



**Salley Street, Littleborough,
Rochdale**
[Visual Appraisal and Landscape Strategy]
August 2024

Proposed Development at Salley Street, Littleborough, Rochdale: Introduction

This landscape appraisal has been produced in respect of the proposed development located at Salley Street, Littleborough, Rochdale.

The document consists of the following parts;

- Part 01 : Site Context
- Part 02 : Landscape Strategy
- Part 03: Viewpoint Photographs and Conclusion

The site lies approximately 1.6km to the north of Littleborough within the town of Calderbrook. The site is accessed from Salley Street, which is approximately 1.3km in length and joins Calderbrook Road to the A6033/ Rochdale Road. The site lies close to the southern boundary of an area of the Greater Manchester Green Belt and 600m from the South Pennines SSSI, SPA and SAC, all of which occupy the north east of the study area. Other designations include listed buildings which are scattered to the south and north of the study area throughout Calderbrook, Littleborough and Warland.

The site is located on the eastern side of a hill which restricts all views from the west of the study area and site. Given the varying topography of the landscape, the site is not visible from many locations except those with a high elevation or in close proximity to the site. The proposed development will not be perceived from the majority of viewpoints and will therefore have minimal impact on the wider landscape. This is explored further in Part 03 of this report.

The proposed development includes the removal of existing temporary structures within the site, and the building of a new dwelling that is set within the landscape with a similar size, scale and character to surrounding buildings.

The landscape strategy proposes swathes of meadow grass planting to the landscape surrounding the building with a new native hedgerow to the western boundary. Within the courtyard, there will be 2 main groups of planting for the north and south facing planting beds. A feature tree is also proposed within the centre of the courtyard. The landscape strategy aims to improve biodiversity as well as reflect the local character of the landscape.

This document provides detail on the points raised above, demonstrating the landscape context in which the site sits and assessing the potential impact of views from the identified viewpoints. The appraisal method is outlined in Appendix A of this report. The assessment ends with an overall conclusion that summarises the degree of landscape and visual impact of the proposed development on the surrounding landscape character.

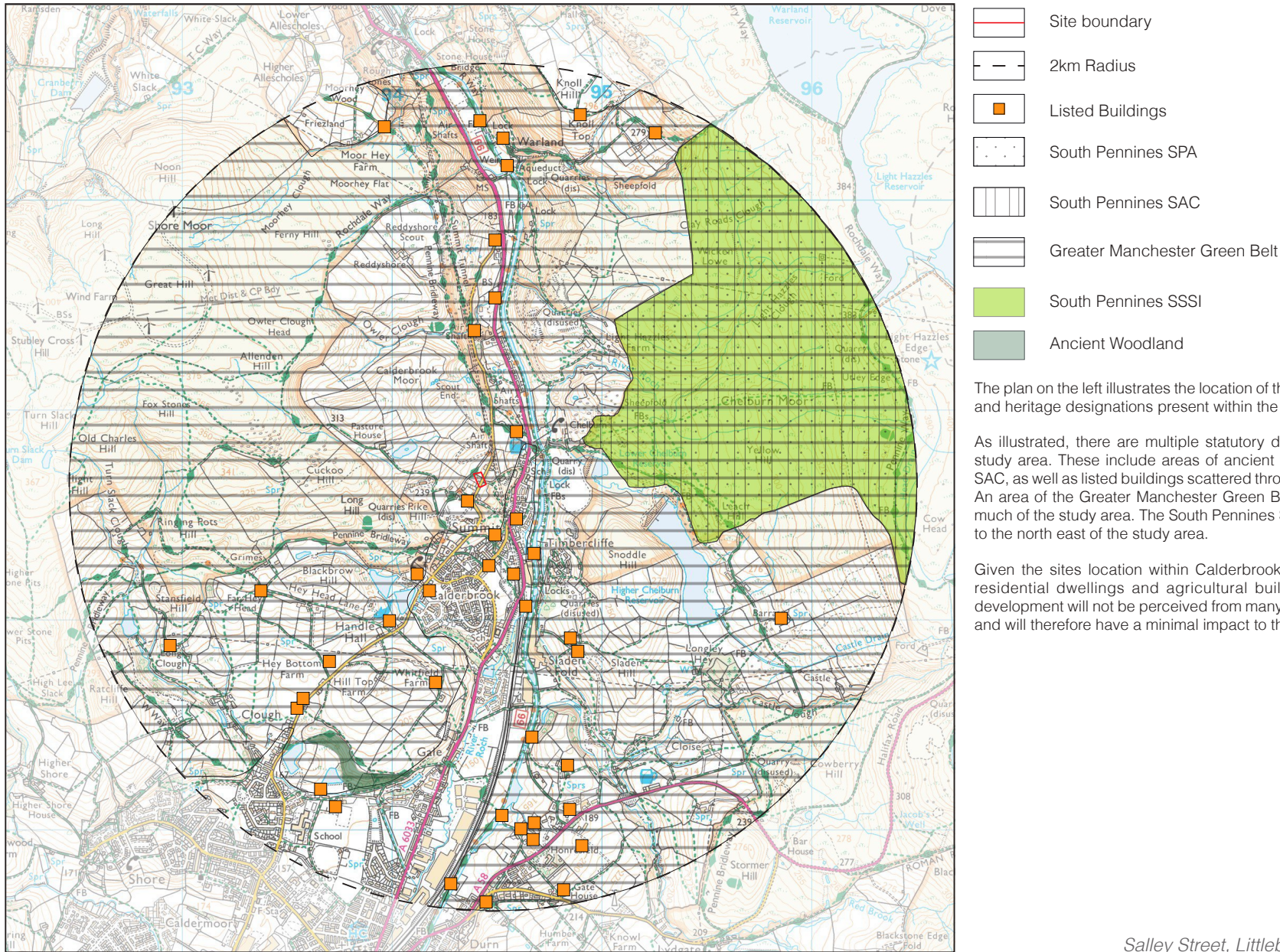


A landscape photograph showing a valley with rolling hills. In the foreground, there is a fence made of wooden posts and wire. Behind the fence, there are several small buildings, including a dark shed and a white structure, and a large, cylindrical water tower. The hills in the background are covered in dry, brownish vegetation. The sky is overcast and grey. Bare tree branches are visible in the upper right corner.

