



Landscape and Visual Appraisal

Land at New Street,
Littleborough

For: Russell Homes Ltd

Ref: M3526-LVA-22.05-V2



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1.0 Introduction

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| 1.1 | Barnes Walker Ltd has prepared this Landscape and Visual Appraisal on behalf of Russell Homes. The proposals for the site comprise the construction of 63 no. residential dwellings with associated gardens, driveways and access roads, with an area of open space within the north-eastern part of the site. | 1.6 | Visual effects are the predicted changes to existing views and the associated effect of those changes on the relevant visual receptors. Typically, the various visual receptor groups may comprise the residents of properties, the users of Public Rights of Way, the users of recreational facilities, pedestrians, and users of a variety of forms of transport such as road users or rail passengers. |
| 1.2 | This Landscape and Visual Appraisal has been undertaken by a Chartered Member of the Landscape Institute. It establishes the nature of the site and the surrounding landscape, describes relevant planning policy, confirms any relevant landscape character assessments, acknowledges any heritage assets and ascertains landscape values before confirming the key visual receptors. | 1.7 | This Landscape and Visual Appraisal has been undertaken with reference to, and using aspects of, the Guidelines for Landscape and Visual Impact Assessment (Third Edition 2013), by the Landscape Institute and the Institute of Environmental Management and Assessment. |
| 1.3 | It then provides a description of the development proposals before ascertaining the potential landscape and visual effects that may be generated by its implementation. | 1.8 | The location, context of the site and the study area for this appraisal are described by Figure 1. |
| 1.4 | In order to prepare this document, a desk top study and a subsequent site based survey and assessment exercise were undertaken. | | |
| 1.5 | Anticipated landscape effects are the effects which may be generated by the proposed development on the landscape resource, which include its physical features, character, fabric and the quality of the landscape. These could include direct, physical effects upon landscape elements, such as the loss of trees and/ | | |

1.0 Introduction



Fig 1

Aerial Photograph - Site Location and Study Area

2.0 Planning Policy

National Planning Policy Framework		Local Planning Policy	
2.1	The National Planning Policy Framework (NPPF) document has replaced the Planning Policy Guidance (PPG's) and Planning Policy Statements (PPS's). The NPPF distils the content of these documents into a single comprehensive and concise document and now represents relevant planning policy at a national level.	2.4	The current planning policy is contained within the Rochdale Adopted Core Strategy, adopted October 2016. The following Core Strategy Policies have been identified as being of relevance to landscape matters – to avoid including the entire policy text, relevant extracts of the various policies have been set out below:
2.2	Sections 2 and 3 of the NPPF (2021) sets out the underlying principles of sustainable development that should underpin both plan-making and decision-taking. It sets out 3no. over-arching economic, social and environmental objectives to achieve sustainable development. The environmental objective is considered to be relevant to the potential landscape and visual effects associated with the development proposals.	2.5	Policy SO3- To improve design, image and quality of place: <i>To do this we will focus on: 1. Raising design quality and promoting sustainable developments;</i> <i>2. Improving gateways into the borough and main transport corridors to improve the image of the borough;</i> <i>3. Protecting and enhancing our heritage and natural assets, the special character of our towns, our countryside, open spaces, river valleys and water features; and</i> <i>4. Creating new identity and character where it is lacking (e.g. inner areas and road corridors).</i>
2.3	The following sections are considered to be of relevance and contain further detail to inform how those principles are to be delivered: - Section 12: Achieving Well-Designed Places; - Section 15: Conserving and Enhancing the Natural Environment; and - Section 16: Conserving and Enhancing the Historic Environment.	2.6	Policy SO4- To promote a greener environment <i>To do this we will focus on: 1. Minimising Rochdale's contribution to climate change and mitigating and adapting to its adverse effects;</i>
		2.7	Policy P1 - Improving image: <i>We will require high quality design in all new developments, and this will be particularly important in the following areas, which are crucial to the image of the borough:</i> <i>1. Key gateways into the borough (see Spatial Strategy key diagram and Township delivery diagrams);</i> <i>2. Ensuring in particular that development is energy efficient and contributes to carbon reduction;</i> <i>3. Reducing the likelihood of flooding through appropriate flood risk management, especially in Rochdale town centre and parts of Littleborough and Heywood;</i> <i>4. Improving our urban open spaces and making them more accessible;</i> <i>5. Maximising the value of our green open areas and countryside to provide opportunities for recreation, amenity, biodiversity and flood management;</i> <i>6. Minimising and managing waste and managing minerals resources sustainably; and</i> <i>7. Ensuring no detriment to the conservation interests of European and other protected natural sites.</i>

2. Local gateways to centres, communities and attractions;

3. Local Improvement Corridors and those stretches of main transport corridors which are currently characterless or unattractive (see township delivery diagrams);

4. Town centres; and

5. Prominent sites, regeneration areas and key visitor attractions. We will ensure new development improves the image of the borough by: a. Requiring design which is of a high standard, demonstrating innovation and originality; b. Working with developers of major developments to incorporate public art in the design of buildings and spaces or contribute to public art projects as appropriate; c. Helping to 'green' the urban environment, for example by securing tree planting on sites and along streets and roads; d. Promoting the development and re-use of under-used land and buildings, maximising the potential for heritage assets to provide a sense of place and image; and e. Creating people-friendly, safe, vibrant, uncluttered public areas.

2.8 Policy P2- Protecting and enhancing character, landscape and heritage:

1. We will protect and enhance the borough's character, the distinctiveness of its town centres, housing areas and countryside, and the qualities of its landscapes, utilising

the considerable potential of these assets in development and regeneration schemes. We will do this by: a. Requiring new development to integrate successfully with the key natural features of the borough, e.g. river valleys and the Pennine landscape; b. Requiring new development to take opportunities to protect and open up important views of hills and valleys which are part of the borough's unique character; c. Restoring the River Roch and other water bodies to their place as key and attractive features of the borough, including opening up waterways where they have been covered, and enhancing their setting, heritage assets and biodiversity potential; d. Protecting, enhancing and utilising outstanding cultural landscapes, such as the Cheesden Valley area and around Littleborough and Hollingworth Lake; and e. Conserving and enhancing townscape character.

2. We will protect the borough's heritage by: a. Conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings. Key heritage assets of the borough include: i. Four outstanding conservation areas: Central Rochdale, Middleton and Littleborough town centres and Rock Nook / Summit; ii. Other designated assets such as listed buildings, conservation areas, registered parks and scheduled ancient monuments; iii. The heritage of the Co-operative movement, the Rochdale Pioneers and the Labour movement;

iv. The Edgar Wood and J. H. Sellers cultural heritage; v. The heritage of the seventeenth and eighteenth century vernacular tradition; and vi. The engineering heritage, including mills, canals and railways. b. Conserving, enhancing and utilising other non-statutory heritage assets of local interest, be they buildings, parks, gardens or archaeological sites, including promoting their sensitive restoration; c. Using heritage assets positively and intelligently to strengthen identity and image and support the visitor economy, particularly in development and regeneration schemes; and d. Prioritising the conservation of heritage assets at risk from decay, giving special attention to designated heritage assets in this regard.

2.9

Policy P3- Improving design of new development:

We will require all new developments, including associated landscaping, regardless of location in the borough, to adhere to high standards of design. The following design principles should be adhered to wherever relevant:

- Enhance the borough's identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general;
- Ensure that buildings contribute positively to

the townscape, and are well proportioned;

- *Incorporating design measures that design out crime and ensure developments and spaces are safe to use and access (including lighting as appropriate);*
- *Provide an appropriate mix of uses and consider the needs of all sections of society;*
- *Ensure a development is easy to move through and get around, especially for pedestrians, cyclists, public transport, disabled people and emergency service vehicles;*
- *Provide a hierarchy of routes, streets and spaces, relating positively to visual connections between the development and its surroundings;*
- *Ensure that the intended functions of buildings and spaces are easily understood, and their entrances appropriately located and visible;*
- *Ensure buildings can be easily adapted to meet future/alternative needs of occupants;*
- *Minimise impact upon the environment, and help adapt to the impacts of climate change, including by re-using existing buildings and materials (maximising the benefits of existing embodied energy) and utilising sustainable drainage (Policies G1 and G2);*

2.10

• *Design buildings and spaces so that quality and appearance can be maintained over time; and*

• *Reduce the monotony and visual impact of car parking areas by using substantial and well integrated landscaping. All developments should have regard to the principles outlined in the following documents (or equivalent documents which replace them), which set out in detail the Council's design expectations for new development:*

• *Urban Design Guides SPDs, September 2007*
 o *Urban Design Guide SPD, September 2007;*
 o *Residential Design Guide SPD, September 2007;*
 o *Public Realm Design Guide SPD, September 2007;*

• *Littleborough Town Design Statement SPG, 2005;*

• *Shopfronts and Security Shutters SPD, 2012; and*

• *Guidelines and Standards for Residential Development SPD, 2016. Design and access statements and design briefs must include demonstration of how these design principles have been taken into account in the design of development proposals.*

Policy G6 - Enhancing green infrastructure:

We will sustain and enhance a green network

to support growth and regeneration in the borough and provide a high quality environment that meets the needs of our community and visitors to the borough. We will protect and improve green spaces and water bodies and ensure that their value to sustainable development and regeneration is maximised. Our priorities are to improve opportunities for recreation in urban areas and the countryside, improve opportunities for healthy lifestyles, and to help manage and respond to environmental risks such as flooding and the impacts of climate change. We will also ensure that the network supports the sustainable growth of the Greater Manchester city region and links with a wider Greater Manchester strategic green infrastructure network. We will protect, improve and create green infrastructure to help deliver strategic sustainable development priorities and meet local needs in the following locations:

1. The South Pennine uplands where the focus will be on the protection and enhancement of its natural beauty, cultural and ecological value, encouraging sustainable tourism and wider access from urban areas, key countryside gateways and improvements along key rural routes (e.g. the Pennine Way and Pennine Bridleway) and protecting and enhancing land management to support water management and carbon storage.

2. The Roch Valley corridor where the

2.0 Planning Policy

focus will be on establishing a Roch Valley Trail between Heywood and Littleborough, opening up visibility, creating and enhancing recreation destinations and improving access to and from urban communities. The valley will be enhanced as a key landscape feature forming a part of Greater Manchester's strategic green infrastructure network providing high quality recreational and tourism opportunities, an ecological corridor, stimulus and support for regeneration and growth along the river valley corridor in Heywood, Rochdale and Littleborough and key flood risk management assets e.g. for flood storage and sustainable drainage. Opportunities to create a recreational link between the Roch Valley, Rochdale town centre and Healey Dell Local Nature Reserve along the Spodden Valley will also be supported.

3. The Irk and Beal Valleys where the focus will be on taking opportunities to use the Irk corridor as a key feature to support regeneration in East Middleton and in developing its recreational and biodiversity potential in south west Middleton. Opportunities will be taken to enhance the Beal Valley to support growth and regeneration opportunities in Milnrow and Newhey and to enhance the Beal Valley Way as a recreational route.

4. Other river valleys and green corridors where the focus will be on enhancing

recreational links between urban areas and open countryside to allow passage of wildlife, provide local opportunities for recreation, improving visual amenity, and contribution to local and wider environmental management e.g. reducing air pollution and managing flood risk.

5. Other water bodies (lakes, streams, reservoirs, ponds etc) where the focus will be on celebrating water and promoting water features as a key characteristic of the local landscape, to improve their recreational and biodiversity value, maximise their potential for flood risk management and to incorporate water features (existing and new) as part of new developments, public realm initiatives, town centre design and neighbourhood regeneration initiatives where practicable.

6. Rochdale Canal corridor where the focus will be on promoting the use of the canal for navigation, protecting and conserving its nature conservation value, improving linkages to the National Cycle Route 66 (Connect 2) cycle route with visitor, employment and neighbourhood destinations and securing environmental improvements as part of canalside development.

7. Countryside around towns where the focus will be on reclaiming derelict land, woodland planting and improvement, creating and improving paths and cycle networks to

link town and country, promoting access to nature, improving flood risk management and maintaining a strong green belt.

8. Local urban open spaces where the focus will be on improvements to the quality of accessible greenspace close to where people live and work (prioritising those areas with the greatest deficiency or need e.g. poor health or lack of private gardens), securing tree planting and other urban greening in new areas of public open space in town centres and housing growth areas, protecting allotments and supporting local food growing, enhancing flood risk management and protecting and improving urban wildlife value and natural areas.)

9. Urban areas and new development where the focus will be on incorporating green infrastructure into new development, sustainable urban drainage, increasing the number of street trees, greening housing areas and main roads, developing new green spaces, and incorporating green roofs and walls in new development. We shall take into account local and national planning policy requirements when considering the appropriateness of development proposals that may affect sports, recreation and open space provision. A Green Infrastructure Strategy for the borough and Green Infrastructure Action Plans for each Township will inform and support area based masterplans and initiatives, development

2.0 Planning Policy

proposals and associated developer contributions, regeneration programmes and environmental management schemes. We will expect development proposals and other proposals affecting green infrastructure to: a. be consistent with the above focus for green infrastructure and the wider than local value that green infrastructure can have; b. have regard to local landscape character and contribute to its conservation or enhancement; c. avoid the loss of existing urban greenspace or features e.g. trees unless suitable alternative provision is made, it has limited value, and its development or change of use will help to meet other sustainability or local regeneration objectives; d. in the case of residential development, provide or contribute financially towards recreational open space, including maintenance, in accordance with the standards set out in the Provision of Recreational Open Space in New Housing Supplementary Planning Document (SPD); e. take opportunities to improve access to, and the provision of, natural greenspace in accordance with local strategies and standards f. take opportunities to secure innovative solutions to the design of urban open space to widen its potential functions e.g. flood risk management, promoting urban wildlife or climate change adaptation; g. not sever, or impede the key functions of designated greenspace corridors or river valleys, or detract from their natural, visual or recreational quality, but enhance their value and accessibility; h. protect ancient woodlands

2.11

and hedgerows, support new woodland and tree planting in new developments, and replace removed trees from a site at a ratio of 2:1; and i. take opportunities, where feasible, to improve the water quality and biodiversity of water bodies and their environs in compliance with the Water Framework Directive or equivalent.

G7 - Increasing the value of biodiversity and geodiversity:

We will ensure that sites and features of biodiversity and geodiversity importance are given full and appropriate recognition and protection. Opportunities for enhancing biodiversity and geodiversity, creating new sites and features of interest and improving opportunities for public enjoyment will be supported. No development should result in a net loss of biodiversity or geodiversity interest in the borough and overall development in the borough should result in a net gain. Particular priorities for biodiversity and geodiversity are:

1. The South Pennine Moors - our focus is to maintain and enhance the peatland habitats of the moorland and to support development, land and water management activities which provide an opportunity to conserve and enhance the value of moorland for upland breeding birds of conservation significance and the habitats on which they depend and which do not harm biodiversity value. Our focus is the designated Special Protection Area and Special Area of Conservation but also the

wider moorland where such interest is present or could be supported through appropriate development or land management. We will also protect and support enhancement measures for areas of geodiversity value.

2. The Rochdale Canal - our focus is to ensure that the Rochdale Canal Special Area of Conservation and the wider biodiversity interest of the canal is given full and appropriate protection and ensure that development which delivers the economic and recreational value of the Rochdale Canal and its wider corridor supports and does not harm its biodiversity value.

3. Upland farmland - our focus is to ensure that the biodiversity interest of upland farmland including its value for birds, woodland and grassland is protected and opportunities for enhancement and the creation of new interest maximised through land management improvements and appropriate development activities.

4. Countryside around towns - our focus is to protect and enhance the biodiversity interest of river valleys, woodland, water and farmland including the reclamation of derelict and neglected land and flood risk management measures. We will also support actions which enhance public access and enjoyment of countryside close to urban areas including Local Nature Reserves and the wider countryside.

5. Urban Areas - our priority is to protect and enhance existing urban biodiversity and to support opportunities for new urban biodiversity corridors, sites and features including sustainable urban drainage schemes, new public realm provision, street trees and urban woodlands, ponds and lodges, green roofs and natural play areas.

6. Designated sites of ecological importance - will be given appropriate protection according to their European, national or local status and in accordance with policies in other development plan documents, supporting Supplementary Planning Documents and Biodiversity Action Plans.

7. Protected Species: Development proposals which would affect a species protected by law or its habitat will not be permitted unless it can be demonstrated that: a. there is no adverse impact on the species concerned; b. damage to habitats is minimal and alternative habitat provision is effective in maintaining Opportunities to protect, enhance and create features of biodiversity or geodiversity interest should be informed by the detail of any formal designation of a site or area and supporting plans and guidance such as Local Biodiversity Action Plans, Green Infrastructure Strategies and Action Plans and the Council's Biodiversity and Development SPD. We will expect development proposals and improvements to: a. Protect and include existing biodiversity

(including established biodiversity interest on brownfield land) within new developments, public realm and open spaces and meet the requirements of the Biodiversity and Development SPD, Greater Manchester and Local Biodiversity Action Plans; b. Protect and enhance existing features such as peatland, ponds, wetlands, reservoirs, mill lodges, trees, hedges, wooded areas, meadows, flora and fauna; c. Take opportunities to promote biodiversity and create new habitats through new development using landscaping and building and construction features wherever possible (e.g. ponds, species of vegetation, green roofs and walls, bat boxes, roof space, appropriate nest boxes and landscaping); d. Enhance strategic wildlife corridors and the most natural areas and ensure that habitats and corridors are not fragmented by development; e. Improve access where appropriate to new or existing biodiversity interest for public enjoyment; and f. Protect important geology and take opportunities to increase interest and accessibility.

Saved Policies from the Rochdale Unitary Development Plan, adopted June 2006

2.12

Policy RE/6 Recreational Rights Of Way

The Council will develop, in partnership with other agencies, bodies, occupiers and landowners, a system of strategic recreational rights of way as identified on the Proposals Map. The intention will be to secure the

protection, development and improvement of these routes to link areas of managed and accessible countryside and establish links with routes in the wider region. The Council will encourage and implement high quality links with such routes from urban areas. Where appropriate and practicable, the Council will support schemes which facilitate the greater use of these routes by cyclists, horseriders and those people with impaired mobility. Where opportunities and resources permit, the Council will support and implement enhancement schemes such as waymarking, picnic, interpretation and other facilities along the routes. The routes on the Proposals Map include: a) The Rochdale stretch of the Pennine Way; b) The Rochdale stretch of the Pennine Bridleway; c) The Rochdale Way; d) The Rochdale Canal; e) Routes forming a part of an emergent Southern Pennines recreational network; and f) Other primary countryside routes linking urban areas and local route networks with strategic routes and trails in adjoining districts such as the Oldham Way, Calderdale Way and Rossendale Way. In the implementation of this proposal, the Council will take account of the conservation of the countryside including the buildings within it, the protection of agricultural interests, areas of nature conservation importance (including designated areas) and the character and purpose of the route where appropriate.

2.0 Planning Policy

Rochdale Unitary Development Plan, adopted June 2006

2.13 Former UDP Policy NE/6 Landscape Protection and Enhancement, includes the Council's own appraisal of landscape character and quality. This has identified a series of landscape character areas with associated important landscape features.

2.14 The character areas are illustrated on a map included within Policy NE/6.

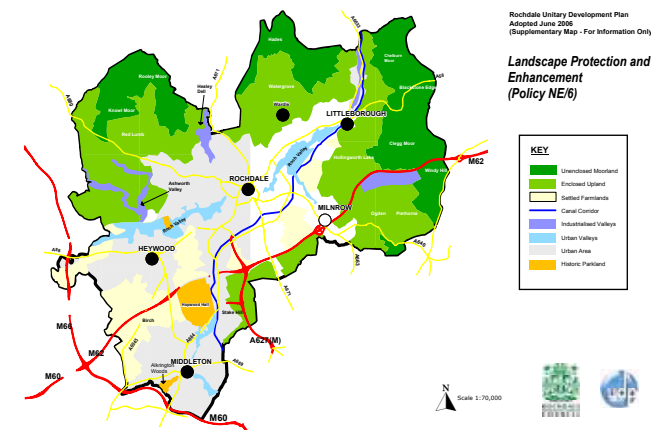
2.15 The site lies within Urban Valleys landscape character area for which the brief description is as follows:

- 'tightly bounded by main urban centres;
- varied character including open farmland, woodland, utilities infrastructure equestrian uses, golf courses, allotments and landfill sites;
- mixed environmental quality;
- continuity of valleys sometimes interrupted by urban development, but extensive stretches of open, well wooded valleys remain;
- secluded feel to some more heavily wooded areas;
- important industrial archaeology in many areas;
- mixed character and quality of buildings;
- extensive and sometimes fragmented network of paths and tracks; and
- intermittent long-distance views to the moorland beyond.'

2.16 The Greater Manchester Landscape Character and Sensitivity Assessment, published in August 2018, provides more up to date landscape character assessment. This assessment incorporated information from both the national and the local landscape character assessments, for the Greater Manchester Area. The site and the study area have been assessed as part of the Greater Manchester Landscape Character and Sensitivity Assessment and as such this later assessment provides the baseline character used within this LVA.

Supplementary Planning Documents

- *Residential Design Guide SPD, September 2007;*
- *Littleborough Town Design Statement SPG, 2005; and*
- *Guidelines and Standards for Residential Development SPD*



Rochdale UDP Supplementary Map Policy NE/6

3.0 Baseline Setting

The Application Site

- 3.1 The site comprises an irregular shaped plot of open land that covers an area of circa 3Ha that is located to the south of the A58 New Road in Littleborough, Rochdale.
- 3.2 The site is set back circa 70-80m from the A58 and lies at a lower elevation than the main road, with a significant overall fall across the site from the higher ground in the north, closer to the A58, to lower ground to the south along Stubble Mill Road and the nearby River Roch. The margin of land between the northern site boundary and the A58 contains steeply rising ground and an area of unmanaged woodland.
- 3.3 The site comprises open areas of flatter rough grassland to the south, with rising, gently undulating areas of rough grassland and woodland to the north. The lower, flatter part of the site contains a body of standing water which has apparently occurred over a period of time due to a blocked culvert and adjacent patches of juncus grass suggest these lower lying parts of the site are generally wet/damp.
- 3.4 To the north, a wooded area of mature trees visually and physically separates the site from New Road A58. These trees are identified as Group 7 within the accompanying Tree Survey by Mulberry TMC and comprise self-seeded Willow, Sycamore and Poplar. There are also a number of mature native species

3.5

trees located within the site (Group 3 – 4no Sycamore Category B2, T2 – 1no Ash Category C2, T3 – 1no Sycamore Category C2 and H1 predominantly Holly hedge Category C2) and along the site boundaries. To the east boundary trees T1 Sycamore, T6 Hawthorn and T7 Sycamore are all Category C2, T5 is a Hawthorn that requires felling and Group 1 comprises a mixed species group with a B2 Category. Group 2 separates the site from the adjacent bowling green and incorporates a linear arrangement of poor quality (Category C2) Sycamores and Hollies, whereas Group 4 to the south and south-eastern boundary with the stables comprises a mixed species linear belt of trees with a B2 Category. To the west boundary, two isolated groups of trees include Group 5 forms self-seeded, Category C2 Sycamores and Group 6 comprises 3no Sycamore and 1no Poplar with a B2 Category.

