

Ascerta

Landscape, Arboricultural & Ecological Solutions
for the Built Environment

Landscape and Visual Impact Appraisal

Castleton Sidings,
Rochdale, OL11 3BZ

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For

Kellen Homes

21st November 2022

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1 Introduction

1.1 Background

Ascerta has been instructed by Kellen Homes to undertake a standalone landscape and visual impact appraisal (LVIA) for a proposed residential development with large public open space at Castleton Sidings, Rochdale, OL11 3BZ. The appraisal is part of a planning application for the erection of a maximum of 195 dwellings with associated landscaping, large open space, and two accesses off Fairways. The site was visited on 9th August 2022 and the viewpoint locations visited on 10th October 2022, and 3rd November 2022. The appraisal has been produced by a competent and qualified landscape architect.

1.2 Purpose

The purpose of this standalone LVIA is to consider the feasibility of the proposed development in terms of landscape and visual effects. The appraisal will address both the effects on the landscape as a resource and the effects on visual amenity resulting from the proposed development. This LVIA will separately assess the landscape and visual effects by first considering the baseline to identify landscape and visual receptors. The assessment of sensitivity of identified landscape and visual receptors combined with the magnitude of effects from the proposed development will help evaluate the overall level of effects on landscape as a resource, and visual amenity. The appraisal will recommend mitigation and enhancement measures to minimise the identified effects and suggest ways to improve the condition and character of the proposed development and surrounding landscape setting. The mitigation and enhancement measures will guide any proposed landscaping scheme.

1.3 Site Location and Description

The site is located on the urban edge of Castleton, Rochdale in Greater Manchester. The site comprises of derelict land that was a former East Lancashire Railway site to repair and maintain trains.

The site is approximately 10.93 hectares and is overgrown with remnant hardstanding and disused railway tracks. Large areas of concrete slabs and redundant track are the remnant footprints of demolished large steel fabricated buildings used to store trains. Large areas of self-seeded young woodland such as silver birch, scrub, ruderals, and grass have grown throughout the site and in between the spaces of existing hard standing features.

The northern boundary of the site contains a mature row of coniferous and deciduous trees that abut the golf course of Castle Hawk Golf Club located to the immediate north and west. The eastern boundary of the site is unbound with a live east Lancashire railway line and working signalling tower. Deciduous trees further east limit views of the urban area of the southern part of Castleton. The southern boundary of the site is unbound and abuts an East Lancashire railway line with a mature row of trees running parallel with grass and a paladin fence on the southern side. Undulating urban fringe farmland and a section of the M62 are located further south.

An existing public right of way runs outside the application site boundary and abuts part of the northern boundary before steering away further North into the neighbouring Castle Hawk golf course.

Intervisibility from the site of the north and south are limited due to rows of mature trees within the immediate vicinity screening or limiting views. Intervisibility of the west is limited by young woodland and scrub within the western part of the site. Intervisibility of the east is more open with views of deciduous trees along Rochdale canal, the spire of St Martins Church, modern housing at Castleton Hamlett, and rows of post war housing along Alder Road, and Kirklee Road that sit high on the slope of a wooded and elevated skyline.

The proposed residential scheme would comprise of maximum of 195 dwellings with two associated accesses off Fairway along the northern boundary, and landscaping. The scale, height, mass, and materials of the proposed development would need to be in keeping with local vernacular of the neighbouring and nearby urban form within Castleton Moor. The proposed development and design mitigation measures will seek to positively respond to the character of site and wider landscape through incorporating materials that reflect the local vernacular. The majority of the proposed built form will be 9m high, however focal buildings will be incorporated as recommended by the Local Authority that will be 12.5m high.

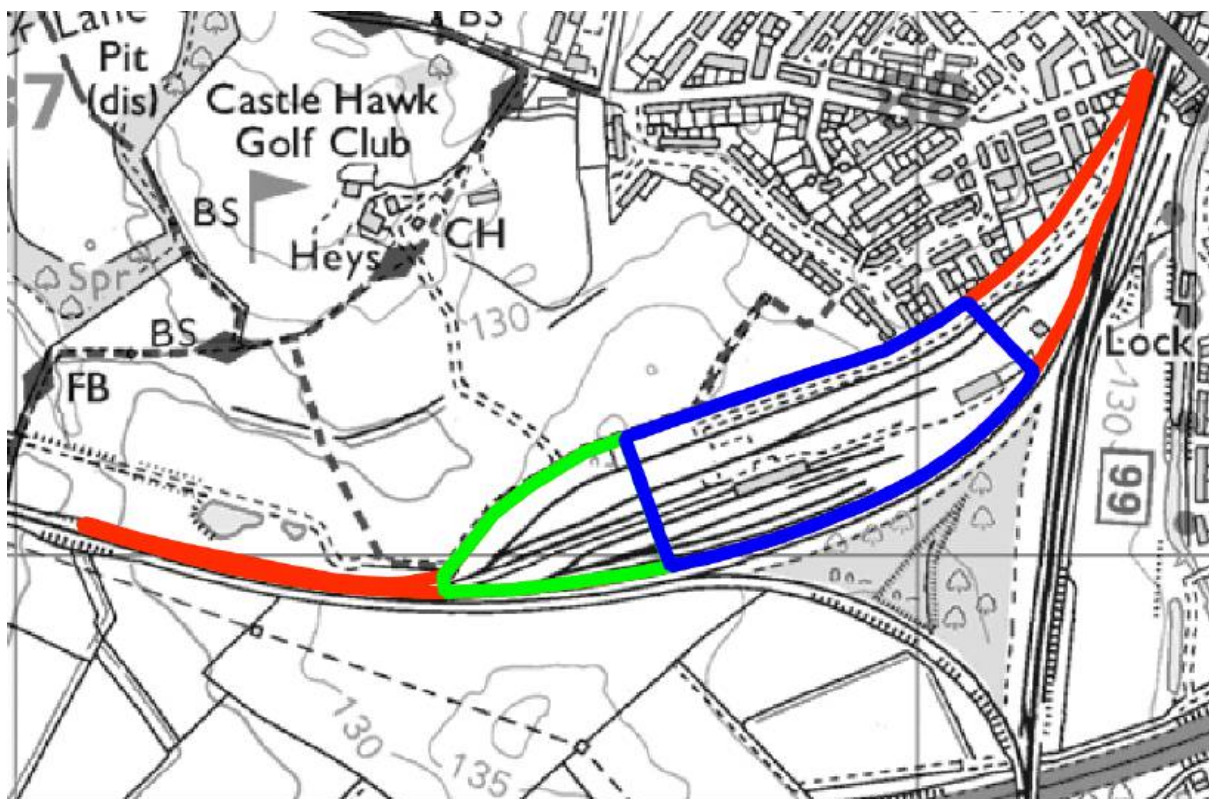


Image 1: Proposed Site Boundary and Extents

Proposed Site Boundary (Red outline), Extent of Proposed Built Form (Blue outline), and Extent of Public Open Space (Green outline).

Image 2: Aerial Map with Site Boundary



(Imagery ©2022 Infoterra Ltd & Bluesky, Landsat/ Copernicus, Maxar Technologies, The GeoInformation Group, Map data ©2022)

2 Approach and Methodology

The methodology and criteria for the landscape and visual impact appraisal undertaken for the proposed development is detailed in Appendix 1. The following information is an overview of the methodology and criteria and should be read in conjunction with Appendix 1.

The overall approach and methodology undertaken in this LVIA is based on the following guidance:

- An Approach to Landscape Sensitivity Assessment - To Inform Spatial Planning and Land Management (2019) Natural England;
- An Approach to Landscape Character Assessment (2014) Natural England;
- GLVIA3 – Statements of clarification, (2015) Landscape Institute (LI);
- Guidelines for Landscape and Visual Impact Assessment - Third Edition (GLVIA3), (2013) published by The Landscape Institute (LI) and the Institute of Environmental Management and Assessment (IEMA);
- Landscape Character Assessment: Guidance for England and Scotland (2002) Scottish Natural Heritage and the Countryside Agency;
- Landscape Institute Technical Guidance Note 06/19: Visual Representation of Development Proposals (2019) Landscape Institute (LI);
- Technical Guidance Note 02/21 Assessing Landscape Value Outside National Designations, (2021) Landscape Institute; and
- TIN 08/2015 Landscape Character Assessment, (2016) Landscape Institute (LI).

2.1 General Approach

The study area and viewpoints included in this report have been selected using desk-based research which include the analysis of OS mapping, published landscape character assessments and the production of a ZTV.

Viewpoints were chosen and consulted with the case officer for the application at Rochdale Council, the case officer forwarded suggested viewpoints locations to Places Matter, however we did not receive feedback.

Field work was conducted to understand the character of the site, the wider landscape setting, and to take photography from the viewpoint locations. A site visit was undertaken on 9th August 2022 involving a walk of the site. Whilst viewpoint locations were visited on 10th October and 3rd November 2022. Single shots and panoramic photography were taken using a digital SLR camera with a full frame sensor and a fixed 50mm lens. Photography, photo stitching and templating of the photography was conducted following Technical Guidance Note 06/19 *Visual Representation of Development Proposals* by the Landscape Institute. The viewpoint photography is in Appendix 3 while the photography methodology is detailed in Appendix 1.

2.2 Criteria

From the 2013 guidance, the determination of landscape and visual sensitivity considers landscape value and the susceptibility of the landscape receptor to the type of change proposed; and the value of views identified and the susceptibility of visual receptors to the type of change proposed. GLVIA 3 (LI and IEMA, para. 1.20, page 10) states that the guidance is “*not intended to be prescriptive, in that it does not provide a ‘recipe’ that can be followed in every situation. It is always the primary responsibility of any landscape professional carrying*

out an assessment to ensure that the approach and methodology adopted are appropriate to the particular circumstances.”

This assessment has therefore defined a set of criteria to assess the potential landscape and visual effects of the proposed development. These criteria are set out in Appendix 1.

GLVIA 3 makes clear that for non-EIA developments, the appraisal should consider all types of effects: adverse and beneficial, direct and indirect, and long and short term, as well as cumulative effects. However, GLVIA3 and GLVIA3 Statement of Clarification 1/13 10-06-13 explains how none of these effects should be given a judgement involving the terms 'significant' or 'significance'. GLVIA 3 also stresses that the approach to the assessment needs to be proportionate to the scale of the development being assessed and the nature of the likely effects. This approach has been followed for this appraisal.

2.3 Landscape Resource Appraisal

A baseline study was first carried out involving desk-based research and a visit to the site and surrounding wider landscape. Desk-based research involved reviewing published landscape character assessment from national to local level, planning designations, local planning policies, OS mapping and information on the proposed development.

Based on GLVIA3, the landscape baseline is to be identified and described based on the following factors:

- Landscape elements that make up the landscape located within the defined study area comprising physical influences, landcover and influences of human activity.
- Aesthetic and perceptual aspects of the landscape, which include scale, complexity, openness, tranquillity, and wildness.
- The overall character including distinctive landscape character areas that can be identified and combinations of elements, aesthetic and perceptual aspects that are usually identified as key characteristics.

An appraisal considered the relevant published landscape character of the site and wider landscape within the extent of a defined study area. Site analysis recorded from the site visit was also considered within the appraisal.

The identified landscape baseline and key characteristics of the landscape give an indication of the value and susceptibility which help evaluate the sensitivity of the landscape and understand its ability to accept change.

Sensitivity of the landscape resource is considered against the criteria set out in Appendix 1 of this report. Criteria and tables identify the principal factors considered when assessing the susceptibility to the type of change or proposed development, the value attached to the landscape and landscape sensitivity specific to the proposed development and its location.

Appendix 1 also sets out the criteria and tables for assessing the magnitude of landscape effect, the level of landscape effect and the nature of effect (i.e., adverse, neutral, or beneficial).

2.4 Visual Amenity Appraisal

The visual appraisal is based on identifying a number of viewpoint locations that represent relevant visual receptors, which are people with views of the landscape towards the proposed development. Visual receptors include the public or communities at large, residents, visitors, workers, and people travelling.

Sensitivity of the visual receptors is considered against the criteria set out in Appendix 1 of this report. Criteria and tables identify the principal factors considered when assessing the susceptibility of different visual receptors, the value attached to views and the sensitivity of visual receptors.

Appendix 1 also sets out the criteria and tables for assessing the magnitude of landscape effect, the level of landscape effect and the nature of effect (i.e., adverse, neutral, or beneficial).

2.5 ZTV

A Zone of theoretical visibility (ZTV) was produced based on several reference points around the extent of proposed built form within the site boundary. The majority of the proposed built form will be 9m high, however focal buildings will be 12.5m high, meaning the ultimate height used to calculate the ZTV was 12.5m high. Whilst an average eye level of 1.7m above ground level was used for surrounding visual receptors. The ZTV is illustrated in Appendix 2, Figures 2.1 to 2.4, and the ZTV methodology is described in Appendix 1.

2.6 The Study Area

Guidance is provided by GLVIA3 on the area of landscape that needs to be covered in assessing landscape effects i.e., the 'study area' (LI and IEMA, para. 5.2, page 70).

'The study area should include the site itself and the full extent of the wider landscape around which the proposed development may influence in a significant manner. This will usually be based on the extent of Landscape Character Areas likely to be significantly affected either directly or indirectly. However, it may also be based on the extent of the area from which the development is potentially visible, defined as the Zone of Theoretical Visibility, or a combination of the two.'

The study area is defined at a 2km radius from the site boundary based on desk-based analyses of relevant published landscape character areas, site visit analysis and production of a ZTV and visual envelope (See Appendix 2, Figures 2.1-2.4). The study area is used to define the area of landscape, which will potentially be influenced by the proposed development and to identify potential areas of visibility.

2.7 Photography

Viewpoint Photography was taken on 10th October 2022, and 3rd November, when weather conditions were sunny with partial cloud and spots of rain. The camera used was a full frame sensor DSLR (Nikon D610) with a fixed 50mm lens (Nikon AF-S Nikkor 50mm F/1.8G) to be in keeping with TIN/06/19 *Visual Representation of Development Proposals* by the Landscape Institute (2019). Images were saved in .jpg format. The photography methodology in Appendix 1 describes the type of visualisation produced, how photographs were stitched, and how the photography has been templated with relevant descriptive information based on best practice guidance. The representative visualisation photography is located in Appendix 3 of this report.

3 Planning and Designations

3.1 Designations

See Appendix 2, Figure 2.1 for landscape and other relevant designations within the 2km radius study area. These designations will be referred to within section 6 when appraising relevant published landscape character areas.

- Greenbelt 2021 is currently located within a large part of the overall site boundary and covers the whole part of where the proposed built form is located;
- Castleton (South) Conservation Area located 10m to the north-east of the overall site boundary and approximately 260m east of proposed built form;
- Rochdale Canal Number 52 located 125m to the east of the overall site boundary and approximately 220m east of proposed built form;
- Rochdale Canal Number 53 located 155m to the east of the overall site boundary and approximately 180m east of proposed built form;
- Rochdale Canal Sites of Special Scientific Interest (SSSI) located 65m to the east of the overall site boundary and approximately 210m east of proposed built form;
- United reformed church Grade II Listed Building located 230m to the north of the overall site boundary and approximately 260m north of proposed built form;
- Church of Saint Martin Grade II Listed Building located 300m to the east of the overall site boundary and approximately 370m east of proposed built form; and
- Arrow Vale Mill Grade II Listed Building located 440m to the north-east of the overall site boundary and approximately 800m north-east of proposed built form;

It is considered that the following designations within an initial 2km study area will not be affected by the proposed development due to intervening landform, built form, and woodland

- Listed buildings at least of 700m away from the overall site boundary;
- Hopwood Woodlands Local Nature Reserve located 1.3km south of the overall site boundary;
- Oaken Bank Wood Ancient Woodland located 1.3km south of the overall site boundary;
- Hopwood Woodlands Local Nature Reserve located 1.3km south of the overall site boundary; and
- Queen's Park, Rochdale Registered Park and Garden located 1.8km north-west of the overall site boundary.

3.2 Planning Policy

National

Statutes providing guidance on the protection of landscapes including those with recognised scenic quality and which are directly relevant to the LVIA include:

- The Town and Country Planning Act (TCPA), 1990;
- The National Parks and Access to the Countryside Act, 1949;
- The Wildlife and Countryside Act (WCA), 1981;
- The Countryside and Rights of Way Act (CROWA), 2000;
- The Hedgerow Regulations, 1997;
- The Environment Act, 1995;
- The Natural Environment and Rural Communities Act (NERC), 2006;
- The Conservation of Habitats and Species Regulations, 2010;
- National Planning Policy Framework (NPPF, updated July 2021); and
- National Planning Policy Guidance (NPPG, 2014-21).

County and Local

- Greater Manchester Green Belt Assessment (2016) by LUC for Greater Manchester Combined Authority;
- Review of Places for Everyone – JPA20 Castleton Sidings Allocation Topic Paper (2021) by Greater Manchester;
- Rochdale Adopted Core Strategy (2016) by Rochdale Borough Council; and
- Rochdale Borough Unitary Development Plan Adopted 2006 by Rochdale Borough Council (still in place until the Allocations Development Plan is adopted).

3.2.1 National Planning Policy Framework (NPPF, updated July 2021)

The NPPF was updated in July 2021 and sets out the Government's national planning policies. The NPPF provides a framework to reference when producing locally prepared plans for housing and other development and should be considered in development plans and planning decisions.

The updated NPPF emphasises achieving well-designed places (chapter 12, pages 38-40), protecting green belt land (chapter 13, pages 41-44), conserving and enhancing the natural environment (chapter 15, pages 50-54) and conserving and enhancing the historic environment (chapter 16, pages 55-58).

In regard to achieving well-designed places, the NPPF states that developments should be 'sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)' (Para 130c, page 39).

In reference to protecting green belt, the framework states that *'the government attaches great importance to green belts. the fundamental aim of green belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of green belts are their openness and their permanence.'*

Green belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;*
- b) to prevent neighbouring towns merging into one another;*
- c) to assist in safeguarding the countryside from encroachment;*

d) to preserve the setting and special character of historic towns; and
e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land'
(Para 137-138, page 41).

The NPPF states that 'A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:...

...g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: – not have a greater impact on the openness of the Green Belt than the existing development; or – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.' (Para 149, pages 43-44).

The framework suggests conserving and enhancing the natural and local environment by 'protecting and enhancing valued landscapes... and ...recognising the intrinsic character and beauty of the countryside...' (para 174a and b, page 50).

3.2.2 National Planning Policy Guidance (NPPG, 2014-21)

The national planning policy guidance comprises a collection of web-based guidance categories produced by Government. The NPPGs produced are in support of the NPPF and provide further detail to specific categories. Categories relevant to this application include Design: process and tools (updated 2019), Green Belt (updated 2019), Historic Environment (updated 2019), and Natural Environment (updated 2019).

The NPPG for Green belt states that 'Assessing the impact of a proposal on the [openness of the Green Belt](#), where it is relevant to do so, requires a judgment based on the circumstances of the case. By way of example, the courts have identified a number of matters which may need to be taken into account in making this assessment. These include, but are not limited to:

- openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume;
 - the duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and
 - the degree of activity likely to be generated, such as traffic generation'
- (Paragraph: 001 Reference ID: 64-001-20190722)

Proposals set out to remove land from the Green Belt can be offset by compensatory improvements by 'Where it has been demonstrated that it is necessary to release Green Belt land for development, strategic policy-making authorities should set out policies for compensatory improvements to the environmental quality and accessibility of the remaining Green Belt land. These may be informed by supporting evidence of landscape, biodiversity or recreational needs and opportunities including those set out in local strategies, and could for instance include:

- new or enhanced [green infrastructure](#);
- woodland planting;
- landscape and visual enhancements (beyond those needed to mitigate the immediate impacts of the proposal);
- [improvements to biodiversity](#), habitat connectivity and natural capital;
- new or enhanced walking and cycle routes; and

- *improved access to new, enhanced or existing recreational and playing field provision.'*
(Paragraph: 002 Reference ID: 64-002-20190722)

3.2.3 Rochdale Adopted Core Strategy

The following core strategic policies relating to landscape and visual aspects.

P2 - Protecting and enhancing character, landscape and heritage

Policy P2 states that *"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" (Pages 82-83).*

P3 - Improving design of new development

Policy P3 states that *"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...;*
- *...Provide a hierarchy of routes, streets and spaces, relating positively to visual connections between the development and its surroundings;...*
- *...Reduce the monotony and visual impact of car parking areas by using substantial and well integrated landscaping..." (Page 85).*

G3 - Renewable and low carbon energy developments

Policy G3 states that "...Any proposal and associated infrastructure must avoid harm to the health and safety of the public, including through nuisance or adverse impact on highway safety by conflict with or undue distraction to road users. Any harm to the following must be minimised and appropriately mitigated:

- *The visual character and quality of the landscape or townscape and the physical record of the historic and cultural evolution of the landscape..." (Page 91).*

3.2.4 Rochdale Borough Unitary Development Plan Adopted 2006 (still in place until the Allocations Development Plan is adopted)

RE/2 Countryside around Towns

Policy RE/2 states that "Development proposals that help to sustain or regenerate the economic vitality and environmental quality of the countryside in and around the main urban centres will be supported. Development proposals will be permitted where they assist agricultural diversification, regenerate areas despoiled by previous industrial uses and revive poor quality landscapes. Proposals should be of an appropriate scale and type for the location and should take full account of opportunities to:

- Protect or restore landscape character and quality in respect of visual appeal, and cultural and historic features;*
- Protect and enhance recreational access to the countryside and strategic trails from surrounding urban areas;*
- Conserve and enhance biodiversity through appropriate protection of habitats and wildlife corridors and the creation of new interest;*
- Develop community forestry in appropriate locations; and*
- Safeguard and enhance green wedges and open spaces which have existing value or potential for countryside recreation." (Page 130)*

G/BE/1 (Part One Policy) Design Quality

Policy G/BE/1 states that "New development (both buildings and their settings) will be required to contribute to the provision of an attractive, safe and accessible built environment, and in particular contribute to the quality of the townscape and landscape and accord with the best of its surroundings. developments that engender local distinctiveness will be encouraged" (Page 173).

BE/8 Landscaping in New Development

Policy BE/8 states that "All developments will be required, where appropriate, to incorporate landscape schemes of a high quality. Amenity landscaping will be required where, in the Council's opinion, it is necessary to:

- Retain and integrate existing trees, planting or other landscape features (including areas of nature conservation or value);*

- b) Screen or soften a development from adjoining land, or to screen an adjoining use from the site;*
- c) Provide visual enclosure around car parking, storage or plant areas;*
- d) Provide a structure to the development layout to create local character and distinctiveness, or as a setting for individual buildings or groups of buildings;*
- e) Protect and enhance the setting of existing individual buildings or groups of buildings*
- f) Provide landscaping on land adjoining or possibly forming part of a highway in order to maintain distance between the development and the highway for environmental or safety reasons, to provide a suitable setting for pedestrian or cycle routes, or to take account of easements for underground services; or*
- g) There is an opportunity to enhance or create areas of nature conservation value...”(Page 177)*

EM/10 Derelict Land and Buildings

Policy EM/10 states that “Development proposals for the reclamation of land and buildings for after-uses will be permitted, including those sites:

- a) Where it may remove a risk to health or personal safety;*
- b) That can contribute to area regeneration and redevelopment schemes; and*
- c) That can provide opportunities for environmental improvement through, for example, landscape restoration and enhancement, nature conservation, forestry, or outdoor recreation” (Page 191).*

G/NE/5 (Part One Policy) Landscape and Woodlands

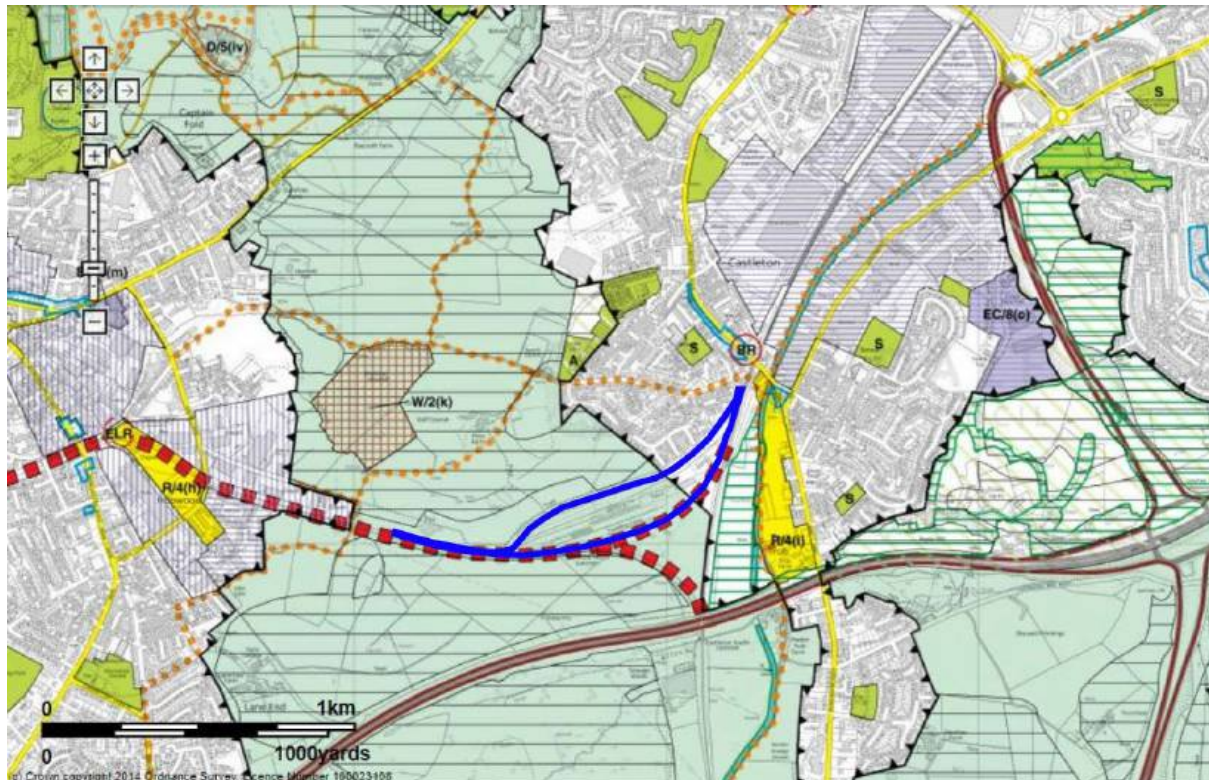
Policy G/NE/5 states that “Development proposals adversely affecting sites and areas of ecological and geological/geomorphological importance will not be permitted, the Council seeking to protect and enhance them. In assessing proposals, the Council will apply national planning policy as it relates to international, national and local (including regional) designations...” (Page 197).