Part 01 Site Context

The following chapter sets out an analysis of the surrounding landscape to determine the character and setting of the development site. The analysis involves detailed mapping of local landscape designations, character areas, access routes and visual receptors.

Figure 01: Designations



The plan on the left illustrates the location of the statutory landscape and heritage designations present within the study area.

As illustrated, there are multiple statutory designations within the study area. These include areas of ancient woodland, SSSI, SPA, SAC, as well as listed buildings scattered throughout the study area. An area of the Greater Manchester Green Belt also encompasses much of the study area. The South Pennines SPA, SAC and SSSI lie to the north east of the study area.

Given the sites location within Calderbrook, adjacent to existing residential dwellings and agricultural buildings, the proposed development will not be perceived from many of these designations and will therefore have a minimal impact to the wider landscape.

Figure 02: Access

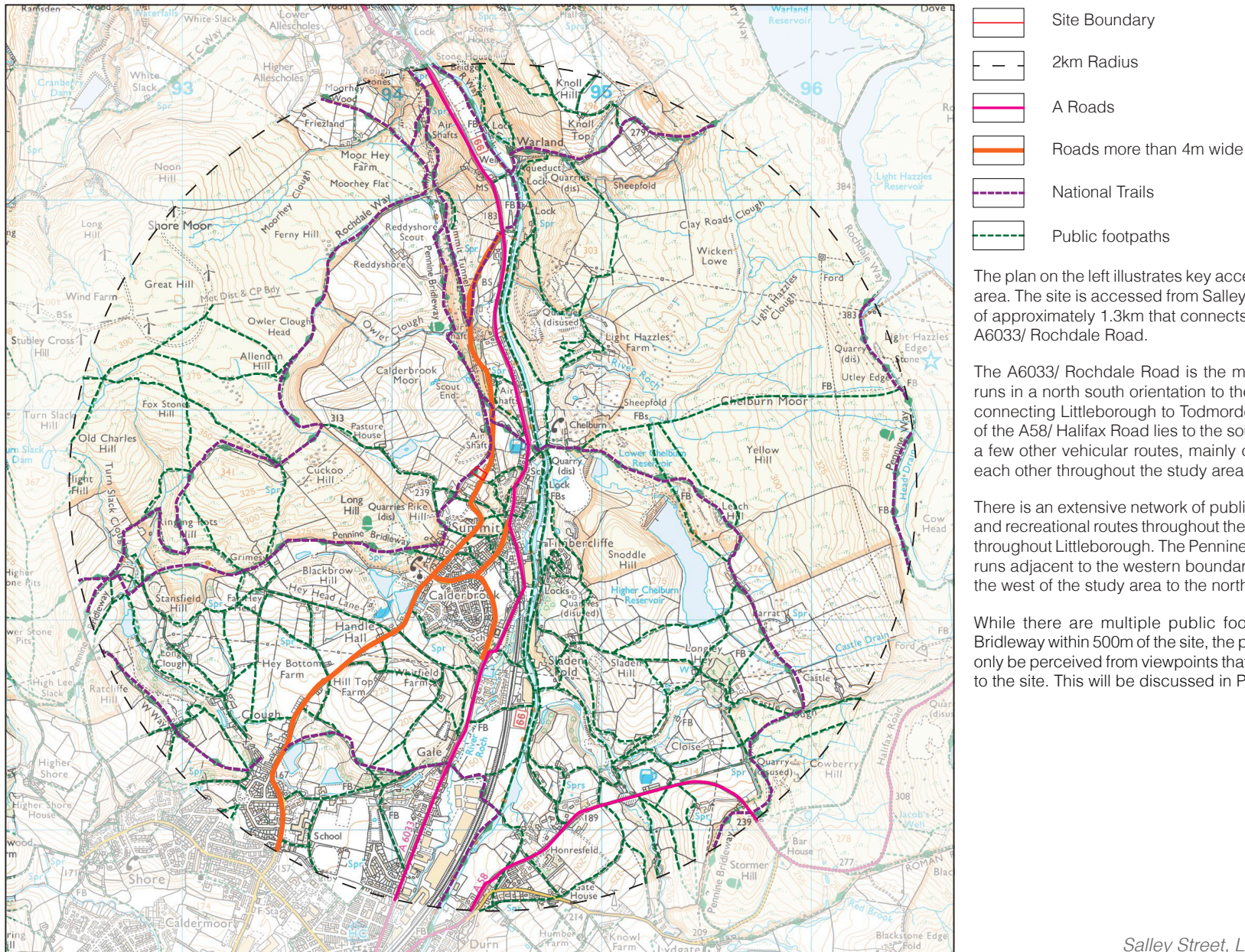


Figure 03: Visual Envelope and Viewpoint Locations

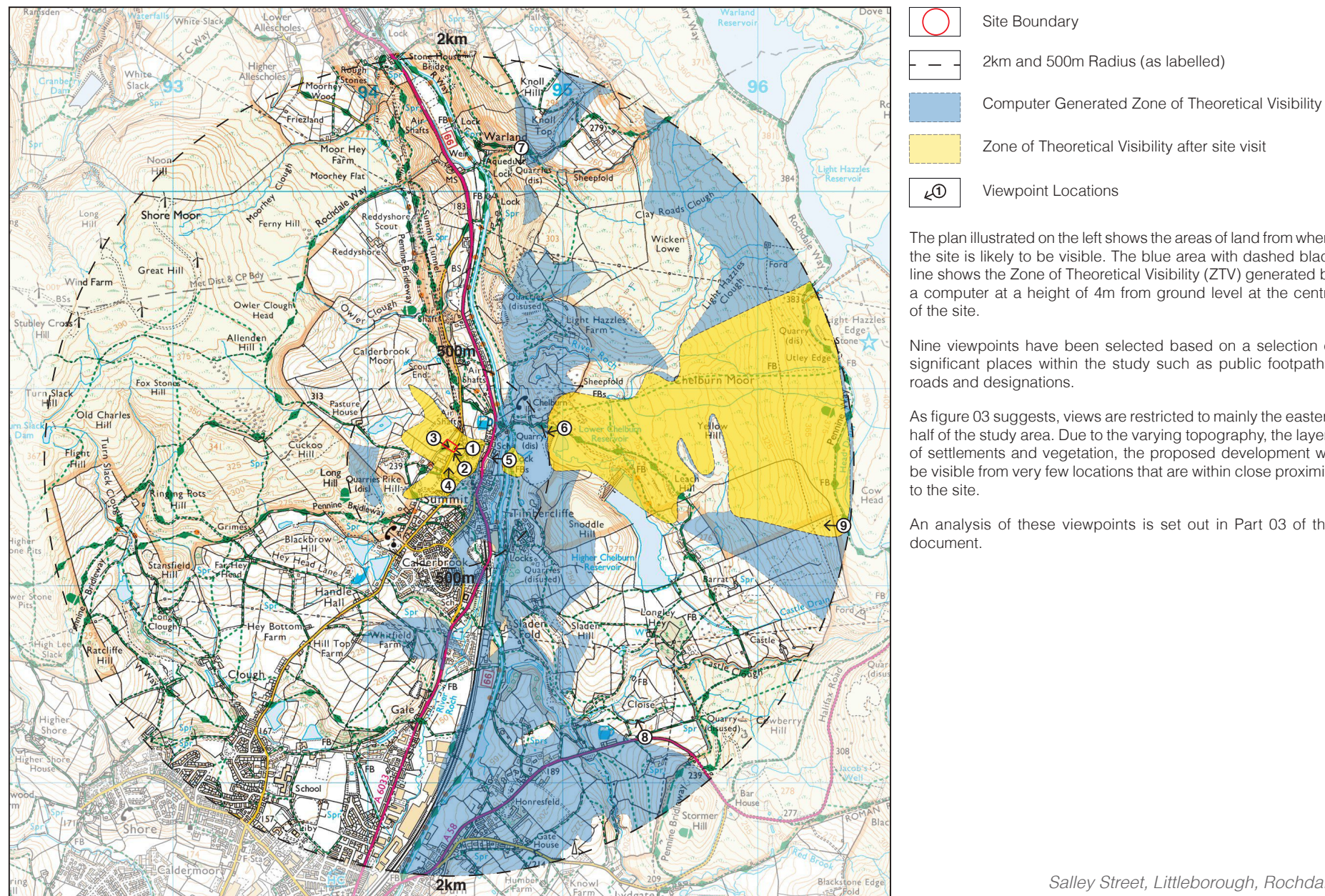
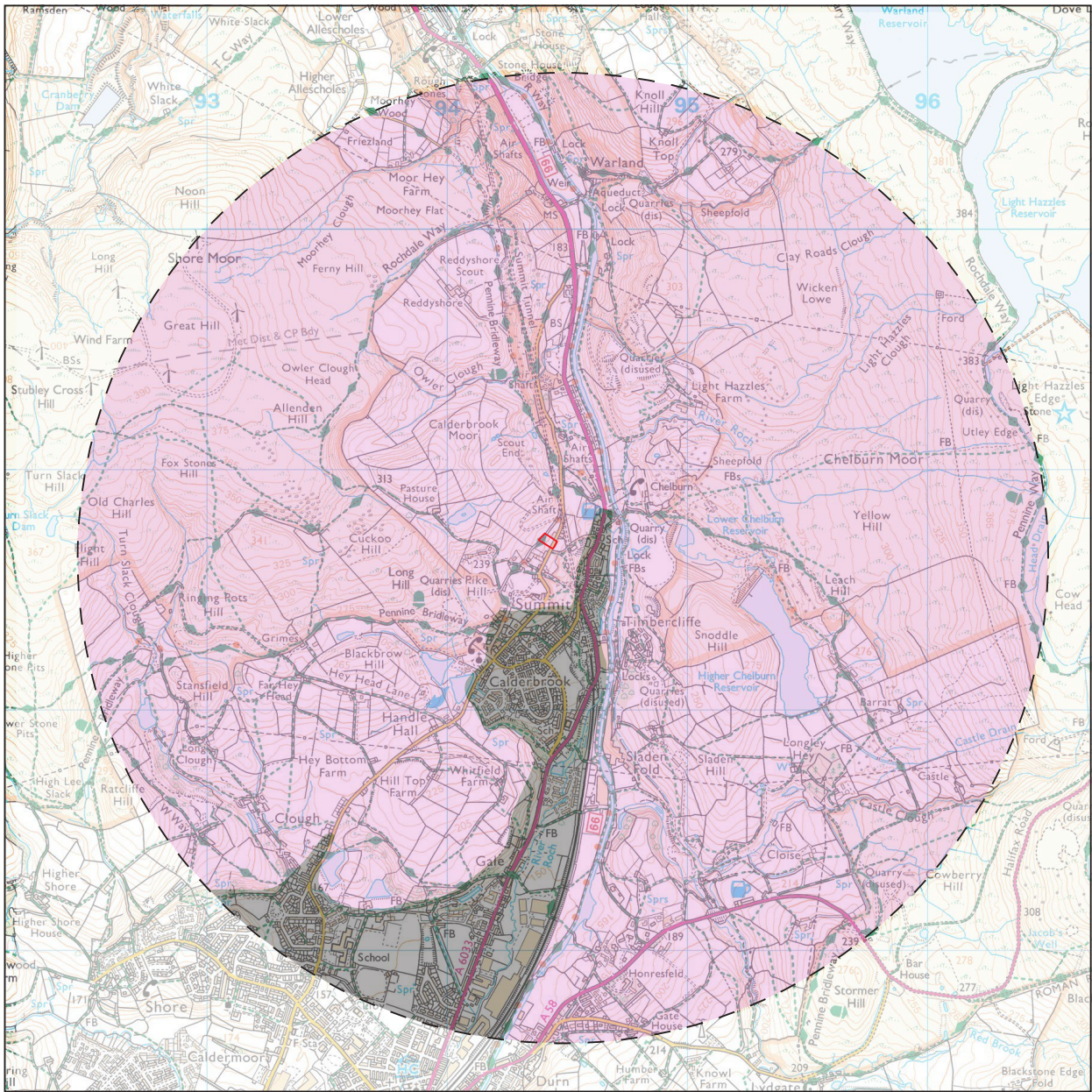