New Street forms a highway and a Public Footpath and tracks along the eastern boundary of the site connecting the A58 to the north, with Stubble Mill Road to the south; it presents a relatively open aspect with the site due to a general absence of boundary vegetation. To the northern half of the road, a row of semi-detached, terraced and detached properties are located along its east side and as a result, the residents of these properties overlook the site from windows on their front, west facing elevations and front garden areas.



View of the application site looking to the north-west from its southern edge



View of the application site looking to the north-east from its southern edge

3.6	The eastern boundary of the site with New Street is formed by the wooded area to the north, sections of post and wire fencing and a small number of mature trees to the south.		wider landscape/townscape which becomes increasingly steep within the northern part of the site with a fall from the higher ground along the A58 at circa 150m AOD to the lower levels of Stubley Mill Road.		border the River Roch and contains a number of mature trees located along the river and along field boundaries.
3.7	To the south-east, the boundary becomes irregular and wraps around a bowling green and stables. This area is separated from the site by a number of mature trees and boundary fencing.			3.15	The lower lying, flatter valley topography has also seen the advent of transport infrastructure in the form of a railway line and the adjacent Rochdale Canal, which are located on the rising ground associated with the southern side of the valley and partially set behind a belt of mature trees. These transport corridors naturally share the same south-west to north-east alignment as the adjacent River Roch and its valley environs.
3.8	The southern site boundary is partially formed by a line of post and wire fencing and a number of mature trees (Tree Group 4) where it adjoins Stubley Mill Road (which is also a Public Footpath), whereas the south-western boundary of the site adjoins an access driveway to the adjacent residential property named Stubley Meadow.	3.11	The site is located immediately adjacent to the urban edge of Littleborough and as such the study area contains a mixture of urban built form to the north, east and west of the site and open landscape to the south of the site.		
		3.12	The site and study area are not located within the Green Belt, however Green Belt land is located in close proximity to the south-east beyond the boundary of the study area.	3.16	Overall, these features establish a riparian character within this part of the study area, however the valley topography, the close proximity of the adjacent urban edge and the presence of major transport infrastructure significantly diminishes the perception of a rural landscape by evoking the characteristics of an urban fringe, transitional landscape.
3.9	To the north of Stubley Mill the remaining sections of the western boundary are formed by the boundaries of the adjacent residential properties located on Whitegate, Lightburn Avenue and The Elms. As such, the western boundary comprises a mixture of garden boundary treatments such as brick walling and timber fencing, with a number of properties beyond overlooking the lower lying sections of the site to the south.	3.13	The site, landscape and townscape within the study area is situated within a shallow valley that rises to the north and south of the River Roche, with the floor of the valley formed by the river and its adjacent flatter flood plain areas.	3.17	To the south of the canal, the study area includes rising ground on the south side of the valley and incorporates residential built form on the northern extents of Smithy Bridge along Brown Lodge Drive, Abbey Drive and Lincoln Drive. Open rising ground associated with Brown Brow Hill is located to the east of these properties and to the south of the canal.
3.10	The landform within the site is relatively flat within the southern part of the site at around circa 140m AOD, however there is a general fall from north to south across the site and the	3.14	The site is within a pocket of undeveloped land that extends northwards from a corridor of open space along the river. As such, the landscape within the study area to the south of the site is predominantly open and comprises the River Roch set within a valley floor that is aligned south-west to north-east. This landscape comprises irregularly shaped parcels of open grassland and agricultural/pastoral fields that	3.18	A number of Public Rights of Way traverse the study area and connect the urban areas and

3.0 Baseline Setting

residential streets to the open landscape, the River Roch, Rochdale Canal, Smithy Bridge and Hollingworth (Lake). As a result, the PRoW network provides a legible and well used network of routes, which include the Rochdale Way Long Distance Walking Route (LDWR) that tracks along the canal towpath.

3.19 The south-western part of the study area contains Smithy Bridge Road which provides the main vehicular link across the valley between Smithy Bridge to the south and Littleborough to the north. Further residential built form on the northern extents of Smithy Bridge is located to the east of Smithy Bridge Road along Rose Avenue, Chichester Close, Blyth Avenue and Fairfax Drive, and to the west of Smithy Bridge Road along Eafield Road and Yea Fold. A large commercial warehouse unit is also located to the west of Smithy Bridge Road between Eafield Road and Fletcher's Road, with Smithy Bridge train station located to the south.

3.20 The River Roch continues to the west of Smithy Bridge Road within the identified corridor of open space and courses in close proximity to the built form along Yea Fold. To the north of the open land/river corridor, residential built form continues to the east and west of Smithy Bridge Road and around the junction with the A58.

3.21 The northern part of the study area contains further residential built form located along the A58. To the north of the A58 the built

form mostly comprises residential properties, however this part of the study area also contains St Andrews Church, Littleborough Cemetery, and Kingdom Hall of Jehovah's Witnesses. Further to the north, the prevalence of built form begins to diminish as the study area contains a recreational playing field and an area of woodland known as Bakers Wood.

3.22 To the east of the site, the study area contains mostly residential built form, with a significant number of newly built properties located to the east of New Street, along with New Street Farm Dog Park located to the south-east of the site at the junction of New Street and Stubley Mill Road. The new housing estate also contains an area of open space to the south which includes a large attenuation pond, in close proximity to Stubley Mill Road, which forms a transitional space between the open land of the river corridor to the south and the urban edge.

3.23 Albeit outside the study area for this appraisal, Hollingworth Lake is a locally and regionally recognised recreational destination which regularly attracts a number of visitors. The Lake is located circa 1km to the south-east of the site and as a result of its popularity as a destination, the main road along the north-western edge of the lake (Lake Bank) is populated by a number of shops, restaurants and bars.

3.24 Examination of the relevant historic maps for the area demonstrates that the field patterns to the south of the site have remained unaffected for a number of years, with current field boundary alignments remaining intact from circa 1880 (although the condition and nature of field boundaries has been degraded and or changed, the original field pattern appears to have prevailed). Beyond this pocket of open land however, the majority of the surrounding landscape has been developed from 1900 onwards.

3.25 The landscape/townscape within the study area and beyond is characterised by an overarching south-west/north-east alignment and linearity, which is primarily associated with the orientation of the River Roch and its associated valley. This alignment is mirrored by the A58 and the adjacent ribbon like linearity of the urban form to its north and south and the alignment of the Rochdale Canal and the railway line. As a result, the land to the south of the A58 has a prevailing urban edge and transitional character with a continuous recurring urban influence in the presence of extensive, predominantly residential built form. Other urbanising elements that detract from the rural qualities of the landscape include the road network and associated street lighting, the railway and a small number of larger commercial units. The landscape around the River Roche is considered to be of a more

3.0 Baseline Setting



1895 Historic Map



1932 Historic Map

tranquil, open and scenic character when compared to the rest of the study area, however the recurring urban influences that have been identified significantly diminish the perception of a rural landscape.

- 3.26 Open views from within the study area are limited due to the undulating landform, intervening built form, intervening trees and somewhat limited publicly accessible locations. However, where the ground levels rise and levels of intervening vegetation are reduced some open and longer distance views are experienced from the Public Rights of Way, namely from Brown Brow Hill. Glimpsed long range views of Blackstone Edge, which is a regionally recognised Gritstone rock formation set upon high moorland to the south-east of the site, are also experienced from limited locations within and in close proximity to the site. As a result, expansive and distant views, which incorporate Littleborough and the site can be experienced from the Public Rights of Way leading to the Edge and from the trig point. Where more open views are experienced, they predominantly include views of the urban edge and surrounding built form, local road network and power infrastructure including pylons and windfarms, which in turn serve to detract from and moderate the perception of a rural character.

The Surrounding Townscape

- 3.27 The built form associated with Littleborough and Smithy Bridge predominantly consists of residential development that has been constructed between the latter years of the 19th Century and the present day. Examination of historic mapping indicates that the built form has mostly expanded outwards from the older, period ribbon development located along the main vehicular routes, such as the A58 and Smithy Bridge Road.
- 3.28 The built form mostly comprises brick and rendered properties with slate roofing which have been constructed from 1900 onwards. The majority of properties include both front and rear gardens, with front gardens comprising a mixture of hedgerow, fencing and gritstone or brick walls.
- 3.29 Although the village does include a relatively small number of older brick and rendered, period properties, for the most part its built form comprises post war, semi-detached bungalows and houses and more modern, detached houses.
- 3.30 A number of local shops and public houses are located along the A58, including a large Lidl supermarket to the north-east beyond the study area, however the perception of a defined 'centre' to the settlement is somewhat limited.

3.0 Baseline Setting

- | | | | | | |
|-------------------------------|--|------|---|------|---|
| 3.31 | A new build development is located to the east of New Street and south of the A58 in close proximity to the site. This development was recently granted planning permission and is close to completion, however works are still ongoing with fencing and hoarding around the southern parts of the development. | | and to the north of the A58, Rochdale Canal Lodge Bridge (Grade II) to the south of the site and no's 2 and 3 Wrigley Place (Grade II) in Smithy Bridge, circa 560m to the south of the site. | | Gardens and tracks to the south across the River Roch and passes beneath the railway to adjoin the Rochdale Canal towpath to the south-east of the site. LITFP250 and LITFP251 track along the canal towpath and form part of the Rochdale Way Long Distance Walking Route. |
| Access and Circulation | | | | | |
| 3.32 | A number of individual properties are located to the south of the site, including New Street Farm Dog Park which comprises an enclosed dog park and small number of agricultural type buildings. Other properties to the south of the site include the stables immediately adjacent to the south-east of the site. | 3.35 | The Site is contained by the A58 New Road to the north, New Street to the east and Stubley Mill Road to the south. | 3.40 | To the south of the canal, LITFP425 heads south-eastwards and ascends the rising landform of Brown Brow Hill. LITFP427 adjoins LITFP425 and to the west adjoins Brown Lodge Drive, whereas LITFP424 adjoins LITFP425 and tracks westwards towards Hollingworth Road. |
| 3.33 | A large commercial unit is located to the south-west of the site and west of Smithy Bridge Road that is currently occupied by Cleland McIver Ltd. A cluster of smaller commercial buildings and offices is located to the south of this named Smithy Bridge Court. Other larger buildings to the south of the site include Smithy Bridge Primary School and MCS Manchester, which is a motor vehicle dealership. | 3.36 | A number of Public Rights of Way (PRoW) form a legible network across the wider landscape, with some footpaths used extensively and others that appear to be little used with limited access in some locations. | 3.41 | To the south-west of the site, a number of footpaths (LITFP259, LITFP261 and WARFP8) track west from Smithy Bridge Road and follow the course of the River Roch. |
| 3.34 | The townscape within the study area also contains a small number of Listed Buildings, the most prominent of which include 3no Grade II listed houses on New Road, the Grade II* listed Stubley Old Hall, located circa 250m to the north-east of the site and to the south of the A58, the Grade II* listed Dearnley Old Hall, located circa 320m to the north-west of the site | 3.37 | The closest PRoWs to the application site include LITFP245 and LITFP249. LITFP245 tracks north-south along New Street immediately to the east of the site, whereas LITFP249 tracks along Stubley Mill Road immediately to the south of the site and intersects FP245 at the southern end of New Street. | 3.42 | To the north of the site, a number of footpaths head northwards from the urban edge and ascend the rising landform. Public Footpath LITFP97 adjoins School Street and passes Littleborough Cemetery and the recreational playing fields to the north of the urban edge, and LITFP99 follows Arm Road before passing the cemetery and continuing northwards. |
| | | 3.38 | LITFP240 also tracks along Stubley Mill Road to the south-east of the site from the junction with New Street/LITFP245 and continues to the east. | 3.43 | A significant number of other Public Rights of Way occur within the study area which often provide short routes through adjacent residential streets to provide a legible and functional network of routes that connect |
| | | 3.39 | LITFP247 adjoins LITFP240/Stubley Mill Road in close proximity to the properties on Mill Fold | | |

the urban edge to the open fringe landscape beyond.

Landscape Character Assessments

3.44 The diverse characteristics of our broader landscape have, in most cases, been ascertained through the process of landscape character assessment (LCA). LCA is a technique used to develop a consistent and comprehensive understanding of what gives England's landscape its character. Assessments for the landscape in the vicinity of the application site have been carried out at national and county scales as follows:

National

3.45 England has been divided into 8 regional volumes which comprise a total of 159 areas with similar landscape character, which are called National Character Areas (NCAs); previously known as Joint Character Areas (JCAs). The 'Character of England Landscape, Wildlife and Cultural Features Map' produced in 2005 by The Countryside Agency with support from English Heritage, was an update to a 1996 original. This map subdivides England into 159 NCAs providing a picture of the differences in landscape character at the national scale.

3.46 The site falls on the border of 2 adjacent NCA's within Countryside Character Volume 2: North West and specifically NCA36 – Southern

Pennines and NCA 54 – Manchester Pennine Fringe. NCA 36 covers a vast area from the north of Ramsbottom and north of the study area beyond whereas NCA54 continues to the south of the study area towards the northern and western edges of the Manchester Conurbation and extends northwards towards Ramsbottom and Littleborough where it adjoins NCA36.

3.47 The following characteristics have been extracted from the NCA 36 document as they are considered to be relevant to the site, the study area and the wider landscape:-

- *Large-scale, open, sweeping landscape with high flat-topped hills providing extensive views, cut into by narrow valleys with wooded sides.*
- *[...]narrow valleys with dense gritstone settlements in the valleys, with steep slopes often densely wooded, providing strong contrast with open moorlands.*
- *Many reservoirs on the moors, supplying drinking water to adjacent towns, wintering and breeding habitats for birds and high quality recreation experiences.*
- *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 [...] wind farms and communications masts, visible from afar.*

3.48 The following characteristics have been extracted from the NCA 54 document as they are considered to be relevant to the site, the study area and the wider landscape:-

- *Transitional zone between elevated, open moorlands and densely populated urban areas on lower ground.*
- *Landform is a transition from upland to lowland, with smooth shoulders of land divided by steep-sided valleys with fast-flowing rivers.*
- *Elevated vantage points provide extensive views across the adjacent Manchester Conurbation NCA.*
- *Several rivers flow through the area from the Pennine uplands, linking with adjacent lowland areas.*

Woodland cover is characterised by a range of woodland types concentrated along river valleys, as well as some newer community woodlands in the urban areas.	3.49	Regional – Greater Manchester Landscape Character and Sensitivity Assessment In August 2018, the Greater Manchester Combined Authority published the Greater Manchester Landscape Character and Sensitivity Assessment (prepared by LUC). This document incorporated existing NCA and LCA information from local authorities where possible and identified local authorities that did not have LCA information, which included Rochdale. The document identified 10 Landscape Character Types (LCT's) and 46 subsequent Landscape Character Areas (LCA's) in the Greater Manchester area.	3.52	The key characteristics of LCT 28 – Rochdale and Oldham South Pennine Foothills are defined as follows: <i>Topography, geology and drainage</i> <i>Transitional landscape sloping up from the northern fringes of Greater Manchester towards the uplands of the South and West Pennines.</i> <i>Strongly rolling and undulating topography punctuated by locally distinctive hills and carved by intricate stream valleys. Elevation ranges from 100 to over 350 metres AOD at Besom Hill.</i> <i>Streams drain through cloughs to a number of reservoirs, although these are generally smaller than those on higher ground within the Unenclosed Uplands and Fringes LCT.</i> <i>Land use and field patterns</i> <i>Land use is dominated by lush semi-improved grassland pastures enclosed by a mix of gritstone walls, hedgerow boundaries and post and rail fencing. Horse paddocks are often found adjacent to settlement.</i> <i>Varied small-medium scale enclosures, divided by a mixture of field boundaries including gritstone walls, hedgerows and post and rail fencing. Fields are predominantly piecemeal post-medieval enclosures, with some modern agglomeration.</i>
Field boundaries include dry 'gritstone' walls at higher elevations and hedgerows at lower elevations.				
Limited semi-natural habitats include broadleaved mixed and yew woodland, lowland dry acid grassland, lowland meadows, lowland heathland, and purple moor-grass and rush pasture, which are often fragmented.				
Extensive evidence of 18th- and 19th-century stone and brick-built industrial buildings, including mill lodges and reservoirs originating from the woollen and cotton industries.	3.50	The site is located within Landscape Character Type Pennine Foothills (West/South Pennines) (see Appendix 1 for extract) which covers large fragmented areas of lower lying land across Rochdale, Oldham and Bury. The study area is also in close proximity to the border with LCT Open Moorlands and Enclosed Upland Fringes (West/South Pennines), which covers large swathes of rising upland to the north and west of Rochdale, Oldham, Bury and Bolton.		
Historic trans-Pennine communication routes, especially railways and canals.				
Much of the countryside is influenced by recreational use from adjacent urban areas and the diversification of farmland, giving the area a distinct urban fringe character.				
High population densities across a belt of industrial towns, with busy transport networks and motorways. Almost half of this NCA is classed as urban.	3.51	The site and the study area is located within Landscape Character Area 28 – Rochdale and Oldham South Pennine Foothills (see Appendix 1 for extract). The area covered by LCA 28 is illustrated in Figure 2 below.		



Study Area



Application Site Location

National Character Areas



NCA36 - Southern Pennines



NCA 54 - Manchester Pennine Fringe

Greater Manchester Landscape Character and Sensitivity Assessment



LCT Pennine Foothills (West/South Pennines)/LCA28 Rochdale and Oldham South

Pennine Foothills

Fig 2

Landscape Character Areas Plan

Various other land uses, including quarries and reservoirs and frequent recreational facilities such as golf clubs. Country Parks are located at Tandle Hill (Oldham District) and Hollingworth (Rochdale District).

Semi-natural habitats and woodland cover

Numerous semi-natural habitats scattered throughout the farmland including woodland, grassland, heathland and streams/brooks, some of which are locally designated as Sites of Biological Importance.

Well wooded landscape with extensive tree and woodland cover with trees in stream valleys, along field boundaries and avenues of trees along roads. Tracts of dense broadleaved woodland also define cloughs, including large areas of ancient woodland.

Reservoirs including Hollingworth Lake (designated as a Site of Biological Importance) enhance the nature conservation interest and are important for wintering waterfowl. Archaeology and cultural heritage

Evidence of the area's industrial heritage in the form of old mill buildings, chimneys, disused quarries and mines and the Rochdale Canal.

Settlement, road pattern and rights of way

Settlement mainly comprises scattered traditional stone farmsteads and halls, with

some small groups of dwellings including Victorian terraces. The largest settlement is Ainsworth, located between Bury and Bolton. The foothills provide an important separation function between distinct urban areas.

Numerous footpaths and bridleways cross and provide access to the landscape from nearby urban areas and also link to the moorlands. These include the Rotary Way, Oldham Way and Rochdale Way.

Road pattern mainly comprises minor winding lanes and tracks connecting farms. Occasionally, more major routes cross through the LCT, including the M62 and several A-roads.

Views and perceptual qualities

Variable visual character depending on topography and vegetation cover; there are long views across the urban conurbation to the West and South Pennine uplands beyond where vegetation allows. Areas within the Peak District National Park are visible from some vantage points. Other areas are visually enclosed due to valleys or vegetation which creates wooded skylines.

Occasionally, masts and pylons/overhead lines intrude on the wooded skylines. Other intrusive modern influences include the M62 motorway and prominent views of urban development, including tower blocks breaking horizons.

Windswept and exposed on higher ground as the landscape transitions to the upland fringe. This contrasts with the sheltered, enclosed feel of the valleys which have limited views in and out.

Areas with relatively high levels of tranquillity despite the close proximity of urban development and major infrastructure e.g. Tandle Hill Country Park.

3.53

The document also provides a number of 'Valued Landscape Features' as follows:

The wooded character of the landscape, with some areas of ancient woodland which provide biodiversity, recreational and scenic value within the landscape.

Valued semi-natural habitats including meres, mosses, unimproved grasslands and remnant heath which contribute to biodiversity and give the landscape a sense of time-depth and provide scenic interest. Some are nationally or locally designated for their importance to wildlife, including Brookhouse Moss where nationally rare species such as bog rosemary, sundew and crowberry are found.

Historic field patterns delineated by hedgerows with numerous mature trees which contribute to the distinct wooded character of the landscape, giving the landscape structure and time-depth in addition to important wildlife

habitats provided by hedgerows and hedgerow trees.

Picturesque designed estate parklands including the Registered Parks and Gardens of Arley (Grade II), Crewe Hall (Grade II), Doddington Park (Grade II) and Peover Hall (Grade II) which provide a sense of time-depth and a recreational destination where there is public access.*

The distinctive, Grade I listed building of Jodrell Bank Observatory which forms a prominent landmark throughout much of the wider landscape and is a popular recreation destination.

The sense of enclosure and tranquillity as a result of the frequent trees and woodland, which often create an intimate, pastoral landscape. These contrast with the occasional long views to the dramatic landform of the Pennine Hills.

The strongly rural character and naturalistic qualities experienced within the landscape, contrasting with and providing an escape from nearby urban areas.

- 3.54 The document also provides commentary on the 'Intactness and Condition' of the landscape as follows:

Despite the close proximity of urban development, this is a strongly rural and

traditional working landscape characterised by pasture fields, reservoirs and wooded stream cloughs with a transitional, upland fringe feel. Trees are frequent and provide a naturalistic quality to the landscape and characterise skylines. Locally designated habitats actively managed for the benefit of wildlife are found throughout the foothills landscape. Some former industrial and agricultural buildings have been converted to new uses, often retaining traditional features. The deterioration of stone walls is visible in many places, with supplementation by post and wire fencing frequently occurring. Adjacent to settlements, there are often urban fringe influences including areas of horiculture with associated structures and pony tape and numerous golf courses. Within the wooded stream valleys, invasive species are present including large areas of rhododendron which outcompete native vegetation. [...] Pylon lines and masts form intrusive modern features on the skyline, while noise and movement introduced by transport infrastructure can detract from the rural qualities and sense of tranquillity in the landscape.

- 3.55 The document continues to identify the following relevant 'Special Landscape Qualities and Key Sensitivities':

The strongly undulating landform punctuated by distinctive hills and carved by intricate stream valleys.

Pockets of upland habitats amongst the pasture fields. Locally designated habitats including broadleaved woodland, wet grassland and wetlands (including Hollingworth Lake SBI).

Areas of woodland including tracts of ancient woodland along stream corridors. Creating wooded skylines and a sense of visual enclosure.

The undeveloped backdrop and the sense of separation that the landscape provides between distinct settlements.

Views to and from the Peak District National Park and the surrounding South and West Pennines which overlook the landscape.

Important recreational value of the landscape with important networks of public rights of way including Rotary Way, Oldham Way and Rochdale Way and destinations including Tandle Country Park and Hollingworth Country Park.

Long views afforded from higher ground which reach across Greater Manchester and to the surrounding uplands.

Pockets of tranquillity and remoteness despite the close proximity of urban development.