NE/6 Landscape Protection and Enhancement

Policy NE/6 states that “Development will be permitted where it conserves the physical and cultural attributes of the landscape and contributes, as appropriate, to the regeneration, restoration, enhancement or maintenance of the landscape likely to be affected. Proposals with potential landscape and visual implications will be assessed having regard to the extent to which they would:

- a) Make a positive contribution to the visual amenity of the area (including views into and from the site and surrounding area);*
- b) Remove incongruous landscape features;*
- c) Assist the conservation of:*
 - i. Landscape elements that contribute to local distinctiveness;*
 - ii. Historic elements which make a significant contribution (individually or cumulatively) to landscape character and quality (e.g., field, settlement or road patterns, existing buildings, sites and features of archaeological interest);*
 - iii. Semi-natural vegetation which is characteristic to the landscape type;*
 - iv. The visual condition of landscape elements; and*
 - v. Tranquillity and the amenity and informal recreation value of the landscape” (Page 203).*

Image 3. Extract from Rochdale borough Unitary Development Plan June 2006 and other planning policy maps.



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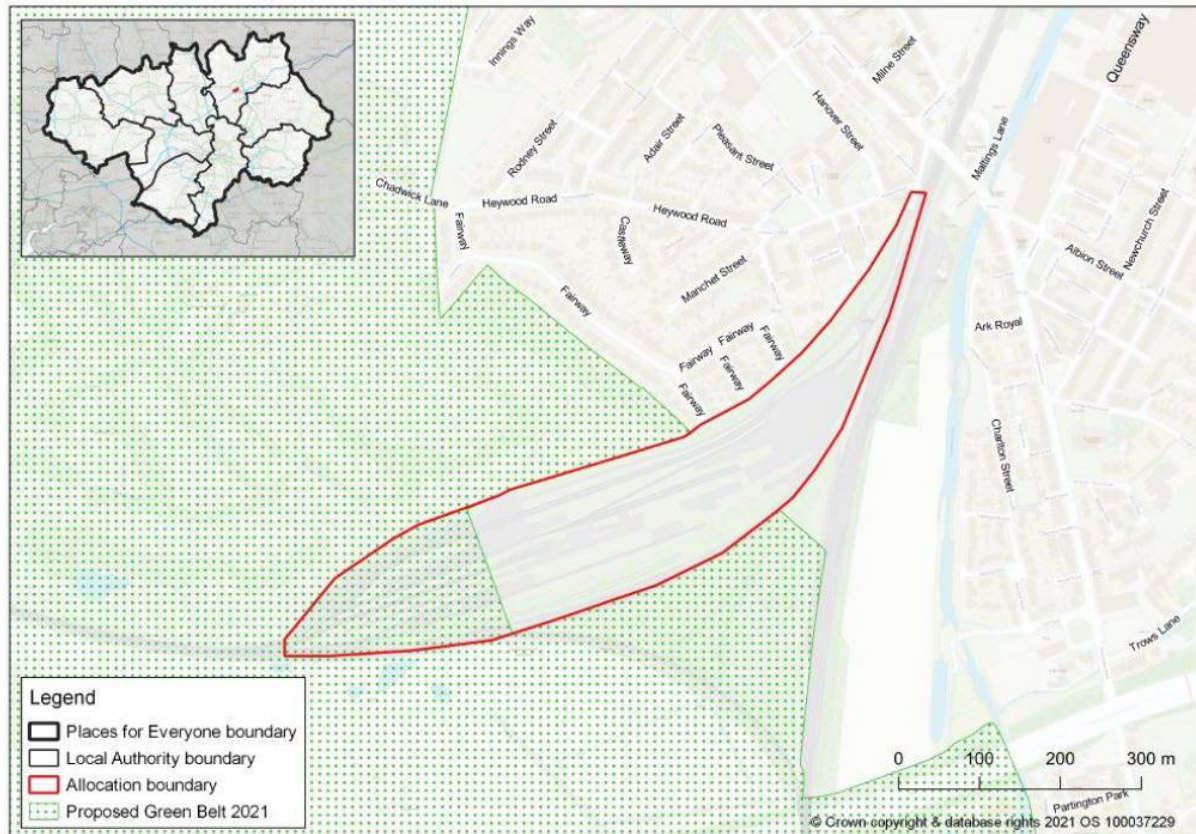


3.2.5 Review of Places for Everyone – JPA20 Castleton Sidings Allocation Topic Paper (2021)

The topic paper identifies the Castleton Sidings site to offer the opportunity to deliver high quality housing on previously developed land. The site being located within an urban area and well placed near existing community facilities and social infrastructure. The western part of the site is within the Green Belt, whilst the eastern part of the site closest to Castleton is within the urban area.

The paper suggests that the site will deliver around 125 high quality homes and due to the shape of the site, it is not appropriate that all of it is developed, as this would have a significant impact on the Green Belt between Castleton and Heywood. Therefore, built development would need to be limited to the eastern half of the site to minimise encroachment into the Green Belt (Refer to the Site allocation boundary image extracted from appendix 1 of the topic paper). Whilst the western part of the site is redeveloped as a high-quality area of open space or nature conservation area and retained within the Green Belt. The Proposed development of the site will result in the loss of 5.1ha of Green Belt land.

Image 4. Extracted image called Site allocation boundary from Appendix 1 of the Places for Everyone – JPA20 Castleton Sidings Allocation Topic Paper (2021)



The topic paper refers to the Greater Manchester Green Belt Assessment (2016) by LUC for GMCA to assess the extent to which the land within the GM Green Belt performs against the purposes of Green Belts, as set out in the National Planning Policy Framework (NPPF). The Green Belt assessment rated the allocation site (RD52) as weak towards purposes 1a and 1b (unrestricted sprawl of large built-up areas), moderate towards purpose 2 (prevent neighbouring towns merging into one another), and no contribution towards purposes 3 (assist safeguarding the countryside from encroachment) and 4 (preserve the setting and special character of historic towns).

The term 'Weak' relating to purposes 1a and 1b within GM green belt assessment is defined as *"Adjacent to large built-up area and land parcel already contains urban sprawl compromising the sense of openness."* This definition helps highlight that the site already contains urban sprawl. Also, that the openness of the site is already affected by urban form within the site as part of the baseline, therefore the site lends itself to being partly removed from the green belt. Whilst an addition of trees and planting to enhance the western part of the site will achieve a logical vegetated buffer within retained green belt to help define the urban edge from the urban fringe farmland that is already indirectly affected by the overall urban edge of Castleton and other human influences including the railway line and M62.

The paper states that *'the GM GB Harm assessment makes reference to the fact that there is no clearly defined Green Belt boundary between the land proposed to be retained within the west of the Allocation and the land proposed to be released in the east of the Allocation. This would weaken the strength of this land proposed to be retained...As a result of this a mitigation was put forward strengthening the boundary of land proposed to be released within the Allocation and land proposed to be retained within the Allocation could potentially increase the future distinction between inset land and retained Green Belt land, limiting the weakening of this retained Green Belt land. Criterion 11 of the policy makes specific reference to boundary treatment on this part of the site to address this issue'* (Paras 14.7 and 14.8, Page 17).

The GM GB harm assessment concludes that the release of part of the green belt would result in some harm to the Green Belt, however the harm is not deemed significant against any of the green belt purposes and the Council considers that the benefits of the proposed allocation significantly outweigh its overall harm, including its harm to Green Belt and representing exceptional circumstances in accordance with national planning policy relating to vacant, previously developed land of which some is within the urban area and the fact that the site will facilitate the delivery of the East Lancashire Railway extension from Heywood into Castleton.

It is worth noting that the paper notes that that the western part of the site will be redeveloped as an area of green infrastructure with the potential to provide both recreation and biodiversity enhancement. The paper notes that the site is previously developed and has limited landscape value however it is important that the proposed development does not have a negative impact on the wider landscape and the surrounding Green Belt.

The paper concludes that *'this site allocation is considered to satisfy Criterion 1 of the site selection criteria for justifying release from the Green Belt in that it is a previously developed site in a sustainable location. It also satisfies Criterion 7 in that it addresses other local priorities, specifically facilitating the delivery of the ELR extension from Heywood to Castleton. These exceptional circumstances are considered to significantly outweigh any harm to the Green Belt identified from the site's release'* (Para 30.2, page 29)

3.2.6 Summary of Local Planning Policy

The following points from relevant local planning policy are to be considered within this appraisal and the mitigation measures recommended:

- Protect and enhance the borough's character, the distinctiveness of its town centres, housing areas and countryside, and the qualities of its landscapes.
- Conserving and enhancing townscape character.
- 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.
- Protect or restore landscape character and quality in respect of visual appeal, and cultural and historic features.
- Contribute to the quality of the townscape and landscape and accord with the best of its surroundings. developments that engender local distinctiveness will be encouraged.
- Retain and integrate existing trees, planting or other landscape features (including areas of nature conservation or value).
- Screen or soften a development from adjoining land, or to screen an adjoining use from the site.
- Development proposals for the reclamation of land and buildings for after-uses will be permitted, including those sites: a) Where it may remove a risk to health or personal safety; b) That can contribute to area regeneration and redevelopment schemes; and

c) That can provide opportunities for environmental improvement through, for example, landscape restoration and enhancement, nature conservation, forestry, or outdoor recreation.

- Make a positive contribution to the visual amenity of the area (including views into and from the site and surrounding area).
- Remove incongruous landscape features.

3.2.7 Review of openness of the site and surrounding Green Belt

The term 'Openness' relates to being a fundamental characteristic of Green Belt based on the Para 137 of the NPPF however not clearly defined. The green belt is a spatial designation and not a landscape designation however there is a visual component to openness as referred to within the Green Belt NPPG (updated 2019).

The construction of new buildings is generally regarded as inappropriate within the Green Belt, however there are exceptions based on para 149 of the NPPF including partial or complete redevelopment of previously developed land, whether redundant or continuing use which would not cause substantial harm to the openness of the green belt where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area.

In spatial terms, the extent of the proposed built form would appear as a logical extension of the edge of the urban area of Castleton Moor to the north and abutting the remaining area of railway site. The western part of the proposed built form would extend further west than the extent of the existing urban edge of Castleton Moor however this extension would not substantially harm spatially when you consider the shape of the overall urban edge of Castleton and fact that vacant developed land is being used to provide housing that will be in keeping with the housing to the immediate north. The extension of proposed built form would sit between housing to the north, a neighbouring golf course to the north and west which is a common urban-rural fringe land use on the edge of an urban area, and urban fringe farmland that is heavily influenced by linear infrastructure such as the M62 and the East Lancashire railway line. The proposed extent of the urban edge would result in the loss of vacant, previously developed industrial land and not valued countryside.

In terms of the visual dimension of openness it is considered that the site is reasonably enclosed from the north and south due to lines of mature trees along the northern boundary and trees that run parallel with the railway line that abuts the southern boundary. The surrounding area is reasonably wooded with areas of established green infrastructure that screen or partially screen views towards the site. Intervisibility from the green belt from the north and west is limited by intervening trees and woodland around the perimeter of the site, trees from within the golf course, and trees or hedgerows from along footpaths and boundaries. Intervisibility from the south and south-west within the green belt is again limited by intervening perimeter trees around the site, local landform of undulating field and dense woodland to the south of the M62. Overall, visibility of the site is limited to within approximately 800m not just within the Green Belt, but also from surrounding urban areas to the north and east due to intervening trees, woodland, landform, and built form. Visibility of the proposed development would be partially screened by intervening trees and any partial views would be visible in context with existing urban form, railway lines, or motorway due to the setting being urban fringe farmland that is heavily influenced by the urban edge of Castleton and linear infrastructure.

The duration of the proposed development will be long term; however, the whole site will be improved compared to its current state as a developed industrial site that is vacant, derelict, and overgrown. The western part of the site that is to be retained green belt will be redeveloped as an area of green infrastructure. Therefore, part of the green belt will be directly improved

from young woodland with remnant hardstanding and track to an enhanced open space that can be used by the community and provide a reinforced natural buffer of trees and vegetation along a newly defined urban edge of Castleton. The newly added green infrastructure will over time help mitigate visual impacts of the proposed built form on the surrounding green belt particularly for visual receptors from the west and south-west.

Overall, it is considered that the openness of the green belt would not be substantially harmed by the partial loss of green belt on site, and the addition of proposed housing within currently vacant, developed land. It is also considered that the proposal is in keeping with NPPF paragraph 149 g), whilst adding green infrastructure into the green belt, improving the condition of the site, and providing housing within the area.

4 Site Analysis

This section of the report details analysis of the site location and landscape setting within the extent of the defined 2km radius study area based on desk-based research and site visit dated 9th August 2022.

4.1 Site Location and Setting

The site comprises of derelict land that was a former East Lancashire Railway site to repair and maintain trains located in Castleton, Rochdale and within Greater Manchester. The development site is located on the southern edge of the urban area of Castleton Moor.

The site is approximately 10.9 hectares and is overgrown with remnant hardstanding and disused railway tracks. Large areas of concrete slabs and redundant track are the remnant footprints of demolished large steel fabricated buildings used to store trains. Large areas of self-seeded young woodland such as silver birch, scrub, ruderals, and grass have grown throughout the site and in between the spaces of existing hard standing features.

The northern boundary of the site contains a mature row of conifer hedging and deciduous trees that abut the golf course of Castle Hawk Golf Club, and two dead end residential roads called Fairways. The eastern boundary of the site is unbound with a live East Lancashire railway line and working signalling tower. Deciduous trees further east limit views of the urban area of the southern part of Castleton. The southern boundary of the site is unbound and abuts an East Lancashire railway line. A mature row of trees with grass and a paladin fence run parallel with the southern boundary on the opposite side of the track to the site. Undulating urban fringe farmland and a section of the M62 are located further south and southwest. A disused section of East Lancashire railway track continues west towards Hopwood with trees, grass and scrub either side whilst separating urban fringe farmland to the south-west from the Castle Hawk golf course to the north-west. Further west residential housing and industrial units are visible along the eastern urban edge of Hopwood settlement.

4.1.1 Topography

The site slopes down from the existing access gate off Heywood Road at the northeast corner of the site (approximately 137m AOD) to the middle of the site gently reduces further as low as 129m AOD at the most western part of the site along the disused track that heads towards Hopwood. The middle part of the site to be proposed for housing is generally quite flat.

Image 5 illustrates how the site and surrounding landscape to the north south and west is reasonably flat with some gentle undulation/ local landform. Whilst the landform rises to the west and southwest towards two clearly visible hills. The nearest hill to the west is largely covered by the urban settlement of Castleton. Whilst the second hill further south-east is largely covered by farmland.

Image 5: Topographic map of wider landscape setting



4.1.2 Settlement and Built Form

The site is located on previously developed land abutting the southern settlement edge of Castleton Moor and Castle Hawk Golf Club located immediately north. Whilst to the immediate east and south, the site immediately abuts the East Lancashire Railway Line. Trees, woodland, canal, and built form at Castleton are located further east. While woodland, urban fringe farmland and a section of motorway are located further south. Industry and residential built form at Hopwood are located to the west of the site.

4.1.3 Public Access

For public rights of way (PRoW) within the 2km study area refer to Appendix 2, figure 2.3 Access which illustrates part of the public right of way network relevant to the site and surrounding landscape. Footpaths, bridleways, and restricted byways run throughout the wider landscape. It was noted when visiting viewpoint locations that footpath 143 to the south-west of the site was overgrown and inaccessible to walk along.

4.1.4 Site and the Immediate Vicinity

Context images below are to illustrate the landscape characteristics of the site and the immediate vicinity.

Note. The below context images are not representative viewpoints. Representative viewpoints are located within Appendix 3.

Images 6-11: Local context photos of the site and its immediate setting.



Image 6 – Image of the eastern part of the site with existing Network Rail access and signalling tower adjacent to live railway along eastern boundary. Eastern part of site to remain railway land as part of the proposal.



Image 7 – Image from middle of site looking east of remnant hardstanding from previous railway units with overgrown ruderals and scrub. Middle area of site to contain housing estate as part of the proposal.



Image 8 – Image of western area comprising remnant railway lines with overgrown grass, ruderals, and young silver birch. Area proposed to be new large public open space and remain as part of the green belt.



Image 9 – Image of mature conifer hedge and deciduous trees along the northern site boundary that limit views of the neighbouring Castle Hawk Golf Course and residential properties along Fairways.



Image 10 – Image of one of the two proposed access points along the northern boundary resulting a loss of a few trees and fencing.



Image 11 – Image of deciduous trees along the southern site boundary that limits views of the neighbouring urban fringe farmland and section of nearby motorway.

4.1.5 Visual Character

The wider context images below illustrate the visual character of the wider landscape setting within the extent of the study area.

Images 12-16: Context photos of the wider landscape setting.



Image 12: Context image from the Fairways (residential road) to the north of site where one of two accesses are proposed off the residential road. Views of the site are currently screened by conifer hedging.



Image 13: Context image of Castle Hawk Golf Course immediately north of the site. Trees and conifer hedging limit views into the site. Further conifer woodland belts are located within the golf course that limit or screen views of the site. Several footpaths run through the golf course.



Image 14: Context image to the east of the built form located within Castleton. Also, a view of the spire of St Martins Church.



Image 15: Context image to the south of neighbouring urban fringe farmland bound by trees, stockproof fencing, and hedgerows.



Image 16 – Context image west of disused East Lancashire Railway Line towards Hopwood with trees, scrub, and grass along either side. Urban fringe farmland located to the south and Castle Hawk Golf course to the immediate north.

5 Landscape Baseline

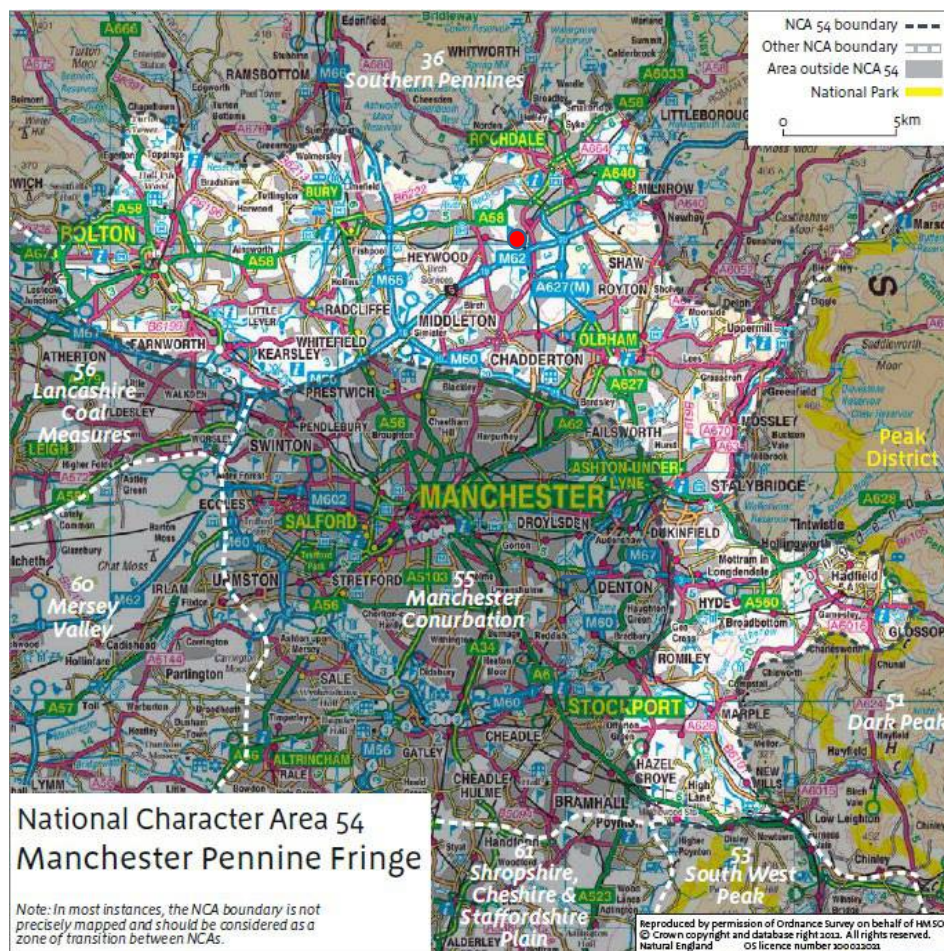
Landscape character studies provide guidance on the physical, historical and cultural land use and settlement patterns within an area. The following landscape character studies are of relevance and have informed this appraisal:

- National Character Area Profile: 54 Manchester Pennine Fringe, Natural England, 2013;
- Greater Manchester Landscape Character and Sensitivity Assessment (2018) by LUC for Greater Manchester Combined Authority;
- Rochdale Borough Unitary Development Plan Adopted 2006 by Rochdale Borough Council (still in place until the Allocations Development Plan is adopted).
- Historic Environment Assessment, Places for Everyone Land Allocations, Rochdale JPA20 Castleton Sidings (2020) by Rochdale Borough Council; and
- Conservation Area Appraisal: Castleton (South) by Rochdale Metropolitan Borough Council.

5.1 National Character Area (NCA)

The proposed site and study area is covered by profile NCA 54 Manchester Pennine Fringe.

Image 17: NCA 54 Manchester Pennine Fringe



(Source: Natural England)

 Site Location

5.1.1 Extracts of NCA54: Manchester Pennine Fringe

The text is extracted from the NCA profile to understand the characteristics of the NCA54 relevant to the proposal site and wider landscape setting.

Summary of NCA54

The Manchester Pennine Fringe occupies the transitional zone between the open moorlands of the Dark Peak and Southern Pennines, and the densely populated urban conurbation of Manchester. The area wraps around Manchester from Bolton in the north-west to the edge of Hazel Grove in the east, and includes the industrial towns of Bury, Bolton, Rochdale, Oldham, Dukinfield and Glossop.

This transitional area runs along the edge of the Millstone Grit of the Pennine uplands, and is underlain by Carboniferous Millstone Grit and the Pennine Coal Measures, which broadly dip to the south-west. The area owes much of its character to its proximity to the adjacent Pennine moors, and the deeply incised, steep valleys that characterise the transition from moorland to urban area. The elevation of the area is generally between 100 m and 300 m, between the lower plains and higher Pennine moors.

Much of the countryside is influenced by recreational use from adjacent urban areas and also by the diversification of farmland. The river valleys, upland hinterland and proximity of urban development all contribute to the area's distinct Pennine fringe character.

The natural distribution of habitats throughout the area has been heavily modified by human activity over centuries, especially since the Industrial Revolution. Woodland is concentrated in narrow, steep-sided valleys that cut into smooth shoulders of pastoral land, but it also extends along whole river valleys. In recent years, community woodland has been created in the urban areas. Rivers and canals are also an important feature of this area, providing transport routes and links to industrial heritage, as well as important sites for biodiversity. The Rochdale Canal is internationally important as it supports floating water-plantain. Large tracts of the South Pennine Moors and Peak District Moors internationally important sites and supporting habitat are adjacent to this fringe area. Part of the Peak District National Park lies within the Manchester Pennine Fringe NCA, as does the Pennine Bridleway National Trail, offering increased opportunities to encourage visitors to engage with and enjoy the local environment.

Challenges from development, transport links and recreation are significant in this fringe area. However, there are opportunities to improve habitat quality, distribution and connectivity, provide better water quality and storage, minimise erosion, and increase carbon storage and recreational provisions. This can strengthen landscape resilience and adaptation to climate change, and manage increased tourism and recreational demand, while promoting the positive benefits that contact with nature affords.

Statement of Environmental Opportunities

SEO 1: Manage, enhance and expand the network of green infrastructure (such as rivers, woodlands, restored industrial sites, parklands and canal routes) within the urban areas, to increase biodiversity, strengthen access and recreational use, and increase understanding of the area's rich industrial heritage, natural heritage and geodiversity.

