



LANDSCAPE & VISUAL IMPACT APPRAISAL

HOLLINGWORTH LAKE

Project Number: 4804

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BACKGROUND TPM Landscape are appointed to prepare an Landscape and Visual Appraisal (LVA) assessment of a site for residential development on land adjacent to Hollingworth Lake. The purpose of the LVA is to identify the potential effects of development on the surrounding landscape and visual character and amenity and propose mitigation measures to offset these where possible.. SITE CONTEXT The proposal site comprises of an existing dwelling accessed from a farm track/lane (Peanock Lane) and footpath to the south. To the north the land drops away towards Hollingworth Lake with views over the lake from the gardens and property facing south. Sections of the garden contain large, mature, evergreen trees which are concentrated along the southern boundary. The topography surrounding the site is locally rolling and surrounded by the pennine fringe hills around Smith Bridge and Littleborough. The lake sits within a natural valley landscape and is an open expanse of water with rising ground to the north and east with land gradually falling in elevation to the south and west. The lake is at around 165m AOD with the site elevated above this at around 170m AOD. The surrounding hills are expansive and form the horizon to the north and east with the wider pennines running from the north to the west. The M62 motorway can be seen crossing the valley to the east and lower, intermediate hills form the middle ground of views giving a semi rural, pennine character to the landscape. The settlements of Smithy Bridge, Hollingworth and Littleborough all lend an urban character to the lower lying valleys. Vegetation cover includes woodland scrub around the lakeside and woodland and trees intermittently running along the lower valley areas following rail, river and canal corridors. As the landscapes rise towards the moorland tree and vegetation cover falls away with upland landscape open and expansive. THE SITE The proposal site comprises of an existing dwelling accessed from a farm track/lane (Peanock Lane) and footpath to the south. The dwelling; access road; and parking area lie towards the southern half of the site and on elevated ground. To the north the land drops away towards Hollingworth Lake with views over the lake from the gardens and property facing south. Sections of the garden contain large, mature, evergreen trees which are concentrated along the southern boundary. The land to the north of the house includes a garden area and then a further area of rough grass/ pasture divided by a post and wire fence which leads down to the lake shore with a timber boarded fence forming the boundary against the shoreline footpath. A newly planted native hedgerow is planted in front of this boundary fence on the lake side. LANDSCAPE DESIGNATION There are no landscape designations for the proposal site but Hollingworth Lake is identified in the Local Plan as an area of Ecological and Geological importance. The site itself lies within Green Belt. There is an area of SSSI and area of protection to the east on moorland within the south pennine moors. CULTURAL AND HISTORICAL FEATURES There are no direct cultural or historical associations with the site. Hollingworth lake is an important recreational resource with good access and facilities. VISUAL AMENITY & VISUAL ENVELOPE The proposal site sits above Hollingworth lake and enjoys a view north across the water and towards the uplands of the Pennines above Littleborough. Views south are generally not available through a combination of other detached dwellings and existing mature vegetation. The rolling topography of the local landscape reduces available views of the proposal site from locations around the lakeside where open views are possible towards the southern shore. Other properties around the lake do not generally share any intervisibility with the site. THE DESIGN PROPOSALS The proposal is for the demolition of existing dwelling and erection of replacement dwelling with associated parking and landscaping.	FALL BACK POSITION APPROVED PERMITTED DEVELOPMENT Application reference: 25/00308/CPL (the “CLD”) i The proposal site also benefits from an amount of development capable of being undertaken at/within the site without the need to obtain planning permission. Such development is that granted express consent under Part 1 to Schedule 3 of the Town and Country Planning (General Permitted Development)(England) Order 2015 as amended (the “Order”). In the case of the site, the scheme of alteration (involving a combination of the re purposing of existing accommodation and the addition of new accommodation) (the “CLD proposal”) included: - Extended kitchen facilities - Extended bedroom facilities - New lounge area - A playroom - Utility space with boot room - Home office with cinema room; and - Gym/Yoga studio with sauna and steam room This is in essence an excepted ability for the site to accommodate a larger extent of built development on the site and within Green Belt without requiring planning permission. This assessment has therefore assessed the changes of the proposals against both the existing baseline but also to the baseline that could be understood as the permitted development outlined above. To assist in this some of the views have been modeled to illustrate the permitted development in the view alongside the proposed development in the view. DETAILS OF THE VISUAL ASSESSMENT ARE FOUND IN APPENDIX 1 DETAILS OF LANDSCAPE CHARACTER AND OTHER LANDSCAPE CONSIDERATIONS AND FIGURES ARE FOUND IN APPENDIX 2 THE LVA METHODOLOGY IS ATTACHED AS APPENDX 3
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Context Photo P1
View looking south along the access drive and parking area.



Context Photo P2
View from the access drive towards the existing property



Context Photo P3
View from the northern garden areas looking north.



Context Photo P4
View from the north facing garden areas and house looking towards the lake



Context Photo P5

View looking back towards the existing property from the rough grazing land within the red line area, towards the lake shore..