Figure 04: Local Character Areas



- Site Boundary
- 1km Radius
- Rough Hill to Brun Moor
- Urban Conurbation

The plan on the left illustrates the location of the landscape character areas within the study area, as specified by the Greater Manchester Landscape Character Assessment (Aug 2018). The site sits within the Southern Pennines (NLCA36) National Character Area. Key characteristics include:

- "Large-scale, open, sweeping landscape with high flat-topped hills providing extensive views, cut into by narrow valleys with wooded sides.
- Mosaics of moorland vegetation on the plateaux, including blanket bog and heathland, supporting internationally important habitats and assemblages of upland birds, invertebrates and breeding waders.
- Enclosed upland pastures and hay meadows enclosed by drystone walls on the hillsides, and narrow valleys with dense gritstone settlements in the valleys, with steep slopes often densely wooded, providing strong contrast with open moorlands.
- Medieval villages and smallholdings on the higher shelves of land above the valleys, with small fields and a dense network of lanes and paths.
- Local stone buildings, with stone flags on roofs, bring a high degree of homogeneity to towns, villages, hamlets and farmsteads.
- Rich time depth, from prehistoric features such as carved rocks, to medieval boundary stones, old mineral extraction sites and more recently, mills, factories and non-conformist chapels.
- Historic packhorse routes traversing the moorlands, with more recent road, rail and canal routes located along valleys.
- Prominent features, including Stoodley Pike, Darwen Jubilee Tower, Rivington Pike, wind farms and communications masts, visible from afar."

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Landscape Character Areas: Descriptions

The following landscape character area descriptions should be read in conjunction with Figure 04 on the previous page.

Rough Hill to Brun Moor

“Topography, geology and drainage

- An elevated, upland landscape rising up to the higher Pennine moorlands/plateaux in the north and east of Greater Manchester. The landform was formed by glacial action and is widely varied and locally distinct, with broad sweeping uplands, areas with dramatic folds, terraces and slopes and occasional stream valleys.

- Underlying bedrock geology of Pennine Coal Measures (mudstones, siltstones, sandstones) and Millstone Grit. The uplands are characterised by expansive peat deposits.

- Generally, soil fertility is poor; the majority of agricultural land is classed as Grade 4 or 5.

- Small streams and brooks drain the uplands into numerous reservoirs. Some also drain into major rivers including the River Tame and River Irwell.

Land use and field patterns

- Higher elevations characterised by unenclosed open moorland used for rough grazing (predominantly by sheep). Large-scale wind farms occupy some of the higher moorland areas, notably Knowl Moor (Scout Moor Wind Farm) and Shore Moor. A military Danger Zone is located on the edge of Holcombe Moor.

- Upland fringes comprise semi-improved grassland pasture enclosed by a network of gritstone walls (with some replacement by post and wire fencing). Enclosures form a patchwork of small irregular and larger rectangular fields, including Parliamentary enclosures.

- Land use in the upland fringes is primarily sheep and cattle farming, with some remnants of unimproved upland pastures. Localised areas are used for horse and pony paddocks.

- Past and present quarrying activity has left frequent imprints on the landscape. A number of these sites have been restored as semi-natural habitat and some serve as destinations for recreational activity e.g. Crompton Moor. Golf courses form occasional features close to the urban edge.

- Reservoirs also form valued recreational destinations with visitor facilities, including Watergrove Reservoir and Ogden Reservoir. Smithills Country Park covers a large area around Smithills Moor.

Archaeology and cultural heritage

- Important archaeological landscape containing Scheduled remains including a Blackstone Edge Roman Road, a Roman Fort (near Castle Shaw) and Scheduled Bowl Barrow (near Knarr Barn). The peat deposits on the uplands are also likely to contain a rich record of preserved prehistoric archaeology.

- Evidence of the industrial heritage of the area, with numerous disused quarries and mines. Near to settlements, mills and chimneys form frequent landmarks.

Settlement, road pattern and rights of way

- Remote with a lack of development within the open moors. The upland fringes have a sparsely settled character, with traditional millstone grit stone-built farms, dispersed cottages and houses and several historic villages with a unifying stone vernacular.

- Occasional halls, manors and country residences are also scattered throughout the landscape, including Smithills Hall (Grade I Listed) in Bolton District and Shore Hall (Grade II* Listed) in Rochdale District.

- Relatively sparse road network, with farms and settlements linked by minor roads and tracks. Some larger routes cross the landscape, including the M62 and numerous A-roads.

- Forms an attractive, undeveloped remote backdrop to and has a strong visual relationship with nearby urban areas.

- The unenclosed moorlands include large areas of Open Access

Land. Long distance routes pass through the LCT, including the Pennine Way National Trail, Rochdale Way and Rotary Way, which link to a strong rights of way network. Many routes crossing the moorland are based on historic packhorse routes.

Views and perceptual qualities

- Long, panoramic views are afforded by the high elevation of the landscape. There is often intervisibility with the dramatic Dark Peak moorlands of the Peak District National Park, particularly in the eastern parts of the LCT.

- The landscape evokes a strongly rural, remote and continuation of character of the Pennine uplands with gritstone walls, traditional farms, sheep grazed pastures and rough moorland.

- The unenclosed moorland is characterised by muted colours with subtle colour changes. The landscape is strongly influenced by the changeable weather conditions.

- This landscape is often associated with a sense of openness, remoteness and isolation. This perception can be broken in places by views of urban development and the presence of intrusive modern features including the M62 motorway.

- Wind turbines and pylons/overhead lines punctuate the mostly open and undeveloped skylines. Masts are a feature of higher ground and are occasionally found in clusters.

- Within the stream valleys, there is a contrasting sense of enclosure due to topography and woodland cover."

In summary, the Rough Hill to Brun Moor character area within which the site and much of the study area lies, highlights the character as one with a varying topography with broad sweeping uplands, dramatic folds and the occasional stream. The proposed development will not impact the wider character area as the site is located to the north of Calderbrook and has some urban influences. The proposed development will be seen in the context of Calderbrook and the surrounding settlements.