- 3.56 The document also provides the following relevant 'Guidance and opportunities to consider within this Landscape Character Type' as follows:
- Strengthen the stone wall and hedgerow network, using local gritstone for walls and locally prevalent and climate resilient species for hedges. Any new boundaries should reflect local characteristics, including the planting of a new generation of hedgerow trees.*
- Utilise areas of undulating landform and woodland cover to integrate new development into the landscape, avoiding sites designated for their nature conservation importance.*
- Protect areas of broadleaved woodland (particularly ancient woodland) which provide important seminatural habitat and create wooded skylines. Utilise the screening effects of existing woodland to integrate development into the landscape where possible.*
- Encourage the natural regeneration of woodland and wetland habitats within valleys (as well as new planting/habitat restoration) to improve their function in flood prevention and preventing diffuse pollution.*
- Ensure that any development is in keeping with the form, density and vernacular of existing buildings. Avoid any large scale development to retain the sparsely settled character of the landscape.*
- Protect the setting of important heritage assets within the landscape, including Conservation Areas/Listed Buildings.*
- Retain the important recreational function of the landscape. Seek to improve public rights to way to encourage sustainable travel. Join up and promote multi-use routes to major destinations within the landscape including Hollingworth Country Park and Tandle Hill Country Park.*
- Retain the distinct visual character of the landscape, including views to monuments on skylines which form local landmarks (including Tandle Hill War Memorial and Peel Tower), church spires and chimneys.*
- Ensure any new development does not adversely affect the special qualities of the Peak District National Park, including its beautiful views, sense of tranquillity and dark night skies, and the vital benefits that flow beyond its boundary.*
- Reinforce the structure of the landscape, through strengthening the stone wall and hedgerow network, using local gritstone for walls and locally prevalent and climate resilient species for hedges. Any new boundaries should reflect local characteristics, including the planting of a new generation of hedgerow trees.*
- 3.57 The Greater Manchester Landscape and Character Sensitivity Assessment concludes that LCT Pennine Foothills (West/South Pennines) as a moderate sensitivity to 2-3 storey residential housing development.
- 3.58 LCT 29 – Rough Hill to Brun Moor lies beyond the extents of the study area, however there is a long distance view of the site from the elevated landscape around Blackstone Edge to the south-east of the site. The relevant key characteristics of LCT 29 – Rough Hill to Brun Moor are defined as follows:
- Topography, geology and drainage*
- 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*
- 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.

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.

Semi-natural habitats and woodland cover

On the whole, woodland is sparse on the unenclosed uplands. Coniferous/mixed plantations are associated with reservoirs and quarries. Tracts of broadleaved woodland clothe the sides of valleys. Trees also feature along field boundaries within the enclosed upland fringe.

Settlement, road pattern and rights of way

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

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.

3.59

The document also provides commentary on the 'Intactness and Condition' of the landscape as follows:

Issues which impact on intactness and condition include stone-wall boundary loss and subsequent replacement by post and wire fencing and urban fringe influences adjacent to development, including the proliferation of horse keeping in some localised areas (with associated structures and features including pony tape). Large-scale wind turbines and pylon lines form dominant features on the otherwise undeveloped skylines.

3.60

The document continues to identify a number of 'Special Landscape Qualities and Key Sensitivities', however these qualities and

sensitivities are not considered to be relevant to the application site or the landscape within the wider study area by virtue of the LCA covering large swathes of upland moorland beyond the study area.

3.61

The document also provides the following relevant 'Guidance and opportunities to consider within this Landscape Character Type' as follows:

Ensure that the design of any development is in-keeping with existing form, size and vernacular of the area, replicating traditional styles and materials where possible. Avoid any large scale developments due to the overall sparse settlement character.

Utilise existing woodland cover to integrate any development into the landscape.

Ensure that any required road upgrades are in-keeping with the existing character of the narrow tracks and lanes.

Ensure the visual character of the landscape is retained. Avoid development where it would be prominent on the broad, sweeping skylines. Protect long, uninterrupted views from higher ground over the mill settlements in the valleys below, and Greater Manchester communities beyond.

Conserve and protect the setting of valued heritage features, including the Scheduled

remains at Blackstone Edge Moor, Castleshaw and Knott Hill, Smithills Hall and Park and Garden, historic villages and numerous historic buildings including churches and country houses.

Retain the important recreation function of the landscape, which is important both locally and to the wider region.

Design-in the introduction of SuDS to any new development, addressing any changes in hydrology and subsequent knock-on effects, such as increased diffuse pollution from agricultural run-off which may impact on nearby major rivers including the River Tame, River Roch and River Tonge.

Heritage Assets

3.62 The application site does not contain any Listed Buildings or other designated heritage assets, however the study area contains a number of Listed Buildings and structures, including the following:

- Grade II listed 18, 20 and 22 New Road, located circa. 160m to the north-east of the application site along the A58.
- Grade II* listed Stubley Old Hall, located circa 250m to the north-east of the site and to the south of the A58.

- Grade II* listed Dearnley Old Hall, located circa. 320m to the north-west of the site and to the north of the A58.
- Grade II listed Rochdale Canal Lodge, located circa. 320m to the south-east of the site along the Rochdale Canal.
- Grade II listed 2 and 3 Wrigley Place, located circa. 570m to the south of the site off Smithy Bridge Road.

Landscape Receptors

3.63 The landscape within the study area for the appraisal is located within National Character Area NCA 54 – Manchester Pennine Fringe, and in close proximity to NCA36 – Southern Pennines. National Character Areas cover vast areas of land including both rural areas and settlement areas. The landscape character of the application site and associated study area for this appraisal presents some elements and character that is considered consistent with the identified key characteristics of the relevant NCAs, however given that NCA 54 and NCA36 cover such a vast areas and include urban areas, particularly residential areas and areas beyond the study area, the nature and scale of the proposed development is not expected to affect their inherent characteristics to any extent.

3.64 As a result, the Landscape Receptors for this assessment comprise the following:

- Greater Manchester LCT Pennine Foothills (West/South Pennines)/LCA28 Rochdale and Oldham South Pennine Foothills
- Greater Manchester LCT Open Moorlands and Enclosed Upland Fringes (West/South Pennines)/LCA29 – Rough Hill to Brun Moor
- The landscape features of the application site.

Landscape Value

3.65 The Methodology sets out how various factors are considered to help determine and inform judgements associated with landscape value. These factors are consistent with GLVIA3 Box 5.1 and Landscape Institute Technical Guidance Note TGN-02-21 Assessing landscape value outside national designations. The tables below provide narrative information associated with each individual factor, which when combined, inform an overall judgement regarding the value of the landscape associated with the parts of the study area that fall within land associated with the above landscape receptors. The landscape value of each of the landscape receptors is therefore judged as being Exceptional, High, Medium, Low or Very Low.

Table 1a - Greater Manchester LCT Pennine Foothills (West/South Pennines)/LCA28 Rochdale and Oldham South Pennine Foothills	
Landscape Designations	There are no landscape designations, such as National Parks or AONBs within the application site or the parts of the wider study area located in this LCA.
Landscape condition	The overall condition of the landscape is considered to be ordinary. The landscape within the study area mostly comprises the open agricultural fields, rough grassland and paddocks that occupy the landscape to the south of the application site around the River Roch. Historic mapping shows that the boundary alignments and field patterns are mostly intact and have remained as such since at least 1880, however the boundary treatments have in some instances, become degraded over time through the loss of hedgerows and trees and their subsequent replacement with post and wire fencing in association with their use as paddocks, particularly in close proximity to the site, and metal palisade fencing in close proximity to the railway and canal. The landscape to the south of the canal becomes increasingly open and contains the rising ground of Brown Brow Hill, which offers longer range views over the River Roch towards the application site, however the condition of this landscape is considered to be ordinary nonetheless. The landscape to the west of the site and west of Smithy Bridge Road comprises a continuation of the valley floor and corridor of the River Roch. The landscape within this part of the study area contains some retained field boundary hedgerows and trees, although the prevalence of fencing and loss of hedgerow remains evident.
Distinctiveness	The agricultural and pastoral land-uses and presence of the River Roch coursing along the valley floor combined with varied short and medium distance views are consistent with some of the key characteristics of the LCT/LCA, with levels of consistency increasing in the vicinity of the river - ie the increased tree coverage, the more open aspect of the landscape, the presence of the river and the presence of the Rochdale Canal. However, overall the landscape within the study area, particularly in close proximity to the site is somewhat inconsistent with some of the identified key characteristics by virtue of the reduced presence of field boundary hedgerows and tree cover and close proximity to the urban edge, which contrasts with the open and wooded characteristic and prevalence of field boundary hedgerows ascribed to the LCT/LCA.
Natural Heritage	The landscape around the River Roch is identified within policy Policy G6 - Enhancing green infrastructure. The policy states that the focus for this part of the landscape should be: 'establishing a Roch Valley Trail between Heywood and Littleborough, opening up visibility, creating and enhancing recreation destinations and improving access to and from urban communities. The valley will be enhanced as a key landscape feature forming a part of Greater Manchester's strategic green infrastructure network providing high quality recreational and tourism opportunities, an ecological corridor, stimulus and support for regeneration and growth along the river valley corridor in Heywood, Rochdale and Littleborough and key flood risk management assets e.g. for flood storage and sustainable drainage.' This part of the study area also contains the Rochdale Canal, which is identified as a SSSI, and the woodland to the north of the site which is identified as Priority Habitat Inventory – Deciduous Woodland.

Cultural Heritage	Conservation interest is limited to only a small number of listed buildings that are located outside of but adjacent to this LCA, namely the Grade II* listed Stubley Old Hall, located circa 250m to the north-east of the site and to the south of the A58, and the Grade II* listed Dearnley Old Hall, located circa 320m to the north-west of the site and to the north of the A58 which are considered to have the highest value. Other listed buildings within the study area include: Grade II listed 18, 20 and 22 New Road, Grade II listed Rochdale Canal Lodge, and Grade II listed 2 and 3 Wrigley Place. The older, period buildings in and around Littleborough and the presence of the canal combine to present some sense of time depth within the area.
Recreational value	The recreational value of the site is very limited due to a lack of public access provision, however in general the open land within this part of the study area has a good recreational value by virtue of the extensive Public Rights of Way network, which includes a number of footpaths and bridleways which connect the urban edge to the open landscape, including the Rochdale Way LDWR which tracks along the Rochdale Canal towpath. The network appears to be well used and popular, with walkers frequently seen using the routes.
Perceptual (scenic)	The perception of a rural landscape increases to the south and west of the site towards the River Roch and diminishes to the north and in locations that are closer to the urban edge due to the presence of extensive residential built form which dominates the landscape. The valley topography combined with intervening vegetation and built form combine to limit and restrict longer distance views whilst allowing shorter more scenic views around the valley floor and in close proximity to the river, whilst the road network, the proximity and presence of residential development and visually prominent built form, streetlighting and overhead cables reduce the perception of a rural landscape.
Perceptual (Wildness and Tranquillity)	Levels of wildness are limited due to the proximity of the urban edge and transport and power infrastructure, particularly the railway and A58, which significantly diminish any perceived levels of wilderness or tranquillity. Levels of tranquillity are generally relatively low in locations close to the urban edge or A58, however levels of tranquillity and wilderness are perceived to increase in correlation with distance from the built form and road network, with higher levels of tranquillity occurring along some sections of footpaths within the valley floor and around the River Roch.
Associations	There are no known historic, cultural or any other associations within the part of the study area that is covered by this LCT/LCA.
Functional	The open land within the study area functions primarily as a corridor for the River Roch that separates the urban edge to the north and south of the river and as such this part of the study area has an increased ecological value/natural function and an increased recreational function due to the presence of numerous Public Rights of Way.
Overall Judgement of Landscape Value	Low to Medium Value – with higher levels of value around the River Roch and lower levels of value to the north and south in close proximity to the urban edge, the overall landscape value of the parts of the LCT Pennine Foothills (West/South Pennines)/LCA28 Rochdale and Oldham South Pennine Foothills that are located within the study area for this appraisal is considered to be of a low to medium value.

Table 1b - Greater Manchester LCT Open Moorlands and Enclosed Upland Fringes (West/South Pennines)/LCA29 – Rough Hill to Brun Moor	
Landscape Designations	There are no landscape designations, such as National Parks or AONBs located in this LCT/LCA.
Landscape condition	The overall condition of the landscape is considered to be ordinary to good. The peripheries of this LCT/LCA that adjoin the edges of the study area mostly comprise open agricultural fields and undulating grasslands that adjoin the urban edge to the north and east of the application site. To the north of the study area there is lower ground at the foot of Starring Hill, whereas to the north-east the landscape comprises Featherstall Brook and recreational playing fields. The landscape to the north of the study area becomes increasingly open and gains elevation which begins to afford views over the valley landscape and River Roch; the condition of this part of the study area is considered to be ordinary. The landscape to the east of (outwith) the study area begins to rise towards the elevated vantage point of Blackstone Edge. This part of the LCT/LCA is considerably different when compared to the parts of this LCT/LCA that are located in close proximity to the study area and comprises an open upland moorland landscape with distinctive Gritstone rock formations and expansive panoramic views across the Manchester conurbation. This part of the LCT/LCA is considered to be of a better condition by virtue of its protected status and continuous maintenance and land management combined with the locally distinctive retained features such as Gritstone walling and the Scheduled Roman Road.
Distinctiveness	The parts of this LCT/LCA that are close to the urban edge are considered to be of a relatively typical urban fringe and transitional character that is not particularly distinct, whereas the landscape within this LCT/LCA that is away from the urban edge is considered to be more distinctive by virtue of the increased openness and expansive moorland landscape which contains the locally recognised Blackstone Edge rock formation and Pennine Way National Trail. The parts of this LCT/LCA in close proximity to the urban edge does contain some features and characteristics which are akin to the description provided within the Greater Manchester Character Assessment and Sensitivity Study, however the distinctive features ascribed to this LCT/LCA become increasingly apparent in locations away from the urban edge - ie the vast open moorland landscape, drystone walls, minimal tree coverage and expansive open views.
Natural Heritage	The land around Blackstone Edge (outside the Study Area) is designated as an SSSI, which includes large swathes of moorland to the east.
Cultural Heritage	Conservation interest includes a number of Listed buildings within the study area and beyond. The LCT/LCA also includes the Blackstone Edge Roman Road, which is a Scheduled feature located beyond the study area in close proximity to Blackstone Edge and comprises a historic road that crosses the moorland landscape.
Recreational value	The recreational value of the open land within this part of the study area is good by virtue of the extensive Public Rights of Way network, which includes a number of footpaths and bridleways connecting the urban edge to the open landscape, including the Rochdale Way LDWR which tracks along the Rochdale Canal towpath and Pennine Way National Trail. The network appears to be well used and popular, with walkers frequently seen using the routes and a continuous presence of visitors to Blackstone Edge.

Perceptual (scenic)	The perception of a rural landscape increases in correlation with increased distance from the urban edge and vice versa, diminishes in locations closer to the urban edge due to the presence of extensive built form. The elevated moorland landscape beyond the study area and away from the urban edge provides expansive panoramic views across the open moorland landscape which dominates the foreground of views, however the built form of Littleborough, Rochdale and the wider Manchester conurbation is a continuous presence, combined with the presence of transport and power infrastructure such as the nearby windfarms and pylons which detract from the perception of a rural landscape.
Perceptual (Wildness and Tranquillity)	Levels of wildness are limited in locations that are in close proximity to the urban edge and transport and power infrastructure, particularly the railway and A58, which significantly diminish a perception of wilderness or tranquillity. Levels of tranquillity increase in correlation with the increased distance from the urban edge, however the presence of power and transport infrastructure such as the A58 and overhead pylons and wind farms persists into the open moorland beyond the study area and continue to detract from a sense of wildness or tranquillity. That said, there is nevertheless an increased perception of wildness and tranquillity from some locations along the Public Rights of Way network and away from the urban edge and road network, particularly at Blackstone Edge.
Associations	There are no known historic, cultural or any other associations within the part of the study area that is covered by this LCT/LCA.
Functional	The open land that is close to the edge of the study area within this LCT/LCA functions primarily as a transitional urban fringe landscape, however the majority of the LCT/LCA lies beyond the study area and provides a different function in that it is primarily open elevated moorland. As such, the landscape within this LCT/LCA that is beyond the study area has an increased ecological value/natural function and an increased recreational function due to the presence of numerous Public Rights of Way and Long Distance Walking Routes.
Overall Judgement of Landscape Value	Medium Value – with higher levels of value beyond the study area around Blackstone Edge and lower levels of value closer to the study area and urban edges, the overall landscape value of the LCT Open Moorlands and Enclosed Upland Fringes (West/South Pennines)/LCA29 – Rough Hill to Brun Moor is considered to be of a medium value.

Table 1c - Considerations associated with the landscape value of the landscape features within the site

Landscape Designations	There are no landscape designations associated with the landscape features within the site.
Landscape condition	The majority of the site comprises open rough grassland and a large unnatural pond/waterbody. Its key landscape features include the open grassland and numerous mature trees within the site and along the boundaries, particularly to the south. The majority of the trees are of a poorer quality (Category C2), however Groups 1, 3, 4, 6 and 8 are of a moderate quality (Category B2). Trees T4, T5 and Group 9 are recommended for felling by the Tree Survey as they are in decline and/or diseased. The site has suffered from neglect and a lack of maintenance and has become overgrown and unmanaged and as such the overall condition of the landscape features of the site is considered to be Ordinary.
Distinctiveness	The open rough grassland and trees within the site and along the southern boundary are representative of the character of the rural/urban fringe landscape within the wider study area, however the site is relatively nondescript and somewhat ubiquitous within the wider landscape.

Natural Heritage	The landscape features of the site being the open rough grassland, trees and body of water have limited local value in terms of biodiversity. There are no local or other ecological designations or recognised natural heritage assets within the site.
Cultural Heritage	The site does not contain any recognised heritage assets.
Recreational value	There is a Public Right of Way that tracks adjacent to the eastern site boundary along New Street and another Public Right of Way that tracks adjacent to the southern site boundary along Stubley Mill Road, however there are no Public Rights of Way that cross through the site and there is no provision for any form of public access.
Perceptual (scenic)	The perception of a rural landscape is limited within the application site due to the presence of the residential urban edge immediately adjacent to the west and east, combined with the railway to the south and A58 to the north. The southern part of the site provides a more scenic setting attributed to the increased distance from the urban edge and closer proximity to the corridor of open land around the River Roch, however the proximity of the urban edge and visibility of the nearby residential properties and presence of the railway diminishes the perception of a rural landscape.
Perceptual (Wildness and Tranquillity)	Levels of wildness are limited due to the close proximity to the urban edge and road network, particularly the A58. Nevertheless, levels of tranquillity are generally higher within the site by virtue of its lower elevation compared to the A58, with levels of tranquillity continuing to increase within the southern parts of the site in correlation with the increased distance from the road network and urban edge and increased proximity to the River Roch. The visible and audible presence of vehicles travelling along the road network and trains on the railway to the south, combined with the movement of nearby people and vehicles, moderates perceived levels of tranquillity.
Associations	There are no apparent associations related to the landscape features of application site.
Overall Judgement of Landscape Value	Low Value: With the exception of the open rough grassland and mature trees, the landscape features of the application site are limited in quantity and quality; the landscape has suffered to an extent, through levels of neglect.

3.0 Baseline Setting

Landscape Sensitivity

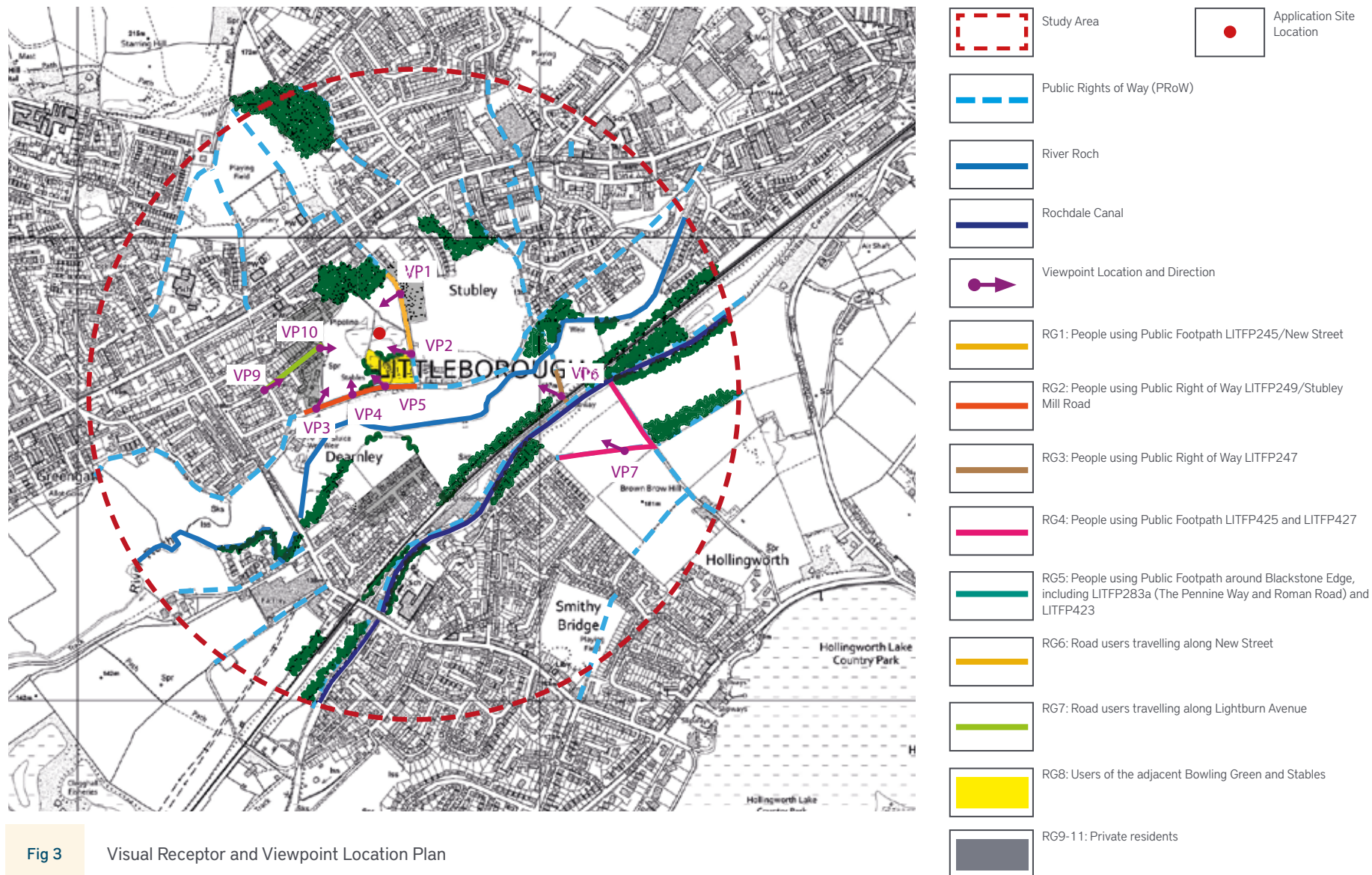
- 3.67 As described within the Methodology (Appendix 5), the sensitivity of the landscape is a combined judgement of value (as ascertained within the above tables) and susceptibility to change.
- 3.68 GLVIA3 defines susceptibility to change as 'the ability of the landscape to accommodate the proposed development without undue consequences for the maintenance of the baseline and/or landscape planning policy or strategy'. Susceptibility to change is graded on a scale of high, medium or low and will vary according to the nature of the development proposed, which in this instance, is new residential development and associated green infrastructure.