SEO 2: Sustainably manage and enhance the distinctive features of the Pennine fringe landscape, including the predominantly pastoral agricultural land use, the mosaic of farmland

and upland fringe habitats, the clough woodland, the drystone walling and the gritstone buildings, to strengthen the landscape character, and improve habitat condition and connectivity, bringing benefits for water quality and reduced soil erosion.

SEO 3: Manage and continue to enhance Manchester Pennine Fringe's characteristic watercourses, such as the fast-flowing rivers and restored canals; conserve and extend the associated riparian habitats, to strengthen their role, extend and link habitats, manage flood risk, improve water quality and reduce soil run-off, and provide opportunities for recreation.

SEO 4: Manage existing woodlands and community forests, and extend broadleaved woodland cover in appropriate locations, to help mitigate the effects of climate change, improve biodiversity, reduce the impact of new development, and provide access to nature and green infrastructure links into urban areas.

Key Characteristics

- *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.*
- *Fringe area underlain by the Carboniferous Coal Measures rising to the north and east, into the Carboniferous Millstone Grit uplands.*
- *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.*
- *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.*
- *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.*

5.2 County Level: Published Landscape Character Assessment

Published district landscape character assessment that should be considered is the Greater Manchester Landscape Character and Sensitivity Assessment 2018 by LUC for Greater Manchester Combined Authority. This published district landscape character assessment identifies landscape character type Urban Fringe Farmland, and landscape character area 27: Simister, Slattocks and Healds Green that partly covers the site and a large part of an initial 2km study area. Small parts of LCA 25 River Roch and LCA 28 Rochdale and Oldham South Pennine Foothills are located within the study area. The proposed development will however not likely be intervisible from these two LCAs due to distance and screening by intervening woodland, trees, or local landform. Therefore LCAs 25 and 28 will not be considered any further as part of this Landscape Assessment. The remaining part of the site and parts of the

surrounding urban areas are not characterised within the Greater Manchester Landscape Character and Sensitivity Assessment. Refer to Appendix 2, Figure 2.2A County Level Landscape Character Areas with ZTV

LCT: Urban Fringe Farmland

Topography, geology and drainage

- *Rolling landscape with elevation ranging between 30 and 250m AOD. The landform becomes gentler as it falls towards the floodplains of the rivers Mersey and Bollin (from 10 to 60m AOD).*
- *Elevated farmland to the north and east, close to the Pennine and Dark Peak foothills, mainly comprising undulating hills and valleys.*
- *Landform dissected by narrow, often steep sided wooded cloughs, and drained by a network of streams and ponds (of local ecological value) throughout.*
- *Underlying bedrock geology at higher elevations dominated by Pennine Coal Measures mudstones, siltstones and sandstones. The Mersey and Bollin floodplains comprise sandstones of the Wilmslow and Chester formations, as well as deposits from the Sidmouth Mudstone Formation.*
- *Glacial till and fluvial deposits overlay the bedrock, creating the rolling landform.*

Land use and field patterns

- *Variable land use, with the more elevated land in the north and east typified by lower grade agricultural land used for dairy farming, horse grazing and sheep rearing. Pockets of dry heath, acid grassland and moorland fringe are also present.*
- *Pastoral land characterised by small and medium sized fields, forming various patterns from rectilinear*
- *to distinctive web shaped originating from Parliamentary enclosure.*
- *Flatter, more fertile floodplain areas give rise to a mix of pasture and arable cultivation. Fields tend to be larger with subtle boundary features, with occasional small pasture fields to the east of Altrincham.*
- *Field boundaries comprise often gappy, species-poor hedgerows with occasional established clumps of hedgerow trees. Post and wire fencing replaces hedges in many locations, whilst occasional stone walls provide definition at higher elevations, but many are in a degraded condition.*
- *Frequent recreational land uses with sports fields and golf courses located close to the urban edge. The manicured lush greens of the courses contrast sharply with areas of semi-improved grazing land.*
- *The open farmland contrasts strongly with adjoining residential and industrial urban areas, often forming a rural buffer to the Pennine and Dark Peak foothills.*

Semi-natural habitats and woodland cover

- *Open landscape with sparse woodland cover generally limited to isolated plantation woodland, hedgerows and the steep cloughs that bisect the rolling farmland.*
- *A small number of Ancient Woodlands (e.g. Oaken Bank Wood and Glade Wood within Hopwood Woodlands Local Nature Reserve (LNR), Rochdale) provide important habitats and wildlife corridors.*
- *Established clumps of hawthorn and dog rose line some of the field boundaries and highways, with some incorporating mature broadleaved trees.*
- *Other SBI-designated habitats include areas of dry heath, acid and of species rich grassland. Elton Reservoir, south-east of Bury, remains a legacy of the area's industrial past and is an important site for water fowl. Flashes also form locally important wetland habitats of industrial origin.*

Archaeology and cultural heritage

- *The Trans-Pennine railway, dismantled railway routes and canals serve as a reminder of the area's*

- *industrial past; the importance of the Macclesfield Canal is reflected in its Conservation Area status.*
- *Scheduled Monuments limited to moated sites north-west of Broadoak Farm (near Marple), another at Arley Hall east of Standish, and Astley Green Colliery engine house and headgear.*
- *Birch village (Rochdale) and part of Summerseat (Bury) are Conservation Areas. The landscape also forms part of the setting to a number of other Conservation Areas on its doorstep.*
- *Grade II Listed Buildings sparsely scattered throughout. The LCT includes the Grade II* Listed Brandlesholme Old Hall (Bury), Hopwood Hall (Rochdale) and Old Manor Farm (Stockport).*

Settlement, road pattern and rights of way

- *Generally a dispersed pattern of scattered farmsteads and individual dwellings constructed of locally sourced gritstone. Occasional small settlements are linked by local roads and winding country lanes.*
- *In some areas settlement takes the form of 20th century ribbon development strung along roads.*
- *Some industrial development and distribution parks are also located close to major roads.*
- *A network of major road and rail routes, including the M62, M61 and A627(M) motorways, form dominant features with extensive cuttings, embankments, bridges and junctions.*
- *Numerous rights of way and cycle routes permeate the landscape, linking to the surrounding urban areas. The Rotary Way and Rochdale Way are long distance footpaths connecting to the local network.*
- *Disused railway lines provide recreation and nature conservation corridors, including in Wigan and the Midshires Way in Stockport.*

Views and perceptual qualities

- *In general the more elevated, rolling farmland has an exposed and open character with little sense of enclosure and strong visual connections with surrounding landscapes.*
- *Views within the floodplains are typically restricted by hedgerows, hedgerow trees and development, creating a more enclosed landscape with pockets of seclusion and relative tranquillity.*
- *Wide panoramic views from high points over the Greater Manchester conurbation contained within a bowl dramatically flanked by the South/West Pennines and the Peak District National Park.*
- *Long views towards the coastal plain to the west stretch as far as Fiddler's Ferry Power Station near Widnes.*
- *Historic mills with tall chimneys and warehouses also form landmarks on the skyline.*
- *Transport corridors and pylon lines are very apparent, with the lack of tree cover within the rolling open farmland leaving the large roads and motorway visually exposed and audible.*

Intactness and condition

This is a predominantly rural landscape of typically low grade pasture land and semi-improved grassland associated with stock rearing and rough grazing. The elevated farmland in the north and east is a generally open and exposed containing few settlements, however some areas are strongly influenced by the visual presence of the adjoining urban edge and by numerous tall pylon lines and major road and rail routes which bisect the landscape. Other areas are quieter and host a smaller network of winding country lanes connecting dispersed and isolated dwellings. Woodland is generally sparse, though the lower-lying and flatter south contains tree belts and tall hedgerows which provide pockets of seclusion. The influence of adjoining urban areas has eroded and fragmented some of traditional land uses, with industrial buildings, distribution centres and golf courses detracting from rural qualities. The noise of traffic and

activity along the motorways and fast moving traffic along A and B roads weaken the sense of rural tranquillity, as does the fairly regular noise of planes overhead, particularly closer to Manchester Airport in the south. Field boundaries comprise predominately species poor hedgerows that are often gappy and in some have been replaced by post and wire fencing. Other signs of physical deterioration include derelict sections of dry stone wall gapped up or completely replaced by fencing; a prevalence of horse keeping on urban fringe (with associated over-grazed paddocks); and evidence of anti-social behaviour such as fly tipping and littering.

LCA 27: Simister, Slattocks and Healds Green (Oldham)

Overall assessment of landscape sensitivity considered LCA 27: Simister, Slattocks and Healds Green (Oldham) to be Moderate in regard to 2-3 storey residential housing Developments.

Explanation for variance in sensitivity from overall LCT scores: The urban farmland between Heywood and Middleton is judged to have a moderate sensitivity to commercial/ industrial development (in addition to the housing scenario) as it lies adjacent to and contains existing large industrial development (Birch Business Park and Stakehill Industrial & Distribution Park) and is crossed by large road infrastructure such as the M62 and A627(M) which have a strong influence, detracting from the rural qualities of the landscape. However, the more elevated land in the east of this LCA (around Thornfields Farm) would be more sensitive to development due to its visual prominence from areas to the west.

5.3 Local/ Borough Level: Published Landscape Character Assessment

Rochdale Unitary Development Plan Adopted 2006 (still in place until Allocations Development Plan is adopted) contains its own appraisal of landscape character and quality and identified a series of landscape character areas. The site appears to be located within the landscape character area called Urban Area with the landscape character area called Settled farmland located to the north, south and west. Other landscape character areas within the study area that are likely to be indirectly affected by the proposal are Settled Farmland and Canal Corridor. The remaining borough level landscape character areas located within the study will not be affected due to a lack of intervisibility due to intervening trees, woodland, built form, and landform. Refer to Appendix 2, Figure 2.2B Borough Level Landscape Character Areas with ZTV.

The following brief descriptions of relevant borough level landscape character areas were extracted from the Rochdale Unitary Development Plan Adopted 2006. Note that the Urban Area LCA was not described.

Settled Farmland

- *More domesticated farmscape with occasional small settlements on lower slopes and valley edges adjacent to urban centres*
- *Improved grasslands used for cattle, sheep and horse grazing*
- *Varied styles of enclosure including dry stone wall, hedgerow and fences*
- *Varied mix of open land uses including farming, equestrian, outdoor sports (e.g., golf) and managed areas of countryside*
- *Scattered tree and woodland cover, more significant than in upland areas*
- *evidence of medieval settlement*
- *Historic industrial development evidenced by textile mills and mineral extraction sites active and relict*

- *Greater influence of adjacent urban areas through ribbon and suburban development, landfill and cemetery sites etc, often fragmenting character*

Canal Corridor

- *Varied landscape character in urban and rural stretches*
- *Substantially intact watercourse with evidence of historic development and use of the canal*
- *'Pennine' section includes open and steep sided (often wooded) valleys with extensive evidence of the industrial evolution of the canal corridor*
- *Urban stretches include densely developed industrial corridors along the watercourse separated by lower lying undulating farmscapes*
- *Significant historic interest dating from before canal construction*
- *Strong relationship with historic communications network through the valleys (road, rail)*
- *High ecological value of vegetation in the watercourse and of adjacent open land*

Urban Area

The Urban Area was not defined within the Rochdale UDP like the other local level LCAs however the following characteristics were noted from site analysis and desk-based research from particularly reading the characteristics of the Retail and Zone and Residential Zone from the Conservation Area Appraisal: Castleton (South) by Rochdale Metropolitan Borough Council and the Historic Environment Assessment, Places for Everyone Land Allocations, Rochdale JPA20 Castleton Sidings (2020) by Rochdale Borough Council.

Key Characteristics of the Urban Area of Castleton include:

- Castleton South Conservation Area is located within the urban area and covers the main focus area of the Town with three identified character zones: Residential, retail, and industrial zones.
- Castleton was predominantly developed during the late 19th century, when the area was connected to the railway in 1841. The Town's significance is drawn from its illustrative value as an example of rapid expansion due to the influence of the industrial revolution.
- Outside of the conservation area, settlements consist of further later 19th century and 20th century houses. Townscape predominantly consists of low-rise, two storey residential terraces with some later 20th and early 21st century suburban-style development.
- The railway line which is recognised as an important historic gateway to the town. The importance of the road, canal and rail are clear - with the station forming the focal point.
- Grid-plan residential streets of two-storey residential rows, red brick late Victorian and Edwardian terraces with homogeneous detailing.
- The use of red brick, glass, lead and slate in building materials.
- A retail spine along Manchester Road by two-storey Victorian terraces typically a 'living above the shop' arrangement, interspersed by larger, public buildings. Continuous façade lines, eaves heights and rhythmic roofscapes punctuated by landmark buildings.

- A Town of the industrial revolution and the resultant logical separation of building uses. Industrial area comprising of old mills, red brick, larger scale buildings and industrial type.
- Focal buildings include St Martin's Church on elevated land off Manchester Road.
- Little greenspace in the settlement area.
- Many trees contribute positively to urban area.
- Uninterrupted vistas along the streetscape, with pleasant terminal views.

6 Landscape Appraisal

6.1 Assessment of effects upon Landscape Character

The level of landscape effects has been determined by assessing the sensitivity of the landscape resource and the magnitude of the effect (both physical and perceptual). The sensitivity of the landscape resource has been determined by analysing the following:

- Susceptibility to change; and
- Landscape value

The followings assessment tables breakdown the appraisal of landscape character areas/ types at National, County, and Borough Level.

Assessment Table 1:	NCA 54 Manchester Pennine Fringe (Covers the site and whole study area)
Value	Natural Heritage: (Medium-Low) The study area includes Local Nature Reserves, and Ancient Woodland. Cultural Heritage: (Medium) The study area includes Listed Buildings, Castleton (South) Conservation Area, and Queen's Park Registered Park and Garden. 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. Historic trans-Pennine communication routes, especially railways and canals. Landscape Condition: (Medium-Low) Transitional zone between elevated, open moorlands and densely populated urban areas on lower ground. The marginal farmland, neglect of some of the landscape features and proximity of urban development all contribute to the areas distinct urban fringe character. High population densities across a belt of industrial towns, with busy transport networks and motorways. 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. Field boundaries include dry 'gritstone' walls at higher elevations and hedgerows at lower elevations. Associations: (Medium-Low) Much of the countryside is influenced by recreational use from adjacent urban areas and also by the diversification of farmland. Mill lodges and reservoirs associated with the woollen and cotton industries from the 18th and 19th Centuries. Distinctiveness: (Medium) This transitional area runs along the edge of the Millstone Grit of the Pennine uplands. The area owes much of its character to its proximity to the adjacent Pennine moors, and the deeply incised, steep valleys that characterise the transition from moorland to urban area. The river valleys, upland hinterland and proximity of urban development all contribute to the area's distinct Pennine fringe character. Distinctive features of the Pennine fringe landscape include the predominantly pastoral agricultural land use, the mosaic of farmland and upland fringe habitats, the clough woodland, the drystone walling and the gritstone buildings. Almost half of this NCA is classed as urban.

	Recreational: (High-Medium) The area contains accessibility between urban settlements with the network of public rights of way. 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. Perceptual (Scenic): (Medium) Elevated vantage points provide extensive views across the adjacent Manchester Conurbation NCA. Senses of inspiration and escapism are constrained by urban development and industrialisation, however, in places there are extensive long-distance views from elevated vantage points across urban development in the valleys to the Pennine Moors. Sense of place is dominated by a unified, undulating landform incised by narrow steep-sided valleys with fast flowing rivers, forming a transitional landscape between Manchester and the open moorlands of the Dark Peak and Southern Pennines. Large urban settlements dominate the area, alongside the remains of heavy industries of quarrying, sand and gravel working, landfilling, brick making and textiles. Perceptual (Wildness & Tranquillity): (Low) 46% of the NCA is urbanised with industrial towns, busy transport network and motorways. Overall Value is considered Medium
Susceptibility	The NCA is a transitional zone between open moorlands and densely populated urban areas on lower ground. Whilst much of the countryside is influenced by recreational use from adjacent urban areas giving the areas a distinct urban fringe character. Almost half of the NCA is classed as urban and influenced by a belt of industrial towns, busy transport networks, and motorways. Few of the key characteristics of the landscape are vulnerable to change. It is considered that the landscape would be able to accommodate this type of development within the context of an urban fringe landscape and become part of Castleton settlement edge. The proposal site is assessed to be in an area of Low Susceptibility.
Sensitivity	This appraisal evaluates that the overall value of the landscape is medium and the susceptibility of the landscape to change is low resulting in a combined judgement of Medium-Low sensitivity.

Magnitude of Effect	<u>During Year 1 of Operation</u> The site is located within NCA 54, therefore experiencing direct effects. The proposed development will result in the loss of a derelict land that is overgrown with remnant hardstanding and redundant railway track which would be positive, and the proposed development would result in an improvement to the condition and quality of the site. Large areas of self-seeded young woodland such as silver birch, scrub, ruderals, and grass would be removed however these are not particularly key characteristics or of a particular value to the area. A few trees and two breaks in an existing row of conifer hedging would remove which would be a small negative loss. The site would have a perceptual impact on neighbouring agricultural fields and some areas of settlement. However, the proposed development would have limited perceptual impact on neighbouring recreational ground and no impact on key features such as moorland, community woodland, historic assets, gritstone walling, or hedgerows. The loss of vegetation would be compensated for with additional tree planting, scrub planting, hedgerow, shrub beds, formal hedging, and grassed areas. The addition of a large public open space would also be a positive addition to act as a buffer between the proposed built form and the surrounding countryside. There would be a positive loss of derelict industrial land in poor condition, whilst a negative addition of up to 195 dwellings that would be prominent within the immediate setting and a small change within the wider landscape. The proposed development would not be uncharacteristic in context with the urban edge of Castleton, the neighbouring settlement of Castleton Moor, and nearby modern housing to the east of the site. Over time, the proposed development would form part of the urban edge and result in the loss of previously developed and derelict land. The impacts would be at the scale of the immediate and setting and local area where the proposal lies. The landscape impacts would be long term. This appraisal considers the magnitude of landscape effects for NCA54 to be Medium-Low at construction, and years 1 and 15 of operation.
Level of Effect	<u>During Construction and Year 1 of Operation</u> The proposed development will have a noticeable impact within the immediate setting, however a limited impact within the mainly local context. The level of effect is considered Moderate-Minor Adverse. <u>During Year 15 of Operation</u> The level of landscape effects in the long term will reduce to Moderate-Minor Neutral by year 15 as mitigation planting matures particularly within the western public open space and the proposed development establishes as part of the urban edge of Castleton.

Assessment Table 2:	LCA Urban Fringe Farmland: LCT 27 Simister Slattocks and Healds Green (Part of site located within)
Value	Natural Heritage: (Medium-Low) The study area includes Local Nature Reserves, and Ancient Woodland. Cultural Heritage: (Medium-Low) The LCA within the study area includes listed buildings. Dismantled railway routes and canals serve as a reminder of the area's industrial past. Landscape Condition: (Medium-Low) A predominantly rural landscape of typically low-grade pastureland and semi-improved grassland associated with stock rearing and rough grazing. Woodland is generally sparse and rural qualities of the LCA are detracted and fragmented by golf courses, and neighbouring industrial buildings, and transport corridors. The LCA within the study area is mostly farmland and golf courses influenced by the neighbouring urban settlements Heywood and Castleton. The LCA is crossed by large road infrastructure such as the M62 and A627(M) that detract from the rural qualities of the landscape. Field boundaries comprise often gappy, species-poor hedgerows with occasional established clumps of hedgerow trees. Post and wire fencing replaces hedges in many locations, whilst occasional stone walls provide definition at higher elevations, but many are in a degraded condition. The area contains several golf courses with manicured lush greens that contrast with areas of semi-improved grazing land and neighbouring residential and industrial areas. Associations: (Low) Much of the countryside is associated by recreational uses such as golf courses and surrounding urban settlement. Canals and railway lines serve as a reminder of the area's industrial past as well as nearby mill buildings visible along the skyline. Distinctiveness: (Medium) Rolling farmland broken up by golf courses, transport corridors, pylons, and neighbouring edges of built form including industrial estates and residential housing gives the LCA a distinct urban fringe character. Pastoral land characterised by small and medium sized fields, forming various patterns from rectilinear to distinctive web shaped originating from Parliamentary enclosure. Recreational: (High) The area contains accessibility between urban settlements with the network of public rights of way. Rochdale Way is a long-distance footpath connecting to the local network and runs through Castle Hawk Golf Course. Frequent recreational land uses include sports fields and golf courses located close to the urban edge. Perceptual (Scenic): (Medium-Low) Historic mills with tall chimneys and warehouses also form landmarks on the skyline as well as surrounding edges of urban settlement with residential areas and industrial estates. High undulating skyline visible to the east contains large area of built form, trees, and woodland. Transport corridors and pylon lines are very apparent through the LCA. Perceptual (Wildness & Tranquillity): (Low) Views within the floodplains are typically restricted by hedgerows, hedgerow trees and development, creating a more enclosed landscape with pockets of seclusion and relative tranquillity. Tranquillity and wildness is however affected by the East Lancashire railway line, the M62, and neighbouring residential settlement and industrial estates to the east and west. The noise of traffic

	and activity along the motorways and roads weaken the sense of rural tranquillity, as does the regular noise of planes overhead. The manicured lush greens of the golf courses and areas of semi-improved grazing land surrounded by urban form provides limited to no sense of wildness. Overall Value is considered Medium-Low
Susceptibility	The LCA is a rolling landscape with undulating hills and valleys with variable land use of dairy farming, horse grazing and sheep rearing. Fields bound by often gappy hedgerows, clumps of hedgerow trees, and post and wire fencing. Golf courses are frequently located close to the urban edge, and open farmland contrasts with adjoining residential and industrial urban areas. Open landscape with woodland generally sparse, however woodland belts run along linear infrastructure such as railways lines and within golf courses. Disused railway lines provide potential recreation and nature conservation corridors. Views within floodplains are restricted by hedgerows, hedgerow trees and development creating more enclosed pockets of seclusion and relative tranquillity. Settlement takes the form of 20th century ribbon development along roads. A network of major road and rail routes are dominant features with extensive cuttings, embankments and junctions. It is considered that the landscape has the ability to accommodate this nature of development within the context of urban fringe and become part of settlement Castleton edge. The proposal site is assessed to be in an area of Low Susceptibility.
Sensitivity	This appraisal evaluates that the overall value of the LCA as medium-low and the susceptibility of the landscape to change is low resulting in a combined judgement of Medium-Low Sensitivity.
Magnitude of Effect	<u>During Construction and Year 1 of Operation</u> The site partly is located within the LCA, with most the proposed development being the proposed public open space that is located within the LCA and only a small amount of the proposed built form (Refer to Appendix 2, Figure 2.2A). The proposed development will result in the loss of a derelict land that is overgrown with remnant hardstanding and redundant railway track which would be positive. The proposed public open space and small amount of built form would be an improvement to the condition and quality of the derelict site. Large areas of self-seeded young woodland such as silver birch, scrub, ruderals, and grass would be removed and is of no particular value or quality in terms of landscape characteristics. Perimeter trees which provide seclusion to the site are to be retained and protected where possible as they help limit perceptual impacts from the north and south from neighbouring golf course and nearby agricultural fields. The proposed public open space would be a beneficial additional to the wider countryside and add further tree, scrub and grassland. While the small amount of proposed built form within the LCA will be congruous with the neighbouring urban edge of Castleton. Over time, the proposed form will establish as a minor extension of the neighbouring urban edge and result in the loss of previously developed and derelict land.

	The impacts would be at the scale of the immediate setting. The landscape impacts would be long term. This appraisal considers the magnitude of landscape effects for the LCA to be Low at construction, and years 1 and 15 of operation.
Level of Effect	<u>During Construction and Year 1 of Operation</u> The proposed development will have a limited impact within the immediate setting and restricted local area to the south, west and north. The level of effect is considered Minor Adverse. <u>During Year 15 of Operation</u> The level of landscape effects in the long term will reduce to Minor Neutral by year 15 as the public open space establishes as part of the wider countryside and the small amount of proposed development located within the LCA establishes as a minor extension of the neighbouring urban edge of Castleton.

Assessment Table 3:	Urban Area LCA (The proposed extent of POS and extent of built form are located within)
Value	Natural Heritage: (Low) The LCA within the study area contains no natural heritage designations however the LCA holds importance on the Rochdale Canal which is a SSSI that passes through the urban area within a separate LCA. The settlement is well treed with limited greenspaces. Cultural Heritage: (High) The Town's significance is drawn from its illustrative value as an example of rapid expansion due to the influence of the industrial revolution. The LCA within the study area includes Castleton South Conservation Area, several listed buildings, and a registered park and garden. Landscape Condition: (Medium-Low) An urban settlement of varying notable character of residential, retail, and industrial. The area is of relatively ordinary condition however vacancy of derelict industrial areas, incremental changes, and additions of modern development affects the value of the area. Associations: (Medium) Example of rapid expansion due to the influence of the industrial revolution in the 19th Century. Distinctiveness: (Medium-Low) Distinct zones of character within the conservation area however settlement within the wider setting is predominantly low-rise, 19th to 20th Century, two storey residential terraces and some later 20th to 21st Century suburban style development. Style and material of housing along streets is often homogenous. Recreational: (Low) Limited greenspace within the urban area. A few PRoWs are within the LCA, however more connect Castleton to Heywood within neighbouring LCAs. Perceptual (Scenic): (Medium-Low) Uninterrupted vistas and key views are along the streetscape, with pleasant terminal views and views of focal buildings and with trees.