Context Photo P6

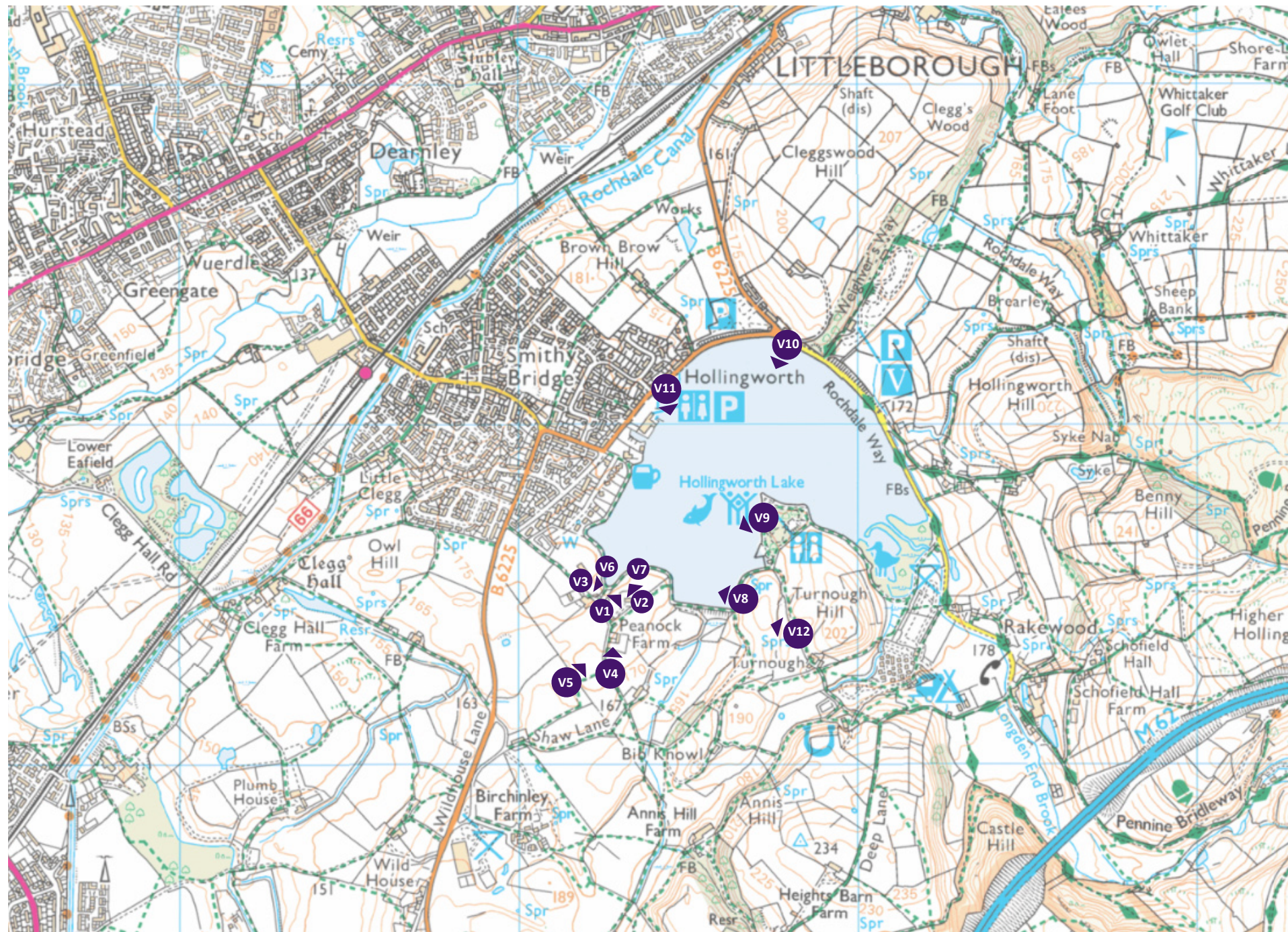
View looking north towards the boundary of the site with Hollingworth Lake and the shoreline footpath.



Context Photo P7

View looking towards the north facing aspect of the existing property.

Map



VISUAL ENVELOPE

The potential visual envelope of the proposed development extends to distance as the site and surroundings are relatively low lying areas surrounded by the foothills of the Pennines.

The visual envelope where the proposed development will have a notable or noticeable effect on views is much smaller at under 1km.

VIEWPOINTS

The considered viewpoints have been chosen following a assessment of the site and surrounding landscape. From the south the site has very limited visibility due to the screening effect of exiting dwellings and mature vegetation. Close to the site footpath routes down towards the lake offer views into the site over the eastern and western boundaries but the extent of visibility varies depending on the topography and vegetation.

From the lake side a large timber fence bounds the northern boundary preventing views into the immediate site. Travelling around the lakeside footpath the site and existing dwelling become more visible from select locations where shore line vegetation allows for views across the lake.

From locations to the south east, east and north the site is prominent above the boundary fence with the dwelling appearing as a roofline against a backdrop of the existing mature tree line and vegetation.



VISUAL AMENITY & CHARACTER AND SETTING OF THE SITE

The proposal site adjoins existing residential property that sits along the lake side of Hollingworth lake along the western and southern shore. It forms part of a small hamlet of residential and farming property that forms the end of this residential area along Peacock Lane.

Desk top study and site survey indicates that the potential Zone of Theoretical Visual Influence will be contained to the lakeside footpath and from footpath locations immediately adjacent to the proposal site. From locations at greater distance and from footpath and highway locations to the south, the proposal site is not visible. Mature vegetation surrounds the existing property and will be retained to maintain much of the ridge and horizon views available and offer a background to the proposed buildings.

VISUAL AMENITY & VIEWS

The proposal site is not crossed by any Public Rights of Way with the nearest route lying to the east of the site towards the lake. A lakeside footpath runs around the wheel lake and passess the boundary to the wider site along its southern shore. This boundary is not the proposal boundary but rather land owned by the client as part of the proposal site and is formed by a 2m timber fence with a newly planted native hedgerow in front.

Residential Views

Residential view opportunities of the proposal site are limited as properties either side of the proposal site are heavily screened by mature vegetation to boundaries preventing any clear views of the existing dwelling and land.