Table 2 - Landscape Sensitivity			
Receptor	Value of the Landscape	Susceptibility to Change	Resulting Sensitivity
Greater Manchester LCT Pennine Foothills (West/ South Pennines)/LCA28 Rochdale and Oldham South Pennine Foothills (within the study area)	Low to Medium	Medium – The qualities associated with the open landscape to the south and west of the application site generally comprise the River Roch set within a relatively intact field pattern with retained alignments and some retained hedgerows and trees, however there is considerable evidence of hedgerow and tree loss and replacement with fencing. Open land away from the urban edge and outside the study area is considered to have a higher susceptibility to change than the land in close proximity to the urban edge, however the susceptibility decreases as the proximity to the urban edge and the application site increases.	Low-Medium

Greater Manchester LCT Open Moorlands and Enclosed Upland Fringes (West/South Pennines)/ LCA29 – Rough Hill to Brun Moor	Medium	Low – Although this LCT/LCA incorporates areas of open moorland and Blackstone Edge with higher levels of susceptibility, this is moderated by virtue of the majority of the LCT/LCA being beyond the study area to the east and south-east, with only a small portion of the LCT/LCA in close proximity but outside the study area and in close proximity to the urban edge. Intervisibility between this LCT/LCA and the application site is limited to views experienced from a small number of footpaths at the elevated locations around Blackstone Edge, and although this includes views from the Pennine Way, the perception of the existing site is limited, which further moderates its susceptibility to the proposed development.	Low-Medium
Landscape features within the site	Low	Medium - The landscape features within the site, such as the rough grassland and the pond have the potential to be affected by the proposed development, however the peripheral location of the boundary hedgerows and trees provides the opportunity for their retention within the development proposals.	Low - Medium

Visual Receptors

3.70	Due to the presence of intervening vegetation, built form and variable topography, views of the site are experienced from limited locations to the north, east and south.	3.73	The identification of all potential visual receptors, which in the case of this appraisal, are predominantly people using Public Footpaths and the road network, was undertaken by way of a desktop survey, followed by site-based survey work. Their identification was primarily determined by the topography of the site and surrounding area, and the presence of trees and screening buildings.	3.75	Photographs of the site, the surrounding landscape and specific viewpoints were taken on the day when the survey was undertaken. Some of the views included wide panoramas and it was therefore considered beneficial to join some of the individual photographs together to produce panoramic views. All photographs were taken using a Nikon D80 Digital SLR camera and specific viewpoints were photographed using a 50mm lens.
3.71	To the west, the visibility of the site is compromised by increased levels of intervening vegetation and built form and a reduction in the number of publicly accessible locations.	3.74	The survey work associated with this appraisal was undertaken during April 2022 when there was lower levels of leaf cover on the deciduous trees in the area. As a result, the visibility of the site and the features contained therein were assessed at a time of year when surrounding deciduous vegetation was providing lower levels of screening/filtering.	3.76	The routes of the following footpaths and their associated viewpoint photograph locations are described by Figure 3.
3.72	The following groups or individual visual receptors have been identified as they experience a view of the site. The visual receptors and associated viewpoints identified do not represent an exhaustive list of every possible receptor or view of the site, however those identified are considered to be representative of the current visual prominence of the site for the purposes of this appraisal.				



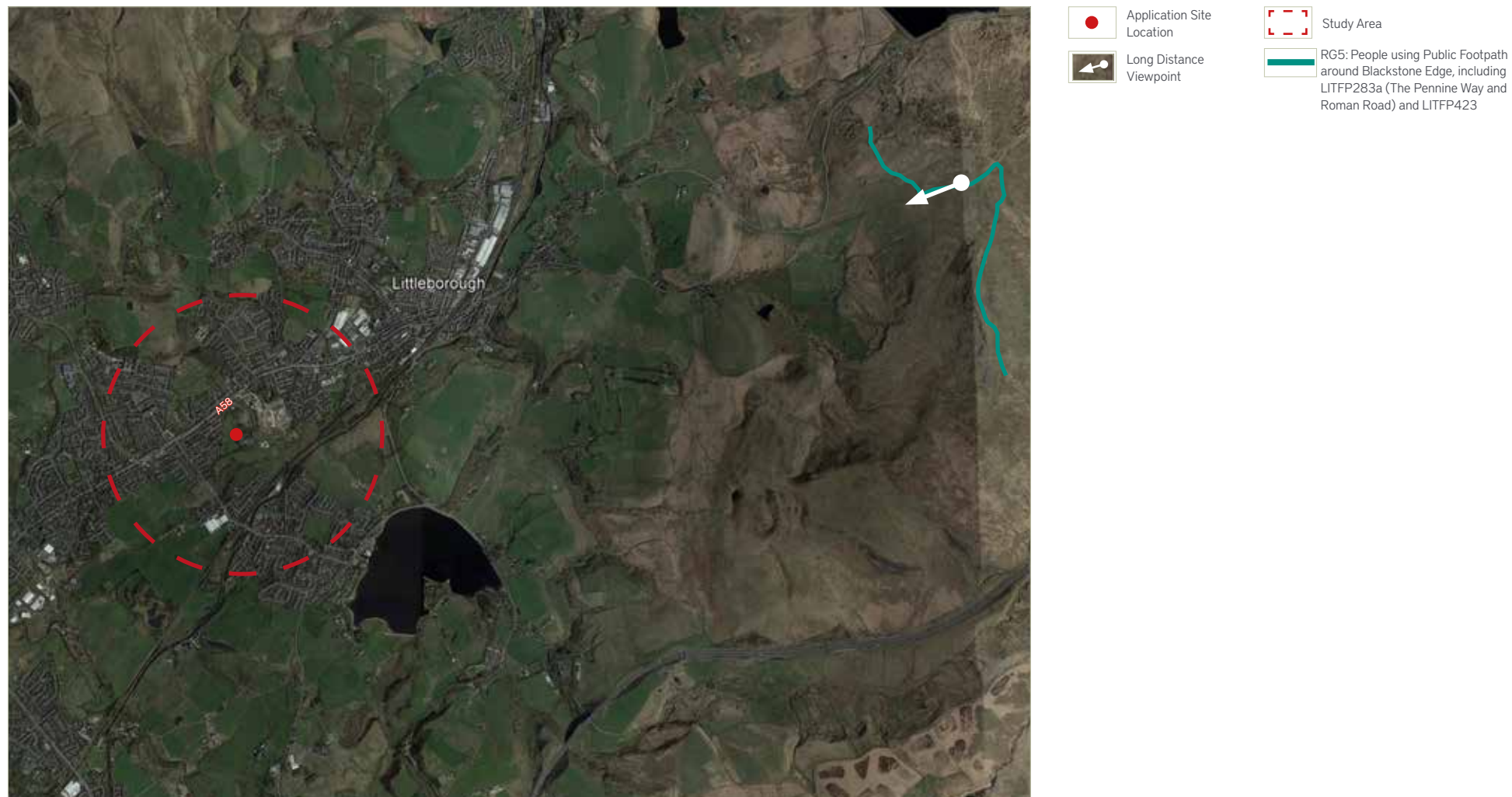


Fig 4

Long Distance Viewpoint Plan

3.0 Baseline Setting

People Using Public Rights of Way (PRoW)

- 3.77 Receptor Group 1 (RG1)- People using Public Footpath LITFP245/New Street – Viewpoint 1 and 2- This footpath tracks in a north-south direction along New Street, immediately adjacent to the eastern boundary of the application site. People walking in a southerly direction begin to experience views of the site after adjoining the footpath from New Road and passing the block of woodland to the north of the site. Views from this location include areas of open grassland in the foreground with mature trees beyond along the northern and southern site boundaries. The absence of boundary vegetation along New Street allows clear views into the site and partial views of

residential properties beyond to the west on Lightburn Avenue and Whitegate (VP1). People travelling in a northerly direction begin to experience views of the site upon passing the bowling green to the south-east. Views from this location comprise the body of water within the eastern part of the site set behind intermittent trees and post and wire fencing along the eastern site boundary. Clear but partial views into the site are experienced and views include the adjacent residential properties to the west and north of the site on Lightburn Avenue and Whitegate in the background. In addition views include the spire and roofing of St Andrews Church set on slightly higher ground behind the housing, circa 200m to the north-west of the site (VP2). Views are experienced from distances of 1m+.



VP1 View looking west from Public Footpath LITFP245/New Street



VP2

View looking north-west from Public Footpath LITFP245/New Street

3.0 Baseline Setting

3.78 RG2 – People using Public Right of Way LITFP249/Stubley Mill Road – Viewpoints 3, 4 and 5 - This footpath tracks along Stubley Mill Road immediately adjacent to the southern boundary of the site, adjoining Stopford Avenue and Smithy Bridge Road to the west and Mill Fold Gardens to the east. Footpath users experience clear and direct views of the site from close proximity when walking along the section of footpath that is immediately adjacent to the southern site boundary, however views from other locations are significantly restricted by intervening built form and vegetation. Footpath users walking in an easterly direction begin to experience views of the site after passing the residential properties on Stopford Avenue and Stubley Mill Road. Views from this

location comprise clear and direct views of the open grassland within the application site with the post and wire fencing along the southern site boundary in the foreground. Views also contain the woodland block to the north, the bowling green and stables at the south-eastern corner of the site and glimpsed views of the residential properties along New Street in the background to the east (VP3). Similar views are experienced further to the east, however views from this location also include the residential properties to the west and north on Lightburn Avenue and Whitegate and the spire and roof of St Andrews Church to the north of the site, set behind the intervening built form (VP4). Footpath users walking in a westerly direction begin to experience views of the site

after passing the junction with New Street and passing the adjacent stables. From this location, views of the site are filtered by the intervening mature trees along its southern boundary and visibility is limited by the intervening built form and boundary treatments associated with the stables and the bowling green. Views of the open ground within the southern part of the site are experienced nonetheless, with glimpses of the residential properties to the west and north (VP5). Views are experienced from distances of between circa 1 and 20m.



VP3 View looking north-east from Public Footpath LITFP249/Stubley Mill Road



VP4

View looking north from Public Footpath LITFP249/Stubley Mill Road



VP5

View looking north-west from Public Footpath LITFP249/Stubley Mill Road

3.0 Baseline Setting

3.79 RG3 - People using Public Right of Way LITFP247 – Viewpoint 6 - This footpath is located circa 420m to the south-east of the application site and tracks across the open grassland and over the River Roch. The route adjoins Stubley Mill Road/LITFP249 and passes beneath the railway to adjoin the Rochdale Canal towpath/LITFP250 to the south of the site. Walkers travelling northwards along the route experience medium range and partial views of the site set behind the intervening trees located along the River Roch and the southern site boundary. Views of the site are only experienced from a short section of the route where it emerges from beneath the railway at an elevated position, however the route then begins to descend and views

of the site are increasingly restricted by the intervening tree cover. Views incorporate unsightly palisade fencing in the foreground, with the River Roch and open grassland in the middle-ground, with the application site beyond the trees. Views also incorporate the newly built housing development to the east of the site and the more distant, rising landform beyond the A58 and Littleborough in the background. Views are experienced from a distance of circa 425m.



VP6 View looking east from Public Footpath LITFP247.

3.0 Baseline Setting

3.80 RG4- People using Public Footpath LITFP425 and LITFP427 – Viewpoint 7 - These footpaths are located circa 550m to the south-east of the application site and track between the Rochdale Canal and residential properties located on Lincoln Drive and Brown Lodge Drive to the south. The footpaths ascend and traverse the rising landform of Brown Brow Hill to the south-east of the site and as such, longer range and more open, expansive views of Littleborough and the hillsides of Birch Hill and Starring Hill (amongst others) beyond are experienced from this location. People walking these routes and looking north experience medium range, partial views of the site set behind the intervening trees located along its southern and eastern

boundaries, with further trees along the River Roch also limiting views of the southern part of the site. Views include the open undulating grassland and River Roch in the foreground, with the application site set against the backdrop of extensive urban built form to the north, east and west with the rising, undulating uplands forming a more distant backdrop. Views are experienced from distances of between circa 500 and 625m.



VP7

View looking south-east from Public Footpath LITFP425

3.0 Baseline Setting

3.81 RG5- People using the Public Footpaths around Blackstone Edge, including LITFP283a (The Pennine Way and Roman Road) and LITFP423 – Viewpoint 8- These footpaths are located circa 4.4km to the south-east of the application site and track from Halifax Road to Blackstone Edge, which is a regionally recognised Gritstone escarpment/rock formation (472m AOD). LITFP283a tracks across the moorland from the A58 Halifax Road and comprises part of the Pennine Way, before adjoining the historic remains of the Roman Road, whereas LITFP423 adjoins the Roman Road and tracks southwards towards the trig point at Blackstone Edge. These footpaths provide expansive

panoramic views to the west/south-west, which incorporate the open moorland landscape in the foreground, long range views across the Manchester conurbation in the distance, with the local landmark Hollingworth Lake distinctly visible in the midground. The application site is just about discernible, set amongst the tree cover on the urban edge of Littleborough and Smithy Bridge, however the site occupies only a very small proportion of the expansive views experienced from this elevated, distant location.



VP8

View looking north-west from Public Footpath LITFP283a (The Pennine Way and Roman Road), circa 4.4km

3.0 Baseline Setting

Road Users

- 3.82 RG6 - Road users on New Street - Road users experience views similar to those described under RG1 (VP1 and VP2).
- 3.83 RG7 - Road users on Lightburn Avenue – Viewpoint 9 and 10 - Road users travelling eastwards along Lightburn Avenue experience partial views of the site set beyond the end of the road (VP9). Views increase in clarity and openness as road users approach the end of the road and reach the boundary of the site and also incorporate the residential properties on New Street with higher moorland forming a distant backdrop (VP10). Views are experienced from distances of between circa 2m and 140m.



VP9 View looking east from Lightburn Avenue



VP10 View looking east from Lightburn Avenue

Miscellaneous

- 3.84 RG8 – Users of the adjacent Bowling Green and Stables – People using the bowling green and stables immediately adjacent to the south-eastern corner of the site experience a variety of clear, direct and filtered views through the intervening trees and vegetation on the site boundary. Views include the open grassland within the site, with the urban edge adjacent to the west and east and woodland block and built form further to the north.

Private Residents

- 3.85 RG9 – Properties on New Street – These properties are located in close proximity to the site along the eastern edge of New Street and as such, their residents experience close range and clear views of the eastern and central

parts of the site, particularly from windows on the front elevations and from their front garden areas. Views of the southern parts of the site are limited by intervening vegetation, the bowling green and adjacent stable buildings. Views are experienced from circa 5m +.

- 3.86 RG10 – Residents of Stubley Manor, Stubley Meadow, and properties on The Elms, Lightburn Avenue and Whitegate - Located to the west of the application site, the residents of some of these properties may experience close range and clear views of the application site, particularly from their upper storey windows. Views from ground level windows and garden areas are, in some cases, restricted by intervening boundary walling and fencing and tree cover. Views are experienced from distances of circa 5-110m.

- 3.87 RG11 – Residents of properties on Rose Avenue – Located to the south of the application site and to the south of the River Roch, the residents of properties on the north side of Rose Avenue may experience limited and partial views of the site, particularly from their rear, north facing, upper storey windows and their rear garden areas. Views of the site are filtered by the existing trees and hedgerow located along the site's southern boundary and along the River Roch. Views are experienced from a distance of circa 340m.

- 3.88 With regards to determining the sensitivity and magnitude of effect for each individual visual receptor, the application of the methodology can be repetitive when considering different groups of similar receptors.

3.89	In order to prevent repetition within Table 4 - Visual Effects, the sensitivity of the various visual receptors has been considered and ascertained within the text below.		their scenic quality and there are no relevant designations, interpretive provision or identified viewpoints, with the exception of RG5 which is located beyond the study area and comprises the Pennine Way National Trail which tracks to Blackstone Edge.		circa 4.4km away from the site (RG5). These views comprise the attractive open moorland landscape in the foreground, however this is interrupted by power infrastructure including pylons and wind farms, and the large swathes of urban form that comprise the Manchester conurbation in the distance.
	Sensitivity- Public Views				
	The Users of Public Rights of Way (PRoW)	3.92	The views experienced are of a semi-rural and urban fringe nature, with views often including both open pockets of land around the River Roch and expansive areas of built form and settlement, with more expansive and panoramic views experienced from higher ground beyond the study area (RG5).	3.95	Overall, the value of the views experienced is considered to be low to medium, with the exception of RG5 which is considered to be of a medium to high value.
3.90	There are a significant number of PRoWs located within the study area. Viewpoint photographs have been taken from a selection of the PRoW from which a view of the site can be experienced and these footpaths are located to the east, south-east and south of the site. These visual receptors and their associated viewpoints are considered to be representative of the views experienced and appropriate in the context of this appraisal; they do not form an exhaustive list of all locations and receptor groups. The views experienced from the following PRoWs and their associated Viewpoint photographs have been considered within this appraisal:	3.93	Views from the east and south (RG1 and RG2) are experienced from close proximity in locations where the footpaths track immediately adjacent to the eastern and southern boundaries of the site. Views from the south-east are experienced from rising ground around the Rochdale Canal and Brown Brow Hill (RG3 and RG4) and are consequently more open than the views experienced from locations in closer proximity the site. This is most evident from the elevated vantage point of RG4, however views from this location are somewhat dominated by the swathes of built form that form the settlement area of Littleborough.	3.96	People using the network of public footpaths are considered to be engaged in an outdoor recreational activity with a focus upon enjoying the landscape. They are therefore considered to have a high susceptibility to change.
	Public Footpath LITFP245/New Street (RG1), Public Footpath LITFP249/Stubble Mill Road (RG2), Public Footpath LITFP247 (RG3), Public Footpath LITFP425 and LITFP427 (RG4), and LITFP283a (The Pennine Way and Roman Road) and LITFP423 (RG5)	3.94	Longer distance views are experienced from Public Rights of Way located beyond the study area to the south-east of the site on the elevated moorland around Blackstone Edge,	3.97	With a low to medium value and a high susceptibility to change, the overall sensitivity the users of Public Rights of Way (RG1 – RG4) is considered to be Medium/High. With a medium to high value and a high susceptibility to change, the overall sensitivity of the users of Public Rights of Way (RG5) is considered to be Medium/High.
3.91	With regards to the value of the views experienced from these PRoW, the routes do not track through areas acknowledged for			3.98	Road Users Receptor Groups RG6 and RG7 comprise the users of the local road network within the study area. The only road users that experience clear views of the site include people travelling north or south along New Street located immediately

	adjacent to the eastern boundary of the site (RG6) and road users travelling eastwards along Lightburn Avenue located to the west of the site (RG7).	3.102	With a low to medium value and a low to medium susceptibility to change, the overall sensitivity of Road Users on New Street (RG6) and Lightburn Avenue (RG7) is considered to be Low to Medium.		
3.99	With regard to the value of the views experienced from New Street and Lightburn Avenue, the routes do not track through areas acknowledged for their scenic quality and there are no relevant designations, interpretive provision or identified viewpoints.		Sensitivity- Private Views	3.105	Magnitude of Effect In order to prevent further repetition within Table 4 - Visual Effects, some elements of the process of determining the anticipated magnitude of effect for all visual receptors has been considered and ascertained within the text below.
3.100	Overall, the value of the views experienced by road users are considered to be of a low to medium value.	3.103	There are a small number of properties in close proximity to the site from which the residents experience a view or views of the application site. These properties include those along New Street (RG9), Stubley Manor, Stubley Meadow, and properties along The Elms, Lightburn Avenue and Whitegate (RG10), and properties on Rose Avenue (RG11).	3.106	In order to determine the magnitude of change that is likely to be experienced by a visual receptor, the methodology requires the following to be determined: • The size, scale of the visual effects (these considerations are potentially different for each receptor so they are considered individually within Table 4 – Visual Effects). • The geographical extent of the visual effects (these considerations are potentially different for each receptor so they are considered individually within Table 4 – Visual Effects). • The duration of the visual effects (ie any perceived changes generated by the proposed development). The visual effects are considered to be short to long term (Year 15 and beyond) for all visual receptors. In the longer term, the nature of the visual effect can change as the proposed new planting becomes established and the tree planting in particular will become increasingly prominent within the views experienced. In terms of Reversibility, the visual
3.101	With regards to their susceptibility, road users are transient to a varying extent as they move through the landscape/townscape at different speeds (people in vehicles, cyclists and pedestrians). Both New Street and Lightburn Avenue are relatively low trafficked residential roads that provide access to properties and as such road users are not expected to be focusing on views of the adjacent townscape/landscape. Road users on New Street currently experience a sense of openness to the west, however residential development already dominates the views experienced to the east and dominates the views experienced when travelling along Lightburn Avenue. The susceptibility of road users is therefore considered to be low to medium.	3.104	As stated within the Methodology (Appendix 5), GLVIA3 recommends that private views can be dealt with by a separate ‘residential amenity assessment’ as in planning terms, residents are not entitled to a view. As a result, the presence of residents experiencing a view of the application site is acknowledged within the baseline, however the visual effects section of the LVA will only assess the effects upon the receptors that experience a publicly accessible view/s and does not therefore undertake any detailed assessment of the potential visual effects upon private views. Nonetheless, the visual effects associated with the footpaths and roads considered within this appraisal provide an indication of the likely visual effects that residents may experience.		

effects of the development are considered to be irreversible for all visual receptors.

- 3.107 See Appendix 3 - Table 4 – Visual Effects for details of the anticipated changes to the views experienced by the visual receptors identified within Chapter 3 of this appraisal (Receptor Groups RG1 to RG8).

4.0 Development Proposals

- | | | | | | |
|-----|--|-----|--|------|--|
| 4.1 | The development proposals are described by the Site Layout prepared by MPSL - see Figure 5 below. | 4.5 | The residential properties will be set back from New Street to accommodate a triangular shaped area of public open space that will be located within the north-eastern section of the site, between the proposed dwellings and New Street. This open space will include native species trees and hedgerow set within areas of wildflower meadow and amenity grass and will provide a landscape buffer that maintains a sense of openness between the proposed development and existing properties on New Street. | | site will be orientated to face and overlook the proposed open space to provide passive surveillance. |
| 4.2 | The development proposals comprise the construction of 62 no. residential dwellings with associated access roads, driveways and gardens. The dwellings will be finished predominantly in re-constituted stone with tiled roofs and of a style reflective of the local rural fringe vernacular. | | | 4.8 | Rear garden boundaries will be formed by timber fencing and front garden boundaries will be open or defined by hedgerows or stone walls. |
| | | | | 4.9 | Medium and smaller sized native species street trees will be planted where there is sufficient space, such as around parking areas and along the main spine road into the site. |
| 4.3 | Access to the site will be via the existing ongoing residential development located to the east side of New Street. The new access road will cross over New Street into the site and will extend west into the main body of the site before a 'T' junction allows the road to extend to the north and the south. The construction of the access road will necessitate the removal of existing tree T1 (Sycamore, Category C2), whereas the construction of the new houses will require the removal of existing trees T3 (Sycamore, Category C2), tree Group 1 (4no Sycamore and 3no Hawthorn, Category B2), tree Group 3 (4no Sycamore, Category B2) and hedgerow H1 (mixed species, Category C2). | 4.6 | The properties within the southern part of the site will also be set back from the boundaries to ensure the amenity of residents of the adjacent properties to the west, namely Stubley Meadow and properties at the eastern ends of Lightburn Avenue and Whitegate. The south-western corner of the site will contain an attenuation basin set within wildflower meadow and enclosed by native species hedgerow that will continue along the southern and western extents of the site boundary. The southern site boundary will also comprise a length of stone walling, with hedgerow and tree planting positioned inside the site, to the north side of the wall. | 4.10 | Ornamental (predominantly fruiting) trees will be planted throughout the site within front gardens, parking areas and along streets to provide a positive aesthetic, biodiversity and seasonal interest. |
| 4.4 | Pedestrian footpaths will also provide access to the south of the site that will connect to Stubley Mill Road and the Public Right of Way which tracks along the road. | 4.7 | The majority of the proposed properties will be orientated to face the proposed access road and associated cul-de-sacs, however a number of properties within the northern part of the | | |

4.0 Development Proposals

**Fig 5**

Proposed Site Layout by MPSL

5.0 Landscape Effects

- 5.1 Section 5.1 of the GLVIA 3rd Edition states 'An assessment of landscape effects deals with the effects of change and development on landscape as a resource.'
- 5.2 In order to determine the significance of the potential landscape effects which may result from the development, the sensitivity of each of the landscape receptors has been established within the baseline of this appraisal. Table 3 below considers the magnitude of effect upon each of the landscape receptors and combines that judgement with the already defined sensitivity in order to determine the nature of the anticipated landscape effects, which may result from the implementation of the development proposals.

