitude combined in a considered way				Significance of Effect – Moderate/minor adverse/ medium term/temporary	Significance of Effect – Minor adverse-negligible/long term/permanent

RECEPTOR/ REPRESENTATIVE PHOTOGRAPH	APPROX DISTANCES (M)	DESCRIPTION OF EXISTING VIEW	SENSITIVITY ASSESSMENT	COMPLETION CHANGE IN VIEW	15 YEARS POST COMPLETION CHANGE IN VIEW
Pedestrians using PRoW FP258 running along the Rochdale Canal Representative photograph 6.1	Approximate distance from the site – 450-500m	From a section of around 150m of the PRoW there are partial views northwards towards the site. Where vegetation to the north of the PRoW is sparse there are views across the adjacent field towards the railway. The embankments and vegetation on them provide partial screening but the site is partially visible with the housing immediately north of the site and the hills beyond forming a backdrop. The remaining sections of the PRoW, to the east, are enclosed with vegetation.	Value of the view - Medium Local value attached to the views in relation to the greenspace corridor planning designation. Some longer views to the wider landscape and views of open land in the context of the existing urban edge. The views do not have heritage value or cultural associations. It is a pleasant but unremarkable landscape which is not considered to be a popular visitor attraction. Susceptibility – High The landscape setting is likely to be valued by those engaged in recreation.	Size and scale of changes - The route is generally well enclosed by vegetation but where there is a break in the intervening vegetation there are some more open views northwards in which there would be fleeting glimpses of the proposed development seen in the distance and surrounded by existing housing. The proposed housing would form a minor part of a wider view which includes housing. Views would be oblique as the direction of travel is east-west and intervening vegetation and the railway embankments provide partial screening. The existing urban edge is part of the existing view so the change in view would be minimal. Geographical extent – Fleeting, oblique, distant and partial views of the proposed housing looking north, seen in the context of the existing development edge. Duration of effect- medium term/not permanent	Size and scale of changes Proposed tree groups within the open corridor along the southern part of the site would have matured to help soften the development edge when viewed from the south. Geographical extent – Fleeting, oblique, distant and partial views of the proposed housing looking north, seen in the context of the existing development edge. Duration of effect- Long term/permanent
OVERALL JUDGEMENTS IN RESPECT OF SENSITIVITY AND MAGNITUDE			Sensitivity - High-medium	Magnitude – Low adverse - negligible	Magnitude–Low neutral - negligible
OVERALL JUDGEMENTS IN RESPECT OF SIGNIFICANCE OF EFFECT- Sensitivity and magnitude combined in a considered way				Significance of Effect – Minor adverse- negligible/ medium term/temporary	Significance of Effect – Minor neutral - negligible/long term/permanent

RECEPTOR/ REPRESENTATIVE PHOTOGRAPH	APPROX DISTANCES (M)	DESCRIPTION OF EXISTING VIEW	SENSITIVITY ASSESSMENT	COMPLETION CHANGE IN VIEW	15 YEARS POST COMPLETION CHANGE IN VIEW
Pedestrians using PRoW FP249/240 Representative photograph 7.1 and 7.2	Approximate distance from the site boundary – 10m at its closest point.	The PRoW follows Stubley Mill Road which runs perpendicular to Smithy Bridge Road. The site is not visible from the majority of the route. From the end of the PRoW near to Smithy Bridge Road there are fleeting views westwards across the road towards the eastern parts of the site. The view includes the existing housing located on South View Road and Yea Fold. Further east the route is enclosed with no views of the site.	Value of the view - Medium Local value attached to the views in relation to the greenspace corridor planning designation. Some longer views to the wider landscape and views of open land in the context of the existing urban edge. The views do not have heritage value or cultural associations. It is a pleasant but unremarkable landscape which is not considered to be a popular visitor attraction. Susceptibility – High The landscape setting is likely to be valued by those engaged in recreation.	Size and scale of changes - The proposed development would not be visible from the majority of the route. From the end of the PRoW near to Smithy Bridge Road there would be fleeting views westwards across the road. The proposed access off Smithy Bridge Road and the access road would be partially visible to the south of the existing housing located on South View Road. No proposed housing would be visible. Changes to the view would be minor. Further east the route is enclosed and the proposed development would not be visible. Geographical extent – Fleeting, partial views of site access and access road seen in the context of similar elements and existing built development. Duration of effect- medium term/ not permanent	Size and scale of changes The proposed development would not be visible from the majority of the route. Proposed tree planting around the site entrance off Smithy Bridge Road and along the access road would have matured to soften views of the access and access road in views from the western end of the route. Geographical extent – Fleeting, partial views of site access and access road with mature tree planting, seen in the context of similar elements and existing built development. Duration of effect- Long term/ permanent
OVERALL JUDGEMENTS IN RESPECT OF SENSITIVITY AND MAGNITUDE			Sensitivity - High-medium	Magnitude – Low adverse - Negligible	Magnitude - Negligible
OVERALL JUDGEMENTS IN RESPECT OF SIGNIFICANCE OF EFFECT- Sensitivity and magnitude combined in a considered way				Significance of Effect – Minor adverse - Negligible/ medium term/temporary	Significance of Effect – Negligible/long term/permanent