View 3 is representative of views from residential properties adjacent to the proposal site. Views 10 and 11 could also be viewed as representative from location where residential properties may experience some intervisibility with the site.

From View 3 no change is recorded due to the retention of mature vegetation to the boundaries of the site with Peacock Lane. Visual effects from the lakeside to the north and west may experience intermittent views up to slight-moderate adverse in scale. The change is small and in character with the existing view which is of detached properties on elvated ground above the lake along thesouth western sections of the lake shore.

Highway Views

The proposal site is accessed from Peacock Lane which runs to the south of the site and is considered from views 1 and 4. Lake Bank follows the lake side to the west becoming Rakewood Road as it turns along the northern shore. Views 10 and 11 are representative for these highway routes.

More distant road and vehicle routes do not have visibility of the proposal site. Generally effects are limited and are slight adverse with the expectation that on site landscaping will have some effct in reducing further the visibility and change to the view. The visual character from these locations and routes will remain the same.

Pedestrian - Footpath Views

The immediate surroundings and the surrounding landscape generally are well served by Public Rights of Way (PRoW) with Hollingworth Lake forming a central hub of recreational use in the area. The circular path that circumnavigates the lake is a key part of this recreational resource and is considered through several views from different points and locations around the lake. Views from the lakeside path are: Views 7,8,9, 10 and 11. From locations close to the site boundaries the topography and boundary fencing prevent views of the proposals with no change recorded. From locations to the east along the southern shore, the changes are set against the existing tree line and will be Slight adverse with mitigation planting to boundaries expected to reduce this effect.

From locations further around the lake, from the cafe to the east and from the northern and western shore the proposal site is visible above the lake and on the ridgeline alongside the established residential edge and tree and vegetation along the ridge line. The change is assessed as low leading to slight-moderate adverse levels of effect.

The nature and character of the view will remain the same and over time the proposals are expected to integrate into the view and play a role similar to that of the existing building on the site, forming the edge of the residential dwellings over looking the lake.

To the south a series of footpaths connects to the lake side from the wider landscape. Views 1 and 2 are from routes immediately adjacent to the site boundaries with a path route running along the eastern edge of the site. Another path route (View 6) runs along the western boundary.of the site. The visual effects from these close location range from None-Negligible to Moderate Slight adverse. The visual change from these locations takes up a noticeable smaller proportion of the view than the permitted development buildings.

Path routes trvelling south away from the ptpposal site and the lake offer no views of the proposed development with no change from views 4 and 5.

Table 2 - SUMMARY OF VISUAL EFFECTS					
View	Hierarchy of Importance	Sensitivity	Change to view (Impact)	Visual Effect	Visual Effect
				Year 1 pre-mitigation	Year 15 with mitigation
1	Local	Low-High	Low	Moderate-Slight adv	Slight neutral
2	Local	High	Medium	Moderate-Substantial adv	Moderate neutral
3	Local	Low-High	no change	None	None
4	Local	High	no change	None	None
5	Local	High	no change	None	None
6	Local	High	Negligible	Negligible	Negligible
7	Local	High	no change	None	None
8	Local	High	Low-negligible	Slight adv	Slight neutral
9	Local	High	Low-negligible	Slight adv	Slight neutral
10	Local	Medium-Low	Low	Slight-Moderate adv	Slight neutral
11	Local	Medium-Low	Low	Slight-Moderate adv	Slight neutral
12	Local	High	no change	None	None

MITIGATION OF VISUAL EFFECTS

The following measures are recommended for inclusion within the eventual site layout to help reduce and manage the potential visual effects identified through this assessment. These principles are intended to inform the design process and support a landscape-led approach that responds to the site context and surrounding receptors:

- 1
- Retain the existing trees along the boundaries of the site and specifically the mature screening trees along the higher ground;
- 2
- The creation of new planting and planting enhancement to assimilate the proposals into the existing landscape and to further screen views where these have been identified.

VISUAL EFFECTS SUMMARY

The proposed development is seen from a limited number of locations within the surrounding landscape with the majority of notable views located on the circular path around the lake to the north, west and east. Here the proposals are seen elevated above the lake and set within existing trees on the ridgeline. Generally from these locations the appearance of the development covers a smaller footprint than that of the permitted development scheme. It appears as a detached residential dwelling in much the same way as the existing dwelling and the overall character of the views from the lakeside is not affected. From other locations to the south of the site vegetation and topography prevent any views of the proposals.

Although potentially visible from far distance on upland areas, the change between the baseline and the proposals is too small to be noticeable.

GREATER MANCHESTER LANDSCAPE AND CHARACTER SENSITIVITY ASSESSMENT

Although this report was prepared for the GMSF in 2018 it still provides a regional overview of landscape character and sensitivity. Hollingworth Lake and the proposal site lie within the Pennine Foothills (West/South Pennines) Landscape Character Type and the Rochdale and Oldham South Pennine Foothills Landscape Character Area.

Key Characteristics

Topography, geology and drainage

- Transitional landscape sloping up from the northern fringes of Greater Manchester towards the uplands of the South and West Pennines.
- Strongly rolling and undulating topography punctuated by locally distinctive hills and carved by intricate stream valleys. Elevation ranges from 100 to over 350 metres AOD at Besom Hill.
- Streams drain through cloughs to a number of reservoirs, although these are generally smaller than those on higher ground within the Unenclosed Uplands and Fringes LCT. Land use and field patterns
- Land use is dominated by lush semi-improved grassland pastures enclosed by a mix of gritstone walls, hedgerow boundaries and post and rail fencing. Horse paddocks are often found adjacent to settlement.
- Varied small-medium scale enclosures, divided by a mixture of field boundaries including gritstone walls, hedgerows and post and rail fencing. Field are predominantly piecemeal post-medieval enclosures, with some modern agglomeration.
- Various other land uses, including quarries and reservoirs and frequent recreational facilities such as golf clubs.