	Perceptual (Wildness & Tranquillity): (Low) Tranquillity and wildness is none existent within an urban settlement that is well populated and with roads often with traffic. Overall Value is considered Medium-Low
Susceptibility	The LCA is an urbanised area of predominantly settlement of later 19th century and 20th century houses. Townscape predominantly consists of low-rise, two storey residential terraces with some later 20th and early 21st century suburban-style development. While the site itself is a detracting factor to the site due to the site being derelict, overgrown, and neglected. It is considered that few key characteristics outside of the conservation area have the ability to accommodate this nature of development which would help better define the urban edge and improve the condition of derelict industrial land. The proposal site is assessed to be in an area of Low Susceptibility.
Sensitivity	This appraisal evaluates that the overall value of the LCA as medium-low and the susceptibility of the landscape to change is low resulting in a combined judgement of Medium-Low Sensitivity.
Magnitude of Effect	<u>During Construction and Year 1 of Operation</u> The proposed public open space and extent of proposed built form are located within the LCA (Refer to Appendix 2, Figure 2.2B). The proposed development will result in the beneficial loss of a derelict land that is overgrown with remnant hardstanding and redundant railway track. The amount of proposed built form would be a negative addition to the site, however not uncharacteristic when set within the attributes of the surrounding urban area and improving the current condition of the vacant and overgrown site. Cypress hedging is not a key characteristic feature within the LCA. However, the extent of mature cypress hedging and trees are of importance to help limit perceptual impacts on the neighbouring LCAs to the immediate north and south. The proposed public open space would be a beneficial feature within a LCA than contains limited public green spaces and add further trees, scrub and grassland within the LCA. The public open space would provide a vegetated buffer to the settled farmland along the urban edge of Castleton settlement. The amount of proposed built form within the LCA will be prominent but not considered uncharacteristic of the LCA. Over time, the proposed form will establish as part of the urban edge and result in the loss of developed and vacant land. The condition of the urban edge will be improved, and the urban edge better defined by the addition of a public open space to act as a vegetated buffer. The impacts would be at the scale of the immediate setting and local area. The landscape impacts would be long term. This appraisal considers the magnitude of landscape effects for the LCA to be Medium-Low at construction, and years 1 and 15 of operation.

Level of Effect	<u>During Construction and Year 1 of Operation</u> The proposed development will have a noticeable impact within the immediate setting and limited impact in the local area. The level of effect is considered Moderate-Minor Adverse. <u>During Year 15 of Operation</u> The level of landscape effects in the long term will reduce to Moderate-Minor Neutral by year 15 as the proposed development establishes as part of the neighbouring urban edge of Castleton whilst improving the condition and quality of the site. The urban edge will also be better defined by the addition of a public open space to act as a vegetated buffer.
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Assessment Table 4:	Settled Farmland LCA
Value	Natural Heritage: (Low) The study area includes no natural heritage relevant designations. Cultural Heritage: (Low) The LCA within the study area includes one listed building. Evidence of medieval settlement and historic industrial development. Landscape Condition: (Medium-Low) A more domesticated farmscape with occasional small settlements on lower slopes and valley edges adjacent to urban centres. Improved grasslands used for cattle, sheep and horse grazing. Varied styles of enclosure including dry stone wall, hedgerow, and fences. Varied mix of open land uses including farming, equestrian, outdoor sports (e.g., golf) and managed areas of countryside. Scattered tree and woodland cover, more significant than in upland areas. Farmscape affected by pylons, the M62, contrasting character of Castle Hawk golf course, and industrial area and section of A62 near Cowm Top. Associations: (Low) Evidence of medieval settlement and historic industrial development evidenced by textile mills and mineral extraction sites active and relict. Associated with adjacent urban areas through ribbon and suburban development. Distinctiveness: (Medium) Domesticated farmscape is distinctly urban fringe farmland due to being heavily influenced by adjacent urban areas and fragmenting character within the LCA including a golf course, industrial estate, and transport corridors of the A62 and M62. Recreational: (High) The area contains accessibility between urban settlements with the network of public rights of way. Rochdale Way is a long-distance footpath connecting to the local network and runs through Castle Hawk Golf Course. Perceptual (Scenic): (Medium-Low) Historic mills with tall chimneys and warehouses also form landmarks on the skyline as well as surrounding edges of urban settlement with residential areas and industrial estates. High undulating skyline visible to the east contains large area of built form, trees, and woodland. Transport corridors and pylon lines are very apparent through the LCA.

	Perceptual (Wildness & Tranquillity): (Low) Views within the floodplains are typically restricted by hedgerows, hedgerow trees and development, creating a more enclosed landscape with pockets of seclusion and relative tranquillity. Tranquillity and wildness are however affected by the M62, and neighbouring residential settlement and industrial estates. The noise of traffic and activity along the motorways and roads weaken the sense of rural tranquillity, as does the fairly regular noise of planes overhead. The manicured lush greens of Castle Hawk golf course and areas of semi-improved grazing land surrounded by urban form, provides limited to no sense of wildness. Overall Value is considered Medium-Low
Susceptibility	The LCA is a domesticated farmscape with occasional small settlements on lower slopes and adjacent to urban centres. The LCA contains agricultural grassland used for cattle, sheep or horse grazing. Scattered trees and woodland cover the area and enclosure include hedgerow and stockproof fencing. Adjacent urban areas are a great influence on the LCA through ribbon and suburban development fragmenting the character. It is considered that the landscape has the ability to accommodate this nature of development within the context of the neighbouring settlement edge. The proposal site is assessed to be in an area of Medium-Low Susceptibility.
Sensitivity	This appraisal evaluates that the overall value of the LCA as medium-low and the susceptibility of the landscape to change is medium-low resulting in a combined judgement of Medium-Low Sensitivity.
Magnitude of Effect	<u>During Construction and Year 1 of Operation</u> The site boundary is partly located within the LCA however no proposed public open space or built form is located within the LCA. Therefore, impacts of the proposed development on this LCA would be indirect (Refer to Appendix 2, Figure 2.2B). The proposed development will result in the perceived addition of a neighbouring public open space and up to 195 dwelling within close proximity. The change would mean the perceived loss of some young tree saplings within the western part of the site. Trees and scrub will be proposed within the public open space to compensate for this loss. Over time the public open space will mature to provide a landscape buffer to limit intervisibility of the proposed built form. The perceived change will be intervisible for a small part of the LCA. The proposed public open space would be a beneficial addition connecting with the settled farmscape and providing a vegetated buffer from the neighbouring urban edge to the wider countryside and add further tree, scrub, and grassland. The impacts would be at the scale of the immediate setting and local area. The landscape impacts would be long term. This appraisal considers the magnitude of landscape effects for the LCA to be Low at construction, and years 1 and 15 of operation.
Level of Effect	<u>During Construction and Year 1 of Operation</u>

	The proposed development will have a limited indirect impact within the immediate setting and restricted local area to the south, west and north. The level of effect is considered Minor Adverse. <u>During Year 15 of Operation</u> The level of landscape effects in the long term will reduce to Minor Neutral by year 15 as the public open space matures to provide a vegetated buffer from the neighbouring proposal and urban edge.
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Assessment Table 5:	Canal Corridor LCA (Runs through the study area)
Value	Natural Heritage: (High) The study area is designated as a SSSI. High ecological value of vegetation in the watercourse and of adjacent open land. Cultural Heritage: (High) The locks and towpath bridge were built between 1794 and 1804 and overseen by the engineer William Jessop and are part of the Rochdale Canal which runs for 32 miles between Manchester and Sowerby Bridge. They have both illustrative and associative historical values, as well as design aesthetic value. Significant historic interest dating from before canal construction. Strong relationship with historic communications network through the valleys (road, rail). The LCA within the study area includes one listed building. Landscape Condition: (Medium) Varied landscape character in urban and rural stretches. Substantially intact watercourse with evidence of historic development and use of the canal. 'Pennine' section includes open and steep sided (often wooded) valleys with extensive evidence of the industrial evolution of the canal corridor. Urban stretches include densely developed industrial corridors along the watercourse separated by lower lying undulating farmscapes. Associations: (Medium-Low) Historic industrial development interest. Distinctiveness: (Medium) Distinct character along the canal corridor with features including locks, and bridges. Recreational: (High) Towpath running along the canal that connects the PRow network and roads. Perceptual (Scenic): (Medium) Views of varied landscape character in urban and rural stretches along the canal route. Perceptual (Wildness & Tranquillity): (Medium-Low) Along the towpath there will be a sense of tranquillity along the canal corridor following the water. Wildness will be limited in the urban areas. Overall Value is considered Medium
Susceptibility	The LCA is linear in shape, running along the route of the Canal. The landscape character is varied in urban and rural stretches that includes densely developed industrial corridors and lower lying undulating farmscapes. It is considered that the landscape has the ability to accommodate this nature of development within the context of adjacent urban fringe and

	become part of the surrounding settlement. The proposal site is assessed to be in an area of Low Susceptibility .
Sensitivity	This appraisal evaluates that the overall value of the LCA as medium-low and the susceptibility of the landscape to change is low resulting in a combined judgement of Medium-Low Sensitivity .
Magnitude of Effect	<u>During Construction and Year 1 of Operation</u> The LCA is to experience indirect landscape impacts due to a section of the LCA located nearby to the east of the site (Refer to Appendix 2, Figure 2.2B). The LCA will experience perceptual impacts of the proposed development along only a very small part of its linear extent. The proposed built form will be a negative addition to the surrounding landscape, however congruous to the surrounding urban edge setting and softened by existing trees and woodland running along the East Lancashire Railway lines. Proposed buffer planting along the eastern boundary of the proposed extent of built form will help minimise perceptual impacts that will only affect a very small part of the LCA. The landscape impacts would be long term. This appraisal considers the magnitude of landscape effects for the LCA to be Negligible at construction, and years 1 and 15 of operation.
Level of Effect	<u>During Construction, and Year 1 and 15 of Operation</u> The degree of change is so small as to have little or no impact to the linear LCA. The level of effect is considered Negligible.

6.1.1 Construction works on the landscape receptors

The construction works, which include those listed below, will have a substantial or prominent impact on intervisibility at close range to the site. However, at distance within the wider landscape, the intervisibility of change would be barely perceptible or imperceptible due to intervening screening of trees, hedgerows, conifer hedging, woodland, built form, and landform.

Construction works would include the following additions:

- Site compounds,
- earthworks,
- storage of earth and materials,
- temporary fencing including tree protection fencing,
- services and drainage infrastructure works,
- building construction,
- highway construction,
- implementation of landscape mitigation,
- tree planting, and
- creation of new public open space.

This is a change of context from abandoned industrial land that is overgrown and wooded land to a construction site, with a sense of spread of residential development and improvement of condition to the largely derelict site. The works are of a temporary nature. Standard construction management guidance to include timing deliveries outside of peak hours, control of disturbance including dust, mud, noise, lighting.

Magnitude and level of landscape effects during the construction period has been considered within this section.

6.2 Summary of Landscape Effects

This appraisal has been based on the proposed site boundary and extents (see Image 1) being mostly 9m high with some focal buildings up to 12.5m high, and that mitigation measures described in section 8 are carried out.

Table 6: Summary table of Landscape Effects

Landscape Receptors	Sensitivity	Magnitude of Construction Effects	Magnitude of Landscape Effects at Year 1	Magnitude of Landscape Effects at Year 15	Overall Level of Landscape Effects during Construction	Overall Level of Landscape Effects at Year 1	Overall Level of Landscape Effects at Year 15
National Level (National Character Areas)							
NCA 54 Manchester Pennine Fringe (Site and whole study area)	Medium-Low	Medium-Low	Medium-Low	Medium-Low	Moderate-Minor Adverse	Moderate-Minor Adverse	Moderate-Minor Neutral
District/ County Level (Published Landscape Character Area/ Type)							
LCA Urban Fringe Farmland: LCT 27 Simister, Slattocks and Healds Green (Part of site located within)	Medium-Low	Low	Low	Low	Minor Adverse	Minor Adverse	Minor Neutral
Local/ Borough Level (Published Landscape Character Areas)							
Urban Area (Proposed POS and built form are located within)	Medium-Low	Medium-Low	Medium-Low	Medium-Low	Moderate-Minor Adverse	Moderate-Minor Adverse	Moderate-Minor Neutral

Settled Farmland (Adjacent to the proposed POS and built form)	Medium-Low	Low	Low	Low	Moderate-Minor Adverse	Moderate-Minor Adverse	Moderate-Minor Neutral
Canal Corridor (Runs through the study area)	Medium-Low	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible

7 Visual Appraisal

7.1 Visual Receptors

The visual appraisal within this report seeks to establish the approximate visibility of the site from surrounding locations and receptors.

Site visits, together with a desk study identified users of Public Rights of Way, permissive paths, highways, and residential properties which potentially experience views of the proposed development. In addition, a Digital Terrain Model was used to create a viewshed, which offers guidance on the potential visibility of the proposed development within the study area, although it does not take account of natural and built features.

Many of the receptors are on footpaths due to a network of footpaths as indicated in Appendix 2, Figure 2.3. The site is also located within urban fringe land and abuts urban settlement in an area with a hamlet and scattered dwellings focused along minor and main roads. The viewpoint locations are illustrated in Appendix 2, Figure 2.4 and the annotated photography are in Appendix 3.

In selecting viewpoints, consideration was taken of sensitive locations, in particular nearby dwellings, footpaths, and recreational spaces which lie at close to mid-range of the site. In addition, distant and elevated locations were considered.

Visual receptors are people within the surrounding area with views towards the site. Fourteen viewpoint locations were selected to represent visual receptors within the immediate vicinity, at mid-range, and at long distance. Viewpoint locations were largely selected but not limited to the defined study area and of the visual amenity available to the north, east, and west. Views were chosen that represent a range of different groups of people including public or the larger community, residents, pedestrians, recreational users, visitors to heritage assets, and people travelling.

Viewpoint locations were selected based on desk-based research and consultation with Rochdale Council. Viewpoints were first chosen and consulted with the case officer at Rochdale Council, the case officer forwarded suggested viewpoints locations to Places Matter however we did not receive feedback. Since consultation, suggested viewpoint location 5 was taken further east along the bridleway, and suggested viewpoint 11 was removed due to the footpath not being accessible due to overgrowth. Suggested viewpoint 9 was also removed due to no visibility. While viewpoints 12, 13, 14 and 15 were added based on the Case officer's comments. Some viewpoint locations were micro sited during the site visits due to screening by intervening vegetation, trees, woodland or built form.

The representative viewpoint locations selected are as follows:

- Viewpoint 1- Representative of properties off Fairway to the immediate north of the first proposed access, 80m north of the proposed development representing views of residents.
- Viewpoint 2- Representative of properties off Fairway to the immediate north of the second proposed access, 80m north of the proposed development representing views of residents.
- Viewpoint 3- From footpath 22 within Castle Hawk Golf Club, 80m north of the proposed development representing views of pedestrians.
- Viewpoint 4- From footpath 18 within Castle Hawk Golf Club, 51m north of the proposed development representing views of pedestrians.

- Viewpoint 5- From Bridleway 67, 143m west of the proposed development representing views for pedestrians.
- Viewpoint 6- Near properties off Castleton Hamlett Way, 170m east of the proposed development representing views of residents.
- Viewpoint 7- From Saint Martin's Church (Grade II listed Building), 280m east of the proposed development representing views of visitors of a heritage asset.
- Viewpoint 8- From Restricted Byway 24 near Cowm Top, 610m east of the proposed development representing views of pedestrians.
- Viewpoint 9- From Leander Drive, 585m east of the proposed development representing views of residents.
- Viewpoint 10- From Hope Street near Ley Farm and Buttercups Nursery, 535m south-west of the proposed development representing views of pedestrians.
- Viewpoint 11- From footpath 17, 270m north of the proposed development representing views of residents.
- Viewpoint 12- From towpath along Rochdale Canal, 125m east of the proposed development representing views of pedestrians.
- Viewpoint 13- From footpath 26, 585m east of the proposed development representing views of residents and pedestrians.
- Viewpoint 14- From footpath 25, 690m east of the proposed development representing views of pedestrian users and residents.

The following are considered viewpoint locations that were not selected to be assessed any further within this appraisal due to the following reasons.

- Viewpoint A- From footpath 22, visibility limited by conifer hedging along northern boundary and visual receptor is already covered by viewpoint 3. Viewpoint was also in very close range to the site, 10m north of the proposed development representing views of vehicle users.
- Viewpoint B- From Kirklee Road, visibility of the proposed development considered imperceptible due to screening by intervening built form, 685m north-east of the proposed development representing views residents and pedestrians.
- Viewpoint C- From footpath 142, inaccessible without walking into private land due to overgrowth, 835m south-west of the proposed development representing views of pedestrians.

7.2 Assessment of Visual Receptors

See below Assessment Tables 6-19 for viewpoint locations 1-14. Refer to Appendix 3, Figures 3.1-3.14 Annotated Viewpoint Photographs.

Viewpoint 1	Representative of properties off Fairway to the immediate north of the first proposed access
Classification of Receptors	Residents
Vp co-ordinates (X, Y)	387998,410343
Distance and direction to site	80m north of the site
Description of Existing View	Representative of residents of approximately three properties off Fairways (no.'s 83, 85, and 87) with ground and upper floor views south in line with an existing dead-end street with housing either side set back by front gardens and a mature cypress hedge that limits views further south and screens views into the site. The viewpoint is also representative of approximately twelve properties (even property no.'s between 120 to 144) with side on or oblique views south from their front garden and or rear garden. Views are urbanised by neighbouring residential built form, tarmac road, and palisade fence that bounds the site. Conifer hedge is approximately 10m high and screens views further south.
Elevation	141m
Value	The location is an urbanised area of low landscape quality with detracting features of roads, residential built form, and palisade fencing. Scenic value is lacking with views south limited by the positive characteristic of conifer hedging. Value is considered Low .
Susceptibility	Residents at home with views from their upper floor windows and or gardens are considered to be of High susceptibility.
Sensitivity of Visual Receptors	Residents are considered of Medium Sensitivity.
Magnitude of Visual Effects	<u>During Construction</u> As existing with: Construction works being visible including compound, break/ small loss of existing conifer hedging and trees for proposed access, temporary fencing, and building construction. There will be disturbance from construction noise and construction traffic, generation of dust creating nuisance (cleanliness), degradation of ambient conditions and loss of peace and quiet. Residents: High The construction works would be a very prominent alteration to the foreground view with a break in the line of existing conifer hedging and loss of some trees, increase in construction traffic, new features of construction fencing, and associated dust and noise. There will be partial views of construction work and proposed built form. There would be a visible loss of the foreground agricultural field and partial screening of the long-distance views of Orchardleigh ridge. Full open

	views of the change will be experienced at close range. Residents will experience elevated open views from the rear garden, ground floor, and upper floors. <u>During Operation Yr1</u> Residents: High-Medium The proposed development will be prominent due to the loss of a few trees and break in conifer hedging that are positive characteristics within the existing view. The addition of proposed built form will be partially visible however majority of the proposed built form would be mostly screened by conifer hedging retained along the northern site boundary. Traffic will be increased along the roads due to Fairways becoming the main access route for the proposal and the dead-end road becoming one of two accesses for the proposal. <u>During Operation Yr15</u> Residents: High-Medium Traffic into and out of the site will be visible. Partial views of the proposed built form will be visible at close range though most of the site will be screened by retained conifer hedging.
Overall Level of Effects	<u>During Construction</u> Residents: Substantial Adverse The construction works, construction traffic, construction fencing, dust and noise will be prominent within close vicinity. There will be a loss of a few trees and a break in the conifer hedging that are positive characteristics within the foreground view. <u>During Operation Yr1</u> Residents: Substantial-Moderate Adverse The proposed access at the end of the currently dead-end road will be noticeable and result in partially opening the view of partially screened proposed built form. The loss of a few trees and break in the conifer hedging is noticeable loss. Increased traffic will be noticeable. <u>During Operation Yr15</u> Residents: Substantial-Moderate Adverse The loss of trees and break in conifer edge will remain noticeable. The partial views of built form will be noticeable however in keeping with the character of the existing built form within the existing view.
Mitigation Measures	Construction: Standard construction management to minimise disturbance. Works are of a temporary nature. Operation: Conifer hedging to be retained where possible along the northern boundary due to being a positive characteristic that limits views into the site and would screen views of the proposal that would detract from the view being opened up to allow views of the wider setting to the south. Two breaks in the conifer hedging would be proposed for access purposes.

Viewpoint 2	Representative of properties off Fairway to the immediate north of the second proposed access
Classification of Receptors	Residents
Vp co-ordinates (X, Y)	387954,410317
Distance and direction to site	80m north of the site
Description of Existing View	Representative of residents of approximately two properties off Fairways (no.'s 69 and 71) with straight on/ slightly oblique ground and upper floor views south. View south is towards a dead-end road with two storey housing and bungalows either side set back by front gardens and a mature cypress hedge that limits views further south and screens views into the site. The viewpoint is also representative of approximately seven properties (even property no.'s 90 to 106) with oblique or side on views south from their front gardens, ground floor windows and upper floor windows. Views are urbanised by neighbouring residential built form, tarmac road, and palisade fence that bounds the site. Views south are restricted by conifer hedging in the foreground.
Elevation	137m
Value	The location is an urbanised area of low landscape quality with detracting features of roads, residential built form, and palisade fencing. Scenic value is lacking with views south limited by the positive characteristic of conifer hedging. Value is considered Low .
Susceptibility	Residents at home with views from their upper floor windows and or gardens are considered to be of High susceptibility.
Sensitivity of Visual Receptors	Residents are considered of Medium Sensitivity.
Magnitude of Visual Effects	<u>During Construction</u> As existing with: Construction works being visible including compound, break/ small loss of existing conifer hedging and trees for proposed access, temporary fencing, and building construction. There will be disturbance from construction noise and construction traffic, generation of dust creating nuisance (cleanliness), degradation of ambient conditions and loss of peace and quiet. Residents: High The construction works would be a very prominent alteration to the foreground view with a break in the line of existing conifer hedging and loss of some trees, increase in construction traffic, new features of construction fencing, and associated dust and noise. There will be partial views of construction work and proposed built form. There would be a visible loss of the foreground agricultural field and partial screening of the long-distance views of Orchardleigh ridge. Full open views of the change will be experienced at close range. Residents will experience elevated open views from the rear garden, ground floor, and upper floors.

	<u>During Operation Yr1</u> Residents: High-Medium The proposed development will be prominent due to the loss of a few trees and break in conifer hedging that are positive characteristics within the existing view. The addition of proposed built form will be partially visible however majority of the proposed built form would be mostly screened by conifer hedging retained along the northern site boundary. Traffic will be increased along the roads due to Fairways becoming the main access route for the proposal and the dead-end road becoming one of two accesses for the proposal. <u>During Operation Yr15</u> Residents: High-Medium Traffic into and out of the site will be visible. Partial views of the proposed built form will be visible at close range though most of the site will be screened by retained conifer hedging.
Overall Level of Effects	<u>During Construction</u> Residents: Substantial Adverse The construction works, construction traffic, construction fencing, dust and noise will be prominent within close vicinity. There will be a loss of a few trees and a break in the conifer hedging that are positive characteristics within the foreground view. <u>During Operation Yr1</u> Residents: Substantial-Moderate Adverse The proposed access at the end of the currently dead-end road will be noticeable and result in partially opening the view of partially screened proposed built form. The loss of a few trees and break in the conifer hedging is noticeable loss. Increased traffic will be noticeable. <u>During Operation Yr15</u> Residents: Substantial-Moderate Adverse The loss of trees and break in conifer edge will remain noticeable. The partial views of built form will be noticeable however in keeping with the character of the existing built form within the existing view.
Mitigation Measures	Construction: Standard construction management to minimise disturbance. Works are of a temporary nature. Operation: Conifer hedging to be retained where possible along the northern boundary due to being a positive characteristic that limits views into the site and would screen views of the proposal that would detract from the view being opened up to allow views of the wider setting to the south. Two breaks in the conifer hedging would be proposed for access purposes.