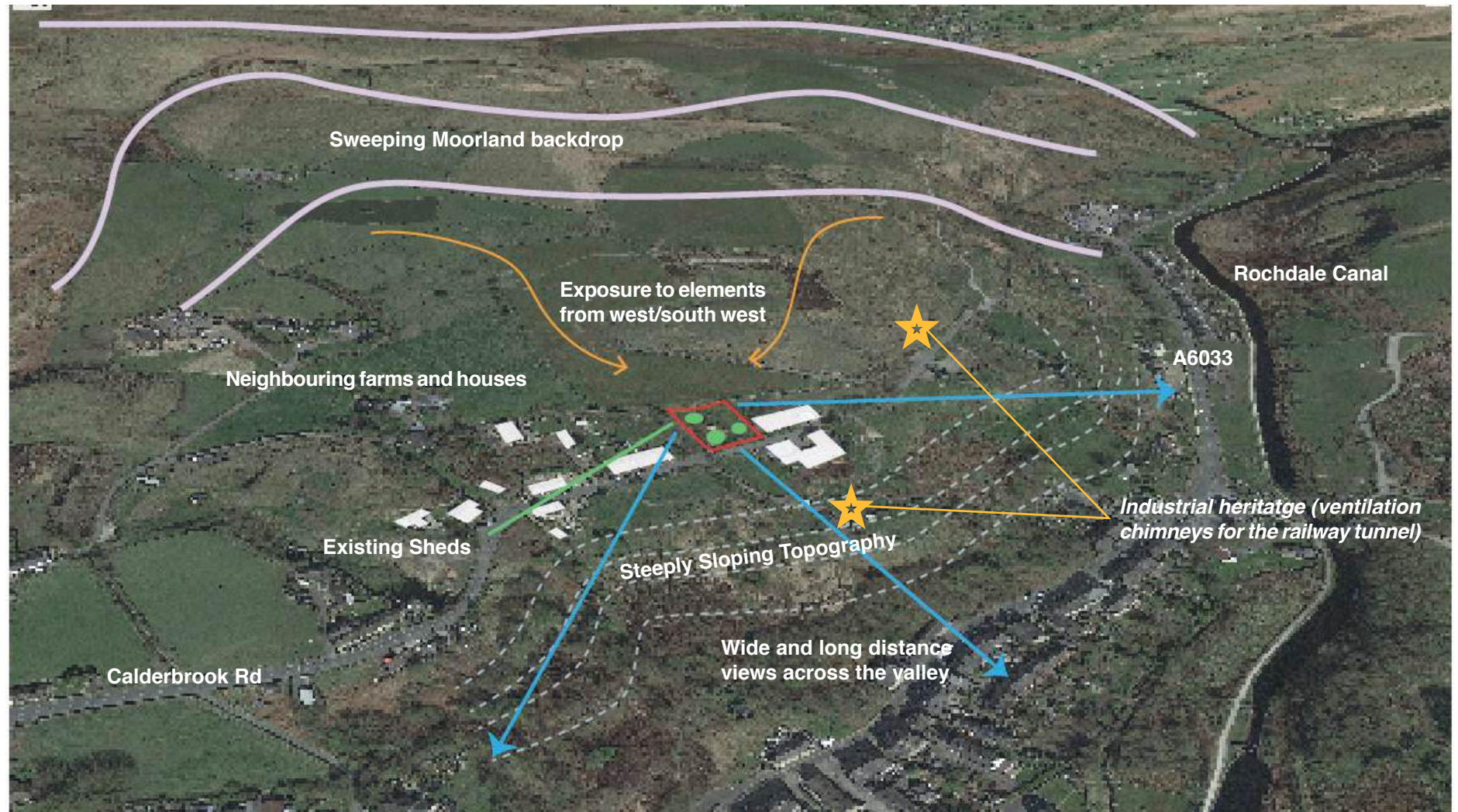
Part 02 Landscape Strategy

This chapter details the design proposals, including general layout, planting approach and ecological enhancements. Following the analysis of the local area, the landscape strategy serves to reduce visual and landscape impacts through the implementation of the landscape strategy.

Context Analysis: Local Character Types



Site Analysis: Opportunities and Constraints



Environmental Enhancements: Proposed Native Meadow and Hedgerow



Corylus avellana



Crataegus monogyna



Wildflower meadow

The proposed landscape strategy incorporates predominantly native species which provide both visual interest and a source of food and habitat for birds, insects and small mammals all year round.

Swathes of meadow grass will be planted along the slopes of the site, in the same orientation as the contours to complement the topography. While the meadow grass planting will be an attractive feature, it will also improve the overall biodiversity value of the site.

A length of mixed native hedgerow is proposed to the western boundary of the site along Higher Calderbrook Road.



Prunus spinosa



Rosa canina



Viburnum opulus

Environmental Enhancements: Proposed Courtyard Planting (sun)



The main courtyard will include planting areas of native heather and ornamental grasses in the south-facing beds

A single feature tree, a native Sorbus variety, will provide form and seasonal interest in the courtyard whilst also proving shade for a seating area and food for birds in the winter.



Environmental Enhancements: Proposed Courtyard Planting (shade)



The north-facing beds within the courtyard will comprise of native ferns, shade-tolerant grasses and species that naturally occur in the uplands of the region.

The foliage will provide structure and interest all year round, while berries will support wildlife.



Environmental Enhancements: Proposed Materials



The materials chosen in this proposal reflect and complement the local landscape and cultural character of the area.

Dry stone walls are referenced in the cladding of the building and the boundary wall.

Bound gravel and setts provide a natural surfacing for the driveway and courtyard.

The following page exhibits the layout of the proposed development and illustrates the proposed planting character of the site.



Proposal: Design Layout

Proposed native hedgerow to western boundary, forming a screen from Higher Calderbrook Road

Dry stone wall to form an edge to lightwell feature





Part 03 Viewpoint Photographs

This chapter provides an analysis of the selected representative viewpoints within a 2km radius of the site. The overall visual impact on each viewpoint will be identified following an assessment of the wider context of the view and its susceptibility to change, combined with the receptor sensitivity as identified on figure 03.