Semi-natural habitats and woodland cover

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

Archaeology and cultural heritage

- Numerous Conservation Areas reflecting the historic character of settlements, including Ainsworth, Nangreaves, Stone Breaks, Clegg Village and Riding Gate which contain clusters of Listed Buildings.
- Evidence of the area's industrial heritage in the form of old mill buildings, chimneys, disused quarries and mines and the Rochdale Canal.

Settlement, road pattern and rights of way

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

Views and perceptual qualities

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

The report considers the sensitivity of the landscape to residential development through reference to the elements and characteristics outlined above. It concludes that the landscape is of Moderate sensitivity to this type of development.

Special Landscape and Key Sensitivities

The following provides a summary of the special landscape qualities and key features/attributes that would be sensitive to change along with notes (not in italics) of how the proposals effect or respond to these:

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

The proposals will have no effect on the landform or topography of the character area.

- *The undeveloped skylines, including both wooded and open skylines. Some hill summits are punctuated by monuments which form landmarks in the wider landscape (e.g. Tandle Hill).*

Although viewed against the skyline from some locations the proposals will not appear higher than the existing baseline buildings and for most views will not break the skyline sitting against a backdrop of existing vegetation.

- *The distinct field pattern of enclosures demarked by a mixture of gritstone walls and hedgerows.*

The proposals will not effect hedgerows or field patterns

- *The sparsely settled traditional rural character of the landscape, with scattered farms and houses and occasional settlements constructed of a local stone vernacular, a number of which are designated as Conservation Areas.*

The proposals will maintain the visual presence of a detached dwelling on the site over broadly the same footprint and over a smaller area of development than that of the permitted scheme.

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

The proposals will have no physical interaction or effect over the Hollingworth SBI and new planting will include native species and hedgerow.

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

Existing trees on the proposal site are retained to maintain the wooded skyline.

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

The proposals replace an existing dwelling and extend over a smaller footprint than that of the permitted development.

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

Views and visual change have been assessed from around the site and long distance

views from upland areas have been scoped out due to the negligible level of change.

- *Important recreational value of the landscape with important networks of public rights of way.*

The proposals will not change any PRoW routes and will have only a low level of visual effect on routes within the immediate surrounding landscape.

- *Features relating to the industrial heritage of the area including chimneys and mill buildings. Chimneys form distinct skyline features.*

No such feature exist within the study area.

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

From the site and surrounding landscape long distance views are not possible.

- *Pockets of tranquility and remoteness despite the close proximity of urban development.*

The proposals sit on the site of an existing dwelling and will not alter the relationship with the countryside and the edge of settlement/development.

Summary of Landscape Change and Effect

Rochdale and Oldham South Pennine Foothills Landscape Character Area

The proposed development will have a negligible effect on the key characteristics and sensitivities of this landscape type and area as evidenced by the consideration of the proposals against each of these key points above.

The susceptibility to change is Medium. The landscape value is Ordinary to Good including the lake and environs but also more regular landscapes of the Pennine foothills. The landscape change is assessed as negligible with the proposed development creating a negligible landscape effect to the baseline and one which is notably less in its physical land take than the permitted development for the same site.

This action plan was prepared by Rochdale Council and includes a consideration of local landscape character areas. The site lies within Character Area 4 Hollingworth Lake and Environs

Largely rural, moorland fringe area with some isolated settlements and several commercial leisure uses surrounded by historic landscape features. This area is an important gateway to the South Pennines, the main attraction being Hollingworth Lake Country Park, a prime tourist destination for Rochdale Borough and beyond, with walking and water activities as its main focus.

The Country Park is also the hub of the borough's South Pennine gateway. The area is bounded by the M62 on the southern edge and the village of Smithy Bridge lays to its west along Lake Bank Road where there are several businesses closely associated with Lake and its use for tourism and leisure. The area is important for biodiversity including Hollingworth Lake SBI, a number of significant woodlands and is partially covered by the South Pennine Moors SPA.

The Rochdale Canal includes NCR 66, (Connect 2), and is an SAC for much of its length, which skirts the northern tip of the area. There is an extensive footpath network including the Pennine Bridleway and sections of several other promoted trails. There are large areas of designated open access land and urban common where people can walk freely.

The site lies within one of the Green Links identified by the plan

**Summary of Landscape Change and Effect
Hollingworth Lake and Environs Landscape Character Area**

The proposed development will have a negligible effect on the key characteristics and sensitivities of this landscape area as identified and will not impact on the green link identified having no effects on local footpath routes to and from the lake side. The sensitivity of the Hollingworth Lake and Environs area appears to be Medium with some localised elevating factors such as the importance of the recreational resource and the ecological and biodiversity importance of the lake. Overall the susceptibility to change is assessed as Medium. The value of this local landscape is clearly Good. The sensitivity is assessed as Medium-High.

The change is assessed as Negligible as no change to the key character elements and aspects of value and importance will occur following the development.

The landscape effect is assessed as Negligible.

MITIGATION OF LANDSCAPE EFFECTS

The following measures are recommended for inclusion within the eventual site layout to help reduce and manage the potential visual effects identified through this assessment. These principles are intended to inform the design process and support a landscape-led approach that responds to the site context and surrounding receptors:

- 1
- Retain the existing trees along the boundaries of the site and specifically the mature screening trees along the higher ground;
- 2
- Replace any trees and vegetation removed for development
- 3
- The creation of new planting and planting enhancement to assimilate the proposals into the existing landscape.