RECEPTOR/ REPRESENTATIVE PHOTOGRAPH	APPROX DISTANCES (M)	DESCRIPTION OF EXISTING VIEW	SENSITIVITY ASSESSMENT	COMPLETION CHANGE IN VIEW	15 YEARS POST COMPLETION CHANGE IN VIEW
Pedestrians using PROW FP250/257/258/259 Clegg Hall Road Representative photograph 8.1 – 8.3	Approximate distance from the site boundary – 650m.	The PROWs are a continuation of one-another and follow Clegg Hall Road which runs parallel with, and south of, the canal and railway. The route is located on slightly elevated land with the ground levels falling northwards towards the River valley. The site can be partially seen, in the context of the existing edge of Smallbridge, on the south facing slopes of the valley. The eastern end of the route is well enclosed by vegetation but there are glimpsed views northwards in which the site is visible. Further west the road provides access to a cluster of buildings around Clegg Hall. There are views across the canal with the railway embankments and intervening vegetation providing partial screening of the site.	Value of the view - Medium Local value attached to the views in relation to the greenspace corridor planning designation. Some longer views to the wider landscape and views of open land in the context of the existing urban edge. The views do not have heritage value or cultural associations. It is a pleasant but unremarkable landscape which is not considered to be a popular visitor attraction. Susceptibility – High The landscape setting is likely to be valued by those engaged in recreation.	Size and scale of changes - The proposed development would be partially visible, in the context of the existing edge of Smallbridge, on the south facing slopes of the valley. The proposed housing would form a minor part of a wider view which includes housing. From the eastern end of the route, which is well enclosed by vegetation, there would be glimpsed views of proposed housing seen in the context of Smallbridge when looking northwards. Further west the proposed development would be partially screened by the railway embankments and intervening vegetation. Geographical extent – Distant, partial views of proposed houses seen in the context of Smallbridge. Duration of effect- Medium term/ not permanent	Size and scale of changes The proposed development would form a minor part of a wider view and be partially visible, in the context of the existing edge of Smallbridge. Proposed tree groups within the southern corridor and within the fingers of open space which protrude in to the developed area would soften the urban edge and provide some screening of the built form. The proposed development would also be partially screened by the railway embankments and mature intervening vegetation. Geographical extent – Distant, partial views of proposed houses seen in the context of Smallbridge. Duration of effect- Long term/ permanent
OVERALL JUDGEMENTS IN RESPECT OF SENSITIVITY AND MAGNITUDE			Sensitivity - High-medium	Magnitude – Low adverse	Magnitude – Low adverse-negligible
OVERALL JUDGEMENTS IN RESPECT OF SIGNIFICANCE OF EFFECT- Sensitivity and magnitude combined in a considered way				Significance of Effect – Moderate-Minor adverse/ medium term/temporary	Significance of Effect – Minor adverse-negligible/long term/permanent