Table 3 - Landscape Effects				
Receptor	Sensitivity (Table 2)	Magnitude of Effect - Size and scale/geographic extent and associated narrative	Magnitude	Year 1 Landscape Effect
Greater Manchester LCT Pennine Foothills (West/South Pennines)/ LCA28 Rochdale and Oldham South Pennine Foothills (within the study area)	Low to Medium	The completed development would result in the loss of the open rough grassland within the site, resulting in some localised loss of openness and a distinct change in character from an open field to one of residential built form, however these effects are considered to be very much localised. The contained, urban fringe, valley location limits the levels of consistency with the identified characteristics of the LCA. As result the scale of the change is limited as will the geographical extent of the area influenced by the development. To the north, east and west the proposed housing would be closely associated with the existing settlement edges of Littleborough, extending the settlement area southwards but no further than the most southerly extent of development along Stopford Avenue to the south-west of the site. There would be changes to visual qualities of the immediate area, but the proposals are broadly consistent with the wider context and would represent a logical extension to the settlement area. The proposals allow for the retention of existing characteristic, yet commonplace features including the majority of the existing site boundary trees, particularly the trees along the northern, eastern and southern boundaries, which would ensure some levels of visual/physical containment and softening/filtering of views of the development from Year 1. There would be the introduction of natural elements such as trees, hedgerows, and wildflower grassland which are broadly consistent with the area, and which would positively contribute to the levels of biodiversity on the site. The existing urban fringe character of the site and the existing high levels of connectivity with the existing settlement edge, combined with the scale of the wider LCA, will moderate the extent to which the proposed development will exert an adverse change upon its character. The new site entrance will require the removal of a small number of trees which contribute positively to the character of the area, however this adverse effect will be moderated by the retention of the majority of the existing trees and significant quantities of proposed trees. The development will be offset from the eastern boundary to provide an area of open space that will maintain a sense of openness along New Street and create an attractive and verdant interface between the site and adjacent residential properties. To the south-west, the development will be offset from Stubley Mill Road and the adjacent residential properties and will comprise a retention pond enclosed by native species hedgerow which will maintain a sense of openness and ensure the amenity of the adjacent residents and footpath users along Stubley Mill Road. The site represents an area of 'Strategic Green Infrastructure' within the Adopted Core Strategy under Policy G6 Enhancing Green Infrastructure and there are intentions to protect, improve and create green infrastructure to help deliver strategic sustainable development priorities and meet local needs in the Roch Valley (amongst other locations) by establishing a valley trail between Heywood and Littleborough. Although the site is designated as Strategic Green Infrastructure within the Local Plan, there is currently no provision for public access. The proposed development incorporates a significant area of open space that will be accessible and the existing footpath along Studley Mill Road provides the means for creating a valley trail in this location. As a result, the proposed development of the site is not expected to compromise the objectives of Core Strategy Policy G6. The interface between the site and its immediate surroundings would be affected by the development proposals, however the development is not expected to exert itself on the wider study area owing to the level of intervening vegetation, its topography, the proposed landscape works and the built-up nature of the settlement edges. Effects would be long term (over 15 years) and permanent, however the establishment of the proposed tree and hedgerow planting will, as it becomes established, become increasingly effective in assimilating the proposed development into its urban fringe setting and the wider LCT/LCA.	Low Adverse	Minor Adverse

5.0 Landscape Effects

Greater Manchester LCT Open Moorlands and Enclosed Upland Fringes (West/South Pennines)/ LCA29 – Rough Hill to Brun Moor	Low to Medium	This LCT/LCA is not located within the study area for this appraisal, however it is considered here by virtue of some low levels of intervisibility with higher, elevated ground to the east/south-east and the site. The inherent characteristics of this LCT/LCA and the relative proximity and intervisibility with nearby settlement areas is established. This LCT/LCA will not be affected physically or directly by the development proposals as it does not cover the site itself. Some low levels of intervisibility will likely occur between this LCT/LCA and the proposed development, but the distance (up to circa 4.5km), intervening vegetation and the topography will moderate the level of change and furthermore, there are already views of built form from this LCT/LCA in Littleborough, Rochdale and the wider Manchester conurbation beyond (this is identified as a key characteristic of the LCA/LCT) so the scale and geographic extent of the changes are considered to be minimal. Effects would long term (over 15 years) and permanent, however as the proposed tree and hedgerow planting becomes established, it will be increasingly effective in assimilating the proposed development into its urban fringe setting and the wider LCT/LCA.	Negligible	Negligible
Landscape features within the site	Low to Medium	The existing landscape features, being the boundary and internally located trees, sections of hedgerow and rough grassland would, with the exception of the loss of rough grassland, be substantially retained. In addition, the pond/waterbody would be lost, although this feature seems to have appeared over a period of time due to drainage issues, rather than it forming a longer term, historic feature in the landscape. Boundaries would be enhanced with sections of new hedgerow planting and new tree planting, with a section of proposed drystone walling located along the southern boundary with Stubley Mill Road. Proposals include tree planting, hedgerows and meadow grass within the peripheral areas of open space and avenues of trees along main routes and smaller street trees along secondary roads. Overall, the landscape proposals would help to soften the appearance of the proposed built form and would positively influence biodiversity levels on the site. Proposed planting would be characteristic of the locality and the quantum proposed would exceed that which would be lost to facilitate the construction of the development. Effects upon the landscape features would be long term and irreversible, however the establishment of the proposed tree and hedgerow planting will, as it becomes established, become increasingly effective in mitigating short term effects.	Low Adverse	Minor Adverse

6.0 Visual Effects

- 6.1 It has been ascertained by this appraisal that the key groups of people or individuals who experience a view of the application site or part thereof, comprise those using public footpaths (public views), road users (public views) and the residents of properties (private views).
- 6.2 The type of visual receptor, the nature of the various existing views of the application site and the sensitivity of the visual receptors have been considered and ascertained within section 3 of this appraisal.
- 6.3 The objective of this section of the appraisal is to understand how those views may be affected, in order to ascertain the nature of any visual effects which may arise from the implementation of the development proposals. In line with the relevant guidance and the methodology (see Appendix 5), the sensitivity and the magnitude of effect was ascertained for each visual receptor, in order to inform the process of determining the likely significance of any visual effects at Year 1.
- 6.4 The assessment of the potential visual effects which may result from the implementation of the development proposals on the application site, has been ascertained for each of the visual receptors (numbered RG1 to RG8) within Table 4 – Visual Effects (see Appendix 3 and summarised in Appendix 4 Table 5).

7.0 Summary and Conclusion

	Landscape Effects				
	Landscape Features				
7.1	In order to facilitate the construction of the proposed properties and associated access road, the development proposals will result in the removal of the rough grassland, the waterbody and a small number of trees along the eastern boundary (Group 1) and internally (Group 3), along with a relatively short section of existing hedgerow (H1) within the site.	7.4	Initially, the effect of the proposed landscape works will be limited by their juvenile status, however as they become established, the presence and prominence of these features will become increasingly effective at creating an attractive development that assimilates itself into the existing, urban fringe landscape.	7.8	The application site does bear some characteristics which are consistent with the wider character area (the Greater Manchester LCT Pennine Foothills (West/South Pennines)/ LCA28 Rochdale and Oldham South Pennine Foothills), such as the undulating landform, however the site's contribution to the acknowledged (often rural) qualities of the LCT/ LCA are compromised by its unremarkable, valley side, settlement edge character that is somewhat ubiquitous within the study area and wider landscape.
7.2	The majority of the trees along the site boundaries will be retained and enhanced with supplementary tree and hedgerow planting to the boundaries and within the proposed streets, with areas of amenity and wildflower grass. In addition, the proposals include a new area of open space within the north-eastern part of the site and a proposed wetland area in the form of an attenuation basin to its south-western corner, that will be enclosed by native species hedgerow and populated with native species trees to establish an attractive, high quality settlement edge and interface to the open, riparian landscape to the south. In both instances, these features will also incorporate areas of amenity and wildflower grassland.	7.5	As a result, with reference to the landscape features of the site, the development proposals are expected to generate a minor adverse landscape effect in the short term (Yr1). In the longer term however, the extensive landscape proposals will have become established and in doing so, would be expected to generate a low level of beneficial landscape effect upon the landscape features of the site.	7.9	Although the development will effectively change the character of part of the LCT/LCA from an open area to one that is for the most part developed, the area affected is relatively small and the proposals will be consistent with the pattern of development in Littleborough, in that it will form a valley side development that will maintain the more open, undeveloped character of the lower, flatter parts of the Roch Valley (primarily to the south of Stubley Mill Road) in this location.
			Landscape Character		
		7.6	The character of the application site will inevitably be changed by its development as proposed, however the level of adverse landscape effect associated with these changes is considered to be localised to the site and its immediate environs.	7.10	Given the scale of the character area, the relatively small scale of the site, its proximity and connectivity to the urban edge, its existing urban fringe character and the nature of both the proposed built form and landscape scheme, the development proposals are expected to generate a minor adverse effect upon the character of the Greater Manchester LCT Pennine Foothills (West/South Pennines)/
7.3	The proposed native trees, hedgerow, shrubs and wildflower grassland will include species wholly appropriate to the location/region, thus providing a positive influence on the biodiversity to the application site.	7.7	To the west and east, the site is well contained by adjacent residential properties and to the north an area of woodland separates the site from the A58. By contrast, the site's southern boundary is relatively open (with the exception of the south-eastern corner) to the flatter ground associated with the lower parts of the Roch Valley.		

7.0

Summary and Conclusion

LCA28 Rochdale and Oldham South Pennine Foothills at Year 1. In the medium to longer term, the establishment of the comprehensive landscape scheme will improve the assimilation of the development into its urban fringe, valley side setting.

Green Infrastructure

7.11 The site represents an area of 'Strategic Green Infrastructure' within the Adopted Core Strategy under Policy G6 Enhancing Green Infrastructure. The Policy incorporates the Council's intentions to protect, improve and create green infrastructure to help deliver strategic sustainable development priorities and meet local needs in the Roch Valley (amongst other locations), by establishing a valley trail between Heywood and Littleborough.

7.12 Although the site is designated as Strategic Green Infrastructure within the Local Plan, there is currently no provision for public access. The proposed development incorporates a significant area of open space that will contain footpaths that will connect with New Street and routes through the proposed new housing area. As a result, the development of the site will enhance the localised accessibility between New Street (Public Footpath LITFP245) to the north-east and Stubley Mill Road (Public Footpath LITFP249) to the south-west.

7.13 The existing footpath along Studley Mill Road provides the means for establishing a valley trail in this location, so the proposed development of the site is not expected to compromise the objectives of Core Strategy Policy G6.

Visual Effects

7.14 A total of 8 visual receptor groups were identified within the baseline study of this appraisal. These comprised individuals or groups of people who experience publicly accessible views of the application site. These visual receptors include the users of Public Rights of Way (RG1-RG5), people travelling on 2 local roads (RG6 and RG7) and people using the bowling green and stables adjacent to the south-east of the site (RG8).

7.15 This limited number of visual receptors, their general close proximity and the nature of the views experienced, is representative of the low visual prominence of the application site.

7.16 Although this appraisal does not consider the views of adjacent and nearby residents, the visual effects associated with the users of the local footpath and road network can be referenced to provide an indication of how residents views may or may not be affected by the development.

7.17 The highest level of anticipated Year 1 adverse visual effect, is assessed as Moderate and is attributed to receptor group RG1 and RG2 (users of the Public Rights of Way network and local road network) and RG8 (users of adjacent bowling green and stables).

7.18 In all instances, the establishment of the comprehensive landscape proposals, particularly the tree planting, will in the medium to longer term, become increasingly prominent within the views experienced and in doing so will become increasingly effective at integrating and assimilating the development into a wooded setting that is consistent with the existing views from the surrounding rural landscape.

7.19 As a result, by Year 15 the establishment of the comprehensive landscape proposals will have ameliorated the assessed levels of short term, adverse visual effect, to some extent.

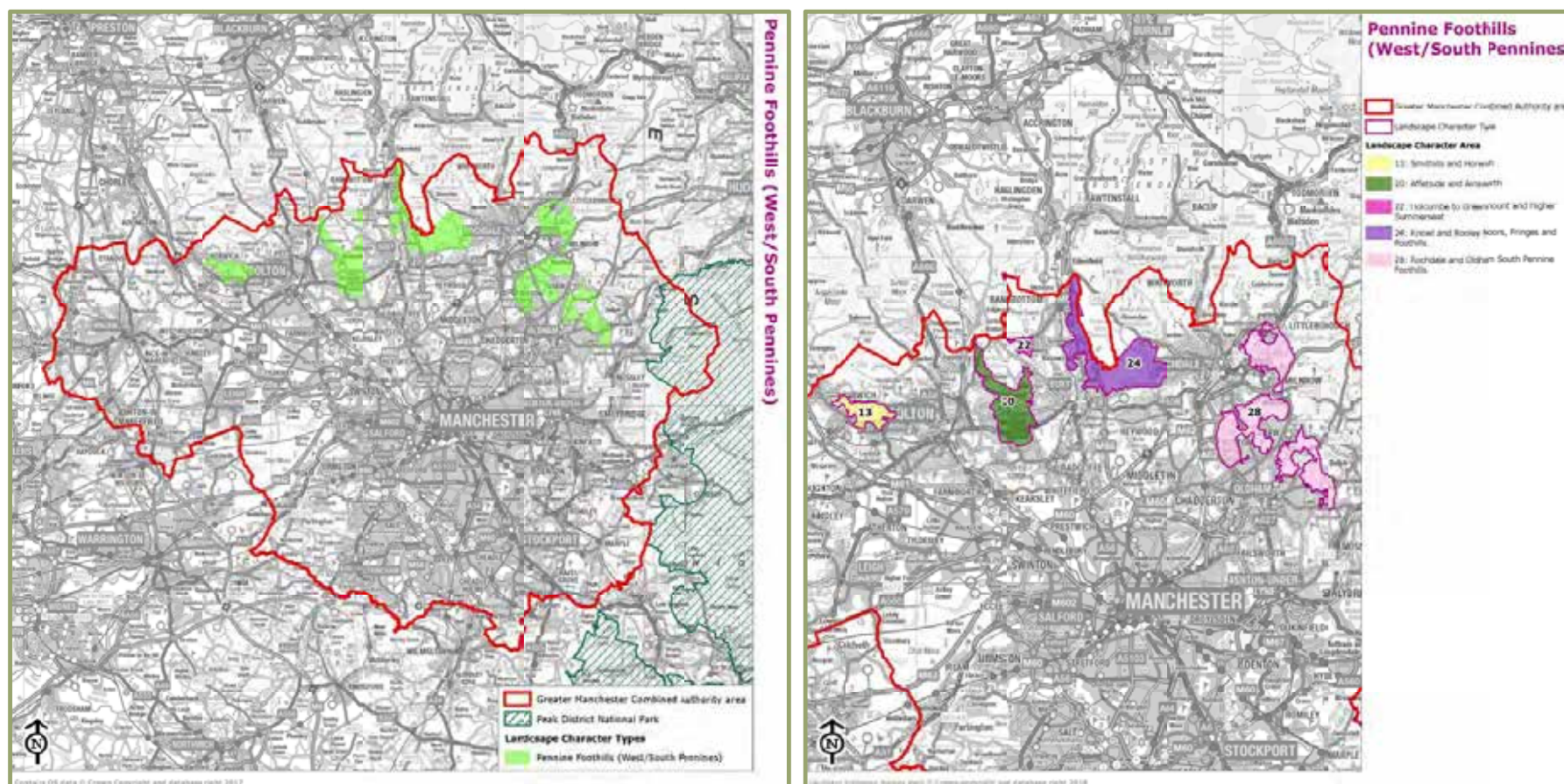
Conclusion

7.20 This Landscape and Visual Appraisal has ascertained that the implementation of the development proposals will not generate any significant levels of adverse landscape effect upon the existing landscape resource or any significant adverse visual effects upon the key visual receptors.



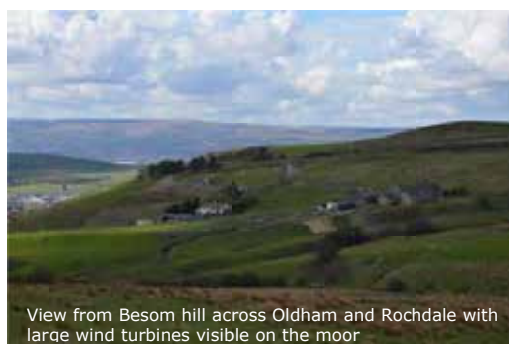
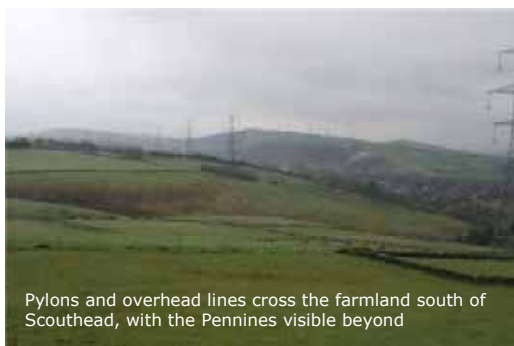
Appendices

LCT: Pennine Foothills (West/South Pennines)



This Landscape Character Type (LCT) is found in Bolton, Bury, Rochdale and Oldham Districts.

Representative photographs



Appendix 1 - Extract from Greater Manchester Landscape Character and Sensitivity Assessment 2018 – LCT Pennine Foothills (West/South Pennines / LCA28 Rochdale and Oldham South Pennine Foothills

Landscape character description

Key characteristics

Topography, geology and drainage

- Transitional landscape sloping up from the northern fringes of Greater Manchester towards the uplands of the South and West Pennines.
- Strongly rolling and undulating topography punctuated by locally distinctive hills and carved by intricate stream valleys. Elevation ranges from 100 to over 350 metres AOD at Besom Hill.
- Primary underlying geology of Pennine Coal Measures, with areas of Millstone Grit overlain with glacial till deposits. Soil fertility is generally poor, with much of the LCT defined as Grade 4 agricultural land, with some pockets defined as Grade 3.
- Streams drain through cloughs to a number of reservoirs, although these are generally smaller than those on higher ground within the Unenclosed Uplands and Fringes LCT.

Land use and field patterns

- Land use is dominated by lush semi-improved grassland pastures enclosed by a mix of gritstone walls, hedgerow boundaries and post and rail fencing. Horse paddocks are often found adjacent to settlement.
- Varied small-medium scale enclosures, divided by a mixture of field boundaries including gritstone walls, hedgerows and post and rail fencing. Field are predominantly piecemeal post-medieval enclosures, with some modern agglomeration.
- Various other land uses, including quarries and reservoirs and frequent recreational facilities such as golf clubs. Country Parks are located at Tandle Hill (Oldham District) and Hollingworth (Rochdale District).

Semi-natural habitats and woodland cover

- Numerous semi-natural habitats scattered throughout the farmland including woodland, grassland, heathland and streams/brooks, some of which are locally designated as Sites of Biological Importance.
- Well wooded landscape with extensive tree and woodland cover with trees in stream valleys, along field boundaries and avenues of trees along roads. Tracts of dense broadleaved woodland also define cloughs, including large areas of ancient woodland.
- Reservoirs including Hollingworth Lake (designated as a Site of Biological Importance) enhance the nature conservation interest and are important for wintering waterfowl.

Archaeology and cultural heritage

- Numerous Conservation Areas reflecting the historic character of settlements, including Ainsworth, Nangreaves, Stone Breaks, Clegg Village and Riding Gate which contain clusters of Listed Buildings.
- A number of historic buildings are scattered throughout the landscape including Grade II* Listed Buildings including Clegg Hall, Grotton Hall and Birchinley Manor Farmhouse.
- Evidence of the area's industrial heritage in the form of old mill buildings, chimneys, disused quarries and mines and the Rochdale Canal.

Settlement, road pattern and rights of way

- Settlement mainly comprises scattered traditional stone farmsteads and halls, with some small groups of dwellings including Victorian terraces. The largest settlement is Ainsworth, located between Bury and Bolton. The foothills provide an important separation function between distinct urban areas.
- Numerous footpaths and bridleways cross and provide access to the landscape from nearby urban areas and also link to the moorlands. These include the Rotary Way, Oldham Way and Rochdale Way.
- Road pattern mainly comprises minor winding lanes and tracks connecting farms. Occasionally, more major routes cross through the LCT, including the M62 and several A-roads.

Views and perceptual qualities

- Variable visual character depending on topography and vegetation cover; there are long views across the urban conurbation to the West and South Pennine uplands beyond where vegetation allows. Areas within the Peak District National Park are visible from some vantage points. Other areas are visually enclosed due to valleys or vegetation which creates wooded skylines.
- Occasionally, masts and pylons/overhead lines intrude on the wooded skylines. Other intrusive modern influences include the M62 motorway and prominent views of urban development, including tower blocks breaking horizons.
- Other skyline features including chimneys, the war memorial in Tandle Hill Country Park and views to monuments on higher ground within the uplands including Peel Tower and Bishop Park Monument.
- Windswept and exposed on higher ground as the landscape transitions to the upland fringe. This contrasts with the sheltered, enclosed feel of the valleys which have limited views in and out.
- Areas with relatively high levels of tranquillity despite the close proximity of urban development and major infrastructure e.g. Tandle Hill Country Park.

Intactness and condition

Despite the close proximity of urban development, this is a strongly rural and traditional working landscape characterised by pasture fields, reservoirs and wooded stream cloughs with a transitional, upland fringe feel. Trees are frequent and provide a naturalistic quality to the landscape and characterise skylines. Locally designated habitats actively managed for the benefit of wildlife are found throughout the foothills landscape. Some former industrial and agricultural buildings have been converted to new uses, often retaining traditional features.