LANDSCAPE EFFECTS SUMMARY

The proposed development is a replacement dwelling on the site of an existing dwelling of similar scale and size. It is notably smaller in scale than the permitted development that the proposal site benefits from and which forms the fall back position.

The key landscape characteristics of the site and surrounding landscape are well described within two separate published landscape documents that both consider a larger Regional landscape and a more local landscape focused on the Lake and its immediate surroundings.

The proposed development will notably have no discernible effect on any of these key character elements that help make the locality distinctive and an important recreational resource. Both the landscape and visual character of the lake side are assessed as remaining effectively the same with the porpoised dwelling becoming part of a landscape and view that has an established character of detached dwellings overlooking the lake.

GREEN BELT AND OPENNESS

The proposals fall within Green Belt but represent a scale of development that is smaller in footprint to that which is realised through the permitted development scheme. As a consequence the purposes of Green Belt appear to be unaffected by the redevelopment of the dwelling at the proposal site with no encroachment into the countryside and Green Belt and no prospect of the proposals affecting or creating the merging of settlement or urban sprawl.

In regards to Openness the proposals offer a contemporary architectural change for the site but one which:

-
- Takes up a smaller physical footprint of Green Belt land than that allowed through permitted development.
-
- Creates a dwelling that is physically no more than 100mm taller in elevation than the existing dwelling and that appears in views and on the skyline either against a backdrop of existing trees and vegetation or else as a dwelling amongst vegetation in the manner of the existing dwelling.
-
- Create no notable or significant adverse changes to views. view receptors or visual resources within the surrounding landscape and Green Belt.

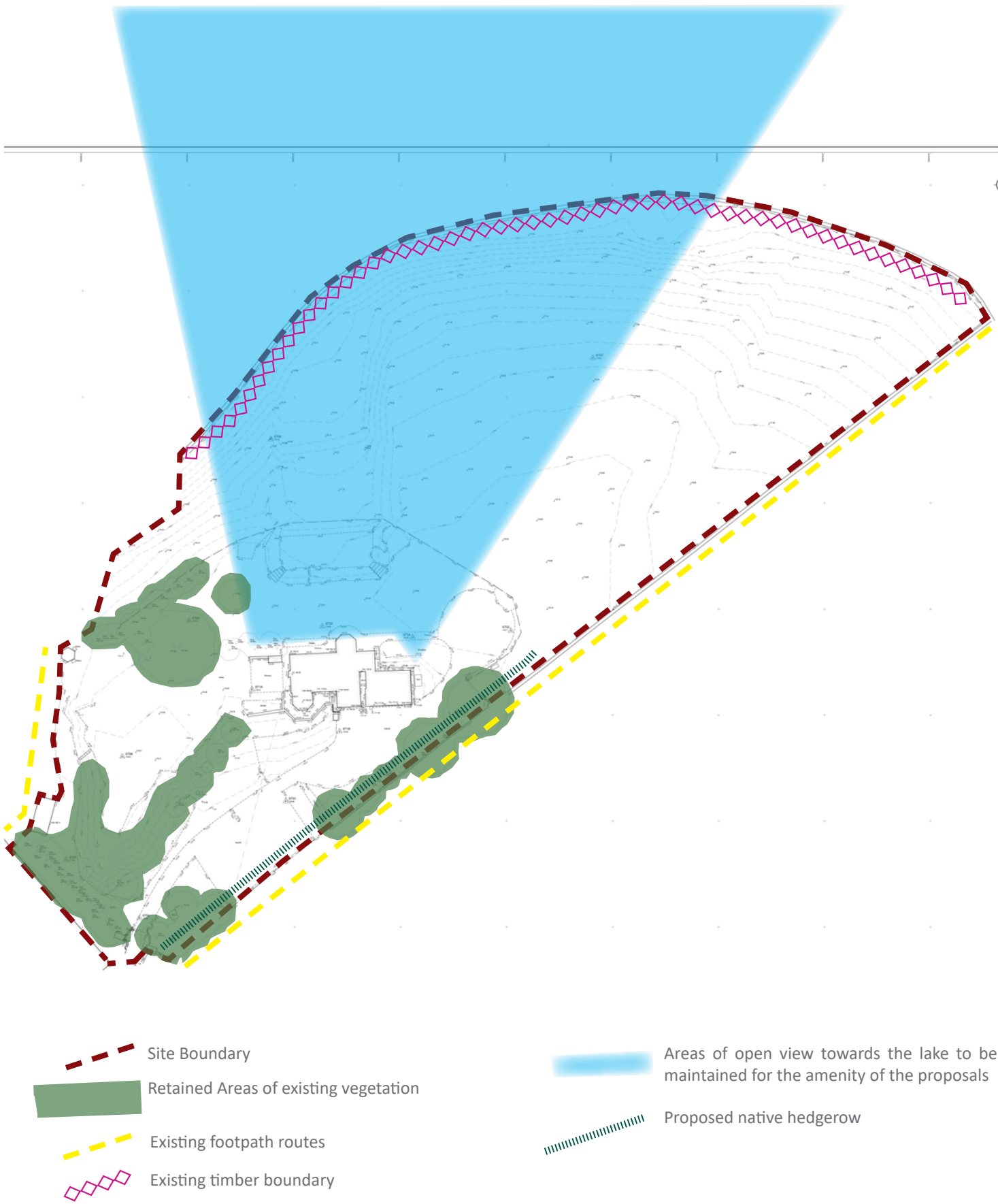
Although from locations close to the site the change to the dwelling may be recognizable this is not considered a change to the openness of the Green Belt which largely remains as the existing position but is significantly reduced in its impact than the permitted development scheme.