RECEPTOR/ REPRESENTATIVE PHOTOGRAPH	APPROX DISTANCES (M)	DESCRIPTION OF EXISTING VIEW	SENSITIVITY ASSESSMENT	COMPLETION CHANGE IN VIEW	15 YEARS POST COMPLETION CHANGE IN VIEW
Pedestrians and motorists travelling on Smithy Bridge Road Representative photograph 9.1 – 9.2	Runs along the eastern boundary of the site	When travelling south on Smithy Bridge Road there are oblique, peripheral views across the eastern parts of the site which include the existing housing at Yea Fold and buildings on the edge of Smithy Bridge (Photograph 9.1). When travelling north there are oblique, peripheral views to the west which include much of the site. The backs of houses located on South View Road are prominent in the view and those houses located to the north of the site are visible in the distance (Photograph 9.2).	Value of the view - Medium Views along the highway corridor. The views do not have heritage value or cultural associations. It is a pleasant but unremarkable landscape which is not considered to be a popular visitor attraction. Susceptibility – Medium Primarily using route for access rather than focusing on the views. Taking in to account the speed of travel and the fleeting views. Pedestrian route is not through open countryside but adjacent to the highway providing convenient access rather than an attractive route.	Size and scale of changes - When travelling south on Smithy Bridge Road there would be views of the proposed access and access road seen in the context of existing buildings on the edge of Smithy Bridge. Views would remain largely unchanged. When travelling north there would be oblique, peripheral views of proposed housing seen in the context of the existing urban edge of Smallbridge. The change to the view would be minor as existing housing to the north of the site is a part of the existing view. The existing houses located on South View Road would remain prominent in the view as proposed planting would not be mature enough to provide screening. There would be views of the proposed access and access road but these features are consistent with existing elements in the view. Geographical extent – Oblique, peripheral views of proposed houses seen at a distance of over 200m away. Duration of effect- Medium term/ not permanent	Size and scale of changes Planting around the access to the proposed development would have matured to help it blend in when viewed from Smithy Bridge Road. The proposed tree planting along the access road would have matured to heights of around 8-10m and would provide screening of the existing views of the backs of housing located on South View Road looking north. Proposed groups of trees within the green corridor along the southern edge of the proposed development would have matured to help assimilate the built form in to the landscape. Upon maturity of the proposed planting, views looking north would include more tree planting and less built form than the existing situation. Geographical extent – Oblique, peripheral views of proposed houses and mature trees seen at a distance of over 200m away. Mature proposed trees screening existing housing. Duration of effect- Long term/ permanent
OVERALL JUDGEMENTS IN RESPECT OF SENSITIVITY AND MAGNITUDE			Sensitivity - Medium	Magnitude – Medium adverse	Magnitude – Low beneficial
OVERALL JUDGEMENTS IN RESPECT OF SIGNIFICANCE OF EFFECT- Sensitivity and magnitude combined in a considered way				Significance of Effect – Moderate adverse/ medium term/temporary	Significance of Effect – Minor beneficial/long term/permanent

RECEPTOR/ REPRESENTATIVE PHOTOGRAPH	APPROX DISTANCES (M)	DESCRIPTION OF EXISTING VIEW	SENSITIVITY ASSESSMENT	COMPLETION CHANGE IN VIEW	15 YEARS POST COMPLETION CHANGE IN VIEW
Passengers travelling on the railway line Representative photographs 10.1-10.2	Approximate distance from the site boundary – 400-450m	The railway is on embankment. For a short section directly south of the site, before reaching Smithy Bridge station, there are open views northwards from an elevated position. The site is fleetingly visible in the distance and seen in the context of the existing urban edge of Smallbridge. Higher Eafield Farm, existing housing and the Industrial building located on Eafield Road are prominent in the view.	Value of the view - Medium Views of open land in the context of the existing urban edge. The views do not have heritage value or cultural associations. It is a pleasant but unremarkable landscape which is not considered to be a popular visitor attraction. Susceptibility – Low Primarily using route for access rather than focusing on the views. Taking in to account the speed of travel and the fleeting views.	Size and scale of changes - Fleeting, oblique and distant views of proposed houses seen in the context of the existing urban edge of Smallbridge. Proposed housing would bring the existing edge of Smallbridge slightly closer to the viewer, although Higher Eafield Farm, existing housing and the Industrial building located on Eafield Road would remain the dominant elements in the view. Geographical extent – Fleeting, oblique and distant views of proposed houses seen in the context of the existing urban edge of Smallbridge. Duration of effect- Medium term/ not permanent	Size and scale of changes Proposed trees within the green corridor south of the proposed housing and within the open spaces which extend in to the developed area would have matured to provide intermittent screening of the built form. This would serve to soften the development edge. Higher Eafield Farm, existing housing and the Industrial building located on Eafield Road would remain dominant elements in the view. Geographical extent – Fleeting, oblique and distant views of proposed houses partially screened by mature proposed trees and seen in the context of the existing urban edge of Smallbridge. Duration of effect- Long term/ permanent
OVERALL JUDGEMENTS IN RESPECT OF SENSITIVITY AND MAGNITUDE			Sensitivity – Medium-low	Magnitude – Low adverse-negligible	Magnitude - Negligible
OVERALL JUDGEMENTS IN RESPECT OF SIGNIFICANCE OF EFFECT- Sensitivity and magnitude combined in a considered way				Significance of Effect – Minor adverse-Negligible/ medium term/temporary	Significance of Effect – Negligible/long term/permanent