Viewpoint 3	From footpath 22 within Castle Hawk Golf Club
Classification of Receptors	Pedestrians and Recreational users
Vp co-ordinates (X, Y)	387821,410267
Distance and direction to site	80m north of the site
Description of Existing View	PRoW Footpath 22 runs through the southern part of Castle Hawk Green Course close to the northern boundary of the site. The footpath runs through manicured lush greens with belts of conifers trees/ woodland. Views south are restricted by a belt of deciduous trees and a row of mature cypress hedging located within the site. The woodland belt within the site is located on a bank that faces north. Views into the site and further south are restricted. Glimpses into the site are perhaps possible in winter if standing close to the northern boundary.
Elevation	130m
Value	Medium value based on the view being valuable to the local community e.g. dog walkers, golfers, and ramblers. The area is mostly of a golf course which comprises of manicured lush greens with wider views limited by conifer trees and deciduous trees that are positive characteristics of the landscape.
Susceptibility	Pedestrian users of PRoW footpath 22 are considered of High susceptibility. Recreational users of Castle Hawk Golf Club are considered of Medium susceptibility due to their attention being focused on their activity.
Sensitivity of Visual Receptors	Pedestrian users of PRoW footpath 22 are considered of High-Medium sensitivity. Recreational users of Castle Hawk Golf Club are considered of Medium sensitivity.
Magnitude of Visual Effects	<u>During Construction</u> Pedestrians: Medium-Low Providing the deciduous trees and conifer hedging along the northern site boundary are retained and protected, the construction works of the built form and public open space would be barely perceptible along most of the route. Glimpsed views would be experienced along parts of the route particularly in winter along part of the route. Noise and dust would be experienced for a temporary period. Recreational users: Medium-Low The construction works will be barely perceptible for a small part of the whole golf course due to the large amounts of conifer tree belts throughout the golf course. Noise and dust will however be experienced. The partial views of the proposed development within a small part of the golf course will be a minor alteration to the view providing deciduous trees and conifer hedging are mostly retained along the northern boundary. <u>During Operation Yr1</u> Pedestrians: Low

	There will be at most glimpses perceived of the built form due to the retention of deciduous trees and conifer hedging along the northern boundary. Glimpses of fencing and proposed built form will be perceptible along parts of the route particularly during winter. Recreational users: Low Glimpses of the proposed built form will be perceived through the retained trees and conifer hedging around the southern part of the golf course. Views from a very small part of the golf course will see glimpses or limited views of the proposed built form, fencing and/ or changes made to the public open space area due to the loss of trees and samplings. <u>During Operation Yr15</u> Pedestrians: Low The magnitude of effects will remain Low. Recreational users: Low The magnitude of effects will remain Low.
Overall Level of Effects	<u>During Construction</u> Pedestrians: Moderate Adverse Construction works will be noticeable for a temporary period due to noise and dust at close range to the site. There will be glimpses of the construction works and proposed built form through the retained deciduous trees and coniferous hedging. There will be limited partial views of the proposed open space due to a loss of trees and vegetation within the western part of the site. Recreational users: Moderate-Minor Adverse Construction works would be a small change experienced by a medium amount of people using the golf course. <u>During Operation Yr1</u> Pedestrians: Moderate-Minor Adverse Recreational users: Moderate-Minor Adverse The proposed development would be a small change to the view due to retention of trees and conifer hedging along the northern boundary. There would be mainly glimpses of the proposed built form through trees and limited partial views of the POS from a small part of the route and golf course. <u>During Operation Yr15</u> Pedestrians: Moderate-Minor Adverse Recreational users: Moderate-Minor Adverse By year 15 the level of effects would remain the same.
Mitigation Measures	Construction: Standard construction management to minimise disturbance. Works are of a temporary nature. Operation: Conifer hedging and deciduous trees to be retained where possible along the northern boundary due to being a positive characteristic that limits views into the site and would screen views of the proposal that would detract from the view being opened up to allow views of the wider setting to the south.

	Proposed trees and scrub within the proposed public open space would mature and establish over time as part of the surrounding green belt and recreational land.
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Viewpoint 4	From footpath 18
Classification of Receptors	Pedestrians
Vp co-ordinates (X, Y)	387387,410024
Distance and direction to site	51m north of the site
Description of Existing View	PRoW footpath 18 runs through the southern part of Castle Hawk Green Course from north to south and joins footpaths 17 and 22. The footpath runs through several holes and through several belts of conifer woodland. Views from parts of the route are limited by belts of conifer woodland. The southern part of the route looks from a hole with maintained grass, green, sand bunkers, pond and rough. Mid-range and long-distance views north-east and south are restricted by deciduous and conifer belts or groups of trees/woodland.
Elevation	127m
Value	Medium value based on the view being valuable to the local community e.g., dog walkers, and ramblers. The footpath is within a golf course which comprises of manicured lush greens with wider views limited by perimeter conifer trees and deciduous trees, and groups or belts of trees within the golf course that are positive characteristics of the landscape.
Susceptibility	Pedestrian users of PRoW footpath 18 are considered of High susceptibility.
Sensitivity of Visual Receptors	Pedestrian users of PRoW footpath 18 are considered of High-Medium sensitivity.
Magnitude of Visual Effects	<u>During Construction</u> Pedestrians: Negligible The proposed built form and public open space will be screened by intervening trees within the golf course and from along the northern site boundary. Even in winter when leaves have fallen, it is considered that conifer trees and the thickness of the deciduous belts of woodland would still screen the site. Construction work is considered to be imperceptible from the whole of footpath 18. <u>During Operation Yr1</u> Pedestrians: Negligible Due to screening from intervening trees and woodland from within the golf course and along the northern boundary of the site, it is considered that the proposed development will be imperceptible. <u>During Operation Yr15</u> Pedestrians: Negligible The magnitude of effects will remain Negligible.
Overall Level of Effects	<u>During Construction</u> Pedestrians: Negligible

	The construction works will be barely perceptible to views along footpath 18 due to screening from intervening conifer tree belts and trees along the northern boundary of the site. <u>During Operation Yr1</u> Pedestrians: Negligible The proposed development would remain indiscernible due to screening from intervening belts of trees and trees along the northern boundary that are to be retained. <u>During Operation Yr15</u> Pedestrians: Negligible The level of effect will remain negligible by year 15.
Mitigation Measures	Construction: Standard construction management to minimise disturbance. Works are of a temporary nature. Operation: Trees and hedging to be retained where possible along the northern boundary due to being a positive characteristic that limits views into the site. Further trees to be proposed throughout the proposed public open space within the western part of the site to further screen views and help tie in the POS into the wider landscape setting.

Viewpoint 5	From Bridleway 67
Classification of Receptors	Pedestrians
Vp co-ordinates (X, Y)	386949,409971
Distance and direction	143m west of the site
Description of Existing View	Views east are through overgrown hedgerow with gaps, and stock proof fencing in poor condition. Foreground and mid-range views are of undulating agricultural fields used by grazing cattle with detracting features of an overhead line with large pylons, palisade fencing that run along the edge of an East Lancashire Railway line route and a section of M62 motorway that cuts through the landscape. The site is partially screened by deciduous trees along the disused neighbouring railway line with further trees within the site or from the neighbouring golf course. Distant views are of an elevated skyline interrupted by trees, pylons, mid distance landform and built form at Castleton.
Elevation	125m
Value	The bridleway is part of Rochdale Way long distance footpath route that is indicated on OS maps and on several rambler/walking websites. Views along the route are not recognised as important. The views along the route vary, however are of a generally ordinary landscape value of undulating agricultural fields and trees/ woodland with numerous detracting human influences. Detracting features visible along the route include the neighbouring industrial estate that the bridleway wraps around, an overhead line with pylons,

	palisade fencing associated with the railway line, a section of the M62 motorway cutting through the landscape, and residential built form being visible along the route from Hopwood at close to mid-range, and from Castleton in the distance. The hedgerow running along the route is in poor condition with gaps, and the stockproof fencing is in poor condition. The value is considered to be Medium-Low .
Susceptibility	Pedestrian users of PRow bridleway 67 are considered of High susceptibility.
Sensitivity of Visual Receptors	Pedestrian users of PRow bridleway 67 are considered of Medium sensitivity.
Magnitude of Visual Effects	<u>During Construction</u> Pedestrians: Low Construction works and proposed built form will be partially screened by intervening deciduous trees along the southern and western boundaries of the site. The change to the view will be perceptible at mid-range. Dust and noise will also likely be perceived. <u>During Operation Yr1</u> Pedestrians: Low The visible extent of the proposed development will be small within the view. The scale and extent of the change will be minor. The partial views of the proposed built form would be congruous with the other visible extents of built form of Castleton however appearing a lot more distant compared to the proposed. <u>During Operation Yr15</u> Pedestrians: Low The maturation of proposed trees within the western part of the site will help soften and partially screen views of partially visible built form.
Overall Level of Effects	<u>During Construction</u> Pedestrians: Moderate-Minor Adverse The construction works would result in a small change to the view at mid-range and would be of medium sensitivity. <u>During Operation Yr1</u> Pedestrians: Moderate-Minor Adverse The proposed development would remain in a small change to the view and would be of medium sensitivity. <u>During Operation Yr15</u> Pedestrians: Moderate-Minor Neutral Over time, the proposed development would establish as an improved part of the urban settlement and be congruous with the existing built form visible within the view. Over time, trees within the western part of the site would mature and help soften partial views of the proposed built form.
Mitigation Measures	Construction: Standard construction management to minimise disturbance. Works are of a temporary nature. Operation:

	Further trees to be proposed throughout the proposed public open space within the western part of the site to screen views of the proposed built form from the west and help integrate the site into the wider landscape setting.
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Viewpoint 6	Near properties off Castleton Hamlett Way
Classification of Receptors	Residents
Vp co-ordinates (X, Y)	388304,410173
Distance and direction to site	170m east of the site
Description of Existing View	Views west are of the Rochdale canal with towpath. Mid distance views are of rough grassland bound by a railway line on a steep embankment with areas of scrub and self-seeded vegetation. Behind the railway line is a belt of woodland that partially screens views of the site and derelict industrial site with self-seeded vegetation. Tall conifer hedging is visible along the northern boundary of the site that screens any views of the neighbouring golf course and residential built form along the Fairways.
Elevation	135m
Value	The view is of a low landscape quality comprising of a railway line with embankment, and demolished industrial site that has self-seeded with vegetation. Positive characteristics include the Rochdale canal, tree belts, and conifer hedging. Trees and hedging limit views of agricultural fields and golf course. Value is considered Medium-Low .
Susceptibility	Residents at home with views from their upper and ground floor windows are considered to be of High susceptibility.
Sensitivity of Visual Receptors	Residents are considered of High-Medium Sensitivity.
Magnitude of Visual Effects	<u>During Construction</u> Residents: Medium Views of the construction works will be prominent at mid-range and partially screened by intervening trees and railway embankment. The extent of the construction works would be visibly small within the view due to woodland screening part of the proposed built form. However, the proposed built form including 12.5 m high focal buildings would interrupt the treed skyline. The partial view of the construction works and newly built form will be a negative change however an improvement to the current condition of the site. <u>During Operation Yr1</u> Residents: Medium Partial views of the construction works will be prominent at mid-range from upper floor and ground floor windows of properties that look straight on. The extent of the construction works would be small due to partial screening of intervening woodland and railway embankment. However, the proposed built form would interrupt the treed skyline, particularly the 12.5m high

	focal buildings. The addition of built form would appear incongruous to the view that currently contains no visible built form, however the proposed development would be an improvement to the condition of the demolished industrial site. <u>During Operation Yr15</u> Residents: Low Addition of buffer planting or hedgerow with trees along the eastern boundary of the proposed extent of the built form would mature over time and help further partially screen and soften views of the proposed built form. The buffer planting would separate the proposed built form from the retained area of railway land associated with the live railway line and signalling tower.
Overall Level of Effects	<u>During Construction</u> Residents: Moderate Adverse The construction works will be partially visible at mid-range. The change would be noticeable to residents with front on views, who are of a high-medium sensitivity. <u>During Operation Yr1</u> Residents: Moderate Adverse Proposed built form will be partially visible at mid-range for residents with front on views. The change would be noticeable experienced by a small number of people of high-medium sensitivity. <u>During Operation Yr15</u> Residents: Moderate-Minor Adverse Over time, buffer planting or hedgerow and tree planting along the eastern boundary of the proposed extent of built form will mature to help further screen and soften partial views of the proposed built form.
Mitigation Measures	Construction: Standard construction management to minimise disturbance. Works are of a temporary nature. Operation: Buffer planting or hedgerow and trees along the eastern boundary of the proposed extent of the built form would help soften views of the proposed built form and help integrate the site into the surrounding landscape whilst separating the proposed residential areas from the retained railway land associated with the live railway line and signalling tower.

Viewpoint 7	From Saint Martin's Church (Grade II Listed Building)
Classification of Receptors	Visitors of a Heritage Asset
Vp co-ordinates (X, Y)	388439,410219
Distance and direction to site	280m east of the site
Description of Existing View	Views west from the elevated graveyard of Saint Martin's Church are screened by a row of deciduous trees in the summer. In the autumn and winter when tree have lost their leaves, there are elevated views of foreground-built form within Castleton (South) Conservation Area. Housing partially screens middle ground views of woodland and the site comprising of a demolished industrial site with self-seeded vegetation and bound by a mature conifer hedge along the northern boundary of the site that screen views of Castle Hawk Golf Club. The skyline is mostly screened by intervening woodland and trees.
Elevation	148m
Value	The view is from within a conservation area and within the churchyard of a listed building. The view is screened/ restricted in summer by a row of foreground trees and the view visible in autumn and winter when leaves have fallen. The view is of an urban setting of old and modern housing with wooded landscape behind that limit views further west of agricultural fields. People are unlikely to visit the viewpoint for the view. The value is considered Medium .
Susceptibility	Visitors of a heritage asset are considered of High susceptibility.
Sensitivity of Visual Receptors	Visitors of a heritage asset are considered of High-Medium sensitivity.
Magnitude of Visual Effects	<u>During Construction</u> Visitors of Heritage Asset: Low Views of the construction works will be partially visible at distance and partially screened by intervening built form. The construction works would only be visible during autumn and winter months when the foreground row of trees have lost their leaves. The extent of change would be small at distance due to being partially screened by woodland and existing built form. The construction works and newly built form will be a negative change however the proposed built form will be in keeping with the existing built form already perceived within the foreground view. <u>During Operation Yr1</u> Visitors of Heritage Asset: Low The extent of the proposed development visible will be small due to partial screening by intervening woodland and existing built form. The change will be only perceived during autumn and winter months when the foreground row of trees has lost their leaves. The addition of built form would be congruous with the built form already visible within the foreground view.

	<u>During Operation Yr15</u> Visitors of Heritage Asset: Negligible Addition of buffer planting or hedgerow with trees along the eastern boundary of the proposed extent of the built form would mature over time and help further partially screen and soften views of the proposed built form. The buffer planting would separate the proposed built form from the retained area of railway land associated with the live railway line and signalling tower.
Overall Level of Effects	<u>During Construction</u> Visitors of Heritage Asset: Moderate-Minor Adverse The construction works will be partially visible at mid-range whilst not out of character with the existing view existing built form visible in the foreground. The changes would be experienced by a small number of visitors, and the visual receptors would be of high-medium sensitivity. <u>During Operation Yr1</u> Visitors of Heritage Asset: Moderate-Minor Adverse Proposed built form will be partially visible at mid-range whilst only partially visible in autumn and winter months due to intervening trees, woodland, and existing built form. The change would be congruous with the existing built form already visible in the foreground view. The changes would be experienced by a small number of people, and the visual receptors would be of high-medium sensitivity. <u>During Operation Yr15</u> Visitors of Heritage Asset: Negligible Over time, buffer planting or hedgerow and tree planting along the eastern boundary of the proposed extent of built form will mature to help further screen and soften partial views of the proposed built form.
Mitigation Measures	Construction: Standard construction management to minimise disturbance. Works are of a temporary nature. Operation: Buffer planting or hedgerow and trees along the eastern boundary of the proposed extent of the built form would help soften views of the proposed built form and help integrate the site into the surrounding landscape whilst separating the proposed residential areas from the retained railway land associated with the live railway line and signalling tower.

Viewpoint 8	From Restricted Byway 24
Classification of Receptors	Pedestrians
Vp co-ordinates (X, Y)	388862,410491
Distance and direction to site	610m east of the site
Description of Existing View	Views south-west from the footpath are restricted by foreground views of intervening walling, houses, garden vegetation, fencing and trees. View from the viewpoint is of a neighbouring property's back garden that is bound by panel fencing, walling, and trees. Distant views are imperceptible due to intervening trees and fencing.
Elevation	165m
Value	Views from the footpath are restricted by neighbouring residential built form, fencing, walling, trees and garden vegetation. The value is considered Negligible .
Susceptibility	Pedestrian users of PRow Restricted Byway 24 are considered of High susceptibility.
Sensitivity of Visual Receptors	Pedestrian users of PRow Restricted Byway 24 are considered of Negligible sensitivity.
Magnitude of Visual Effects	<u>During Construction</u> Pedestrians: Negligible Views of the construction works will be barely discernible or not visible due to screening by intervening trees, fencing, walling or built form along the whole route. <u>During Operation Yr1</u> Pedestrians: Negligible Views of the proposed development will be barely discernible or not visible due to screening by intervening trees, fencing, walling or built form along the whole route. <u>During Operation Yr15</u> Pedestrians: Negligible Views of the proposed development will remain barely discernible or not possible along the whole route.
Overall Level of Effects	<u>During Construction</u> Pedestrians: Negligible The construction works will be difficult to perceive or not visible due to screening by intervening trees, fencing, walling or built form along the whole route. <u>During Operation Yr1</u> Pedestrians: Negligible Views of the proposed development will be difficult to perceive or not visible due to screening by intervening trees, fencing, walling or built form along the whole route. <u>During Operation Yr15</u> Pedestrians: Negligible Views of the proposed development will remain difficult to perceive or not visible
Mitigation Measures	Not Applicable

Viewpoint 9	From Leander Drive
Classification of Receptors	Residents
Vp co-ordinates (X, Y)	388828,410430
Distance and direction to site	585m east of the site
Description of Existing View	Views south-west from residents along Leander Drive are of neighbouring properties off the road that are set back by front gardens and driveways. Houses are a mix of two storey and bungalows. Distant views are partially screened by the bungalows. The distant view is towards Hopwood with residential properties and industrial buildings visible amongst agricultural fields, trees, woodland and pylons. Other residential properties are partially visible at Castleton Moor.
Elevation	290m
Value	Low value based on the view being dominated by residential housing in the foreground and views of wider landscape with positive characteristics are limited and distant.
Susceptibility	Residents with upper floor views are considered of High Susceptibility.
Sensitivity of Visual Receptors	Residents are considered of Medium Sensitivity.
Magnitude of Visual Effects	<u>During Construction</u> Residents: Low Views of the construction works will be visible at distance, partially screened by intervening built form and trees. Upper floor views will experience less screening by foreground residential built form in the foreground view. The extent of visibility would be small, and the nature of construction works would be temporary negative change. The built form would be congruous with the large amount of visible urban settlement within the foreground, midground and distant view. <u>During Operation Yr1</u> Residents: Low The extent of the proposed development visible will be limited to the eastern part of proposed built form and rooftops of focal buildings due to intervening woodland and intervening built form. The extent of visible change will be small and in keeping with the large amount of visible built form in the foreground, middle ground, and along the skyline. <u>During Operation Yr15</u> Residents: Low Buffer planting or a line of hedgerow and trees along the eastern extent of the proposed development would help mature to further partially screen and soften visibility of the proposed built form. Once the mitigation planting is mature, the proposed built form would be barely perceptible at distance apart from rooftops and tops of focal buildings in context with surrounding built form

	visible in the foreground, middle ground and along the skyline.
Overall Level of Effects	<u>During Construction</u> Residents: Moderate-Minor Adverse The construction works will be partially visible at mid-range whilst not out of character with the existing built form of Castleton visible in the foreground and middle ground, and of Hopwood, visible along the skyline. The changes would be experienced by a small number of people, and the visual receptors would be of medium sensitivity. <u>During Operation Yr1</u> Residents: Moderate-Minor Adverse Proposed built form will cover a small extent at distance. A small part of the proposed development would be perceived due to intervening woodland and built form whilst in context with a large amount of surrounding built form. The changes would be experienced by a small number of people, and the visual receptors would be of medium sensitivity. <u>During Operation Yr15</u> Residents: Moderate-Minor Adverse Buffer planting or hedgerow and trees along the eastern boundary of the proposed extent of the built form will mature to help soften and integrate the proposed development into the wider countryside. As the mitigation planting mature view of the proposed built form will be barely perceptible. Only rooftops and tops of focal buildings will be visible at distance and in context with a large amount of surrounding built form and trees.
Mitigation Measures	Construction: Standard construction management to minimise disturbance. Works are of a temporary nature. Operation: Buffer planting or hedgerow and trees along the eastern boundary of the proposed extent of the built form would help soften views of the proposed built form and help integrate the site into the surrounding landscape whilst separating the proposed residential areas from the retained railway land associated with the live railway line and signalling tower.

Viewpoint 10	From Hope Street near Ley Farm and Buttercups Nursery
Classification of Receptors	Residents and People at Work
Vp co-ordinates (X, Y)	386729,409625
Distance and direction to site	535 south-west of the site
Description of Existing View	Views north-east are of foreground and mid-range views are of undulating agricultural fields used by grazing cattle and divided by stock proof fencing. Mid-range views appear as a straight edged deciduous woodland; however, it is in fact trees running either side of a disused east Lancashire Railway line that screens views of the site. Distant views are of an elevated undulating skyline interrupted by intervening trees, hills and pylons. Arrow Mill, spire of St Martin's Church, and further built form are visible in the distance from Castleton. Detracting features in the landscape include an overhead line with large pylons, and palisade fencing, and industrial and residential built form at Castleton.
Elevation	139m
Value	Views are of an ordinary landscape value of undulating fields, trees and woodland. However, the landscape contains detracting features such as an overhead power line with pylons, palisade fencing along railway line route, and industrial and urban form from Castleton settlement. Value is considered Medium
Susceptibility	Residents with upper floor views are considered of High Susceptibility. People at their work place whose attention is focused on their work or activity and not their surroundings is considered Low Susceptibility.
Sensitivity of Visual Receptors	Residents are considered of High-Medium Sensitivity. People at work are considered of Medium-Low Sensitivity.
Magnitude of Visual Effects	<u>During Construction</u> Residents and People at Work: Negligible Visibility of the construction works will be barely perceptible due to screening from trees directly south of the site that run along the disused East Lancashire railway line. Any visible construction works would appear very small within a wide view and barely perceived at distance. Visibility from the residential property would be further limited by garden vegetation/ hedging <u>During Operation Yr1</u> Residents and People at Work: Negligible Visibility of the proposed development will be barely perceptible due to screening from trees directly south of the site that run along the disused East Lancashire railway line. Roof tops particularly of focal buildings

	12.5m high may be visible however at distance, the scale of the change will be very small. <u>During Operation Yr15</u> Residents and People at Work: Negligible The change will remain barely perceptible at year 15.
Overall Level of Effects	<u>During Construction</u> Residents and People at Work: Negligible The construction works would not be readily perceived in a wide view at distance due to screening by intervening trees. Visibility from the residential property would be further limited by garden vegetation/ hedging <u>During Operation Yr1</u> Residents and People at Work: Negligible The proposed development would not be readily perceived due to screening by trees within a distant view. Rooftops or tops of focal buildings may be partially visible however at distance, the change would be very small within a wide view and experienced by a small number of people. <u>During Operation Yr15</u> Residents and People at Work: Negligible The proposed development will remain not readily perceived at year 15.
Mitigation Measures	Retain trees along the southern boundary where possible to help screen views from the south.

Viewpoint 11	From footpath 17
Classification of Receptors	Pedestrians
Vp co-ordinates (X, Y)	387438,410334
Distance and direction to site	270m north of the site
Description of Existing View	View south-east is down a fairway bound by two tree belts of conifer. A partial view in the distance is of the deciduous trees and conifer hedge along the northern boundary. A large number of trees restrict views out of the golf course from along the footpath. Views are possible toward Hopwood urban edge from the western part of the footpath. However, views are still limited to the south or south-east due to screening by intervening trees and local landform.
Elevation	130m
Value	Medium value based on the view being valuable to the local community e.g., dog walkers, golfers, and ramblers. The bridleway is part of Rochdale Way long distance footpath route that is indicated on OS maps and on several rambler/walking websites, however views along the route are not recognised as important. The area is mostly of a golf course which comprises of manicured lush greens with wider views limited by mostly conifer trees that are positive characteristics of the landscape.

Susceptibility	Pedestrian users of PRow footpath 17 are considered of High susceptibility.
Sensitivity of Visual Receptors	Pedestrian users of PRow footpath 17 are considered of High-Medium sensitivity.
Magnitude of Visual Effects	<u>During Construction</u> Pedestrians: None Visibility of the construction works is not possible due to intervening belts of conifer trees and further deciduous trees and conifer hedging along the northern boundary of the site. <u>During Operation Yr1</u> Pedestrians: None Visibility of the proposed development is not possible due to intervening belts of conifer trees and further deciduous trees and conifer hedging along the northern boundary of the site. <u>During Operation Yr15</u> Pedestrians: None The change will remain not visible.
Overall Level of Effects	<u>During Construction</u> Pedestrians: None Visibility of the construction works will not be visible due to intervening belts of conifer trees and further deciduous trees and conifer hedging along the northern boundary of the site. <u>During Operation Yr1</u> Pedestrians: None The proposed development will remain not visible providing the trees and conifer hedging along the northern boundary are retained. <u>During Operation Yr15</u> Pedestrians: None The proposed development will remain not visible.
Mitigation Measures	Construction: Standard construction management to minimise disturbance. Works are of a temporary nature. Operation: Conifer hedging and deciduous trees to be retained where possible along the northern boundary due to being a positive characteristic that limits views into the site and would screen views of the proposal that would detract from the view being opened up to allow views of the wider setting to the south.