Viewpoint 01: View from Heritage Trail Tunnel End Woods (north), looking west

Approximate extent of site



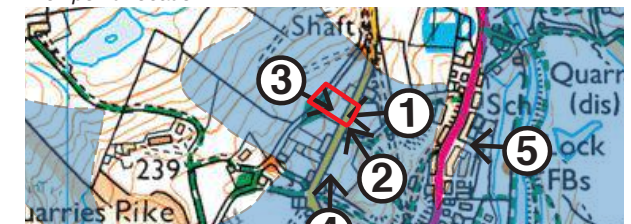
Viewpoint 01 is taken from the entrance to the heritage trail leading to “Tunnel End Wood”, approximately 120m to the east of the site. It is representative of walkers using the path in an east west orientation.

The view comprises multiple pasture and paddock fields that are bound by post and wire fencing, intermittent stone walling and hedgerows/ trees. Elements such as telephone poles and sheds currently present on the site are visible and detract from the view.

The site will be visible mainly due to the close proximity of the viewpoint, as well as the current lack of screening from vegetation. However, while the proposed development will be visible, it will be seen in the wider context of the view, which includes large agricultural buildings to the north and residential buildings to the south.

The architectural design proposes removing the existing sheds the building set into the slope and in conjunction with the landscape strategy, the development will be integrated into the wider character of the landscape and reflect the local vernacular through its use of natural materials such as stone cladding.

Viewpoint Location:



Viewpoint Number : 01
Lens Focal Length : 35mm
Direction : West

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Viewpoint 02: View from Heritage Trail Tunnel End Woods, looking west

Viewpoint 02 is taken from the heritage trail leading to "Tunnel End Woods" approximately 45m to the east of the site. It is representative of walkers using the public footpath in a north south orientation.

Approximate extent of site



The view comprises the footpath which is bound by a knee rail and planting. Fields bound by post and wire fencing, intermittent stone walls and hedgerow/ tree planting lie to the middle and background. Elements such as telephone poles, agricultural machinery and buildings are also visible.

The upper elements of the proposed development will be visible above the existing boundary walls and vegetation, mainly due to the very close proximity to the view and the higher elevation of the site. However, while the proposed development will be visible, it will be viewed in the context of surrounding buildings (as with viewpoint 01), and will not significantly alter the character of the view.

The landscape strategy proposes for the development to be integrated into the landscape and reflect the local character/ vernacular through meadow grass and native hedgerows.

Overall visual impact of Viewpoint 02: Moderate.

Viewpoint Location:



Viewpoint Number : 02
Lens Focal Length : 35mm
Direction : west

Viewpoint 03: View from the Pennine Bridleway, looking east

Approximate extent of site

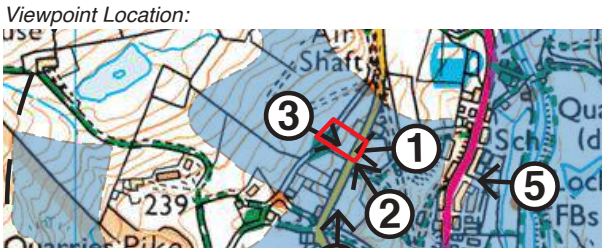


Viewpoint 03 is taken from the Pennine Bridleway which runs along the western boundary of the site. It is representative of travellers using the road in a north south orientation.

The view comprises the field and timber sheds within the site to the foreground, with beyond adjacent fields, agricultural buildings and machinery. In the distance, Pennines and settlements to the east of Calderbrook.

The view of the site is dominated by the sheds, which detract from the far-reaching views of the Pennine Hills to the east. The proposed development will be an improvement visually. Also the architectural design and landscape strategy propose elements such as stone walls, native hedgerow planting and meadow grass planting that will improve the biodiversity of the site while also providing screening and help the development blend into the slope.

Overall visual impact of Viewpoint 03: Moderate/ Major.



Viewpoint Number : 03
Lens Focal Length : 35mm
Direction : east

Viewpoint 04: View from Calderbrook Road, looking north

Approximate extent of site



Viewpoint 04 is taken from Calderbrook Road approximately 180m to the south of the site. It is representative of travellers using the road in a north south orientation.

The view comprises fields, dilapidated structures, residential properties along Calderbrook Road/ Salley Street and associated gardens, with the hills to the west of the site in the background.

The proposed development will be partially visible through intervening vegetation however, it will be seen in the context of the wider view which includes houses and structures along Calderbrook Road/ Salley Street and will therefore not significantly impact the character of the view.

Overall visual impact of Viewpoint 04: Negligible

Viewpoint Location:



Viewpoint Number : 04
Lens Focal Length : 50mm
Direction : north

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Viewpoint 05: View from Rochdale Canal, looking west

Approximate extent of site



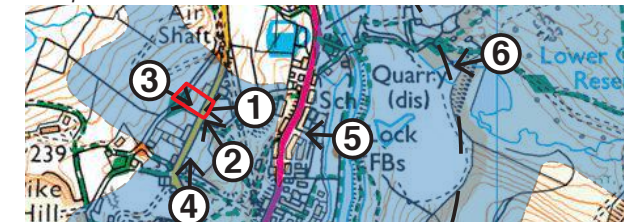
Viewpoint 05 is taken from the Rochdale Canal approximately 275m to the east of the site across the valley. It is representative of travellers using the canal in a north south orientation.

The view comprises the canal and adjacent fields, with houses along A6033/ Todmorden Road and Cliffe Street beyond. The background consists of the moorland to the west of the site and intermittent trees.

The proposed development will not be visible mainly due to the low elevation of the viewpoint and distance from the site. Trees and other mature vegetation screen the site from views along Rochdale Canal and the site is viewed within the of the surrounding settlement.

Overall visual impact of Viewpoint 05: Negligible.