Table 1 - SUMMARY OF LANDSCAPE EFFECTS					
Landscape Receptor	Hierarchy of Importance	Sensitivity	Change to Landscape (Impact)	Landscape Effect	Landscape Effect
				Year 1 pre-mitigation	Year 15 with mitigation
National Landscape Character Effects					
NCA 54	National	Medium	scoped out due to the scale of the NCA and the relative small scale of development and potential change		
Local Landscape Character Effects					
28 Rochdale and Oldham South Pennine Fringe	Regional/Local	Medium	Negligible	Negligible	Negligible
Hollingworth Lake and Environs	Local	Medium-High	Negligible	Negligible	Negligible

MITIGATION MEASURES LANDSCAPE AND VISUAL

The following collected measures are proposed to mitigate recorded effects from both the landscape and visual assessment work:

- 1 Retain the existing trees along the boundaries of the site and specifically the mature screening trees along the higher ground;
- 2 Replace any trees and vegetation removed for development
- 3 The creation of new planting and planting enhancement to assimilate the proposals into the existing landscape including native hedgerow



SUMMARY and CONCLUSIONS

The proposals seek to replace the existing dwelling with a new dwelling in broadly the same location as the existing property and potentially within the permitted development extents of the site. The details of this proposal are to be developed.

PLANNING CONTEXT

The proposal site is located in Green Belt and adjacent to a site of Ecological and Geomorphological importance. Hollingworth Lake is also a country park. No physical effect on the ecology of Hollingworth Lake will occur through the development of the proposal site and there will be no effect on the purposes of the Green Belt within which the proposals lie.

Although from locations close to the site the change to the dwelling may be recognizable this is not considered a change to the openness of the Green Belt which largely remains as the existing position but is significantly reduced in its impact than the permitted development scheme.

LANDSCAPE DESIGNATIONS

The proposal is not in a designated landscape such as AONB or National Park.

THE CHARACTER AND SETTING OF THE PROPOSAL SITE

The proposal site lies within a landscape character area that has been assessed for its sensitivity to accept housing development. The Landscape Character Area has a moderate level of sensitivity to housing development at scale and a presumed lower level of sensitivity to single dwellings development such as that proposed at the site. Even considering the landscape sensitivity at this medium level or slightly higher for the local landscape of Hollingworth Lake, the proposals do not lead to any notable or significant effects.

POTENTIAL LANDSCAPE CHANGE

The proposed development is a replacement dwelling on the site of an existing dwelling of similar scale and size. It is notably smaller in scale than the permitted development that the proposal site benefits from and which forms the fall back position.

The key landscape characteristics of the site and surrounding landscape are well described within two separate published landscape documents that both consider a larger Regional landscape and a more local landscape focused on the Lake and its immediate surroundings.

The proposed development will notably have no discernible effect on any of these key character elements that help make the locality distinctive and an important recreational resource. Both the landscape and visual character of the lake side are assessed as remaining effectively the same with the porpoised dwelling becoming part of a landscape and view that has an established character of detached dwellings overlooking the lake.

POTENTIAL VISUAL CHANGE

The proposed development is seen from a limited number of locations within the surrounding landscape with the majority of notable views located on the circular path around the lake to the north, west and east. Here the proposals are seen elevated above the lake and set within existing trees on the ridgeline. Generally from these locations the appearance of the development covers a smaller footprint than that of the permitted development scheme. It appears as a detached residential dwelling in much the same way as the existing dwelling and the overall character of the views from the lakeside is not affected. From other locations to the south of the site, vegetation and topography prevent any views of the proposals.

Although potentially visible from far distance on upland areas, the change between the baseline and the proposals is too small to be noticeable.

Notable visual change does not appear to occur beyond 1km from the site and is concentrated on locations east of the site and to the north from locations along the shore line of the lake where vegetation allows clear views across towards the site.

The timber boundary fence alongside the lake boundary will reduce its impact over time with the existing hedgerow planting set to grow in front of this creating built in screening to the boundaries of the wider site.



Representative Viewpoint	V1
Visual Receptor	Public Right of Way (PRoW) and vehicular
Location	N-144 E-932 Looking north
Receptor description	footpath and track- entrance to property
View and orientation	Looking north east
View elevation	176.5
Proximity to proposals	100M
Extent of Visibility	proposals will be visible in 0-10% of view
Receptor Susceptibility	High

Description of View	The view is from the approach into the site off a farm and residential access track and public right of way. The existing building can be made out and the path route continue to the right of the gated access. buildings, stone walls and vegetation prevent clear views into the site from this location. The lake is not in the view but to rear of the viewer, open fields and a rolling landscape create an open countryside character.
Change to View	The change will be small for both the permitted and proposed developments. The entrance to the property will remain the same and minor modifications and tree planting along the route will add screening. The footpath route passes the boundary of the site and so views of the building(s) will be intermittent with some change noticeable but the character of view and route will remain the same. No key views are lost or blocked

Value and Quality of view	Ordinary
Susceptibility of receptor	Low-High
Sensitivity of receptor	Low-High
Magnitude of Change	Low
Hierarchy of receptor	Local
Summary - Visual Effects	
Moderate-Slight. Some noticeable change from some locations along the path route but the residential built form character of the adjacent land will remain.	
Mitigation	
New tree planting along the entrance route	