Viewpoint 12	From Towpath along Rochdale Canal
Classification of Receptors	Pedestrians
Vp co-ordinates (X, Y)	388303,410284
Distance and direction to site	125m east of the site
Description of Existing View	Views south-west are of the Rochdale canal and footbridge with towpath. Mid distance views are of rough grassland bound by a railway line on a steep embankment with areas of scrub and self-seeded vegetation. Behind the railway line is a belt of woodland and derelict industrial site with self-seeded vegetation that is bound by further trees and a tall conifer hedge. The skyline is wooded and interrupted by tall pylons within an overhead line.
Elevation	136m
Value	The view is of a low landscape quality comprising of landscape heavily influenced by industry and infrastructure. Positive characteristics are the canal and footbridge, grassland, trees, and woodland. However, the detracting features include the railway line with embankment, overhead line with pylons, demolished industrial site with self-seeded vegetation. Value is considered Medium-Low .
Susceptibility	Pedestrians are considered to be of High susceptibility.
Sensitivity of Visual Receptors	Pedestrians are considered of High-Medium Sensitivity.
Magnitude of Visual Effects	<u>During Construction</u> Pedestrians: Medium-Low Views of the construction works will be prominent at mid-range and partially screened by intervening trees and railway embankment. The extent of the construction works would be visibly medium size within the view that has limited visible built form to the south-west. The proposed built form that includes 12.5m high focal buildings would also interrupt the treed skyline. The partial view of the construction works, and newly built form will be a negative change, however an improvement to the current condition of the site. The change would be experienced by pedestrians for a very small part of a long journey. <u>During Operation Yr1</u> Pedestrians: Medium-Low Partial views of the construction works will be prominent at mid-range for a very small part of a long journey. The extent of the construction works would be medium size within the view and partially screened by intervening woodland and railway embankment. The proposed built form would interrupt the treed skyline particularly any 12.5m high focal buildings. The addition of built form would appear incongruous to the view to the south-east that currently contains limited visible built form. However, built form is visible to the immediate east and more large parts of the rest of the route. The proposed development would be an improvement to the condition of the demolished industrial site.

	<u>During Operation Yr15</u> Pedestrians: Low Addition of buffer planting or hedgerow with trees along the eastern boundary of the proposed extent of the built form would mature over time and help further partially screen and soften views of the proposed built form. The buffer planting would separate the proposed built form from the retained area of railway land associated with the live railway line and signalling tower.
Overall Level of Effects	<u>During Construction</u> Pedestrians: Moderate Adverse The construction works will be partially visible at mid-range. The change would be noticeable to pedestrians for a very small part of a long route, who are of a high-medium sensitivity. <u>During Operation Yr1</u> Pedestrians: Moderate Adverse Proposed built form will be partially visible at mid-range for pedestrians. The change would be noticeable for a very small part of a long journey by a small number of people of high-medium sensitivity. <u>During Operation Yr15</u> Pedestrians Moderate-Minor Adverse Over time, buffer planting or hedgerow and tree planting along the eastern boundary of the proposed extent of built form will mature to help further screen and soften partial views of the proposed built form.
Mitigation Measures	Construction: Standard construction management to minimise disturbance. Works are of a temporary nature. Operation: Buffer planting or hedgerow and trees along the eastern boundary of the proposed extent of the built form would help soften views of the proposed built form and help integrate the site into the surrounding landscape whilst separating the proposed residential areas from the retained railway land associated with the live railway line and signalling tower.

Viewpoint 13	From footpath 26
Classification of Receptors	Pedestrians
Vp co-ordinates (X, Y)	388783,410259
Distance and direction to site	585m east of the site
Description of Existing View	Views to the west are of surrounding foreground residential built form, garden vegetation, panel fencing, and garden structures such as conservatories, sheds, or garages.
Elevation	159m
Value	View is of an ordinary landscape value, however the view is restricted by foreground residential built form and garden fencing to the east. Value is considered Low .
Susceptibility	Pedestrians considered to be of High susceptibility.
Sensitivity of Visual Receptors	Pedestrians are considered of Medium Sensitivity
Magnitude of Visual Effects	<u>During Construction</u> Pedestrians: None Views of the proposed development are not possible due to screening by intervening foreground residential built form. <u>During Operation Yr1</u> Pedestrians: None Views are not possible of the proposed development. <u>During Operation Yr15</u> Pedestrians: None Views are not possible of the proposed development.
Overall Level of Effects	<u>During Construction</u> Pedestrians: None Construction works will not be visible due to screening by intervening built form. <u>During Operation Yr1</u> Pedestrians: None The proposed development will remain not visible. <u>During Operation Yr15</u> Pedestrians: None The proposed development will remain not visible.
Mitigation Measures	Not applicable

Viewpoint 14	From footpath 25
Classification of Receptors	Pedestrians
Vp co-ordinates (X, Y)	388925,410369
Distance and direction to site	690m east of the site
Description of Existing View	Pedestrians of footpath that runs behind housing to the immediate west. Views to the west are limited by fencing, vegetation, and housing within the foreground view. Views are open to the east of agricultural fields, industrial units and motorway A62(M).
Elevation	171m
Value	View is of an ordinary landscape value however view is restricted by foreground residential built form and garden fencing to the east. Value is considered Low .
Susceptibility	Pedestrians considered to be of High susceptibility.
Sensitivity of Visual Receptors	Pedestrians are considered of Medium Sensitivity
Magnitude of Visual Effects	<u>During Construction</u> Pedestrians: None Views of the proposed development are not possible due to screening by intervening foreground residential built form. <u>During Operation Yr1</u> Pedestrians: None Views of the proposed development remain not possible. <u>During Operation Yr15</u> Pedestrians: None Views of the proposed development remain not possible.
Overall Level of Effects	<u>During Construction</u> Pedestrians: None Construction works will not be visible due to distance and intervening built form in the foreground view. <u>During Operation Yr1</u> Pedestrians: None The proposed development will remain not visible. <u>During Operation Yr15</u> Pedestrians: None The proposed development would not be visible due to screening of intervening built form in the foreground.
Mitigation Measures	Not applicable

7.3 Summary of Visual Effects

The overall level of visual effects is based on a combined judgement of the sensitivity of the visual receptors and the magnitude of visual effects.

The nature of the visual effects can be expressed as an 'adverse', 'neutral' or 'beneficial' depending on the appraiser's understanding of the nature and condition of the existing visual amenity and how this will be changed based on the proposed development.

Table 21: Summary table of Visual Effects

Viewpoint	Receptor Type	Sensitivity	Magnitude of Visual Effects at Construction	Magnitude of Visual Effects at Year 1	Magnitude of Visual Effects at year 15	Level of effects at Construction	Immediate Level of Visual Effects at Year 1	Long Term Level of Visual Effects at Year 15
1 – Properties off Fairway to the immediate north of the first proposed access	Residents	Residents: MEDIUM	Residents: HIGH	Residents: HIGH-MEDIUM	Residents: HIGH-MEDIUM	Residents: SUBSTANTIAL ADVERSE	Residents: SUBSTANTIAL-MODERATE ADVERSE	Residents: SUBSTANTIAL-MODERATE ADVERSE
2 – Properties off Fairway to the immediate north of the second proposed access	Residents	Residents: MEDIUM	Residents: HIGH	Residents: HIGH-MEDIUM	Residents: HIGH-MEDIUM	Residents: SUBSTANTIAL ADVERSE	Residents: SUBSTANTIAL-MODERATE ADVERSE	Residents: SUBSTANTIAL-MODERATE ADVERSE
3 – From footpath 22 within Castle Hawk Golf Club	Pedestrians	Pedestrians: MEDIUM	Pedestrians: MEDIUM-LOW	Pedestrians: LOW	Pedestrians: LOW	Pedestrians: MODERATE ADVERSE	Pedestrians: MODERATE-MINOR ADVERSE	Pedestrians: MODERATE-MINOR ADVERSE
	Recreational Users	Recreational Users: MEDIUM	Recreational Users: MEDIUM-LOW	Recreational Users: LOW	Recreational Users: LOW	Recreational Users: MODERATE-MINOR ADVERSE	Recreational Users: MODERATE-MINOR ADVERSE	Recreational Users: MODERATE-MINOR ADVERSE
4- From footpath 18	Pedestrians	Pedestrians: HIGH-MEDIUM	Pedestrians: NEGLIGIBLE	Pedestrians: NEGLIGIBLE	Pedestrians: NEGLIGIBLE	Pedestrians: NEGLIGIBLE	Pedestrians: NEGLIGIBLE	Pedestrians: NEGLIGIBLE
5 – From Bridleway 67	Pedestrians	Pedestrians: MEDIUM	Pedestrians: LOW	Pedestrians: LOW	Pedestrians: LOW	Pedestrians: MODERATE-MINOR ADVERSE	Pedestrians: MODERATE-MINOR ADVERSE	Pedestrians: MODERATE-MINOR NEUTRAL
6 – Near properties off Castleton Hamlett Way	Residents	Residents: HIGH-MEDIUM	Residents: MEDIUM	Residents: MEDIUM	Residents: LOW	Residents: MODERATE ADVERSE	Residents: MODERATE ADVERSE	Residents: MODERATE-MINOR NEUTRAL
7 – From Saint Martin's Church (Grade II listed building)	Visitors of Heritage Asset	Visitors of Heritage Asset: HIGH-MEDIUM	Visitors of Heritage Asset: LOW	Visitors of Heritage Asset: LOW	Visitors of Heritage Asset: NEGLIGIBLE	Visitors of Heritage Asset: MODERATE-MINOR ADVERSE	Visitors of Heritage Asset: MODERATE-MINOR ADVERSE	Visitors of Heritage Asset: NEGLIGIBLE

8 – From Restricted Byway 24	Pedestrians	Pedestrians: NEGLIGIBLE	Pedestrians: NEGLIGIBLE	Pedestrians: NEGLIGIBLE	Pedestrians: NEGLIGIBLE	Pedestrians: NEGLIGIBLE	Pedestrians: NEGLIGIBLE	Pedestrians: NEGLIGIBLE
9 – From Leander Drive	Residents	Residents: MEDIUM	Residents: LOW	Residents: LOW	Residents: LOW	Residents: MODERATE-MINOR ADVERSE	Residents: MODERATE-MINOR ADVERSE	Residents: MODERATE-MINOR ADVERSE
10 - From Hope Street near Ley Farm and Buttercups Nursery	Residents	Residents: HIGH-MEDIUM	Residents: NEGLIGIBLE	Residents: NEGLIGIBLE	Residents: NEGLIGIBLE	Residents: NEGLIGIBLE	Residents: NEGLIGIBLE	Residents: NEGLIGIBLE
	People at Work	People at Work: MEDIUM-LOW	People at Work: NEGLIGIBLE	People at Work: NEGLIGIBLE	People at Work: NEGLIGIBLE	People at Work: NEGLIGIBLE	People at Work: NEGLIGIBLE	People at Work: NEGLIGIBLE
11 – Footpath 17	Pedestrians	Pedestrians: HIGH-MEDIUM	Pedestrians: NONE	Pedestrians: NONE	Pedestrians: NONE	Pedestrians: NONE	Pedestrians: NONE	Pedestrians: NONE
12 – From Towpath along Rochdale Canal	Pedestrians	Pedestrians: HIGH-MEDIUM	Pedestrians: MEDIUM-LOW	Pedestrians: MEDIUM-LOW	Pedestrians: LOW	Pedestrians: MODERATE-ADVERSE	Pedestrians: MODERATE-ADVERSE	Pedestrians: MODERATE-MINOR ADVERSE
13 – From footpath 26	Pedestrians	Pedestrians: MEDIUM	Pedestrians: NONE	Pedestrians: NONE	Pedestrians: NONE	Pedestrians: NONE	Pedestrians: NONE	Pedestrians: NONE
14 – From footpath 25	Pedestrians	Pedestrians: MEDIUM	Pedestrians: NONE	Pedestrians: NONE	Pedestrians: NONE	Pedestrians: NONE	Pedestrians: NONE	Pedestrians: NONE

This appraisal has been based on the assumption that the proposed development is based on the proposed extents and site boundary (see image 1), with the proposed built form mostly 9m high with some focal buildings up to 12.5m high, and mitigation and enhancement measures described in section 8 are carried out. Fourteen viewpoint locations (see Appendix 2, Figure 2.4) were assessed from the immediate vicinity of the site, from mid-range and at distance covering a variety of different types of visual receptors including residents, pedestrians, recreational users, people at work, and visitors of heritage assets.

Residential Receptors

Five representative residential receptor groups were identified and assessed. Two residential receptor groups located in the immediate proximity are considered to experience Substantial Adverse level of effects at construction reducing to Substantial-Moderate-Adverse level of effects at year 1 and 15 of operations. One residential receptor group located in the mid distance is considered to experience Moderate-Minor Neutral at year 15 of operation.

The remaining two residential receptors were assessed as experiencing no more than Moderate-Minor Adverse level of effects at construction, year 1 and year 15 of operation due to intervening built form, trees, and woodland.

Pedestrians

Eight representative pedestrian receptors of public right of ways or towpath along the Rochdale Canal have been identified. Two pedestrian receptor groups were identified as experiencing moderate adverse effects at construction, and only one receptor group at year 1 of operation. The remaining pedestrian receptor groups will experience no greater than moderate-minor adverse effects at construction, years 1 and 15 of operation due to most of the whole routes experiencing limited visibility of the site due to intervening built form, walling, fencing, trees, woodland, and hedgerow.

Recreational Users

One recreation user group was identified, assessed as experiencing Moderate-Minor Adverse effects at construction, year 1 and year 15 of operation phase.

Visitors of Heritage Assets

One visitor of heritage asset group was identified, assessed as experiencing Moderate-Minor Adverse effects at construction and year 1 of operation, reducing to Negligible by year 15.

People at Work

One group of people at work was identified, assessed as experiencing Negligible effects at construction and year 1 and 15 of operation.

8 Mitigation and Enhancement Measures

8.1 Mitigation and Enhancement Strategy

The aim of the following mitigation and enhancement measures is to minimise any adverse effects over time and help direct the landscape scheme:

- **Standard construction management** to minimise disturbance. Works are of a temporary nature.
- **Retain and protect existing deciduous trees and conifer hedging along the northern boundary** which provided an instant buffer of approximately 10m high and reduces visibility to glimpses of the proposed development as opposed to clear open views within the immediate vicinity of PROW users and Golf Course users.
- **Set back focal buildings from the northern boundary** to help reduce visual impacts for immediately adjacent visual receptors to the north.
- **Retain and protect the line of trees along the southern boundary that helps limit visibility from the southwest and west.**
- **Propose groups of trees and scrub with the western public open space** in a natural formation to help soften views of the proposed built form from the west and north. This will help the public open space integrate with the wider setting, including neighbouring agricultural land, railway land, and golf course that contains trees, hedgerows, grassland, and scrub.
- **Buffer planting or hedgerow and trees along the eastern boundary of the proposed extent of the built form.** This would help soften views of the proposed built form and help integrate the site into the surrounding landscape whilst separating the proposed residential area from the retained railway land associated with the live railway line and existing signalling tower.
- **Infrastructure trees to be proposed throughout the site** to help the proposed development soften and integrate within the wider countryside.
- **Material, colour palette, and massing of the proposed built form** is to be similar with the existing nearby modern built form.
- **Compensation of small amount of hedgerow and trees removed:** The loss of two sections of hedge and few deciduous trees for the proposed vehicular access off the Fairways should be compensated for with additional hedgerow and specimen trees around the perimeter of the site.
- **Native species rich hedgerow** with at least five native woody species to be proposed to provide a food or shelter resource for the attraction of wildlife.
- **Enhancement planting:** Enhancing the site for species through appropriate landscape planting that includes native species rich hedgerows, native and ornamental trees, native scrub and areas of wildflower and grass.

9 Summary and Conclusion

This summary has been made based on the assumptions of the proposed landscape layout, the proposed built form being mostly 9m high with focal buildings up to 12.5m high, and that the mitigation and enhancement measures listed in section 8 are adopted. The scheme would comprise a maximum of 195 dwellings with a large public open space, two accesses off the Fairways, and retention of some railway land for the live railway and existing signalling tower. The proposed development would mean the improvement of a large demolished industrial site of remaining hardstanding with self-seeded vegetation and young saplings.

The site abuts the urban edge of Castleton with good links to the A62 (M) that connects to the M62. There is a good network of public rights of way including the long-distance path Rochdale Way and the towpath along the Rochdale canal that are located within the study area to be able to access the wider landscape and enjoy the countryside.

The site is partly located within Green Belt, and it is proposed that the extent of the green belt designation be adjusted as part of the proposed development to cover only the proposed public open space and not the proposed area of built form. The construction of new buildings is generally regarded as inappropriate within the Green Belt, however there are exceptions based on para 149 of the NPPF including partial or complete redevelopment of previously developed land, whether redundant or continuing use which would not cause substantial harm to the openness of the green belt where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area. In spatial terms, the extent of the proposed built form would appear as a logical extension of the edge of the urban area of Castleton and would not substantially harm spatially when you consider the shape of the overall urban edge of Castleton and fact that vacant developed land is being used to provide housing that will be in keeping with the character of the housing to the immediate north and nearby new housing estate to the east. In terms of the visual dimension of openness, it is considered that the site is reasonably enclosed from the north and south due to mature conifer hedging and deciduous trees along the northern boundary and trees that run parallel with the railway line that abut the southern boundary. Overall, visibility of the site is limited not just within the Green Belt, but also from the surrounding wider landscape. The duration of the proposed development will be long term; however, the whole site will be improved compared to its current state as a developed industrial site that is vacant, derelict, and overgrown. The newly added green infrastructure will over time help mitigate visual impacts of the proposed built form on the surrounding green belt particularly for visual receptors from the west and south-west. This report considers that the openness of the green belt would not be substantially harmed by the partial loss of green belt on site, and the addition of proposed housing within currently vacant, developed land. It is also considered that the proposal is in keeping with NPPF paragraph 149 g), whilst adding green infrastructure into the green belt, improving the condition of the site, and providing housing within the area.

Based on site analysis the proposed development is located within previously developed and vacant industrial land within the urban area of Castleton, and the settlement edge that neighbours urban fringe referred as Settled Farmland LCA at local level and at district level as Urban Fringe Farmland LCA. The wider countryside around the site is heavily influenced by the urban settlements of Castleton and Hopwood, and the linear infrastructure such as railway lines, motorways and overhead lines supported by pylons.

In regard to landscape effects, this report considers that there will be a beneficial loss of a derelict land that is overgrown with remnant hardstanding and redundant railway track. The amount of proposed built form would be a negative addition to the site, however not uncharacteristic when set within the attributes of the surrounding urban area. The proposed development will help improve the current condition of the vacant and overgrown site. The proposed public open space would also be a beneficial feature within the landscape that

contains limited public green spaces and would add further trees, scrub and grassland as mitigation and enhancement to the landscape. The public open space would provide a vegetated buffer to the adjusted green belt edge and to settled farmland/ urban fringe farmland along the urban edge of Castleton settlement.

The amount of proposed built form within the landscape will be prominent within the immediate vicinity and perceived within the local setting but is not considered uncharacteristic of the LCA. Over time, the proposed form will establish as an extension of the urban edge and result in the positive loss of developed and vacant land. The landscape assessment within this appraisal considers the level of landscape effects to be at most Moderate-Minor Adverse. Over time, the level of effect will reduce to at most Moderate-Minor Neutral. The reduction of effects over time is due to the maturation of the proposed mitigation planting and the fact that the proposed development will establish as part of the urban edge of Castleton.

Based on the production of a ZTV, and site analysis the study area was contained to a 2km study area. The production of a visual envelope indicated that the visibility of the site is limited to approximately 260m from the north, 775m from the east, 720m to the south-west, and 890m from the west creating visual envelope cover the site, immediate setting, and area of the local landscape setting. Beyond this distance, any change is considered no more than negligible due to screening by intervening built form, conifer hedging, trees, hedgerow, and landform.

High visual impacts of the proposed development are limited to the immediate setting (within 80m) with two residential receptor groups likely to experience Substantial Adverse levels of effects at construction. These localised effects would reduce to Substantial-Moderate Adverse by year 1 and 15 of operation due to the retention of existing conifer hedging. Three other receptor groups no more than 170m away would experience moderate adverse effects at construction, these effects would reduce by year 15 of operation to Moderate-Minor Adverse or Moderate-Minor Neutral by year 15. The remaining visual receptors would be no more than Moderate-Minor Adverse effects that would reduce over time. Mitigation and enhancement measures are recommended in section 8 of this report to help minimise, soften, or reduce the amount of change experienced by visual receptors.

Cypress hedging is not a key characteristic feature within the however prominent along the northern site boundary and within the neighbouring golf course. The extent of mature cypress hedging and trees along the northern boundary are of importance and should be considered as being retained to help minimise perceptual effects and intervisibility on the neighbouring LCA and to minimise visual effects on several adjacent visual receptors to the immediate north.

This report considers that a new residential development will make effective use of previously developed land that is currently vacant, derelict, and overgrown. The proposed development will provide multiple benefits to both the urban and rural environment by providing housing, in a location that is accessible. The proposed development would improve the condition of the urban edge of Castleton settlement, provide a public open space to an urban area with limited greenspace, and provide a more defined landscape buffer between the green belt and urban edge. There will be opportunities for green infrastructure and increased biodiversity by creating and enhancing habitats. Habitats would include grassland, hedgerows, trees, and scrub that are characteristic elements within the landscape.

Appendix 1

Landscape and Visual Impact Appraisal

Appendix 1 - Methodology and Criteria

Guidance

This landscape and visual impact appraisal is based on the principles and approaches in the following best practice guidance:

- An Approach to Landscape Sensitivity Assessment - To Inform Spatial Planning and Land Management (2019) Natural England;
- An Approach to Landscape Character Assessment (2014) Natural England;
- GLVIA3 – Statements of clarification, (2015) Landscape Institute (LI);
- Guidelines for Landscape and Visual Impact Assessment - Third Edition (GLVIA3), (2013) published by The Landscape Institute (LI) and the Institute of Environmental Management and Assessment (IEMA);
- Landscape Character Assessment: Guidance for England and Scotland (2002) Scottish Natural Heritage and the Countryside Agency;
- Landscape Institute Technical Guidance Note 06/19: Visual Representation of Development Proposals (2019) Landscape Institute (LI);
- Technical Guidance Note 02/21 Assessing Landscape Value Outside National Designations, (2021) Landscape Institute; and
- TIN 08/2015 Landscape Character Assessment, (2016) Landscape Institute (LI).

GLVIA3 (2013) states that, *“Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the facts of change resulting from development on both landscape as an environmental resource in its own right and on people’s views and visual amenity.”* (LI and IEMA, para 1.1, page 4)

This appraisal will separately identify landscape resource and the visual amenity relevant to the proposed site and will assess the level of change as a result of the proposed development. The appraisal will not reference the term significance based on the next reference to GLVIA3 – statement of clarification 2.

GLVIA3 – Statements of clarification (2015) states that, *‘In carrying out LVIA’s, landscape professionals have on occasion identified effects as being ‘significant in EIA terms’. It is recommended that this phrase should not be used in a Landscape and Visual Impact Assessment (LVIA). It is understood that the phrase does not appear in any relevant EIA Regulations or associated statutory publications. (see GLVIA3 Page 40, Para 3.32)’* (LI, Statement of Clarification 2)

Assessment Method

The appraisal will separately identify the landscape and visual baselines and consider the site context. The appraisal will evaluate the sensitivity of the receiving landscape and visual

receptors based on a combined judgement of value and susceptibility. The magnitude of effect associated with the addition of the proposed development into the landscape and visual amenity will be assessed. The overall level of effect for landscape and visual amenity will be based on a combined judgement of the sensitivity and the magnitude of effect.

Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement will be described as High-Medium or Moderate-Minor etc.

Approach and Methodology

Key stages

- Desk-based research of proposed layout, published landscape character, landscape designations, planning policy and OS mapping to define a study area and scope the areas of landscape and visual amenity to be appraised. Produce a Zone of Theoretical Visibility – ZTV or define a visual envelope and suggest viewpoint locations.
- Consultation with the Local Council regarding agreeing suggested viewpoint locations.
- Site visit to carry out site analysis and photography from each of the suggested viewpoint locations.
- Identification of elements and characteristic of the landscape likely to be affected by the scheme and identification of the visual receptors.
- Evaluate the value and susceptibility of the landscape and visual receptors.
- Assess the magnitude of effects on the landscape and visual amenity that are predicted to occur, evaluated in terms of their magnitude, size or scale, geographical extent, duration and reversibility.
- An evaluation of the level of landscape and visual effects.
- Identification of the mitigation measures appropriate to the proposed scheme.
- Identification of the enhancement measures to the landscape.
- Summarise the assessed effects on landscape resource and visual amenity and conclude an opinion on the overall level of effect.

Landscape Character

Research and review published landscape character assessments that describe and classify the existing landscape character at national, regional and local level. Available sources in England include the National Character Area (NCA) profiles by Natural England (2014) and the relevant published district level landscape character assessments.

Landscape Sensitivity

Landscape receptors are to be first appraised in terms of their 'Sensitivity'. This is based on a combined judgement on the value attached to the landscape and the susceptibility to the type of change proposed.

Landscape Sensitivity	Definition
High	Many of the key characteristics and qualities of the landscape are susceptible to change from the type of development being assessed and/or the value ascribed to the landscape is high.
Medium	Some of the key characteristics and qualities of the landscape are susceptible to change from the type of development being assessed and/or the value ascribed to the landscape is medium.
Low	The key characteristics and qualities of the landscape are robust and are less likely to be adversely affected by the type of development being assessed and/or the value ascribed to the landscape is low.

The value attached to landscape receptors and their susceptibility to change can be particularly important when considering change within or close to designated landscapes. The type of change or development proposed may not compromise the specific basis for the value attached to the landscape.