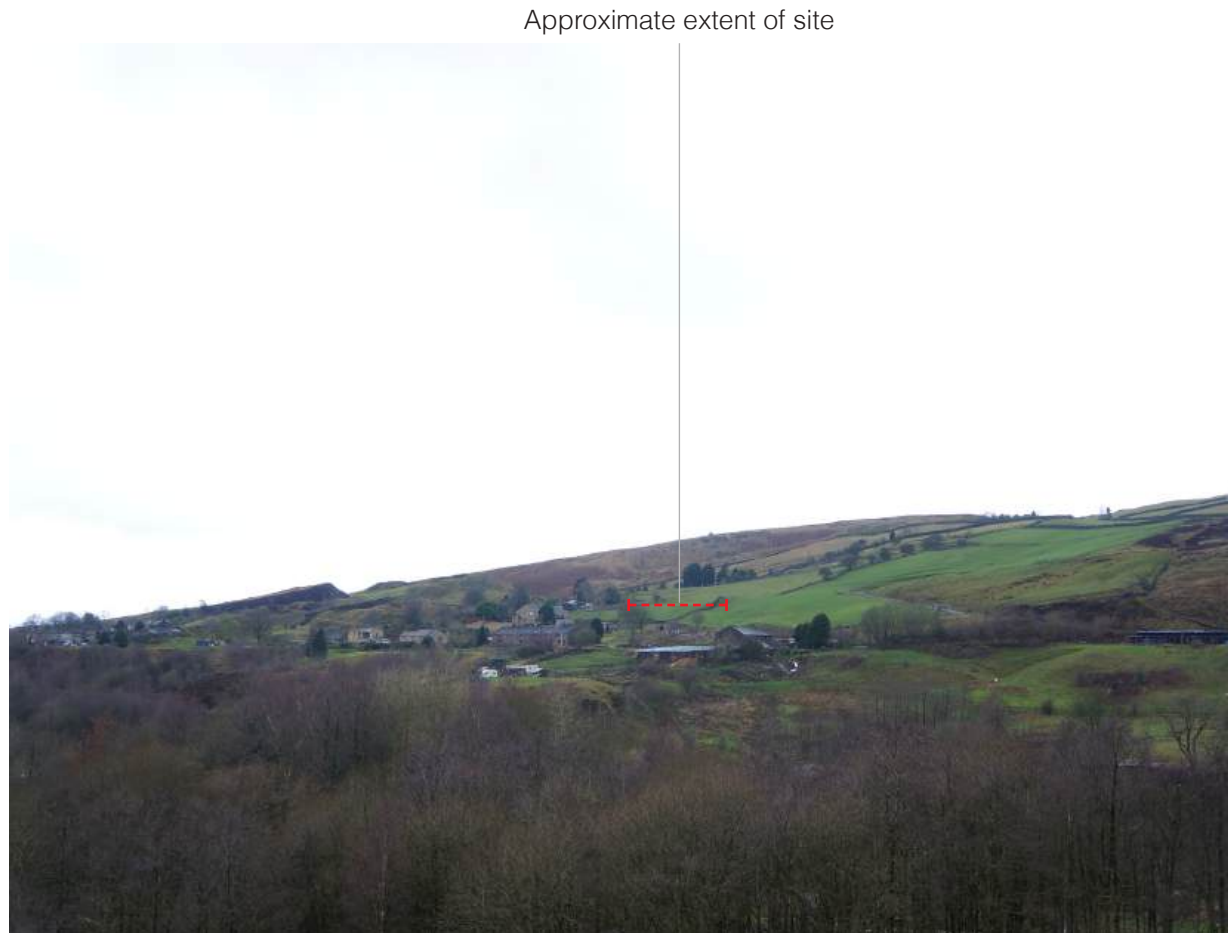
Viewpoint Location:



Viewpoint Number : 05
Lens Focal Length : 35mm
Direction : west

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Viewpoint 06: View from the Lower Chelburn Reservoir, looking west



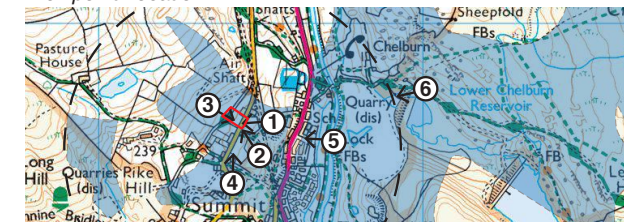
Viewpoint 06 is taken from the Lower Chelburn Reservoir approximately 550m to the east of the site. It is representative of travellers using the bridleway in an east west orientation.

The view comprises woodland and sloping fields which includes multiple houses and agricultural buildings as well as the site. Above the site there are further fields and moorland beyond.

The proposed development will be partially visible from this viewpoint due to the elevation of the bridleway, however, the view is wide and comprises multiple built elements including houses and agricultural buildings on Salley Street and Calderbrook Road. Therefore, the proposed development will not significantly impact the character of the view nor will it form a prominent feature within the landscape.

Overall visual impact of Viewpoint 06: Negligible

Viewpoint Location:



Viewpoint Number : 06
Lens Focal Length : 35mm
Direction : West

Salley Street, Littleborough, Rochdale

Viewpoint 07: View from Rochdale Way, looking south

Approximate extent of site



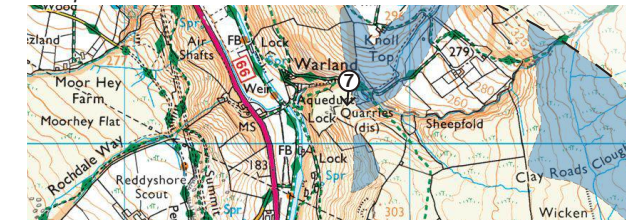
Viewpoint 07 is taken from the Rochdale Way approximately 1.6km to the north of the site. It is representative of travellers using the footpath in an east west orientation.

The view is comprised of mature trees to the foreground through which the caldervalley can be glimpsed.

The site and proposed development will not be visible from this viewpoint mainly due to the distance and intervening trees.

Overall visual impact of Viewpoint 07: Negligible

Viewpoint Location:



Viewpoint Number : 07
Lens Focal Length : 35mm
Direction : south

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Viewpoint 08: View from footpath adjacent to A58, looking north west

Approximate extent of site



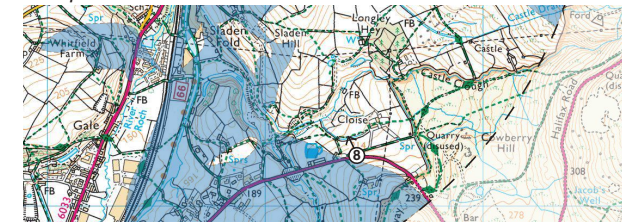
Viewpoint 08 is taken from the footpath adjacent to The Moorcock Inn pub on the A58, approximately 1.75km to the south east of the site. It is representative of travellers using the road in an east west orientation.