The deterioration of stone walls is visible in many places, with supplementation by post and wire fencing frequently occurring. Adjacent to settlements, there are often urban fringe influences including areas of horticulture with associated structures and pony tape and numerous golf courses. Within the wooded stream valleys, invasive species are present including large areas of rhododendron which outcompete native vegetation. Anti-social behaviour including fly tipping and litter has an adverse effect on the landscape in some localities. Pylon lines and masts form intrusive modern features on the skyline, while noise and movement introduced by transport infrastructure can detract from the rural qualities and sense of tranquillity in the landscape.

Landscape sensitivity assessment

Criteria	Description	Sensitivity Rating
Physical character (including topography and scale)	• Strongly rolling and undulating landscape, rising towards the South and West Pennine Uplands. • Punctuated by locally distinctive hills (reaching a maximum elevation of 356 metres AOD) and carved by intricate stream valleys. • The overlying field pattern is small-medium in scale. • Frequent small-scale features occur throughout the landscape, including trees, stone walls, hedgerows and buildings. These contrast with larger-scale features including pylons and masts.	M-H
Natural character	• Land use is largely semi-improved pastures used for traditional sheep grazing. • Well wooded character with extensive tree and woodland cover with trees in stream valleys (including tracts of ancient woodland) and along field boundaries. • Semi-natural habitats include woodland, grassland, heathland and streams/brooks. A number of these are locally designated as Sites of Biological Importance, including Hollingworth Lake. • Areas of wet grassland often occur on lower ground.	M
Historic landscape character	• Conservation Areas including Ainsworth, Nangreaves (Mount Pleasant), Stone Breaks, Clegg Village and Riding Gate which contain clusters of Listed Buildings. • Other historic buildings are scattered throughout the foothills, including a number of Grade II* listed halls and farm houses. • Evidence of industrial heritage including frequent mill buildings, chimneys and the remnants of mines and quarries. • Fields are mostly of post-medieval origin, with some 20th century boundary loss and field agglomeration.	M
Form, density and setting of existing settlement/development	• A sparsely settled landscape. Settlement mainly comprises scattered traditional farmsteads and halls, small groups of dwellings and the larger village of Ainsworth. Mix of traditional vernacular and modern houses. • Immediate undeveloped backdrop and upland fringe setting to adjacent large urban areas, as well as small villages/scattered dwellings within the LCT. • In a number of places, this LCT provides an important sense of separation between distinct settlements and urban areas.	M-H
Views and visual character including skylines	• There are long views across the urban conurbation to the dramatic uplands beyond where the topography and vegetation cover allows. These views include the uplands of the Peak District National Park from some vantage points. • The frequent trees create wooded skylines, while mill chimneys and church towers/spires form landmark built features on the skyline. • Occasional overhead pylon lines and telecommunications masts are intrusive features on skylines. • Some elevated locations are marked by monuments e.g. Tandle Hill. There are also views to features on the adjacent uplands including Peel Tower (Grade II Listed). • Prominent views to nearby residential and industrial development in Greater Manchester, including tower blocks and large-scale warehouses.	M-H
Access and recreation	• Dense network of footpaths and bridleways provide access between urban communities and the adjacent uplands. The LCT contains parts of the Oldham Way, Rotary Way and Rochdale Way.	M-H

Appendix 1 - Extract from Greater Manchester Landscape Character and Sensitivity Assessment 2018 – LCT Pennine Foothills (West/South Pennines / LCA28 Rochdale and Oldham South Pennine Foothills

	- The road network is relatively sparse and mostly limited to minor roads and tracks. Occasional A-roads and the M62 cross through the landscape. - Golf courses are a frequent feature within the landscape. - Reservoirs form popular recreation destinations, including Hollingworth Lake. - Pockets of Open Access Land are located on higher ground and within some valleys. Country Parks are located at Tandle Hill and Hollingworth.	
Perceptual and experiential qualities	- Highly varied perceptual qualities which are dependent on the elevation of the landscape, vegetation cover and the proximity of urban development. - Strong rural and upland fringe qualities despite the close proximity of urban development. These qualities are broken locally by pylon lines/overhead wires and masts which form occasional features. - The foothills have a strong visual and perceptual connection within the surrounding uplands.	M

Overall assessment of landscape sensitivity

Landscape Character Type level					
Development scenario	Sensitivity				
2-3 storey residential housing developments			M		
Commercial/industrial developments				M-H	
Areas of steep and/or complex landform, distinct hills, and prominent ridgelines would be of high sensitivity to any type or scale of development. These include (but are not limited to) Besom Hill, Tandle Hill, the ridgeline south of Bentgate, Strine Dale, Wood Brook (all within LCA 28), north of Harwood (LCA 20) and Green Hill (LCA 30). These areas are highly prominent, widely visible from existing urban areas and the surrounding uplands and provide an undeveloped setting to development. It is therefore of paramount importance that the guidance below is closely followed when development proposals are considered within these parts of the landscape.					

Special landscape qualities and key sensitivities

The following provides a summary of the special landscape qualities and key features/attributes that would be sensitive to change (e.g. as a result of development):

- The strongly undulating landform punctuated by distinctive hills and carved by intricate stream valleys.
- The undeveloped skylines, including both wooded and open skylines. Some hill summits are punctuated by monuments which form landmarks in the wider landscape (e.g. Tandle Hill). The views to landmarks in adjacent landscapes (e.g. Peel Tower on the adjacent uplands) are also distinct.
- The distinct field pattern of enclosures demarked by a mixture of gritstone walls and hedgerows.
- The sparsely settled traditional rural character of the landscape, with scattered farms and houses and occasional settlements constructed of a local stone vernacular, a number of which are designated as Conservation Areas.
- Pockets of upland habitats amongst the pasture fields. Locally designated habitats including broadleaved woodland, wet grassland and wetlands (including Hollingworth Lake SBI).
- Areas of woodland including tracts of ancient woodland along stream corridors. Creating wooded skylines and a sense of visual enclosure.
- The undeveloped backdrop and the sense of separation that the landscape provides between distinct settlements.
- Views to and from the Peak District National Park and the surrounding South and West Pennines which overlook the landscape.
- Important recreational value of the landscape with important networks of public rights of way including Rotary Way, Oldham Way and Rochdale Way and destinations including Tandle Country Park and

Hollingworth Country Park.

- Features relating to the industrial heritage of the area including chimneys and mill buildings. Chimneys form distinct skyline features.
- Long views afforded from higher ground which reach across Greater Manchester and to the surrounding uplands.
- Pockets of tranquillity and remoteness despite the close proximity of urban development.

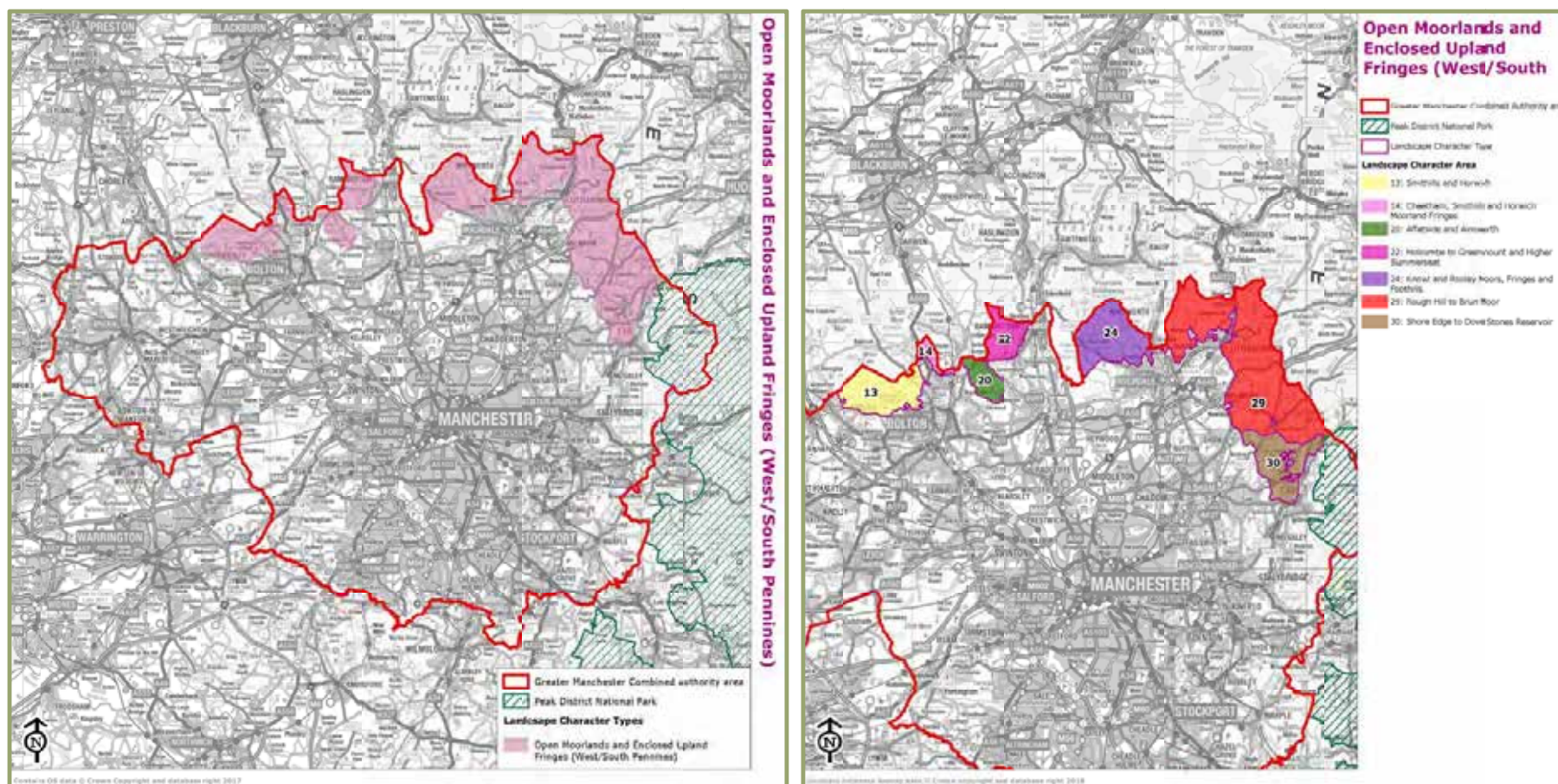
Guidance and opportunities for future development and landscape management/enhancement

Guidance and opportunities to consider within this Landscape Character Type include:

- Avoid areas of the landscape with distinct or complex landforms, including the locally prominent hills and intricate stream valleys, including Besom Hill, Tandle Hill, the ridgeline south of Bentgate, Strine Dale and Wood Brook.
- Ensure that the sense of separation the landscape provides between distinct settlements is retained.
- Retain the role of the landscape as an undeveloped backdrop to existing development.
- Strengthen the stone wall and hedgerow network, using local gritstone for walls and locally prevalent and climate resilient species for hedges. Any new boundaries should reflect local characteristics, including the planting of a new generation of hedgerow trees.
- Utilise areas of undulating landform and woodland cover to integrate new development into the landscape, avoiding sites designated for their nature conservation importance.
- Protect areas of semi-natural habitat including woodland, grassland and heathland which are locally designated as Sites of Biological Importance. Seek to enhance these where possible and provide linkages to form robust habitat networks.
- Protect areas of broadleaved woodland (particularly ancient woodland) which provide important semi-natural habitat and create wooded skylines. Utilise the screening effects of existing woodland to integrate development into the landscape where possible.
- Encourage the natural regeneration of woodland and wetland habitats within valleys (as well as new planting/habitat restoration) to improve their function in flood prevention and preventing diffuse pollution.
- Ensure that any development is in keeping with the form, density and vernacular of existing buildings. Avoid any large scale development to retain the sparsely settled character of the landscape.
- Protect the setting of important heritage assets within the landscape, including Conservation Areas/Listed Buildings.
- Retain the important recreational function of the landscape. Seek to improve public rights to way to encourage sustainable travel. Join up and promote multi-use routes to major destinations within the landscape including Hollingworth Country Park and Tandle Hill Country Park.
- Retain the distinct visual character of the landscape, including views to monuments on skylines which form local landmarks (including Tandle Hill War Memorial and Peel Tower), church spires and chimneys.
- Ensure any new development does not adversely affect the special qualities of the Peak District National Park, including its beautiful views, sense of tranquillity and dark night skies, and the vital benefits that flow beyond its boundary¹.
- Reinforce the structure of the landscape, through strengthening the stone wall and hedgerow network, using local gritstone for walls and locally prevalent and climate resilient species for hedges. Any new boundaries should reflect local characteristics, including the planting of a new generation of hedgerow trees.
- Design-in the introduction of SuDS to any new development, addressing any changes in hydrology (and subsequent knock-on effects such as increased diffuse pollution from agricultural run-off).

¹ Taken from the Peak District National Park Management Plan 2018-23 (Final consultation draft, March 2018)

LCT: Open Moorlands and Enclosed Upland Fringes (West/South Pennines)



This Landscape Character Type (LCT) is found in Bolton, Bury, Rochdale and Oldham Districts.

Representative photographs



View of houses in Delph, nestled into a stream valley



View of the historic village of Wardle, with the church spire and pylons forming dominant features



Large wind turbines dominate the skyline on Knowl Moor



Masts located on high ground near Height Barn, north of Ainsworth



The site of a disused quarry remains visible in the landscape north of Summit



Incised clough containing the small stream of Red Brook



Grassland pasture fields enclosed by gritstone walls, transitioning to unenclosed moorland habitats beyond



Watergrove Reservoir, with mixed woodland and unenclosed moorland visible in the distance



Farmland near the village of Holcombe, with Peel Tower visible on the skyline

Appendix 2- Extract from Greater Manchester Landscape Character and Sensitivity Assessment 2018 – LCT Open Moorlands and Enclosed Upland Fringes (West/ South Pennines) / LCA29 Rough Hill to Brun Moor

Landscape character description

Key characteristics

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.

Semi-natural habitats and woodland cover

- Rich mosaic of upland habitats including heather moorland, blanket bog, acid grassland and wet and dry heathland. Extensive areas are internationally or nationally designated for their nature conservation value, including the South Pennine Moors SPA/SAC/SSSI/SBI and West Pennine Moors SSSI.
- Within the enclosed upland fringes, disused quarries, reservoirs, broadleaved valley woodlands, species rich grassland and wetlands are often locally designated as Sites of Biological Importance (SBIs).
- On the whole, woodland is sparse on the unenclosed uplands. Coniferous/mixed plantations are associated with reservoirs and quarries. Tracts of broadleaved woodland clothe the sides of valleys. Trees also feature along field boundaries within the enclosed upland fringe.

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.
- The enclosed landscape contains a number of historic settlements, many of which are designated as Conservation Areas with clusters of Listed Buildings, including prominent churches.
- Inspirational landscape, with well-known cultural associations. The open moorland provided inspiration for Ted Hughes (from neighbouring Calderdale) and poet Ammon Wrigley. Monuments including Peel Tower (Grade II listed) are located in elevated locations.

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.

Intactness and condition

The uplands and upland fringes are a remote, highly rural landscape. Generally the landscape is intact with an important mosaic of textured semi-natural upland habitats on the unenclosed moorland and grassland traditionally managed by sheep grazing in the enclosed fields. It forms a continuation of character from the wider Pennine upland landscapes, including the Dark Peak area of the Peak District National Park.

Issues which impact on intactness and condition include stone-wall boundary loss and subsequent replacement by post and wire fencing and urban fringe influences adjacent to development, including the proliferation of horse keeping in some localised areas (with associated structures and features including pony tape). Large-scale wind turbines and pylon lines form dominant features on the otherwise undeveloped skylines. Active quarrying operations introduce noise and movement, which detract from the remote and tranquil qualities of the landscape. Litter (particularly along roads and in car parks) and fly tipping are also issues within this landscape. Some areas are frequently used for illegal off-roading (predominantly with dirt bikes and quads) resulting in damage to important habitats. Wildfires also impact upon the intactness and condition of semi-natural habitats. Designated habitats on the unenclosed moorland of the South Pennines are mostly in 'unfavourable recovering' condition. Areas within the West Pennine Moors SSSI vary in their condition from 'unfavourable – no change' to 'favourable'. Restorative works and active management are regularly undertaken on large areas of the moorland to improve habitat condition.

Appendix 2- Extract from Greater Manchester Landscape Character and Sensitivity Assessment 2018 – LCT Open Moorlands and Enclosed Upland Fringes (West/ South Pennines) / LCA29 Rough Hill to Brun Moor

Landscape sensitivity assessment

Criteria	Description	Sensitivity Rating
Physical character (including topography and scale)	- Elevated upland landscape, created via glaciation. Carved by intricate valleys containing streams and brooks. - Upland fringes are overlain by a patchwork of small-scale irregular and medium-scale rectilinear enclosures. - On upper slopes, the landscape is open and large scale, with features limited to large reservoirs and wind turbines. - The upland fringes contain a higher density of small-scale features on enclosed land including trees, stone walls and buildings.	H
Natural character	- Rich mosaic of upland habitats including heather moorland, blanket bog, acid grassland and wet and dry heathland. Extensive areas are internationally or nationally designated for their nature conservation value, including the South Pennine Moors SPA/SAC/SSSI/SBI and West Pennine Moors SSSI. - On the enclosed upland fringes, land use is primarily semi-improved pastures used for sheep and cattle grazing with limited areas of horsiculture. - Numerous SBIs, protecting habitats including reservoirs, broadleaved valley woodlands, species rich grassland and wetlands. - Bands of broadleaved (including some ancient) and mixed woodland tracing watercourses and cloaking the sides of stream valleys. Mixed woodland is also present as screening around quarries. - Hawthorn hedges are located along some field boundaries.	M-H
Historic landscape character	- Field origins include regular-shaped parliamentary enclosures and smaller scale 18th and 19th century piecemeal enclosures. - High archaeological potential of the peat deposits on the open moor. - Nationally important Scheduled Monuments at Blackstone Edge Roman Road, Castleshaw Roman Fort and a Bowl Barrow near Knarr Barn. - Occasional historic halls and manor houses including Smithills Hall (Grade I and within a Grade II Registered Park and Garden) and Shore Hall (Grade II*). - The enclosed landscape contains a number of historic settlements designated as Conservation Areas with clusters of Listed Buildings. - Evidence of industrial heritage throughout, including former quarries and mining pits, mill buildings and chimney stacks.	M-H
Form, density and setting of existing settlement/ development	- Settlement is limited to scattered farms and houses, often constructed of a distinctive millstone grit vernacular. The open moorland is generally devoid of buildings. - The nucleated historic settlements are nestled into the lower ground associated with the stream valleys. - The upland fringes and unenclosed uplands beyond provide an undeveloped and often dramatic rural backdrop and setting to adjacent urban areas.	H
Views and visual character including skylines	- Expansive, panoramic views across the urban conurbation of Greater Manchester and to adjacent moorland areas including those within the Peak District National Park to the east. - Characterised by open, expansive skylines. These are broken by features including masts, pylons (and associated overhead lines) and large-scale wind turbines (e.g. Shore Moor). - Church spires and towers in villages are often prominent, while occasional chimneys provide evidence of the area's industrial past. - Hill and moorland summits are occasionally marked by structures including Peel Tower on Hardes Hill (Grade II) and the Bishop Park Monument.	M-H
Access and recreation	- Some of the many reservoirs and former quarries within the LCT form popular visitor destinations, e.g. Watergrove Reservoir and Ogdon Reservoir. - Smithills Country Park covers a large area around Smithills Moor in Bolton District. - Large swathes of the upland moorland are Open Access Land. The remainder of the landscape is served by a dense network of footpaths/bridleways including the Pennine Way National Trail, Rochdale Way and Rotary Way. - Some of these routes are based on paved packhorse trails which provided historic routes across the moorland. - A number of golf courses are located near to the urban fringe.	H
Perceptual and experiential qualities	- Strong sense of remoteness and isolation. This perception can be broken in places by dominating views of urban development and the presence of intrusive modern features including large-scale wind turbines, the pylon lines/overhead wires, masts, active quarrying operations and the M62 motorway. - The landscape evokes a strongly rural, remote and continuation of the character of the Pennines, with gritstone walls, traditional farms, sheep grazed pastures and rough moorland. - The landscape is exposed and windswept and perceptual qualities are changeable depending on weather conditions.	M-H

Overall assessment of landscape sensitivity

Landscape Character Type level				
Development scenario	Sensitivity			
2-3 storey residential housing developments			M-H	
Commercial/industrial developments				H
The open unenclosed moorland areas would be of high sensitivity to any type or scale of development. Within LCA 30: Shore Edge to Dove Stones Reservoir, Harrop Edge and locations which are directly adjacent to the Peak District National Park are judged as of high sensitivity to both development scenarios considered as part of this assessment. This is due to the highly prominent, widely visible character of these areas. Their location close to the Peak District National Park means that development could have an adverse effect on the special qualities of the protected landscape. It is therefore of paramount importance that the guidance below is closely followed when development proposals are considered in these parts of the landscape.				

Special landscape qualities and key sensitivities

The following provides a summary of the special landscape qualities and key features/attributes that would be sensitive to change (e.g. as a result of development): - The large scale uplands shaped by glaciation into locally distinctive landforms and carved by intricate stream valleys which contrast with the broad landscape. - Internationally and nationally important mosaic of semi-natural habitats including heather moorland, blanket bog, acid grassland and wet and dry heathland. Large parts of the unenclosed uplands are designated as part of the South Pennine Moors SPA/SAC/SSSI/SBI and West Pennine Moors SSSI. - Tracts of ancient woodland along stream cloughs, which form important habitats within the sparsely wooded landscape and create a sense of enclosure which contrasts with the experience of the open moor. - The strongly rural character, with much of the landscape traditionally managed by sheep grazing. - The sparsely settled landscape, with settlement mostly limited to scattered farms, occasional rows of houses and small historic villages (many of which are Conservation Areas) constructed of a unifying gritstone vernacular which are nestled into the stream valleys. - The distinct regular field pattern of small irregular fields and regular shaped Parliamentary moorland intakes enclosed by gritstone walls. - The setting of valued heritage assets within and adjacent to landscape, including Scheduled Monuments, historic churches, Conservation Areas and areas of historic parkland with associated halls/manors. - Evidence of the past industrial heritage of the area throughout the landscape, including old mills and chimneys and disused quarries and mines – some now restored for the benefit of recreation/semi-natural habitat. - The importance of the uplands for recreation activity, with large areas of the moor providing Open Access Land and many of the reservoirs forming visitor destinations. The landscape is accessible by a number of Rights of Way, including the Pennine Way National Trail, Rochdale Way and Rotary Way. - Expansive, panoramic views from the uplands, including views across Greater Manchester. - The prominent and mostly undeveloped skylines which are widely visible from across the Greater Manchester urban conurbation. - Monuments are visible on skylines including the Grade II Listed Peel Tower and the Bishop Park Monument. These provide a sense of place and orientation within the landscape. - The landscape's strong sense of remoteness and isolation (particularly on the unenclosed moorlands) which contrasts with the vast urban conurbation of Greater Manchester.