Landscape Value

Landscape value is the relative value or importance attached to different landscapes by society based on their landscape qualities that comprise of individual or combinations of elements/ features and aesthetic or perceptual dimensions which contribute to the character of the landscape.

The following range of factors are to be considered when determining landscape value however they are only indicators to be considered and are not a comprehensive or prescriptive list. Where there is no clear existing evidence on landscape value, an assessment is made with the range of factors below considered (below factors are based on the guidance in Table 1 of TGN 02/21 by the Landscape Institute, Pages 7-11).

- Natural Heritage
- Cultural Heritage
- Landscape Condition
- Associations
- Distinctiveness
- Recreational
- Perceptual (Scenic)
- Perceptual (Wildness & tranquillity)
- Functional

This appraisal will evaluate value based on landscape receptors being of high, medium or low importance based the range of factors listed above. The range of factors are not fixed and should be appropriate to the project and location.

Landscape Susceptibility to Change

The ability of the landscape receptor whether the overall landscape, condition of a particular character area, or individual elements, or particular aesthetic or perceptual aspects accommodate the proposed development without undue consequences for the maintenance of the existing baseline. The definition and criteria for the assessment of Landscape susceptibility to change is as follows:

Landscape Susceptibility	Definition
High	Key characteristics of the landscape are highly vulnerable to change. The nature of the development would result in a high change in character.
Medium	Some of the key characteristics of the landscape are vulnerable to change. Although the landscape may have some ability to absorb some development, it is likely to cause a medium change in character.
Low	Few of the key characteristics of the landscape are vulnerable to change. The landscape is likely to be able to accommodate development with only a minor change in character.
Negligible	Key characteristics of the landscape are robust and would not be adversely affected by development.

Magnitude of Landscape Effects

The magnitude of landscape effects is the degree of change to the landscape receptor in terms of its size or scale of change, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the separate considerations of scale or size of the degree of change and reversibility. The geographical extent and duration of change are described where relevant in the assessment.

Magnitude of Landscape Effects	Definition
High	• Total loss of or major alteration to key features or perceptual aspects of the baseline and/or the addition of new features considered to be totally uncharacteristic when set within the attributes of the receiving landscape. • The impacts would be of a large scale influencing several landscape character types/areas. • The impacts would be long term and/or irreversible.
Medium	• Partial loss of or alteration to key features or perceptual aspects of the baseline and/or the addition of new features that may be prominent but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape. • The impacts would be at the scale of the landscape character type/area within which the proposal lies. • The impacts would be medium term and/or partially reversible.

Low	• Minor loss of or alteration to key features or perceptual aspects of the baseline and/or the addition of new features that may not necessarily be considered to be uncharacteristic when set within the attributes of the receiving landscape. • The impacts would be at the level of the immediate setting of the site. • The impacts would be short term and/or reversible.
Negligible	• Very minor loss of or alteration to key features or perceptual aspects of the baseline and/or the addition of new features that are not uncharacteristic with the surrounding landscape - approximating the 'no change' situation. • The impacts would be at the site level, within the development site itself. • The impacts would be very short term and/or reversible.
None	• No loss or alteration to the key characteristics/features, representing 'no change'.

Level of Landscape Effects

The final conclusions on effects are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional opinion of the individual judgements against the assessment criteria.

GLVIA3 suggests that there are no hard and fast rules with regard to the level of effects, therefore the following definitions of varying levels of landscape effects have been used for this appraisal:

Level of Landscape Effects	Definition
Substantial	The proposals have a large and prominent impact within the context of the wider area or are wholly out of character with the existing situation, and/or the landscape receptors are of high sensitivity.
Moderate	The proposals have a noticeable impact within the context of the wider area, and/or the landscape receptors are of medium sensitivity.
Minor	The proposals have some, but only a limited impact within the mainly local context, and/or the landscape receptors are of low sensitivity.
Negligible	The degree of change is so small as to have little or no impact, and/or the landscape receptors are of low sensitivity.

Visual Receptors

As with landscape effects, a consideration of the sensitivity of visual receptors and the magnitude of the impact determines the level of effect on visual receptors.

GLVIA3 states that, "...Visual receptors are all people. Each visual receptor, meaning the particular person or group of people likely to be affected at a specific viewpoint, should be assessed in terms of both their susceptibility to change in views and visual amenity and also the value attached to particular views" (LI and IEMA, para 6.31, page 113).

Sensitivity of Visual Receptors

Sensitivity of visual receptors is based on a combined judgement of their susceptibility to change in views and visual amenity and the value attached to each particular view. The definition and criteria for the assessment of sensitivity of visual receptors is as follows:

Visual Sensitivity	Definition
High	• Public views within areas of protected landscapes such as National Parks and Areas of Outstanding Natural Beauty (AONBs). • Users of outdoor recreational facilities including public rights of way, or visitors to heritage assets or other attractions whose attention or interest is focused on the landscape and where tolerance to change is likely to be low. • Occupiers of residential properties with views affected by the development. • Users travelling through or past the affected landscape on recognised scenic routes.
Medium	• Users travelling through or past the affected landscape by road, rail or other transport routes. • Users of public rights of way/ footways where attention or interest is not primarily focussed on the landscape and/ or particular views. • Users of outdoor recreation facilities whose attention or interest will include some views of the wider landscape and where there is some tolerance of change.
Low	• People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape so that the tolerance to change is high. • People at their place of work, or engaged in similar activities, whose attention maybe focused on their work or activity, not their surroundings, and where setting is not important to the quality of working life.

	Views from roads, footways, railways and industrial areas whose attention may be focused away from the landscape and where tolerance to change is likely to be high.
--	--

Susceptibility of Visual Receptors to Change

Susceptibility is based on the occupation or the activity of the person being represented from each representative viewpoint location and the extent of the represented person's attention to or interest in the surrounding visual amenity. The definition and criteria for the appraisal of susceptibility of visual receptors is as follows:

Visual Susceptibility	Definition
High	- Residents at home with views. - People who are engaged in outdoor recreation including public rights of ways whose attention may be focused on the landscape. - Visitors to heritage assets or other attractions where views of the surroundings are important. - Communities where views contribute to the landscape setting.
Medium	- People engaged in outdoor recreation where enjoyment of the landscape is incidental rather than the main interest. - People travelling through the landscape where the views involved are transient and sporadic but have a special significance in either the journey or the expression of the landscape or community being visited. - Users of highway footpath routes, cyclists or horse riders where the speed of travel may allow for consideration and enjoyment of the view
Low	- People at their place of work, whose attention may be focused on their work. - People travelling by vehicle or train through the landscape at speed resulting in views being short lived.

Value Attached to Views

The value attached to a particular view is to be considered in relation to historical or cultural interest, designations, tourist attractions and references from guidebooks, literature, or art. The definition and criteria for the appraisal of value attached to views is as follows:

Value attached to Views	Definition
High	Highly scenic view associated with a landscape or heritage asset of national or regional, the cultural associations of which are regularly recognised in art, literature, or other media. Views associated with local authority designated landscapes or recorded as of importance on long distance walking routes, in Conservation Area Appraisals or local authority landscape/ townscape assessments. The value of such views may have been identified as part of the consultation process and through site visits. Elements or features within the view are likely to be in good condition, with few detracting features.
Medium	The view may be valuable to the local community, however the location has no formal planning status, is in an area of ordinary landscape value, or reasonably good landscape value but with detracting elements or features. People are unlikely to visit the viewpoint to experience the view.
Low	View is within an area of very low landscape quality that has very few positive characteristics and numerous or dominant detracting features (e.g., industrial estate/ busy main road). Although the view may be valuable to the local community, the location has no formal planning status.
Negligible	Restricted views or views over a landscape of low value and condition.

Magnitude of Visual Effects

The magnitude of visual effects is evaluated based on size or scale of the view, the geographical extent of the visual effect, and the duration and reversibility of that change. The definition and criteria for the appraisal of magnitude of visual effects is as follows:

Magnitude of Visual Effects	Definition
High	• Total loss of or major alteration to views and/or the addition of new features that would be

	incongruous, very prominent, and/or would greatly contrast with the existing view. • Full, open views experienced for the majority of a journey. • The views would be close, direct and/or totally occupied by the proposed development.
Medium	• Partial loss of or alteration to views and/or the addition of new features that would be prominent, and/or would contrast with the existing view. • Partial views experienced for part of a journey or activity. • The views would be middle distance, partially oblique and/or partially occupied by the proposed development.
Low	• Minor loss of or alteration to views and/or the addition of new features that would not be prominent, and/or would not contrast with the existing view. • Glimpsed views experienced for a small part of a journey or activity. • The views would be distant, oblique and/or only a small part of the view would be occupied by the proposed development.
Negligible	• Very minor loss of or alteration to views and/or the addition of new features that are unlikely to be readily perceived. • Very brief glimpsed views. • The views would be very distant, very oblique and/or only a tiny part of the view would be occupied by the proposed development.
None	• Barely discernible alteration to views and/or the addition of new features that would be almost imperceptible - approximating the 'no change' situation. • Views are not possible

Level of Visual Effects

The overall level of visual effects is based on a combined judgement of the sensitivity of the visual receptors and the magnitude of visual effects. The definition and criteria for the appraisal of level of visual effects is as follows:

Level of Visual Effects	Definition
Substantial	The proposals would be out of character with the existing situation or prominent and contrasting with the existing views, the changes would be experienced by a large number of people, and/or the visual receptors would be of high sensitivity to the changes.
Moderate	The proposals would be noticeable in views but not dominating, the changes would be experienced by a medium number of people, and/or the visual receptors would be of medium sensitivity to the changes.
Minor	The proposals would result in small changes to the views, the changes would be experienced by a small number of people, and/or the visual receptors would be of low sensitivity to the changes.
Negligible	The proposals would not be readily perceived in views, the changes would be experienced by a very small number of people, and/or the visual receptors would be of low sensitivity to the changes.
None	The proposals would be difficult to perceive or would not be visible.

Nature of Effects

The nature of the effects relating to landscape or visual receptors can be expressed as 'adverse', 'neutral' or 'beneficial' depending on the appraiser's understanding of the nature and condition of the existing landscape resource and visual amenity and how this will be changed based on the proposed development.

Nature of Effects	Definition
Beneficial	The introduction of proposed elements or the overall proposed development will be perceived as positive within the landscape resource or view/ visual amenity. Elements of the proposed development will enhance or improve already degraded areas of the landscape resource or view / visual amenity.
Neutral	The proposed development will neither enhance nor detract from the landscape character or view / visual amenity.
Adverse	The proposed development will have a negative effect on the existing landscape resource or view/ visual amenity. This may

	include the loss key views or the degradation landscape that is valued or of notable quality.
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Mapping Visibility and Photomontage Methodology

Mapping Visibility

GLVIA3 advises that land that may potentially be visually connected with a proposed development should be identified and mapped bearing in mind a reasonable approach which is proportional to the scale and nature of the proposals.

GLVIA3 identifies two main approaches to mapping visibility - by a manual method and by a digital (or computer modelled) method.

In this instance, a Zone of Theoretical Visibility (ZTV) has been modelled to map the potential visible extent of the proposed development before carrying out site analysis. A study area has also been defined based on desk-based study and site analysis to define the extent of the intervisibility of the proposed development within the landscape resource and visibility within the visual amenity.

Zone of Theoretical Visibility (ZTV)

The Zone of Theoretical Visibility (ZTV), is a computer-generated tool used to identify the 'theoretical' extent of visibility of a development. It is a desk study component of the visibility analysis.

The digital terrain model of the site and the surrounding area is sourced from Ordnance Survey. This computer model is a 'Bare Earth' terrain model and therefore does not feature any areas of settlement, buildings, woodland, vegetation or other features or boundaries. These elements can have a substantive visual screening effect, especially in combination. As a result, the computer modelled 'Bare Earth' ZTV presents an extreme view of the possible 'worst case' visibility of the proposed development, without taking into account of those features in the surrounding landscape that may contribute towards visually screening the proposed development from certain directions and positions.

This type of ZTV is frequently used as a starting point. GLVIA3 recognises the importance of surrounding landscape components in influencing actual visibility and in relation to these components it states; *'Their effects are best judged by field surveys that can examine and record their location, size and extent, and their effect in screening visibility at key points... Site surveys are therefore essential to provide an accurate baseline assessment of visibility.'* (LI, para 6.10, page 103)

ZTV (Bare Earth Computer Model):

The ZTV has been computer generated using Qgis software. OS Terrain 5 Digital Terrain Model (DTM) data with contours at 5m intervals used to model the 'Bare Earth'. The analysis was carried out at an eye level of 1.7m.

A Zone of theoretical visibility (ZTV) was produced based on several points around the perimeter of the proposed area of built form within the site boundary where proposed development will be focused. Points used to generate the ZTV were based on an ultimate height. The majority of the proposed built form will be 9m high and there will be taller focal buildings up to 12.5m high however it is currently unknown where these focal buildings would be located. Therefore, an ultimate height of 12.5m high represents a 'worst case' scenario in terms of visible extents of the proposed built form.

Photography Methodology

Site context images were taken on the 9th August 2022 in sunny conditions. While viewpoint photography was taken on the 10th October 2022, and 3rd November 2022 in cloudy conditions with sunny intervals and short spells of rain. The site context images were taken in August when deciduous trees were in full leaf, and the annotated viewpoint photographs were taken in late October and early November when deciduous trees were starting to or losing their leaves. The landscape and visual appraisals within this report have considered the effects at worst case scenario during the dormant period when deciduous trees, woodland and hedges obtain no leaves.

Type 1 Annotated viewpoint photographs have been prepared based upon suggested viewpoint locations.

Type 1 Annotated viewpoint photographs were prepared and templated in reference to Technical Guidance Note 06/19 Visual Representation of Development Proposals by the Landscape Institute. The Technical Guidance Note by the Landscape Institute identifies and describes visualisation types 1-4:

- *"Type 1 Annotated Viewpoint Photograph*
- *Type 2 3D Wireline / Model*
- *Type 3 Photomontage / Photowire*
- *Type 4 Photomontage / Photowire (survey / scale verifiable)"* (LI, para 3.5.2, page 9).

Ascerta consider Type 1 visualisations to be appropriate for this appraisal based on the purpose and users.

Photography has been taken with a full frame sensor digital SLR (Nikon D610) using a 50mm fixed lens (Nikon AF-S Nikkor 50mm F/1.8G). Panoramic photography was taken with approximately 50% overlap with the camera in portrait. The viewpoint location was recorded using a handheld GPS unit (Satmap active 10). The photography was saved as jpegs and raw files. The panoramic images were stitched to the correct degree in cylindrical projection using Microsoft Image Composite editor software. The degrees of the panoramic photography are worked out by calculating how many pixels are in 1 degree of the horizontal field of view and then times that by the required horizontal field of view required (e.g. 90°).

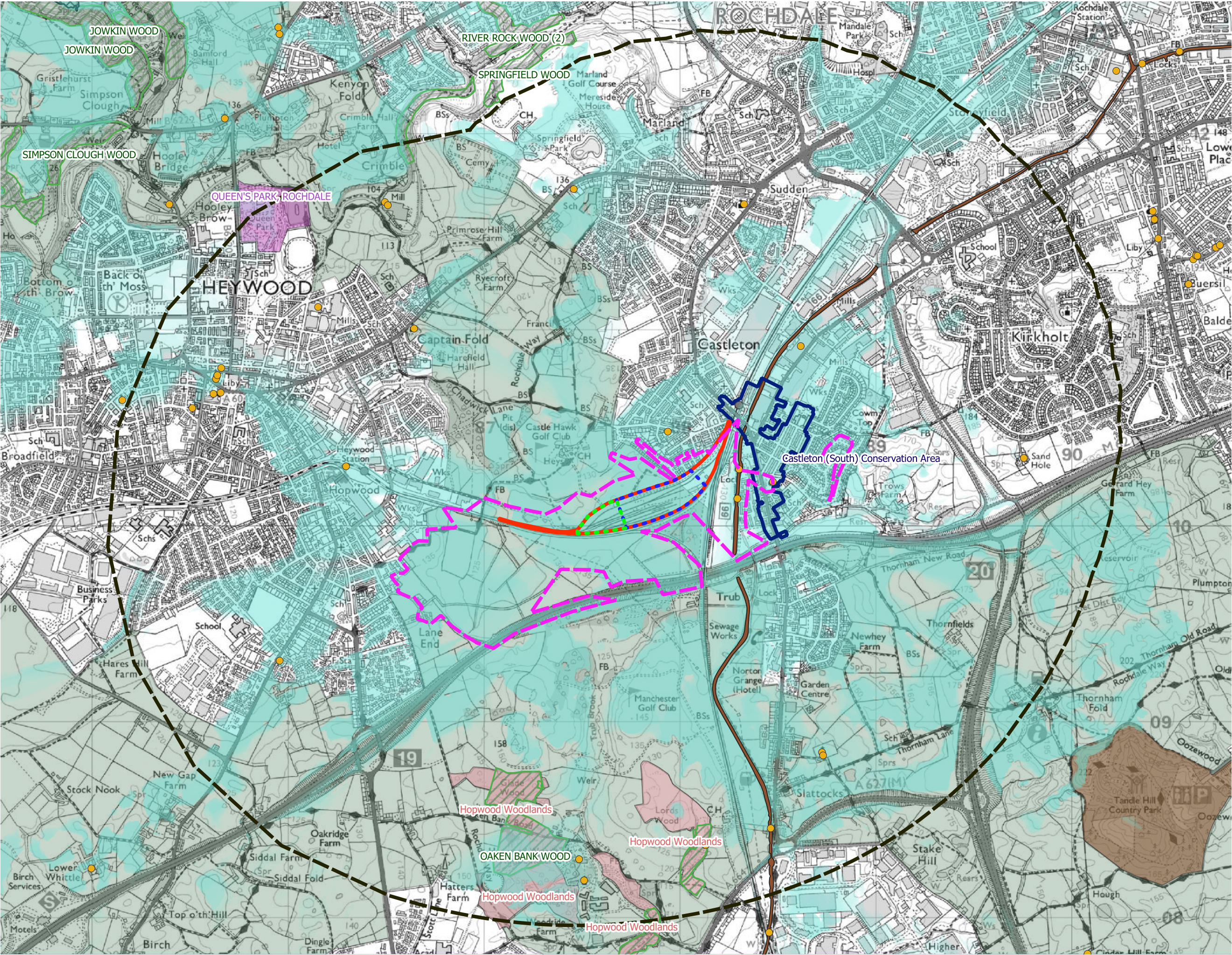
Based on TGN 06/19 by the Landscape Institute, type 1 photography has been produced for each viewpoint location. Wide 90° horizontal field of view panoramas have also been produced for certain representative viewpoints when the site cannot be captured within one single image. The 90° panoramic image is templated on extended A3 sheets equivalent to the width of an A1 sheet.

All representative viewpoint photography was templated using Indesign software and are in Appendix 3.

The photography templates list the following technical information:

- Viewpoint No.
- Viewpoint Description
- Visualisation Type
- Date and Time Taken
- Projection
- Enlargement Factor
- Camera Make, Model, and Sensor Format
- Lens Make, Focal Length used
- Horizontal Field of View
- Vertical Field of View
- Direction of View
- Vp Coordinates (X,Y)

Appendix 2



- KEY
- Site Boundary
 - Extent of Proposed Built Form
 - Extent of Proposed Public Open Space
 - 2km (radius) Study Area
 - Zone of Theoretical Visibility (ZTV)
 - Visual Envelope
 - Listed Buildings
 - Conservation Areas
 - Country Parks
 - Ancient Woodland
 - Local Nature Reserves
 - Registered Parks and Gardens
 - Green Belt Land
 - Sites of Special Scientific Interest (SSSI)

The ZTV was produced using QGIS software, and OS Terrain 5 Data (DTM). The ZTV was based on the reference points around the parameter of an area for proposed built form.

The majority of the proposed built form will be 9m high, however focal buildings will be 12.5m high. Meaning the ultimate height used to calculate the ZTV was 12.5m high. Whilst, an average eye level of 1.7m above ground level was used for surrounding visual receptors.

25K Ordnance Survey Mapping used.
Shapelite data of designations are sourced from datasets by © Natural England or Historic England, 2022.

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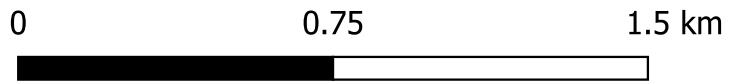
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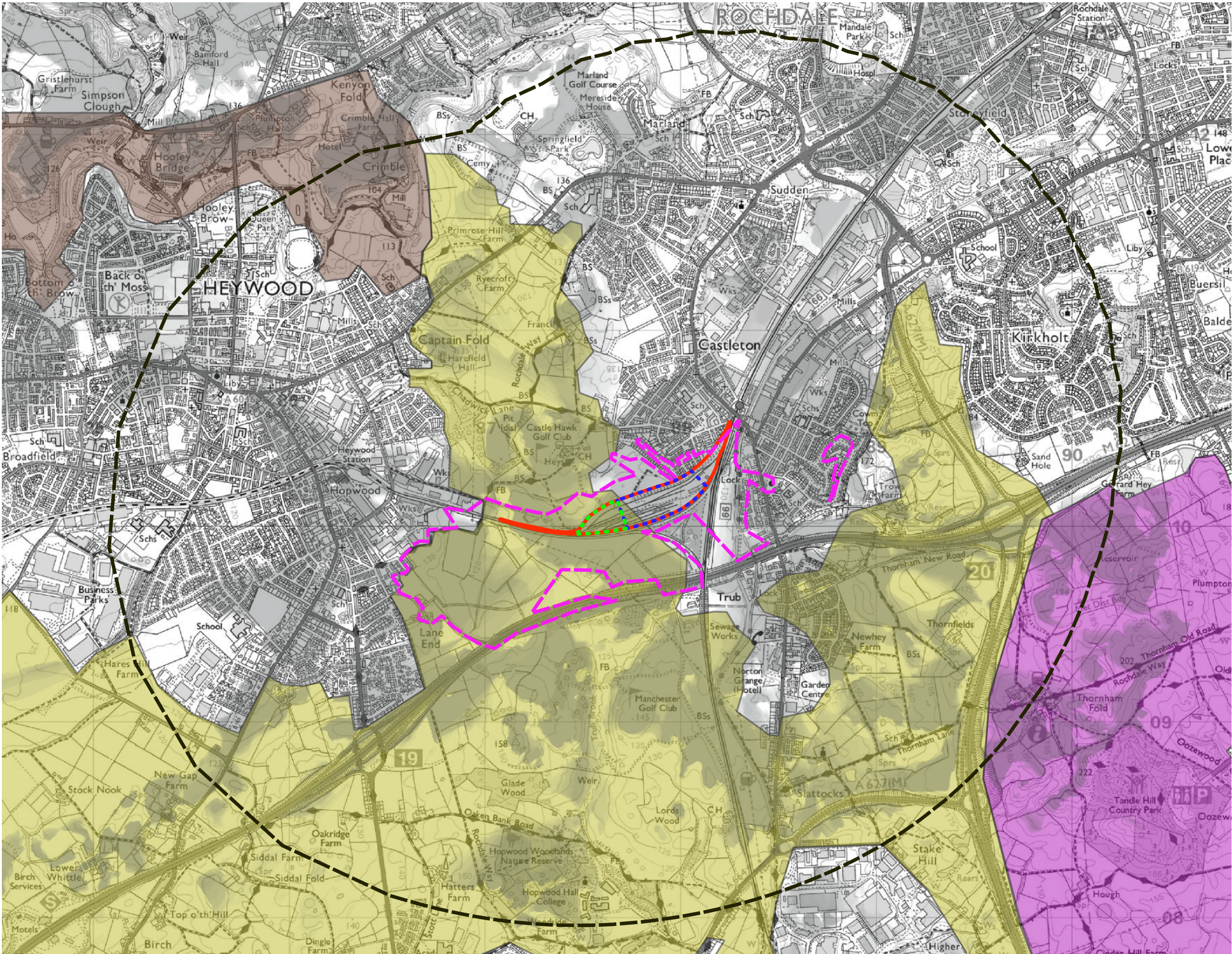
CLIENT:
Kellen Homes

PROJECT:
Castleton Sidings, Rochdale

DRAWING TITLE:
Fig 2.1 Landscape Relevant Designations with ZTV

SCALE: NTS@A3	DRAWN BY: CN	DRAWING No: P.1733.22
DATE: 28/10/2020	CHKD BY: SC	REV: -





KEY

- Site Boundary
- Extent of Proposed Built Form
- Extent of Proposed Public Open Space
- 2km (radius) Study Area
- Zone of Theoretical Visibility (ZTV)
- Visual Envelope

Greater Manchester Landscape Character and Sensitivity Assessment 2018 by LUC

LCT Incised Urban Fringe Valleys

LCA 25: River Roch

LCT Urban Fringe Farmland

LCA 27: Simister, Slattocks and Healds Green

LCT Pennine Foothills (Dark Peak)

LCA 28: Rochdale and Oldham South Pennine Foothills

The ZTV was produced using QGIS software, and OS Terrain 5 Data (DTM). The ZTV was based on the reference points around the parameter of an area for proposed built form.

The majority of the proposed built form will be 9m high, however focal buildings will be 12.5m high. Meaning the ultimate height used to calculate the ZTV was 12.5m high. Whilst, an average eye level of 1.7m above ground level was used for surrounding visual receptors.