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Figure: 7.1 Viewpoint 1
Project: Hollingworth Height
Client: Kimble Roden



Representative Viewpoint	V2
Visual Receptor	PRoW
Location	N-144 E-933 Looking south west
Receptor description	Views from footpath to the east of the site
View and orientation	west-south west
View elevation	179.6
Proximity to proposals	adjcent to site
Extent of Visibility	50%
Receptor Susceptibility	High

Description of View	The view is from a footpath route that runs alongside the boundary of the property and site towards the lake. From these two locations the sites boundary is immediately adjacent to the path which is sandwiched between the stone wall and a fence and also viewed from closer to the lake. On the day of survey the path was almost impassable due to waterlogging and did not seem well used. Consequently the susceptibility is reduced.
Change to View	The change will be noticeable but the character of the view and route will not change. The permitted development will add further built form on the other side of the building which will be occassoinally visible. The proposals will replace the existing dwelling and appear as a more architecturally modern structure. Views of the lake and countryside will not alter from the path route and boundary vegetation will reduce visibility.

Value and Quality of view	Ordinary
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	Medium
Hierarchy of receptor	Local
Summary - Visual Effects	
Moderate-Substantial. Change will be noticeable but smaller in extent to that of the permitted scheme. with an expectation of successful mitigation	
Mitigation	
additional screen planting to boundary	

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Figure: 7.2 Viewpoint 2
Project: Hollingworth Height
Client: Kimble Roden



Permitted Development
 The permitted development is visible as a larger expanse of built development on the horizon and amongst existing vegetation. The nature of the view does not change with a residential property set within vegetation.

Permitted Development - modelled view



Proposed Development
 The proposed development is visible as a smaller expanse of built development on the horizon and amongst existing vegetation. The built form is a more contemporary but appears over a smaller footprint as the permitted scheme. The roofline variation is slightly higher to the north but the appearance remains a residential property set within vegetation.



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Project: Hollingworth Height

Client: Kimble Roden



Representative Viewpoint	V3
Visual Receptor	PRoW-Residential
Location	N-144 E-932 Looking north east
Receptor description	Footpath and access track and properties adjacent to the site. Peanock Lane
View and orientation	looking north east
View elevation	176.3
Proximity to proposals	within site
Extent of Visibility	20%
Receptor Susceptibility	High

Description of View	The view is from Peanock Lane and access track to farm buildings and a small number of detached residential dwellings. The site lies behind the house in view with the large evergreen vegetation being in part within the site boundaries. No views of the lake are possible but a link path allows easy access through the arch. The view is rural in character but with clear urban elements that are not all related to farming.
Change to View	The existing vegetation which is retained in both the permitted and proposed schemes prevents views of the property and the lake. The footpath down to the lake is lined with a tall stone walls which also do not allow views.

Value and Quality of view	Ordinary
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	No Change
Hierarchy of receptor	Local
Summary - Visual Effects	
None	
Mitigation	
N/A	

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Figure: 7.3 Viewpoint 3
Project: Hollingworth Height
Client: Kimble Roden



Representative Viewpoint	V4
Visual Receptor	PRoW and Vehicular
Location	N-143 E-932 Looking north
Receptor description	Footpath and track on Peacock Lane
View and orientation	north
View elevation	178.8
Proximity to proposals	200m
Extent of Visibility	0%
Receptor Susceptibility	Low-High

Description of View	The view is further south along the access track and footpath on Peacock Lane. The site and existing property lies behind other visible buildings on Peacock Lane and vegetation. The view does not include the lake from this location but it forms part of the visual character from the road. The location is remote from the settlement of Hollingworth and has a more rural character.
Change to View	There will be no view of the changes from the permitted or proposed development due to the intervening built form and vegetation. No change.

Value and Quality of view	Ordinary
Susceptibility of receptor	Low-High
Sensitivity of receptor	Low-High
Magnitude of Change	No change
Hierarchy of receptor	Local
Summary - Visual Effects	
None	
Mitigation	
N/A	

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Figure: 7.4 Viewpoint 4
Project: Hollingworth Height
Client: Kimble Roden



Representative Viewpoint	V5
Visual Receptor	PRoW
Location	N-142 E-931 Looking north east
Receptor description	Houndings Lane
View and orientation	looking north east
View elevation	176.8
Proximity to proposals	200m
Extent of Visibility	5%
Receptor Susceptibility	High

Description of View	The view is from a footpath route running south from Peacock Lane across open fields. Field boundaries are sparse with limited hedgerow and stone wall boundaries. The site sits behind the farm and residential buildings on Peacock Lane which are prominent in the view. Large mature conifers on the site are visible against the skyline. The character of the view is rural and largely remote from Hollingworth settlement although houses are visible.
Change to View	The existing vegetation and buildings in the foreground screen the proposed buildings and no change will occur to views from locations on the path network to the south west. No change.