RECEPTOR/ REPRESENTATIVE PHOTOGRAPH	APPROX DISTANCES (M)	DESCRIPTION OF EXISTING VIEW	SENSITIVITY ASSESSMENT	COMPLETION CHANGE IN VIEW	15 YEARS POST COMPLETION CHANGE IN VIEW
Users of the allotments Representative photographs 11.1	Borders the northern site boundary	The boundary of the allotments is delineated with a tall timber fence which provides substantial screening. There may be some heavily filtered views through the fencing southwards across the site.	Value of the view - Medium Views of gardens and boundary fences. The views do not have heritage value or cultural associations. It is a pleasant but unremarkable landscape which is not considered to be a popular visitor attraction. Susceptibility – Medium Viewers are not expected to be focused on enjoying the landscape but would value the scenic quality.	Size and scale of changes - Existing tall fencing around the boundary of the allotments would provide substantial screening of the proposed development. There may be some heavily filtered views in which proposed housing would be partially seen in close proximity, although the allotments largely border open space associated with the road corridors. Geographical extent – The allotments border open space and road corridors as well as the gardens of some proposed housing. Duration of effect- Medium term/ not permanent	Size and scale of changes Proposed trees within open space and gardens around the boundaries of the allotments would have matured to provide screening of proposed built form in any existing filtered views. Geographical extent – The allotments border open space and road corridors as well as the gardens of some proposed housing. Duration of effect- Long term/ permanent
OVERALL JUDGEMENTS IN RESPECT OF SENSITIVITY AND MAGNITUDE			Sensitivity - Medium	Magnitude – Low adverse	Magnitude – Negligible
OVERALL JUDGEMENTS IN RESPECT OF SIGNIFICANCE OF EFFECT- Sensitivity and magnitude combined in a considered way				Significance of Effect – minor adverse/ medium term/temporary	Significance of Effect – Negligible/long term/permanent

RECEPTOR/ REPRESENTATIVE PHOTOGRAPH	APPROX DISTANCES (M)	DESCRIPTION OF EXISTING VIEW	SENSITIVITY ASSESSMENT	COMPLETION CHANGE IN VIEW	15 YEARS POST COMPLETION CHANGE IN VIEW
Private residents of South View Road Representative photograph 12.1	Borders the northern site boundary	Views south across the site from the backs of properties, partially screened by intervening fences and vegetation. Views are expected to include development on the edge of Smithy Bridge including housing at Yea Fold and the industrial building. Views from ground floors would be partially screened by boundary fencing.	Value of the view - Medium Views of gardens and boundary fences and some longer views from upper storey windows. The views do not have heritage value or cultural associations. It is a pleasant but unremarkable landscape which is not considered to be a popular visitor attraction. Susceptibility – High Experience views for longer than those briefly passing through an area, especially residents using rooms normally occupied in waking or daylight hours.	Size and scale of changes - Views south from the ground floor and gardens would be screened by intervening fences and vegetation. The proposed access road may be partially visible from upstairs windows but the change to the view would be minor. Geographical extent – The back gardens of the properties border the eastern part of the proposed development which would include the proposed access road but would not include proposed housing. Duration of effect- medium term/ not permanent	Size and scale of changes Views south from the ground floor and gardens would be screened by intervening fences and vegetation. Proposed tree planting along the access road would have matured to filter any views south of the proposed access road. Geographical extent – The properties are close to the site but separated from it by mature trees which provide a visual screen. Duration of effect- Long term/ permanent
OVERALL JUDGEMENTS IN RESPECT OF SENSITIVITY AND MAGNITUDE			Sensitivity – High-medium	Magnitude – Low adverse -Negligible	Magnitude - Negligible
OVERALL JUDGEMENTS IN RESPECT OF SIGNIFICANCE OF EFFECT- Sensitivity and magnitude combined in a considered way				Significance of Effect – minor adverse -negligible/ medium term/temporary	Significance of Effect – Negligible/long term/permanent