25K Ordnance Survey Mapping used. Shapefile data of LCAs was digitised from imagery sourced from Greater Manchester Landscape Character and Sensitivity Assessment (by LUC for Greater Manchester Combined Authority, 2018).

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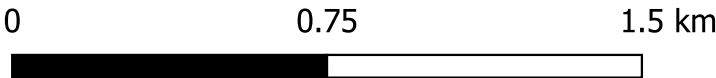
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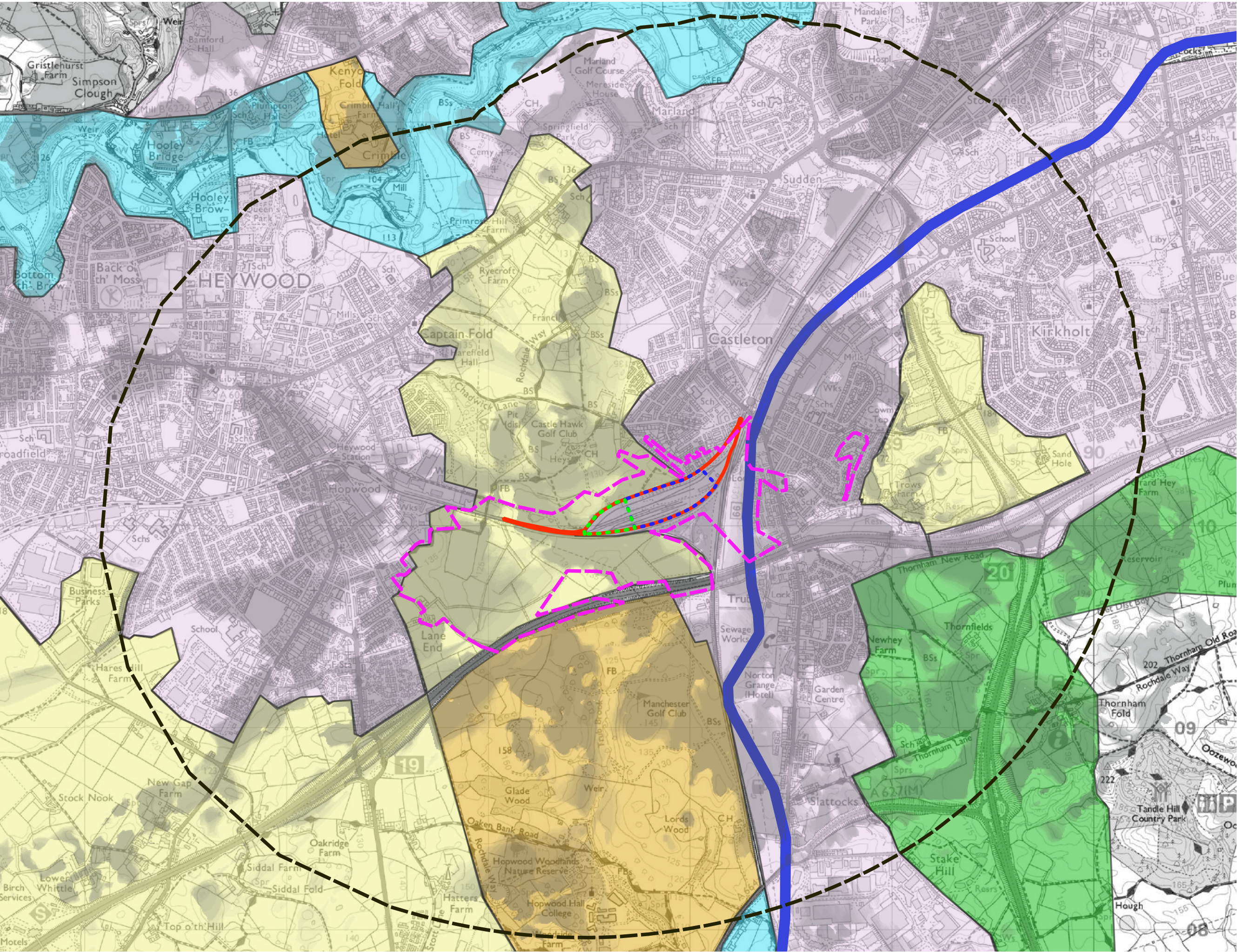
CLIENT:
Kellen Homes

PROJECT:
Castleton Sidings, Rochdale

DRAWING TITLE:
Fig 2.2A County Level Landscape Character Areas with ZTV

SCALE: NTS@A3	DRAWN BY: CN	DRAWING No: P.1733.22
DATE: 28/10/2020	CHKD BY: SC	REV: -





KEY

- Site Boundary
- Extent of Proposed Built Form
- Extent of Proposed Public Open Space
- 2km (radius) Study Area
- Zone of Theoretical Visibility (ZTV)
- Visual Envelope
- Rochdale UDP Adopted June 2006 - Landscape Character Areas
- Settled Farmland
- Urban Area
- Canal Corridor
- Historic Parkland
- Enclosed Upland
- Urban Valleys

The ZTV was produced using QGIS software, and OS Terrain 5 Data (DTM). The ZTV was based on the reference points around the parameter of an area for proposed built form.

The majority of the proposed built form will be 9m high, however focal buildings will be 12.5m high. Meaning the ultimate height used to calculate the ZTV was 12.5m high. Whilst, an average eye level of 1.7m above ground level was used for surrounding visual receptors.

25K Ordnance Survey Mapping used. Shapefile data of LCAs was digitised from Landscape Protection and Enhancement (Policy NE/6) image from Rochdale Borough Unitary Development Plan Adopted June 2006 by Rochdale Metropolitan Borough Council.

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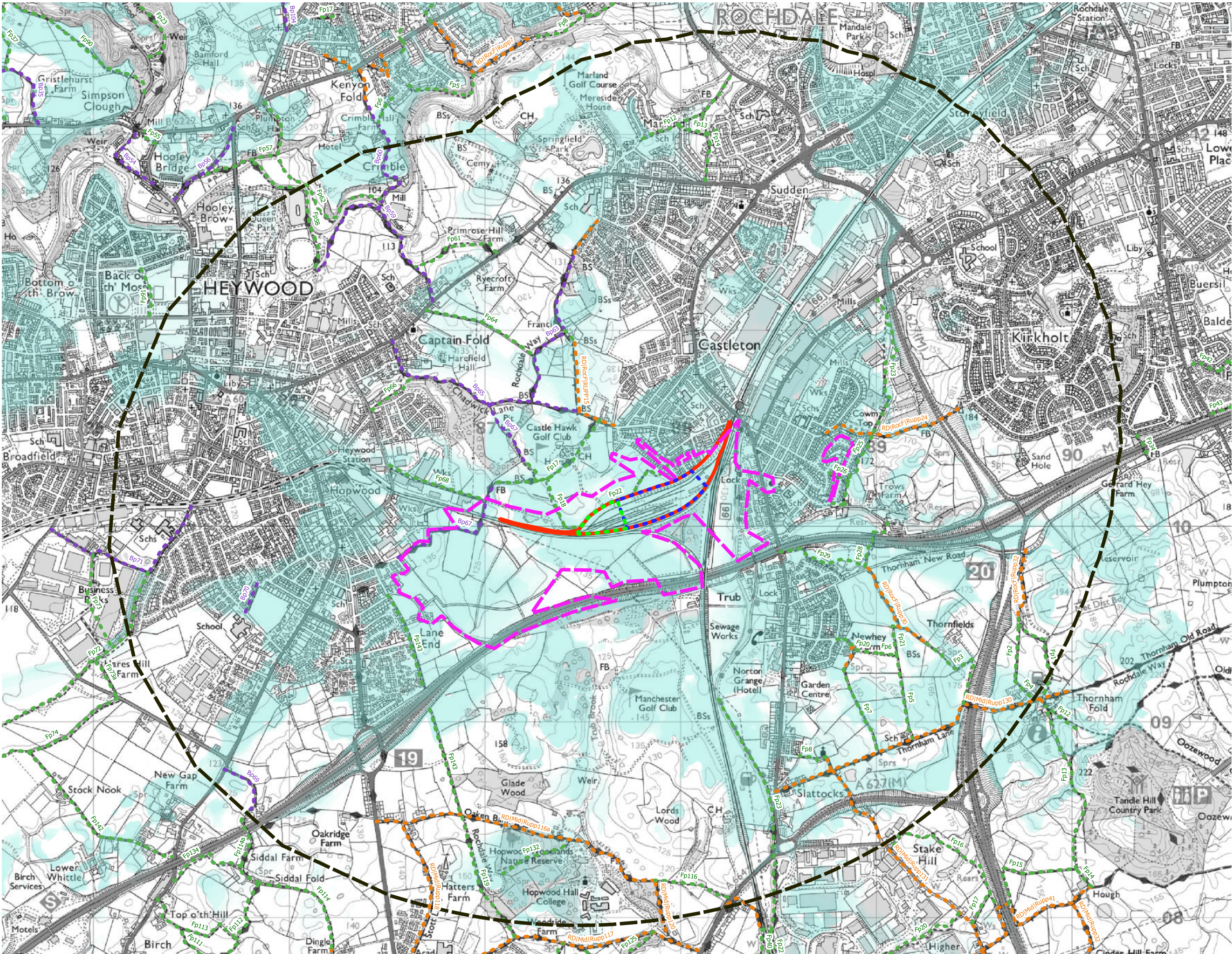
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Kellen Homes

PROJECT:
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DRAWING TITLE:
Fig 2.2B Borough Level Landscape Character Areas with ZTV

SCALE: NTS@A3	DRAWN BY: CN	DRAWING No: P.1733.22
DATE: 28/10/2020	CHKD BY: SC	REV: -



- KEY
- Site Boundary
 - Extent of Proposed Built Form
 - Extent of Proposed Public Open Space
 - 2km (radius) Study Area
 - Zone of Theoretical Visibility (ZTV)
 - Visual Envelope
 - Footpath (PRoW)
 - Bridleway (PRoW)
 - Restricted Byway (PRoW)

The ZTV was produced using QGIS software, and OS Terrain 5 Data (DTM). The ZTV was based on the reference points around the parameter of an area for proposed built form.

The majority of the proposed built form will be 9m high, however focal buildings will be 12.5m high. Meaning the ultimate height used to calculate the ZTV was 12.5m high. Whilst, an average eye level of 1.7m above ground level was used for surrounding visual receptors.

25K Ordnance Survey Mapping used. Shapefile data of PRoWs were based on MapInfo files created in 2013, and is still the latest data in 2022. The MapInfo files is public sector information released by the council of Rochdale under the Open Government Licence.

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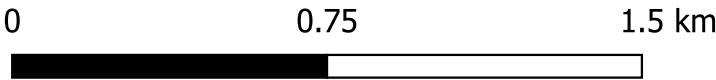
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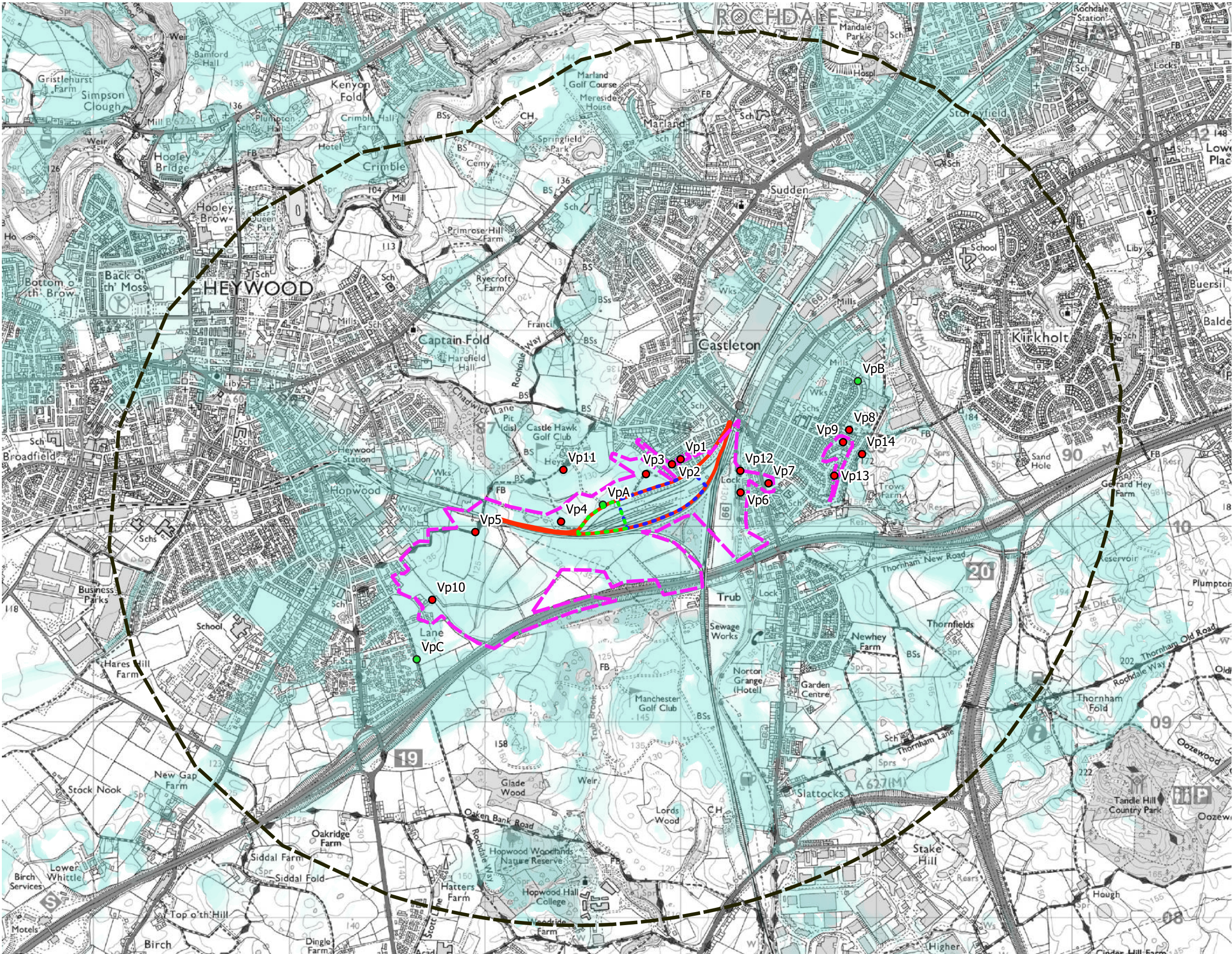
CLIENT:
Kellen Homes

PROJECT:
Castleton Sidings, Rochdale

DRAWING TITLE:
Fig 2.3 Access Plan with ZTV

SCALE: NTS@A3	DRAWN BY: CN	DRAWING No: P.1733.22
DATE: 28/10/2020	CHKD BY: SC	REV: -





- KEY
- Site Boundary
 - Extent of Proposed Built Form
 - Extent of Proposed Public Open Space
 - 2km (radius) Study Area
 - Zone of Theoretical Visibility (ZTV)
 - Visual Envelope
 - Viewpoint Locations
 - Considered Viewpoint Locations

The ZTV was produced using QGIS software, and OS Terrain 5 Data (DTM). The ZTV was based on the reference points around the parameter of an area for proposed built form.

The majority of the proposed built form will be 9m high, however focal buildings will be 12.5m high. Meaning the ultimate height used to calculate the ZTV was 12.5m high. Whilst, an average eye level of 1.7m above ground level was used for surrounding visual receptors.

25K Ordnance Survey Mapping used.

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Kellen Homes

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Castleton Sidings, Rochdale

DRAWING TITLE:
Fig 2.4 Viewpoint Locations Plan with ZTV

SCALE: NTS@A3	DRAWN BY: CN	DRAWING No: P.1733.22
DATE: 28/10/2020	CHKD BY: SC	REV: -

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Appendix 3



Viewpoint No.: Viewpoint 1
Viewpoint Description: Representative of properties off Fairway to the immediate north of the first proposed access.
Visualisation Type: Type 1
Date and Time Taken: 10/10/22 at 13:11

Projection: Cylindrical Panoramic Image
Enlargement Factor: 96% @ A1 width
Camera Make, Model, and Sensor Format: Nikon, D610, FFS
Lens Make and Focal Length used: Nikon AF-S Nikkor 50mm F/1.8G
Horizontal Field of View (HFOV): 90°

Vertical Field of View (VFOV): 27°
Direction of View: Looking South
Vp Coordinates (X,Y): 387998,410343

CLIENT: Kellen Homes			
PROJECT: Castleton Sidings, Rochdale			
DRAWING TITLE: Figure A3.1 Viewpoint 1			
DATE: 14/11/22	DRAWN: CN	CHKD BY: SC	DRG NO: Appendix 3

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Viewpoint No.: Viewpoint 2
Viewpoint Description: Representative of properties off Fairway to the immediate north of the second proposed access.
Visualisation Type: Type 1
Date and Time Taken: 03/11/22 at 11:43

Projection: Cylindrical Panoramic Image
Enlargement Factor: 96% @ A1 width
Camera Make, Model, and Sensor Format: Nikon, D610, FFS
Lens Make and Focal Length used: Nikon AF-S Nikkor 50mm F/1.8G

Horizontal Field of View (HFOV): 90°
Vertical Field of View (VFOV): 27°
Direction of View: Looking South
Vp Coordinates (X,Y): 387954,410317

CLIENT: Kellen Homes			
PROJECT: Castleton Sidings, Rochdale			
DRAWING TITLE: Figure A3.2 Viewpoint 2			
DATE: 14/11/22	DRAWN: CN	CHKD BY: SC	DRG NO: Appendix 3



Viewpoint No.: Viewpoint 3
Viewpoint Description: From footpath 22 within Castle Hawk Golf Club
Visualisation Type: Type 1
Date and Time Taken: 10/10/22 at 10:37
Projection: Cylindrical Panoramic Image

Enlargement Factor: 96% @ A1 width
Camera Make, Model, and Sensor Format: Nikon, D610, FFS
Lens Make and Focal Length used: Nikon AF-S Nikkor 50mm F/1.8G
Horizontal Field of View (HFOV): 90°
Vertical Field of View (VFOV): 27°

Direction of View: Looking South
Vp Coordinates (X,Y): 387821,410267

CLIENT: Kellen Homes			
PROJECT: Castleton Sidings, Rochdale			
DRAWING TITLE: Figure A3.3 Viewpoint 3			
DATE: 14/11/22	DRAWN: CN	CHKD BY: SC	DRG NO: Appendix 3

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Viewpoint No.: Viewpoint 4
Viewpoint Description: From footpath 18 within Castle Hawk Golf Club
Visualisation Type: Type 1
Date and Time Taken: 10/10/22 at 11:37

Projection: Cylindrical Panoramic Image
Enlargement Factor: 96% @ A1 width
Camera Make, Model, and Sensor Format: Nikon, D610, FFS
Lens Make and Focal Length used: Nikon AF-S Nikkor 50mm F/1.8G

Horizontal Field of View (HFOV): 90°
Vertical Field of View (VFOV): 27°
Direction of View: Looking East
Vp Coordinates (X,Y): 387387,410024

CLIENT: Kellen Homes			
PROJECT: Castleton Sidings, Rochdale			
DRAWING TITLE: Figure A3.4 Viewpoint 4			
DATE: 14/11/22	DRAWN: CN	CHKD BY: SC	DRG NO: Appendix 3

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Viewpoint No.: Viewpoint 5
Viewpoint Description: From bridleway 67
Date and Time Taken: 10/10/22 at 12:03
Projection: Cylindrical Panoramic Image

Enlargement Factor: 96% @ A1 width
Camera Make, Model, and Sensor Format: Nikon, D610, FFS
Lens Make and Focal Length used: Nikon AF-S Nikkor 50mm F/1.8G
Horizontal Field of View (HFOV): 90°

Vertical Field of View (VFOV): 27°
Direction of View: Looking East
Vp Coordinates (X,Y): 386949,409971

CLIENT: Kellen Homes			
PROJECT: Castleton Sidings, Rochdale			
DRAWING TITLE: Figure A3.5 Viewpoint 5			
DATE: 14/11/22	DRAWN: CN	CHKD BY: SC	DRG NO: Appendix 3

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Viewpoint No.: Viewpoint 6
Viewpoint Description: Near properties off Castleton Hamlett Way
Visualisation Type: Type 1
Date and Time Taken: 10/10/22 at 13:35

Projection: Cylindrical Panoramic Image
Enlargement Factor: 96% @ A1 width
Camera Make, Model, and Sensor Format: Nikon, D610, FFS
Lens Make and Focal Length used: Nikon AF-S Nikkor 50mm F/1.8G

Horizontal Field of View (HFOV): 90°
Vertical Field of View (VFOV): 27°
Direction of View: Looking West
Vp Coordinates (X,Y): 388304,410173

CLIENT: Kellen Homes			
PROJECT: Castleton Sidings, Rochdale			
DRAWING TITLE: Figure A3.6 Viewpoint 6			
DATE: 14/11/22	DRAWN: CN	CHKD BY: SC	DRG NO: Appendix 3

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Viewpoint No.: Viewpoint 7
Viewpoint Description: From Saint Martin's Church (Grade II listed Building)
Visualisation Type: Type 1

Date and Time Taken: 03/11/22 at 13:10
Projection: Cylindrical Panoramic Image
Enlargement Factor: 96% @ A1 width
Camera Make, Model, and Sensor Format: Nikon, D610, FFS

Lens Make and Focal Length used: Nikon AF-S Nikkor 50mm F/1.8G
Horizontal Field of View (HFOV): 90°
Vertical Field of View (VFOV): 27°
Direction of View: Looking West
Vp Coordinates (X,Y): 388447,410220

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PROJECT: Castleton Sidings, Rochdale				
DRAWING TITLE: Figure A3.7 Viewpoint 7				
DATE: 14/11/22	DRAWN: CN	CHKD BY: SC	DRG NO: Appendix 3	



No view of the Proposal Site (Screened by
intervening trees, fencing, and built form)

Viewpoint No.: Viewpoint 8
Viewpoint Description: From Restricted Byway 24 near Cowm Top
Visualisation Type: Type 1
Date and Time Taken: 03/11/22 at 12:58

Projection: Cylindrical Panoramic Image
Enlargement Factor: 96% @ A1 width
Camera Make, Model, and Sensor Format: Nikon, D610, FFS
Lens Make and Focal Length used: Nikon AF-S Nikkor 50mm F/1.8G

Horizontal Field of View (HFOV): 90°
Vertical Field of View (VFOV): 27°
Direction of View: Looking South-West
Vp Coordinates (X,Y): 388859,410493

CLIENT: Kellen Homes			
PROJECT: Castleton Sidings, Rochdale			
DRAWING TITLE: Figure A3.8 Viewpoint 8			
DATE: 14/11/22	DRAWN: CN	CHKD BY: SC	DRG NO: Appendix 3

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The Proposal Site is screened by intervening
coniferous woodland belt and coniferous hedge with
deciduous trees along the northern boundary.





Viewpoint No.: Viewpoint 12
Viewpoint Description: From tow-path along Rochdale Canal.
Visualisation Type: Type 1
Date and Time Taken: 10/10/22 at 13:41

Projection: Cylindrical Panoramic Image
Enlargement Factor: 96% @ A1 width
Camera Make, Model, and Sensor Format: Nikon, D610, FFS
Lens Make and Focal Length used: Nikon AF-S Nikkor 50mm F/1.8G

Horizontal Field of View (HFOV): 90°
Vertical Field of View (VFOV): 27°
Direction of View: Looking South-West
Vp Coordinates (X,Y): 388303,410284

CLIENT: Kellen Homes			
PROJECT: Castleton Sidings, Rochdale			
DRAWING TITLE: Figure A3.12 Viewpoint 12			
DATE: 14/11/22	DRAWN: CN	CHKD BY: SC	DRG NO: Appendix 3

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Viewpoint No.: Viewpoint 13
Viewpoint Description: From footpath 26
Visualisation Type: Type 1
Date and Time Taken: 10/10/22 at 15:14

Projection: Planar
Enlargement Factor: 100% @ A3
Camera Make, Model, and Sensor Format: Nikon, D610, FFS
Lens Make and Focal Length used: Nikon 50mm

Horizontal Field of View (HFOV): 39.6°
Vertical Field of View (VFOV): 27°
Direction of View: Looking West
Vp Coordinates (X,Y): 388783,410259

CLIENT: Kellen Homes			
PROJECT: Castleton Sidings, Rochdale			
DRAWING TITLE: Figure A3.13 Viewpoint 13			
DATE: 14/11/22	DRAWN: CN	CHKD BY: SC	DRG NO: Appendix 3



Viewpoint No.: Viewpoint 14
Viewpoint Description: From footpath 25
Visualisation Type: Type 1
Date and Time Taken: 10/10/22 at 14:18

Projection: Planar
Enlargement Factor: 100% @ A3
Camera Make, Model, and Sensor Format: Nikon, D610, FFS
Lens Make and Focal Length used: Nikon 50mm

Horizontal Field of View (HFOV): 39.6°
Vertical Field of View (VFOV): 27°
Direction of View: Looking South-West
Vp Coordinates (X,Y): 388925,410369

CLIENT: Kellen Homes			
PROJECT: Castleton Sidings, Rochdale			
DRAWING TITLE: Figure A3.14 Viewpoint 14			
DATE: 14/11/22	DRAWN: CN	CHKD BY: SC	DRG NO: Appendix 3

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