Appendix 2- Extract from Greater Manchester Landscape Character and Sensitivity Assessment 2018 – LCT Open Moorlands and Enclosed Upland Fringes (West/ South Pennines) / LCA29 Rough Hill to Brun Moor

- The location of eastern parts of the landscape adjacent to the Peak District National Park. Here there are high levels of intervisibility and a continuation of character with the nationally protected landscape.

Guidance and opportunities for future development and landscape management/enhancement

Guidance and opportunities to consider within this Landscape Character Type include:

- Avoid siting any development on the unenclosed upland moorland and in areas on the immediate edge of the Peak District National Park. Also avoid development on steeply sloping areas or on complex landforms.
- Ensure that the design of any development is in-keeping with existing form, size and vernacular of the area, replicating traditional styles and materials where possible. Avoid any large scale developments due to the overall sparse settlement character.
- Protect and where possible enhance the valued mosaic of semi-natural habitats, including internationally designated areas of heather moorland, blanket bog, acid grassland and wet and dry heathland. Conserve semi-natural habitats within the upland fringe including broadleaved woodland, species rich grassland and wetlands.
- Seek to restore the landscape structure of the enclosed upland fringe areas through the ongoing maintenance of the distinctive gritstone walls and the restoration of areas which have been damaged or deteriorated.
- Utilise existing woodland cover to integrate any development into the landscape.
- Ensure that any required road upgrades are in-keeping with the existing character of the narrow tracks and lanes.
- Ensure the visual character of the landscape is retained. Avoid development where it would be prominent on the broad, sweeping skylines. Protect long, uninterrupted views from higher ground over the mill settlements in the valleys below, and Greater Manchester communities beyond.
- Conserve and protect the setting of valued heritage features, including the Scheduled remains at Blackstone Edge Moor, Castleshaw and Knott Hill, Smithills Hall and Park and Garden, historic villages and numerous historic buildings including churches and country houses.
- Retain the important recreation function of the landscape, which is important both locally and to the wider region.
- Protect the overriding rural, remote characteristics of the landscape. Ensure that the traditional management of the landscape continues, part sheep grazing.
- Ensure any new development does not adversely affect the special qualities of the Peak District National Park, including its beautiful views, sense of tranquillity and dark night skies, and the vital benefits that flow beyond its boundary¹.
- Design-in the introduction of SuDS to any new development, addressing any changes in hydrology and subsequent knock-on effects, such as increased diffuse pollution from agricultural run-off which may impact on nearby major rivers including the River Tame, River Roch and River Tongue.

¹ Taken from the Peak District National Park Management Plan 2018-23 (Final consultation draft, March 2018)

A.3 Appendix 3 - Table 4: Visual Effects Table

Table 4: Visual Effects

Refer to Figure 3 for the location of Visual Receptors (RG's)

Visual Receptor & Approx Distance of View	Description of Existing View of Application Site	Description of Anticipated View Following Implementation of Development Proposals	Visual Receptor - Sensitivity	Magnitude of Effect – Size & Scale/Geographical Extent & Associated Narrative	Visual Receptor – Magnitude of Effect	Significance of Effect
RG1 – People using Public Footpath LITFP245/New Street Circa 5m+	Viewpoint 1 and 2 - This footpath tracks in a north-south direction along New Street, immediately adjacent to the eastern boundary of the application site. People walking in a southerly direction begin to experience views of the site after adjoining the footpath from New Road and passing the block of woodland to the north of the site. Views from this location include areas of open grassland in the foreground with mature trees beyond along the northern and southern site boundaries. The absence of boundary vegetation along New Street allows clear views into the site and partial views of residential properties beyond the site to the west on Lightburn Avenue and Whitegate (VP1). People travelling in a northerly direction begin to experience views of the site upon passing the bowling green to the south-east. Views from this location comprise the body of water within the eastern part of the site set behind intermittent trees and post and wire fencing along the eastern site boundary. Clear but partial views into the site are experienced and views include the adjacent residential properties to the west and north of the site on Lightburn Avenue and Whitegate in the background. In addition views include the spire and roofing of St Andrews Church set on slightly higher ground behind the housing, circa 200m to the north-west of the site (VP2).	Year 1: Viewpoint 1: People using this footpath will experience clear views of the proposed residential properties located towards the northern and eastern end of the application site, however this part of the site contains the proposed open space and as such the properties will be set back from the road. The proposals include new tree and hedgerow planting along the eastern boundary and within the proposed open space between the development and site boundary, however at Year 1 the juvenile, unestablished status of all the proposed planting is not expected to affect the views to any great extent. Year 1: Viewpoint 2: From this location, footpath users will experience the loss of the waterbody and its associated scrub vegetation and adjacent trees (Group 3), along with the removal of the trees on the boundary in the foreground (Group 1). Walkers will experience clear and direct views of the new access road and proposed houses in close proximity, particularly those located close to the proposed site entrance on New Street. Views of the proposed properties within the site will be experienced as footpath users pass the proposed access road. At Year 1, the juvenile, unestablished status of the proposed planting is not expected to affect the views to any extent. Year 15: Viewpoints 1 and 2 – The new tree planting located along the eastern edge of the site and new trees and hedgerow within the proposed open space will have become established and will likely filter the views of the proposed properties from the north-east (Viewpoint 1). Views from the south-east (Viewpoint 2) will also be filtered by the	Medium/ High	Year 1: The existing residential built form to the west and north of the application site and beyond is visible within the view so the new houses will not introduce a new built element therein, however the proposed development will bring the new houses forward and closer to the receptor. This effect will to an extent be moderated by the proposed open space within the north-eastern part of the site which will offset the proposed developed edge from this receptor to the north-east of the site (Viewpoint 1), however to the south-east, the proposed built form will extend to the edge of the site in close proximity to the receptor (Viewpoint 2). The loss of openness and introduction of the new houses within these close-range views will increase the scale and geographic extent of the effects, however the offset of the houses back from the road will help to maintain a sense of openness on the site to the north. Views will be partial and will vary seasonally, and as such the scale, size and geographical extent of the proposals will be moderated.	VP1-Year 1: Low Adverse VP2-Year1: Medium Adverse	VP1-Year 1: Minor/ Moderate Adverse VP2-Year 1: Moderate Adverse

		hedgerows within the new access road corridor, however partial views of the proposed properties set amongst the established and existing tree cover will prevail. As a result, the assessed Yr 1 adverse visual effect would be expected to be ameliorated to some extent in the longer term.			
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Visual Receptor & Approx Distance of View	Description of Existing View of Application Site	Description of Anticipated View Following Implementation of Development Proposals	Visual Receptor - Sensitivity	Magnitude of Effect – Size & Scale/Geographical Extent & Associated Narrative	Visual Receptor – Magnitude of Effect	Significance of Effect
RG2 – People using Public Right of Way LITFP249/Stubble Mill Road Circa 1m-20m	Viewpoints 3, 4 and 5 - This footpath tracks along Stubley Mill Road immediately adjacent to the southern boundary of the site, adjoining Stopford Avenue and Smithy Bridge Road to the west and Mill Fold Gardens to the east. Footpath users experience clear and direct views of the site from close proximity when walking along the section of footpath that is immediately adjacent to the southern site boundary, however views from other locations are significantly restricted by intervening built form and vegetation. Footpath users walking in an easterly direction begin to experience views of the site after passing the residential properties on Stopford Avenue and Stubley Mill Road. Views from this location comprise clear and direct views of the open grassland within the application site with the post and wire fencing along the southern site boundary in the foreground. Views also contain the woodland block to the north of the site, the bowling green and stables at the south-eastern corner of the site and glimpsed views of the residential properties along New Street in the background to the east (VP3). Similar views are experienced further to the east, however views from this location also include the residential properties to the west and north on Lightburn Avenue and Whitegate and the spire and roof of St Andrews Church to the north of the site, set behind the intervening built form (VP4). Footpath users walking in a westerly	Year 1: Viewpoints 3 and 4: People using this route may experience clear and direct views of the proposed properties within the southern and western parts of the site, set behind the proposed native species hedgerow and walling along the western and southern boundaries and set back from the site boundaries beyond the proposed attenuation pond/wetland area located within the south-western corner of the site. At Year 1 the juvenile, unestablished status of all the proposed planting is not expected to affect the views to any extent and views of the proposed properties are likely to be experienced due to the open nature of the boundaries. Year 1: Viewpoint 5: Footpath users approaching the site from the east are likely to experience partial views of the proposed houses set behind the retained, existing mature boundary trees. The new houses will be in close proximity, particularly those located at the most south-easterly point of the site. At Year 1, the juvenile, unestablished status of the proposed planting is not expected to affect the views to any extent. Year 15: The proposed trees and boundary hedgerow within the south-western part of the site will have become established and will filter views of the proposed properties	Medium/ High	Year 1: The existing built form to the west, north and east of the site is partially visible beyond the site boundaries, so the new houses will not introduce a new built element into the view. The proposed houses will bring the built form forwards in the view, closer to the receptor, although the houses will mostly be set back from the receptor to accommodate the proposed attenuation basin within the south-western corner of the site, and the proposed built form will not extend any further southwards than the existing urban edge that is defined by the properties along Stopford Avenue to the west of the site. Although the development will result in a localised loss of openness on the site, the offset of the houses from Stubley Mill Road and the associated footpath will help to maintain a sense of openness on the site. The loss of openness and introduction of the new houses within these close-range views will	VP3-Year 1: Low/Medium Adverse VP4-Year1: Low/Medium Adverse VP5-Year1: Low/Medium Adverse	VP3-Year 1: Moderate Adverse VP4-Year 1: Moderate Adverse VP5-Year 1: Moderate Adverse

A.3

Appendix 3 - Table 4: Visual Effects Table

	direction begin to experience views of the site after passing the junction with New Street and passing the stables at the south-eastern corner of the site. From this location, views of the site are filtered by the intervening mature trees along its southern boundary and visibility is limited by the intervening built form and boundary treatments associated with the stables and the bowling green. Views of the open ground within the southern part of the site are experienced nonetheless, with glimpses of the residential properties to the west and north (VP5).	beyond. The prominence of the properties will be subject to seasonal changes in leaf cover, which may increase the visibility of the properties during winter months. As a result, the assessed Yr 1 adverse visual effect would be expected to be ameliorated to some extent in the longer term.		increase the scale and geographic extent of the effects, however the presence and prominence of the existing built form of Littleborough, combined with the proposed offset, walling and hedgerow along the western and southern site boundary, are all expected to moderate the perceived scale, size and geographical extent of the effects.		
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Visual Receptor & Approx Distance of View	Description of Existing View of Application Site	Description of Anticipated View Following Implementation of Development Proposals	Visual Receptor - Sensitivity	Magnitude of Effect – Size & Scale/Geographical Extent & Associated Narrative	Visual Receptor – Magnitude of Effect	Significance of Effect
RG3 – People using Public Right of Way LITFP247 Circa 425m	Viewpoint 6 - This footpath is located circa 420m to the south-east of the application site and tracks across the open grassland and over the River Roch. The route adjoins Stubley Mill Road/LITFP249 and passes beneath the railway to adjoin the Rochdale Canal towpath/LITFP250 to the south of the site. Walkers travelling northwards along the route experience medium range and partial views of the site set behind the intervening trees located along the River Roch and the southern site boundary. Views of the site are only experienced from a short section of the route where it emerges from beneath the railway at an elevated position, however the route then begins to descend and views of the site are increasingly restricted by the intervening tree cover. Views incorporate unsightly palisade fencing in the foreground, with the River Roch and open grassland in the middle-ground, with the application site beyond the trees. Views also incorporate the newly built housing development to the east of the site and the more distant, rising landform beyond the A58 and Littleborough in the background.	Year 1: People using this route may experience medium range, partial views of the proposed properties, particularly those located within the southern parts of the site. The new properties will be set behind the existing mature trees to the south of the site. The clarity of the views of the proposed properties set behind the existing vegetation is likely to vary on a seasonal basis, in that views of the new houses are unlikely to be experienced when the trees are in leaf. At Year 1 the juvenile, unestablished status of all the proposed planting is not expected to affect the views to any extent. Year 15: The proposed trees and planting within the streets and front gardens of the proposed development will have become established and will add to the level of filtering provided by the existing trees. The visibility of the properties on the application site will be subject to seasonal changes in leaf cover. As a result, the assessed Yr 1 adverse visual effect would be expected to be ameliorated (slightly) in the longer term.	Medium/ High	Year 1: The proposed built form will occupy a small proportion of the relatively open views. The new houses will not introduce a new built element into the view as extensive residential built form is already prominent and present. Views of the proposed houses will be limited by the existing intervening trees to the south of the site and the distance of the views experienced. The perceived scale, size and geographical extent of the effects are therefore expected to be moderated.	Year 1: Low Adverse/ Negligible	Year 1: Minor Adverse/ Negligible

Visual Receptor & Approx Distance of View	Description of Existing View of Application Site	Description of Anticipated View Following Implementation of Development Proposals	Visual Receptor - Sensitivity	Magnitude of Effect – Size & Scale/Geographical Extent & Associated Narrative	Visual Receptor – Magnitude of Effect	Significance of Effect
RG4 – People using Public Footpath LITFP425 and LITFP427 Circa 500-625m	Viewpoint 7 - Viewpoint 7 - These footpaths are located circa 550m to the south-east of the application site and track between the Rochdale Canal and residential properties located on Lincoln Drive and Brown Lodge Drive to the south. The footpaths ascend and traverse the rising landform of Brown Brow Hill to the south-east of the site and as such, longer range and more open, expansive views of Littleborough and the hillsides of Birch Hill and Starring Hill (amongst others) beyond are experienced from this location. People walking these routes and looking north experience medium range and partial views of the site set behind the intervening trees located along its southern and eastern boundaries, with intervening trees along the River Roch further limiting views of the southern part of the site. Views include the open undulating grassland and River Roch in the foreground, with the application site set against the backdrop of extensive urban built form to the north, east and west with the rising, undulating uplands forming a more distant backdrop.	Year 1: Footpath users may experience partial views of the new houses on the site, however intervening tree cover will limit their prominence within the view and levels of visibility will be further limited by the distance between the receptor and application site. The proposed properties will be set against the existing urban edge comprising residential properties located immediately adjacent to the west and north of the site. At Year 1, the juvenile, unestablished status of all the proposed planting is not expected to affect the views to any extent and limited, partial views of the proposed properties set behind the existing trees to the south of the site may be experienced on a seasonal basis when the intervening trees have lower levels of foliage present. Year 15: In the longer term, the proposed trees along the northern and western site boundaries and within the northern part of the site will have become established and will provide additional screening of the proposed properties. The density and quantity of the tree cover within the site and the intervening landscape is likely to limit any seasonal variations. As a result, the assessed Yr 1 adverse visual effect would be expected to be ameliorated to some extent in the longer term.	Medium/ High	Year 1: The proposed built form will occupy a small proportion of this expansive, open view. The new houses will not introduce a new built element into the view as extensive residential built form is already prominent and present. Views of the proposed houses will be limited by the existing intervening trees to the south of the site and the distance of the views experienced. The proposed development will generate a discernible effect upon this view, however given the nature of view and the proposed development, the perceived scale, size and geographical extent of the effects will be moderated.	Year 1: Low Adverse/ Negligible	Year 1: Minor Adverse/ Negligible

A.3 Appendix 3 - Table 4: Visual Effects Table

Visual Receptor & Approx Distance of View	Description of Existing View of Application Site	Description of Anticipated View Following Implementation of Development Proposals	Visual Receptor - Sensitivity	Magnitude of Effect – Size & Scale/Geographical Extent & Associated Narrative	Visual Receptor – Magnitude of Effect	Significance of Effect
RG5 – People using the Public Footpaths around Blackstone Edge, including LITFP283a (The Pennine Way and Roman Road) and LITFP423 Circa 4.4km	Viewpoint 8 - These footpaths are located circa 4.4km to the south-east of the application site and track from Halifax Road to Blackstone Edge, which is a regionally recognised Gritstone escarpment/rock formation (472m AOD). LITFP283a tracks across the moorland from the A58 Halifax Road and comprises part of the Pennine Way, before adjoining the historic remains of the Roman Road, whereas LITFP423 adjoins the Roman Road and tracks southwards towards the trig point at Blackstone Edge. These footpaths provide expansive panoramic views to the west/south-west, which incorporate the open moorland landscape in the foreground, long range views across the Manchester conurbation in the distance, with the local landmark Hollingworth Lake distinctly visible in the midground. The application site is just about discernible, set amongst the tree cover on the urban edge of the Littleborough and Smithy Bridge, however the site occupies only a very small portion of the expansive views experienced from this elevated, distant location.	Year 1: Footpath users may just about experience a discernible change in the views across the landscape and conurbation, however the distance and the scale of the development will ensure the change is very subtle. At Year 1, the juvenile, unestablished status of all the proposed planting is not expected to affect the views to any extent. The properties located in the higher, central and northern half of the site are more likely to be visible. Year 15: In the longer term, the proposed trees within the site will have become established and will provide additional filtering of views of the proposed properties. The density and quantity of the tree cover within the site, the intervening landscape and the distance of the view is likely to limit any seasonal variations.	Medium/High	Year 1: Only minimal discernible changes to the views are anticipated. Changes will be very subtle, affecting a very small proportion of an extremely expansive view. The introduction of the proposed houses within the central and northern part of the site may appear to extend the urban edge marginally further to the south, however the visual prominence of the existing built form of Littleborough, combined with the distance between the application site and the receptor will minimise any apparent changes to the view. As a result, the size, scale and geographical extent of the changes will be significantly moderated.	Year 1: Negligible	Year 1: Negligible

Visual Receptor & Approx Distance of View	Description of Existing View of Application Site	Description of Anticipated View Following Implementation of Development Proposals	Visual Receptor - Sensitivity	Magnitude of Effect – Size & Scale/Geographical Extent & Associated Narrative	Visual Receptor – Magnitude of Effect	Significance of Effect
RG6 – Road users on New Street Circa 5m+	Viewpoint 1 and 2 - Road users experience the views similar to those described by RG1.	Year 1: Viewpoint 1: Road users will experience clear views of the proposed residential properties located towards the northern and eastern end of the application site, however this part of the site contains the proposed open space and as such the properties will be set back from the road. The proposals include new tree and hedgerow planting along the eastern boundary and within the proposed open space between the development and site	Low/Medium	Year 1: The existing residential built form to the west and north of the site of the application site and beyond is visible within the view so the new houses will not introduce a new built element therein, however the proposed development will bring the new houses forward and closer to the receptor.	VP1 - Year 1: Low Adverse VP2 - Year 1: Medium Adverse	Year 1: Minor Adverse Year 1: Minor/Moderate Adverse

		boundary, however at Year 1 the juvenile, unestablished status of all the proposed planting is not expected to affect the views to any great extent. Year 1: Viewpoint 2: From this location, road users will experience the loss of the waterbody and its associated scrub vegetation and adjacent trees (Group 3), along with the removal of the trees on the boundary in the foreground (Group 1). Walkers will experience clear and direct views of the new access road and proposed houses in close proximity, particularly those located close to the proposed site entrance on New Street. Views into the site will be clear and direct views of the proposed properties within the site will be experienced as footpath users pass the proposed access road. At Year 1 the juvenile, unestablished status of all the proposed planting is not expected to affect the views to any great extent. Year 15: Viewpoints 1 and 2 – The new tree planting located along the eastern edge of the site and new trees and hedgerow within the proposed open space will have become established and will likely filter the views of the proposed properties from the north-east (Viewpoint 1). Views from the south-east (Viewpoint 2) will also be filtered by the development of proposed trees and hedgerows within the new access road corridor, however partial views of the proposed properties set amongst the established and existing tree cover will prevail. As a result, the assessed Yr 1 adverse visual effect would be expected to be ameliorated to some extent in the longer term.		This effect will to an extent be moderated by the proposed open space within the north-eastern part of the site which will offset the proposed developed edge from this receptor to the north-east of the site (Viewpoint 1), however to the south-east, the proposed built form will extend to the edge of the site in close proximity to the receptor (Viewpoint 2). The loss of openness and introduction of the new houses within these close-range views will increase the scale and geographic extent of the effects, however the offset of the houses back from the road will help to maintain a sense of openness on the site to the north. Views will be partial and will vary seasonally, and as such the scale, size and geographical extent of the proposals will be moderated.		
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Visual Receptor & Approx Distance of View	Description of Existing View of Application Site	Description of Anticipated View Following Implementation of Development Proposals	Visual Receptor - Sensitivity	Magnitude of Effect – Size & Scale/Geographical Extent & Associated Narrative	Visual Receptor – Magnitude of Effect	Significance of Effect
RG7 – Road Users on Lightburn Avenue Circa 2m-140m	Viewpoint 9 and 10 - Road users travelling eastwards along Lightburn Avenue experience partial views of the site set beyond the end of the road (VP9). Views increase in clarity and openness as road users approach the end of the road and reach the boundary of the site and also incorporate the residential properties on New Street with higher moorland forming a distant backdrop (VP10).	Year 1: Viewpoint 9 - Road users on Lightburn Avenue will experience limited, partial views of the new houses set behind the existing trees at the end of the road. At Year 1, the juvenile, unestablished status of all the proposed planting is not expected to affect the views to any extent. Year 1 – Viewpoint 10 – Road users will experience partial views of the proposed properties, particularly those located within the western part of the site, set behind existing trees and vegetation located at the end of the road along the boundary with the site. Views of the new houses will be experienced within the context of the existing urban edge and built form of Littleborough in the foreground and in the background on New Street to the east of the site. At Year 1, the juvenile, unestablished status of the proposed planting is not expected to affect the views to any extent. Year 15: In the longer term, trees planted within and around the site will have become established and in doing so, will filter and restrict views of the new properties within the site. As a result, the assessed Yr 1 adverse visual effect would be expected to be ameliorated to some extent in the longer term.	Low	Year 1: Although the development will result in a localised loss of openness on the site that will be experienced within the views from Lightburn Avenue, the proposed layout will maintain a corridor of visibility into the site between the proposed houses within the western part of the site, which will help to maintain some of the existing sense of openness. Views of the site are partial and restricted by the intervening built form in the foreground so only a small proportion of the view will be affected (Viewpoint 9). Views from the end of the road are more expansive so a greater proportion of the view would be affected by the development (Viewpoint 10). Both viewpoints include existing residential development so the proposals will not introduce a new built form element into the views. The properties within the western part of the site will be most visible. In terms of Viewpoint 9, the scale, size and geographical extent of the effects will be moderated by the limited, contained nature of the view, screening trees and the presence and prominence of the existing residential built form. Viewpoint 10 is in close proximity to the site, so a greater proportion of the more expansive views experienced will be affected. The scale, size and geographical extent	VP9-Year 1: Low Adverse VP10-Year 1: Medium Adverse	Year 1: Minor Adverse Year 1: Minor/Moderate Adverse

				of the effects will be moderated by the limited, contained nature of the view, screening trees and the presence and prominence of the existing residential built form, however the scale, size and geographical extent of the effects will be greater than for Viewpoint 9.		
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Visual Receptor & Approx Distance of View	Description of Existing View of Application Site	Description of Anticipated View Following Implementation of Development Proposals	Visual Receptor - Sensitivity	Magnitude of Effect – Size & Scale/Geographical Extent & Associated Narrative	Visual Receptor – Magnitude of Effect	Significance of Effect
RG8 – Users of the adjacent Bowling Green and Stables Circa 2m+	People using the bowling green and stables immediately adjacent to the south-eastern corner of the site experience a variety of clear, direct and filtered views through the intervening trees and vegetation on the site boundary. Views include the open grassland within the site, with the urban edge adjacent to the west and east and woodland block and built form further to the north.	Year 1: People using the bowling green and stables at the south-eastern corner of the site may experience relatively clear views of the proposed properties, particularly those located within the eastern and southern part of the site, however views will continue to be experienced within the context of the existing urban edge and built form of Littleborough immediately to the west, north and east of the site. Views of the proposed properties will be filtered and limited by the existing intervening mature trees along the south-eastern boundary and proposed fencing along the rear gardens of the proposed properties. At Year 1, the juvenile, unestablished status of all the proposed planting is not expected to affect the views to any extent. Year 15: In the longer term, trees planted within and around the site will have become established and in doing so, will filter and restrict views of the new properties within the site. As a result, the assessed Yr 1 adverse visual effect would be expected to be ameliorated to some extent in the longer term.	Medium	Year 1: Although the development will result in a localised loss of openness on the site that will be experienced within the views experienced by this receptor, the proposed properties will back onto the bowling green/stables and as such, the built form will be set back from the boundary, which will help to maintain a sense of openness on the site. Views of the new houses will be partial as they will be restricted by the intervening trees and vegetation, however views will be experienced from close proximity. The properties within the eastern and southern part of the site will be most visible, however the proposed built form will not extend any further south than the existing urban edge established by properties along Stopford Avenue to the south-west of the site. The perceived scale, size and geographical extent of the effects will be increased by the proximity of the development and moderated by	Year 1: Medium Adverse	Year 1: Moderate Adverse

				the presence and prominence of the existing residential built form within the views and the presence of screening vegetation.		
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Table 5 Summary Table of Landscape Effects