RECEPTOR/ REPRESENTATIVE PHOTOGRAPH	APPROX DISTANCES (M)	DESCRIPTION OF EXISTING VIEW	SENSITIVITY ASSESSMENT	COMPLETION CHANGE IN VIEW	15 YEARS POST COMPLETION CHANGE IN VIEW
Private residents of <u>Wuerdle Close and Wuerdle Place</u> Representative photographs 13.1-13.2	Approximate distance from the site boundary – 10m at its closest point	The cul-de-sacs run perpendicular to the eastern site boundary. Houses generally do not have views across the site but those right at the end of the cul-de-sacs are side on to the site and may have some oblique views of the site from upper storey windows. Views of the site would include existing housing.	Value of the view – Medium The views do not have heritage value or cultural associations. It is a pleasant but unremarkable landscape which is not considered to be a popular visitor attraction. Susceptibility – High Experience views for longer than those briefly passing through an area, especially residents using rooms normally occupied in waking or daylight hours.	Size and scale of changes - The properties are perpendicular to the site and generally do not have windows overlooking the proposed development. Houses right at the end of the cul-de-sacs are side on to the site and may have some oblique views from upper storey windows of proposed roofs. The existing views include housing so the change in view would be negligible. Geographical extent – Oblique views from the upstairs windows of the properties at the end of the cul-de-sacs. Duration of effect- medium term/ not permanent	Size and scale of changes The properties are perpendicular to the site and generally do not have windows overlooking the proposed development. Proposed planting along the eastern boundary of the site would have matured to provide screening of the roofs of proposed houses. Geographical extent – Oblique views from the upstairs windows of the proposed development would be screened by mature planting along the site boundary. Duration of effect- Long term/ permanent
OVERALL JUDGEMENTS IN RESPECT OF SENSITIVITY AND MAGNITUDE			Sensitivity – High-medium	Magnitude - Negligible	Magnitude - Negligible
OVERALL JUDGEMENTS IN RESPECT OF SIGNIFICANCE OF EFFECT- Sensitivity and magnitude combined in a considered way				Significance of Effect – Negligible/ medium term/temporary	Significance of Effect – Negligible/long term/permanent

RECEPTOR/ REPRESENTATIVE PHOTOGRAPH	APPROX DISTANCES (M)	DESCRIPTION OF EXISTING VIEW	SENSITIVITY ASSESSMENT	COMPLETION CHANGE IN VIEW	15 YEARS POST COMPLETION CHANGE IN VIEW
Private housing on the northern and western boundary of the site including Wuerdle Farm, Brooklyn Avenue, Holland Street, George Street, application 15/00413/FUL and 14/01412/FUL Total of around 27 properties Representative photographs 14.1 – 14.5	Bordering the northern and western site boundaries	For properties which border the site, the views from upper storey windows are likely to include the site. Houses generally back on to the site but there are some instances where houses are side on to the site with windows facing east or west. The newly built houses (application 14/01412/FUL) back on to the site and have windows facing north east which include the existing urban edge of Smallbridge. For houses facing south the site is likely to be visible in the foreground with development in Smithy Bridge visible beyond and the Pennine Hills on the horizon. Views from ground floors would be partially screened by boundary fencing.	Value of the view – Medium The views do not have heritage value or cultural associations. It is a pleasant but unremarkable landscape which is not considered to be a popular visitor attraction. Susceptibility – High Experience views for longer than those briefly passing through an area, especially residents using rooms normally occupied in waking or daylight hours.	Size and scale of changes - Boundary fences and vegetation provide partial screening of the proposed development from the ground floor. From upper storey windows proposed housing would be partially visible within closer proximity than existing visible built form. There would be the loss of some open views across the site and towards the Pennine Hills. Residential development is a characteristic of existing views and there would be no loss of amenity. Geographical extent – Views from mainly upper storey windows where the site is partially visible in close proximity. Duration of effect- Medium term/ not permanent	Size and scale of changes The changes after 15 years would be similar to those upon completion, depending upon the maturity of proposed garden vegetation. It is expected that there would be some views of the backs of proposed housing partially screened by garden vegetation and fences. Residential development is a characteristic of existing views and there would be no loss of amenity. Geographical extent – Partial views, mainly from upper storey and rooms not normally occupied in daylight hours. Duration of effect- Long term/ permanent
OVERALL JUDGEMENTS IN RESPECT OF SENSITIVITY AND MAGNITUDE			Sensitivity – High-medium	Magnitude – Medium adverse	Magnitude – Medium adverse
OVERALL JUDGEMENTS IN RESPECT OF SIGNIFICANCE OF EFFECT- Sensitivity and magnitude combined in a considered way				Significance of Effect – -Moderate adverse/ medium term/temporary	Significance of Effect – Moderate adverse/long term/permanent