The view comprises multiple fields on hillsides that are bound by fences, trees and hedgerows. The settlement of Calderbrook can be seen in the distance. Pylons and wind turbines are prominent on the skyline.

The proposed development will not be visible mainly because of the intervening topography which obscures the site from view.

Overall visual impact of Viewpoint 08: Negligible

Viewpoint Location:



Viewpoint Number : 08
Lens Focal Length : 35mm
Direction : north west

Salley Street, Littleborough, Rochdale

Viewpoint 09: View from Pennine Way, looking west

Approximate extent of site



Viewpoint 09 is taken from the Pennine Way approximately 1.9km to the east of the site. It is representative of walkers using the foot path in a north south orientation.

The view is wide ranging and includes the settlements of Littleborough and Calderbrook. Higher Chelburn Reservoir is also visible to the foreground. Distracting elements include electricity pylons and wind turbines, the latter being prominent within the skyline.

The site is visible due to the elevation of the viewpoint. The site is viewed within the context of Calderbrook and the surrounding settlements. While the site is visible, it only makes up a very small proportion of the view and at this distance the proposed development will not be perceived as new. Therefore the character of the view will not be significantly affected.

Overall visual impact of Viewpoint 09: Negligible.

Viewpoint Location:



Viewpoint Number : 09
Lens Focal Length : 35mm
Direction : west

Salley Street, Littleborough, Rochdale

Conclusion:

This report has assessed the potential impact of the proposed development at Salley Street and assessed the potential impact of the proposed changes on the wider landscape. The report has identified the footpath network, designations and listed buildings that lie within 2km of the site so that an accurate and representative assessment can be made for this planning application submission.

The Rough Hill to Brun Moor character area within which the site and much of the study area lies, highlights the character as one with a varying topography with broad sweeping uplands, dramatic folds and the occasional stream. Evidence of industrial heritage can be found within close proximity of the site, including the ventilation chimneys of the summit tunnels. Electricity pylons and wind turbines are sometimes very prominent in the landscape, due to the exposed and unbroken horizon of the moors.

The landscape strategy proposes swathes of meadow grass to the open slopes within the site, which reflects the local character of the site. Planting beds within the courtyard of the proposed development will include native grass, fern and heather species that thrive in both shaded and sunny conditions. A native mixed hedgerow will also be planted to the western boundary of the site forming a visual continuation of hedgerows along the bridleway. Also, stone boundary walls are proposed to Salley Street and earth mounding will help screen the development. The proposed buildings are set into the earth, glazing is kept to a minimum and stone cladding reflects the local character.

The proposed development will have a negligible impact on the majority of the viewpoints. This is due to the long-range distance, surrounding context and intervening topography or vegetation. Three viewpoints are assessed as having moderate or major impact, mostly due to close proximity and high value of receptors (on nearby footpaths).

The conclusion of this assessment is that the proposed development will only be visible from a small number of locations within very close proximity of the site and it will be viewed in the context of the settlements of Littleborough and Calderbrook.

It is therefore our opinion that the proposed development at Salley Street will not have a detrimental impact on the landscape character of the area, in fact combined with the addition of new native planting to the site, and the removal of the existing delapidated timber structures, the proposal will enhance the setting and character of the landscape, and introduce opportunities to support biodiversity.

Appendix A: Visual Appraisal Methodology

Visual Receptor Sensitivity Appraisal:

Category	Visual Receptor Criteria
High: <i>Observers whose attention or interest may be focused on the landscape and recognised views in particular.</i>	• Recognised / Important Viewpoints, including those identified within and protected by policy. These viewpoints may be tourist destinations and marked on maps. • Residential Properties • Users of Rights of Way, Recreational Trails or land with public access (i.e. Open Access Land and National Trust Land) whose interest is primarily focused on the landscape
Medium: <i>Views of the landscape are part of, but not the sole purpose of the receptors' activities.</i>	• Those playing or participating at outdoor sports or undertaking formal outdoor recreation. • Users of local roads where there are clear / open views across the landscape, low speeds and low levels of traffic.
Low: <i>Attention is focused upon the activity of the receptor and not upon the wider views.</i>	• Users of main roads travelling at speed, or local roads where the focus is upon the road ahead owing to traffic conditions and the context / composition of views. • Places of Work

Visual Magnitude Criteria:

Category	Scale of Effects
High	The proposed development will be clearly noticeable and the view would be fundamentally altered by its presence.
Medium	The proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor.
Low	The proposed development will form a minor constituent of the view being partially visible or at sufficient distance to be a small component.
Negligible	Virtually imperceptible change to existing views and visual amenity.

The magnitude of the change to a view has been made by way of consideration of the following factors:

Size or scale; taking into account change with respect to loss or additions of features in the view and changes in its composition, including the proportion of the view occupied by the proposals. In addition the degree of contrast or integration with any new features or changes in the landscape in terms of form, scale and mass, line, height, colour and texture are considered. Finally the nature of the view is considered e.g. full, partial or glimpsed;

Geographical extent will vary in relation to the main activity of the receptor; the **distance** of the viewpoint from the proposed development and the **extent of the area** over which the changes would be visible.

Appendix A: Visual Appraisal Methodology

Overall Visual Impact Appraisal:

An initial indication of impact significance (which can be either adverse or beneficial) was gained by combining sensitivity and magnitude in accordance with the matrix below. However, it should be noted that this provides an indication of the likely impact arising from the assessment of magnitude and sensitivity. Given that the criteria represent levels of a continuum or continuous gradation, professional judgement and awareness of the relative balance of importance between sensitivity and magnitude is also required.

A * is marked next to a significance rating in the assessment text where the outcome does not follow the significance rating determined by combining sensitivity and magnitude using the below matrix. The matrix is used as a guide, however, professional judgement is also required and in some scenarios this outcome will differ slightly to the matrix.

	MAGNITUDE OF IMPACT				
RECEPTOR SENSITIVITY		High	Medium	Low	Negligible
	High	Major	Major	Moderate	Slight
	Medium	Major	Moderate	Slight	Negligible
	Low	Moderate	Slight	Negligible	Negligible
	Negligible	Slight	Negligible	Negligible	Negligible