Landscape Receptor	Year 1 – Landscape Effect
Greater Manchester LCT Pennine Foothills (West/South Pennines)/LCA28 Rochdale and Oldham South Pennine Foothills	Minor Adverse
Greater Manchester LCT Open Moorlands and Enclosed Upland Fringes (West/South Pennines)/LCA29 – Rough Hill to Brun Moor	Negligible
Landscape features within the site	Minor Adverse

Table 6 : Summary Table of Visual Effects

Visual Receptors	Year 1 – Visual Effect
RG1 - PRoW Users - LITFP245/New Street	VP1 - Minor/Moderate Adverse
	VP2 - Moderate Adverse
RG2 – PRoW Users - LITFP249/Stubley Mill Road	VP3 - Moderate Adverse
	VP4 - Moderate Adverse
	VP5 - Moderate Adverse
RG3 - PRoW Users - LITFP247	VP6 - Minor Adverse/Negligible
RG4 - PRoW Users - LITFP425 and LITFP427	VP7 - Minor Adverse/Negligible
RG5 - PRoW Users - LITFP283a (The Pennine Way and Roman Road) and LITFP423	VP8 - Negligible
RG6 - Road Users on New Street	VP1 - Minor Adverse
	VP2 - Minor/Moderate Adverse
RG7 - Road users on Lightburn Avenue	VP9 - Minor Adverse
	VP10 - Minor/Moderate Adverse
RG8 - Users of the adjacent Bowling Green and Stables	Moderate Adverse

Introduction

The assessment of landscape and visual effects will be undertaken with reference to and using aspects of the guidance found within 'Guidelines for Landscape and Visual Impact Assessment' 3rd Edition, published by the Landscape Institute (LI) and the Institute of Environmental Management & Assessment (IEMA) 2013 (termed GLVIA3 hereafter).

As stated within GLVIA3 paragraph 1.20, the guidelines are not prescriptive and the approach and methodology has been tailored to the specific requirements of the proposals.

GLVIA3 recommends the following five key stages in the assessment of landscape and visual effects:-

- Scope;
- Establishing the landscape and visual baseline;
- Describing the landscape and visual effects;
- Assessing the significance of the landscape and visual effects;
- Ascertaining the overall significance of landscape and visual effects

These five stages are applied separately to the landscape assessment and the subsequent visual assessment. GLVIA3 recognises that landscape and visual assessments are separate, although linked procedures.

Landscape effects are the predicted effects on the landscape as a resource in its own right. Landscape effects can be generated by a development's effect upon the physical landscape and or upon its character, fabric and quality. These could include direct physical impacts upon landscape elements, but also includes aesthetic, perceptual and experiential aspects of a landscape which may contribute to an existing landscape character.

Visual effects are the predicted changes to a view and the related impact on the general visual amenity experienced by people (visual receptors). The various visual receptor groups comprise individuals or groups of people that experience a view of the application site from a publicly accessible location. They will typically include the users of Public Rights of Way, users of recreational facilities, pedestrians and users of a variety of forms of transport such as the drivers and passengers of vehicles, cyclists or rail passengers.

With regards to the visual amenity of the residents of private properties, GLVIA3 recommends that private views can be dealt with by a separate 'residential amenity assessment' as in planning terms, residents are not entitled to a view. The presence of residents experiencing a view of the application site and the nature of the views experienced will be acknowledged and considered within the baseline. The LVA will only fully assess the visual effects upon the receptors that experience publicly accessible views.

Study Area

The overall study area for the landscape and visual assessment will be established by undertaking a desk-based survey and refined by subsequent site-based survey work.

The site-based work will be undertaken by a chartered member of the Landscape Institute with experience of landscape and visual assessment.

Site-based work will initially involve travelling throughout the area around the site, in order to inform and confirm the extent of the study area.

The study area will therefore include the site and the wider landscape which could be influenced by the development proposals and the extent of the area from which the development is potentially visible.

This desk and subsequent site-based work will also establish the representative viewpoints for the visual appraisal.

Landscape Effects

GLVIA3 paragraph 5.1 states '*An assessment of landscape effects deals with the effects of change and development on landscape as a resource.*'

The Landscape Baseline - Desk Based Assessment

The assessment will include a review of the relevant planning policy and other guidance and relevant information including:

A.5 Appendix 5 - Methodology

- National Planning Policy Framework (NPPF 2012) and subsequent revision (July 2021);
- Rochdale Adopted Core Strategy, adopted October 2016;
- Natural England National Character Area 36: Southern Pennines;
- Natural England National Character Area 54: Manchester Pennine Fringe;
- The Greater Manchester Landscape Character and Sensitivity Assessment 2018;
- Supplementary Planning Documents;
- Ordnance Survey mapping;
- Historic Mapping;
- Defra (MAGIC) website;
- Online aerial mapping;
- Sustrans website; and
- Published walking or cycling routes.

The Landscape Baseline – Site Based Assessment

Site assessment work will initially entail travelling around the confirmed study area by car/cycle and by foot to understand the landscape features within the site and the surrounding area and to confirm the accuracy of the relevant published character assessments.

The landscape baseline will incorporate descriptions of the application site and the surrounding landscape, before referencing all published landscape character assessments and ascertaining the presence of any

designated heritage assets such as Conservation Areas, Listed Buildings and Scheduled Ancient Monuments.

GLVIA3 paragraph 5.33 states that the landscape baseline should map describe and illustrate the character of the landscape and its individual elements and aesthetic and perceptual aspects, emphasising any key characteristics that contribute to the distinctive character of the landscape. It also states that the condition of the landscape should be indicated with reference to elements therein, such as buildings, hedgerows or woodland.

Landscape Value

In accordance with paragraph 5.44 of GLVIA3, the Landscape Baseline will also consider the value of the landscape resource within the study area.

GLVIA3 paragraph 5.45 states 'the value of the landscape receptors will to some degree reflect landscape designations and the level of importance which they signify, although there should not be over reliance on designations as the sole indicator of value.'

The fact a landscape is not subject to a designation, does not mean that it does not have any value. Where there is no evidence to indicate landscape value, the assessment will utilise an approach akin to the Box 5.1 assessment as set out within GLVIA3 paragraph 5.28 and Landscape Institute Technical Guidance Note TGN-02-21, Assessing landscape value outside national designations, which draw on the factors that are generally agreed to influence value, which can be Exceptional (International/National), High (National/

Regional), Medium (Regional/Community), Low (Community/Local) or Very Low (Local). In addition to acknowledging the presence of any landscape designations, these factors comprise the following:

- Landscape Condition (Table 1 below to be utilised to assist judgements on condition): A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.
- Distinctiveness: Consideration as to whether the landscape has a strong sense of identity through reference to relevant Landscape Character Assessments.
- Natural Heritage: Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape.
- Cultural Heritage: Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape.
- Recreational Value: Landscape offering recreational opportunities where experience of landscape is important.
- Perceptual (scenic): Landscape that appeals to the senses, primarily the visual sense.
- Perceptual (wildness and tranquillity): Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies.
- Associations: Landscape which is connected with notable people, events or the arts.

- **Functional:** Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape.

Assessment of Landscape Effects

Having established the landscape baseline, the relevant landscape components or 'receptors' are identified and will normally comprise physical landscape features, such as trees, hedgerows, dry-stone walls etc and identified landscape character areas within the study area.

Having ascertained the landscape receptors, the assessment will then identify interactions between those receptors and the development proposals at Year 1.

In order to determine the significance of the potential landscape effects which may result from the development, the sensitivity and the magnitude of effect of each of the landscape receptors must be established. The sensitivity and magnitude of effect can then be combined to ascertain the significance of effect for the landscape receptors – see Table 4.

Landscape Sensitivity

Sensitivity determines the degree to which individual landscape receptors may be affected by a development proposal. In order to establish the sensitivity of the relevant landscape receptors, their susceptibility to specific change must be considered alongside a judgement on their respective value (the value, susceptibility and associated sensitivity of the landscape resource is established within the Landscape Baseline).

Susceptibility to change means the ability of the landscape receptor to accommodate the type of the proposed development (whether it be housing, warehouses, a wind farm etc), without undue consequences for the maintenance of the baseline and/or the achievement of landscape planning policies and strategies and with reference to Table 2 below, is graded on a scale of High, Medium or Low.

Combining the value and susceptibility judgements attributed to each landscape receptor then informs a judgement regarding their sensitivity, which is graded on a scale of High, Medium or Low.

Magnitude of Effect

GLVIA3 recommends that the magnitude of effect upon landscape receptors is assessed using three considerations as follows:

- The size or scale of the change to the landscape resulting from the implementation of the development proposals - Determining the size or scale of landscape effect takes account of landscape elements which are lost and those which are improved, the degree to which aesthetic or perceptual aspects of the landscape are altered and whether the effects change the key characteristics of the landscape;
- The geographical extent of the area influenced by the development proposals - this could comprise the site only, its immediate setting or possibly the wider landscape at the scale of the landscape type or character area within which the development is

located, or also at a larger scale where more than one landscape type or character area within the wider study area is influenced;

- The duration of the effect is judged on a scale of short term (0-6 years), medium term (7-15 years) and long term (15 years and beyond). Reversibility is a judgement about the prospects and the practicality of a particular effect being reversed and is judged on a scale of reversible, partially reversible and permanent. For example, housing can be considered permanent, whereas a wind turbine can be considered as reversible as they have a limited life and could be removed and the land reinstated.

The overall magnitude of effect is judged as High, Medium, Low or Negligible and this judgement can be adverse or beneficial. Table 3 below describes the magnitude of effect criteria for the landscape assessment.

Landscape Effects

In order to draw conclusions about the nature of landscape effects, the separate judgements about the sensitivity of the landscape receptors and the magnitude of the landscape effects need to be combined to allow a final judgement to be made (see Table 4 below). The resulting effect may be Major, Moderate, Minor or Negligible and can be either beneficial or adverse. It must be noted that the table is a guide to aid the assessor in the decision-making process, therefore in some instances, the ascertained level of effect may not be consistent with the sensitivity/magnitude combinations given in Table 4.

Condition	Criteria
Exceptional	• Strong landscape structure, characteristics, patterns, balanced combination of landform and landcover; • Appropriate management for land use and landcover; • Distinct features worthy of conservation; • Strong sense of place; and • No detracting features.
High	• Robust landscape structure, characteristics, patterns and balanced combination of landform and landcover; • Appropriate management for land use and landcover with potential scope to improve; • Distinct features worthy of conservation; • Sense of place; and • Occasional detracting features;
Good	• Recognisable landscape structure, characteristic patterns and combinations of landform and landcover are still evident; • Scope to improve management for land use and land cover; • Some features worthy of conservation; and • Some detracting features.
Ordinary	• Distinguishable landscape structure, characteristic patterns of landform and landcover; • Scope to improve management of vegetation; • Some features worthy of conservation; and • Some detracting features.
Low	• Weak landscape structures, characteristic patterns of landform and landcover are often masked by land use; • Mixed land use evident; • Lack of management and intervention has resulted in degradation; and • Frequent detracting features.
Very Low	• Degraded landscape structure, characteristic patterns and combinations of landform and landcover are masked by land use; • Mixed land use dominates; • Lack of management/intervention has resulted in degradation; and • Extensive detracting features.
Damaged	• Damaged landscape structure; • Single land use dominates; • Disturbed or derelict land requires treatment; and • Detracting features dominate.

Table 1 – Landscape Condition

Level of Susceptibility	Definition
Higher Susceptibility	- The landscape is of an open nature/ is large scale/has natural topographical variations and/or there is a negligible/low level of containment so is susceptible to the introduction of uncharacteristic elements/features; - The landscape is of a small, intimate scale that is susceptible to the introduction of uncharacteristic elements/features; - There are historic assets/features present, such as remnant parkland and semi-natural woodland; - There is an overriding rural character; - Many of the valued existing landscape characteristics and features would be difficult to replace or mitigate, although it may be possible to enhance/mitigate to some extent; - There are higher levels of wildness and tranquillity.
Lower Susceptibility	- There are limited variations in the topography; - There is a limited presence of natural landform; - The landscape is of a more enclosed nature that results from a strong woodland structure; - Predominantly agricultural land which is intensively farmed, leaving limited semi-natural habitat; - There is a perceived prominence and presence of human activity.

Table 2 – Indicators of Landscape Susceptibility Change

Landscape Assessment Timeframes

The landscape effects are considered at one point in time as follows:

Year 1 – Operational

Visual Effects

GLVIA3 paragraph 6.1 states '*An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity.*'

The Visual Baseline - Desk and Site Based Assessment

The desktop studies undertaken, combined with site-based analysis will inform the visual baseline for the appraisal. The site-based work will be undertaken by a chartered member of the Landscape Institute with experience of landscape and visual assessment.

Site-based work will initially involve travelling throughout the area surrounding the site in order to ascertain levels of visibility on the ground (taking account of screening trees, hedgerows and built form), in order to inform and confirm the extent of the study area, the key relevant visual receptors (individuals or groups of people who experience a view of the application site) and the associated representative viewpoints. This information will be set out within the appraisal with descriptions of the views experienced.

Viewpoint photography will be undertaken in accordance with Landscape Institute Technical Guidance Note 06/19 – Visual Representation of Development Proposals, using a digital single lens reflex camera (Nikon D80) with a 50mm F/1.4 USM lens (guidance recommends the use of a 50mm lens as it provides imagery akin to that of the human eye).

It is important to note that the visual receptors and in particular, the representative viewpoints are representative of the visual prominence of the application site and will not necessarily form an exhaustive list of all receptors and associated viewpoints.

Assessment of Visual Effects

In order to determine the significance of the potential visual effects which may result from the development, the sensitivity and the magnitude of effect associated with each of the visual receptors must be established. The sensitivity and magnitude can then be combined to ascertain the nature of the anticipated visual effect for each individual visual receptor.

Receptor Sensitivity

Sensitivity determines the degree to which visual receptors will be affected by a development proposal. In order to establish the sensitivity of the visual receptors, their susceptibility to specific change in the views experienced, must be considered alongside a judgement on the respective value of those views. The resulting sensitivity is graded on a scale of High, Medium and Low.

Magnitude of Effect	Typical Criteria
Higher (adverse or beneficial)	Major alteration to key features or characteristics in the existing landscape and or the introduction of elements considered totally uncharacteristic/ characteristic. Typically, this would be where there would be a great scale of change to the character of the landscape for the long or medium-term.
Medium (adverse or beneficial)	Partial alteration to key features or characteristics of the existing landscape and or the introduction of prominent elements. Typically, this would be where there would be a notable scale of change to the character of the landscape for the medium and long- term; or where there would be a great scale of change on the landscape for the short-term.
Low (adverse or beneficial)	Minor alteration to key features and characteristics of the existing landscape and or the introduction of features which may already be present in the landscape. Typically, this would be where there is a notable or low scale of change to the character of the landscape for the short-term; or where there would be a low scale of change on the landscape in the medium or long-term.
Negligible (adverse or beneficial)	A very minor alteration to key features or characteristics of the existing landscape. Typically, this would be where in the short, medium or long term the scale of change on landscape character would be barely perceptible.

Table 3 – Criteria for the Assessment of the Magnitude of Effect of Landscape Character

Susceptibility – The susceptibility of different visual receptors to potential changes in views and visual amenity is subject to the occupation or activity of people experiencing a view and the extent to which their attention is focussed on the views (see Table 5).

GLVIA3 paragraphs 6.32 to 6.35 provides general guidance upon the levels of susceptibility associated with different, yet common types of visual receptor. A level of Susceptibility to Change of High, Medium or Low will be attributed to each of the visual receptors.

Judgements associated with assigning a level of susceptibility to the visual receptors will not necessarily always accord with Table 5. As indicated with Road Users, the susceptibility may vary up or down from the values set out within Table 5 and instances where such variations occur, the basis for the judgement will be set out within the assessment.

Value of the View – The value of the views experienced is determined as High, Medium or Low, with reference to GLVIA3 paragraph 6.37, which states that the following should be taken account of:

- *recognition of the value attached to particular views, for example in relation to heritage assets, or through planning designations; and*
- *Indicators of the value attached to views by visitors, for example through reference to a view in a guidebook or on a tourist map, provision of facilities for their enjoyment (such as parking places, sign boards and interpretative material) and references to them in literature and art that indicates a highly*

valued view, which often can be experienced by many people.

Receptor Sensitivity – The sensitivity of the visual receptors is ascertained by combining the judgements associated with their susceptibility and the value of the views they experience, to inform a judgement regarding their sensitivity, which is graded on a scale of High, Medium or Low.

Magnitude of Effect

Each of the visual effects identified will be evaluated in terms of its size or scale, its geographical extent of the area influenced and its duration and reversibility. The resulting magnitude of effect is graded on a scale of High, Medium, Low or Negligible.

When considering the size or scale of the change in the view the following criteria are considered:

- loss or addition of features within the view including the proportion of the view occupied by the proposed development eg introducing housing into a view where housing is already present will represent a lower level of change than the introduction of housing into a view where there is no housing present;
- the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of scale, mass, form, height and colour; and

Sensitivity	Magnitude				
		High	Medium	Low	Negligible
	Low	Moderate	Minor/ Moderate	Minor	Negligible
	Medium	Major/ Moderate	Moderate	Minor/ Moderate	Negligible
	High	Major	Major/ Moderate	Moderate	Negligible

Table 4 – Landscape Effects - Method for Assisting Decision Making When Determining Landscape Effects

Visual Receptor	Susceptibility to Change
Users of Public Rights of Way and other recreational routes	High
Public Open Space and visitor attractions where views contribute to the experience	High
Road Users (drivers and passengers of vehicles, cyclists and pedestrians) – Susceptibility could be lower from main roads or higher from rural lanes/tourist routes	Varies
Rail Passengers	Medium/ Low
Golfers	Medium/ Low
Users of sports pitches	Low
Employees/workers in their workplace	Low

Table 5 – Susceptibility to Change

- The nature of the view of the development proposal in terms of the length of time over which it will be experienced and whether the views will be full, partial or glimpses.

The geographical extent of a visual effect will vary with different viewpoints and is likely to be reflected by the following:

- The angle of view in relation to the main activity of the receptor – changes to direct views will generally be considered to be of greater importance than changes to oblique views;
- The distance of the viewpoint from the proposed development; and
- The extent of the area over which the changes would be visible.

The duration of visual effects is judged on a scale of short term (0-6 years) to long term (15 years and beyond), taking account of the establishment of proposed planting. Reversibility is a judgement about the prospects and the practicality of a particular effect being reversed and is judged on a scale of reversible, partially reversible and permanent. For example, housing can be considered permanent, whereas a wind turbine can be considered as reversible, as they have a limited life and could be removed and the land reinstated.

The overall magnitude of effect is judged as High, Medium, Low or Negligible and this judgement can be adverse or beneficial. Table 6 below describes the magnitude of effect criteria for the visual appraisal.

Visual Effects

In order to draw conclusions about the anticipated levels of visual effect, separate judgements about the sensitivity of the visual receptors and the magnitude of the visual effects need to be combined to allow a final judgement to be made (see Table 7). The resulting significance of effect may be Major, Moderate, Minor or Negligible and can be either beneficial or adverse. It must be noted that the table is a guide to aid the assessor in the decision-making process, therefore in some instances, the ascertained level of visual effect may not be consistent with the sensitivity/magnitude combinations given in Table 7.

GLVIA3 paragraph 6.44 states '*In making a judgement about the significance of the visual effects, the following points should be noted:*

- *Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant;*
- *Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant;*
- *Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view.'*

Visual Appraisal Timeframes

The visual effects are considered at one point in time as follows:

Year 1 – Operational (additional narrative regarding longer term visual effects will be provided within the visual tables where appropriate).

The visual effects ascertained at Year 15 after completion take account of the establishment of the embedded mitigation and are considered to be representative of the residual visual effects of the development.

Magnitude of Effect	Typical Criteria
High (adverse or beneficial)	Major alteration to the existing view and/or the introduction of elements considered totally uncharacteristic/characteristic. Typically, the development will be in close proximity to the receptor, with a large proportion of the view affected with little or no filtering. The scale of change would be great and would exist from the medium-term and beyond.
Medium (adverse or beneficial)	Partial alteration to the existing view and or the introduction of prominent elements in the view. Typically, the development would affect a moderate proportion of the view up to and beyond the medium term or the development would be seen in close proximity, with a large proportion of the view affected in the short term.
Low (adverse or beneficial)	Minor changes to the existing view and or the introduction of features that are already present within the view. Typically, this would result from a low scale of change to the existing view; where a moderate to low proportion of the view would be affected in the short term; where the development would be visible in distant views beyond the medium term; where only a small proportion of the view is affected beyond the medium term; or, where high degrees of screening/filtering reduce the effect beyond the medium term.
Negligible (adverse or beneficial)	A very minor alteration to the existing view. Typically, this would result where a development is barely perceptible at any point in time; where the change would be barely perceptible within a longer distance view; where a small proportion of the view is affected; or, where the scale of change from the existing view would be barely perceptible.

Table 6 – Criteria for the Assessment of the Magnitude of Effect on Views

Sensitivity	Magnitude				
		High	Medium	Low	Negligible
	Low	Moderate	Minor/ Moderate	Minor	Negligible
	Medium	Major/ Moderate	Moderate	Minor/ Moderate	Negligible
	High	Major	Major/ Moderate	Moderate	Negligible

Table 7 – Visual Effects - Method for Assisting Decision Making When Determining Visual Effects