RECEPTOR/ REPRESENTATIVE PHOTOGRAPH	APPROX DISTANCES (M)	DESCRIPTION OF EXISTING VIEW	SENSITIVITY ASSESSMENT	COMPLETION CHANGE IN VIEW	15 YEARS POST COMPLETION CHANGE IN VIEW
Private housing on the northern side of Yea Fold and higher Eafield Farm Representative photograph 15.1	Approximate distance from the site – 15m at its closest point	The houses are located on the south side of the River Roch and are positioned side on to the southern site boundary. It is expected that there may be some oblique views of the field within the site, with housing located on the northern site boundary visible beyond.	Value of the view – Medium The views do not have heritage value or cultural associations. It is a pleasant but unremarkable landscape which is not considered to be a popular visitor attraction. Susceptibility – High Experience views for longer than those briefly passing through an area, especially residents using rooms normally occupied in waking or daylight hours.	Size and scale of changes - It is expected that there may be some oblique views of the proposed housing which would be seen within slightly closer proximity than the existing urban edge of Smallbridge. Proposed housing would be set back beyond the open space along the river corridor. Geographical extent – Oblique views from the sides and back of existing properties. Proposed housing would be seen in the context of the existing urban edge, beyond the river valley and the open space within the southern part of the site. Duration of effect- Medium term/ not permanent	Size and scale of changes Proposed mature trees within the corridor along the river would partially screen views of the proposed development from these properties. Geographical extent – Oblique views from the sides and back of existing properties. Proposed housing would be seen in the context of the existing urban edge, beyond the river valley and the open space within the southern part of the site. Duration of effect- Long term/ permanent
OVERALL JUDGEMENTS IN RESPECT OF SENSITIVITY AND MAGNITUDE			Sensitivity – High-medium	Magnitude – Low adverse	Magnitude - low adverse-negligible
OVERALL JUDGEMENTS IN RESPECT OF SIGNIFICANCE OF EFFECT- Sensitivity and magnitude combined in a considered way				Significance of Effect – Minor adverse/ medium term/temporary	Significance of Effect – minor adverse-negligible/long term/permanent

RECEPTOR/ REPRESENTATIVE PHOTOGRAPH	APPROX DISTANCES (M)	DESCRIPTION OF EXISTING VIEW	SENSITIVITY ASSESSMENT	COMPLETION CHANGE IN VIEW	15 YEARS POST COMPLETION CHANGE IN VIEW
Private housing on the north side of Bealcroft Close and Weir Road, Milnrow Representative photograph 16.1	Approximate distance from the site boundary – 2km	Long views northwards across the river valley from an elevated location. Views from the backs or sides of houses across farmland with Smithy Bridge and Smallbridge visible in the distance. Existing farms and Clegg Hall are prominent in the view. The site is barely discernible at distances of over 2km with intervening built form and vegetation providing partial screening. The urban edge of Smallbridge is seen to the north of the site.	Value of the view - Medium The views do not have heritage value or cultural associations. It is a pleasant but unremarkable landscape which is not considered to be a popular visitor attraction. Susceptibility – High Experience views for longer than those briefly passing through an area, especially residents using rooms normally occupied in waking or daylight hours.	Size and scale of changes - The proposed housing within the site would be barely discernible and partially screened by existing intervening built form and vegetation. The proposals would be seen in the distance and in the context of the existing urban edge of Smallbridge. Geographical extent – Partial views at distances of over 2km. Views from slightly elevated land towards land on the opposite side of the river valley. Duration of effect- Medium term/ not permanent	Size and scale of changes Proposed trees along the southern edge of the proposed housing area would have matured to help integrate the built form in to the surrounding landscape. Geographical extent – Partial views at distances of over 2km. Views from slightly elevated land towards land on the opposite side of the river valley. Duration of effect- Long term/ permanent
OVERALL JUDGEMENTS IN RESPECT OF SENSITIVITY AND MAGNITUDE			Sensitivity – High-medium	Magnitude – Low adverse -negligible	Magnitude - Negligible
OVERALL JUDGEMENTS IN RESPECT OF SIGNIFICANCE OF EFFECT- Sensitivity and magnitude combined in a considered way				Significance of Effect – minor adverse - negligible/ medium term/temporary	Significance of Effect – Negligible/long term/permanent

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