Value and Quality of view	Ordinary
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	No change
Hierarchy of receptor	Local
Summary - Visual Effects	
None	
Mitigation	
/A	

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Figure: 7.5 Viewpoint 5
Project: Hollingworth Height
Client: Kimble Roden



Representative Viewpoint	V6
Visual Receptor	PRoW
Location	N-145 E-932 Looking north east
Receptor description	Footpath linking properties , farm trackj and footpath to the Lakeside path
View and orientation	looking north east
View elevation	175.9
Proximity to proposals	adjacent
Extent of Visibility	100%
Receptor Susceptibility	High

Description of View	The path is a short link between properties from the footpath running south and to the south of the site and the lake side path. It is bound on both sides by a stone wall frming a narrow and confined route with the lake visible in the middle distance. The site lies to the right of the view and is largely screened by the mature and evergreen vegetation that lies along the north western boundaries.
Change to View	The existing property is not visible and it is anticipated that existing vegetation will continue to prevent views of the permitted and proposed development. Glimpses of development at the edge of the trees may be seen as glimpses but no change to views of the lake will occur and the character of the view will remain unchanged. Negligible change

Value and Quality of view	Ordinary
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	Negligible
Hierarchy of receptor	Local
Summary - Visual Effects	
Negligible	
Mitigation	
N/A	

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Figure: 7.6 Viewpoint 6	
Project: Hollingworth Height	
Client: Kimble Roden	



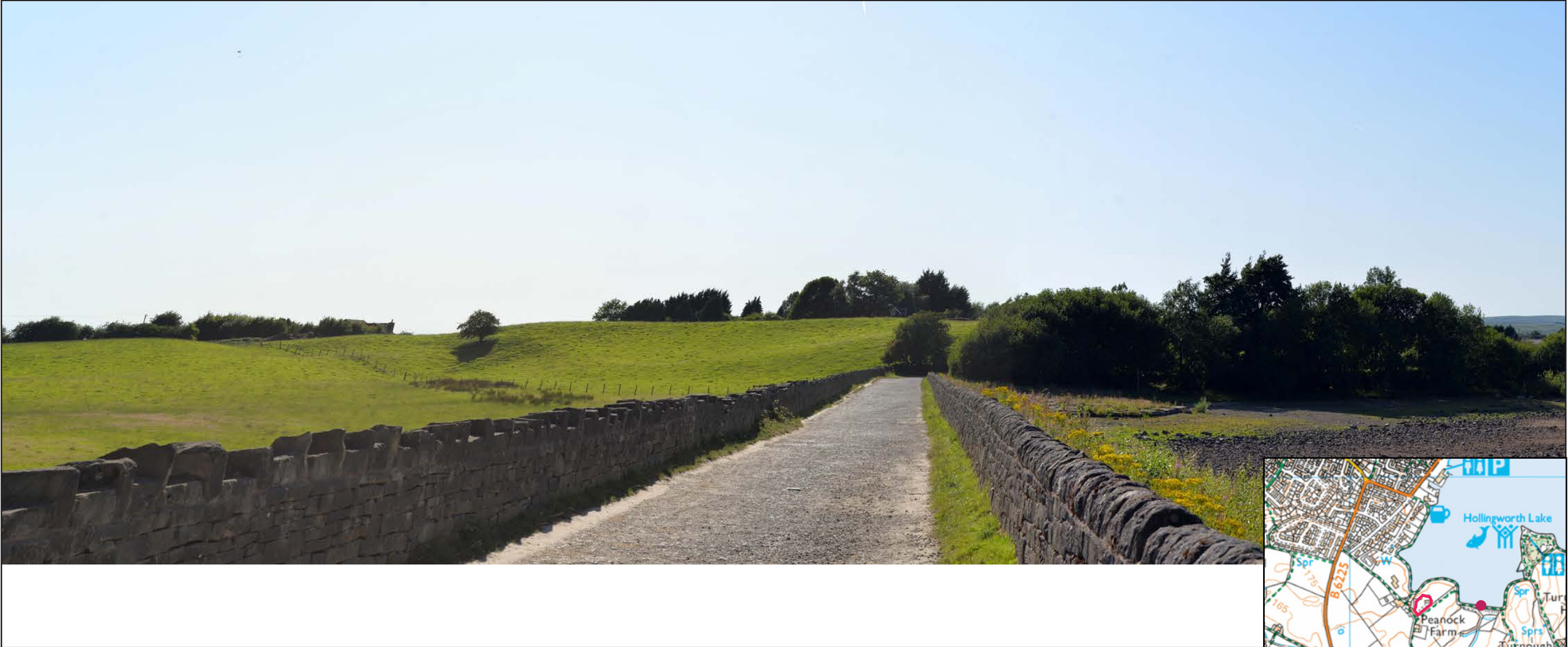
Representative Viewpoint	V7
Visual Receptor	PRoW
Location	N-145 E-932 Looking east
Receptor description	Footpath 19
View and orientation	looking east
View elevation	174.9
Proximity to proposals	within site
Extent of Visibility	100%
Receptor Susceptibility	High

Description of View	The view is from the lakeside public footpath route that circumnavigates the whole lake and is a popular walking route. The site runs down from the house to its boundary with the lake and the path and is marked with a large timber fence that runs the length of this boundary.
Change to View	The proposed and permitted schemes are not visible from the lakeside path close to the site due to topography and boundary fence. Existing planting of hedgerow in front of the fence will grow and screen the fencing. No change

Value and Quality of view	Ordinary
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	No change
Hierarchy of receptor	Local
Summary - Visual Effects	
No change	
Mitigation	
N/A	

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Figure: 7.7 Viewpoint 7
Project: Hollingworth Height
Client: Kimble Roden



Representative Viewpoint	V8
Visual Receptor	PRoW
Location	N-144 E-935 Looking west
Receptor description	Lakeside Footpath
View and orientation	looking west
View elevation	169.7
Proximity to proposals	100m
Extent of Visibility	10%
Receptor Susceptibility	High

Description of View	The view is from the lakeside footpath to the east of the site. The site appears above the lake with the land and gardens leading up to the existing house visible as a stone boundary and gable end in the view and. Topography partially screens the house and boundary vegetation within the site forms part of the skyline. The wider context is of properties and businesses around the lake and the wider pennine landscape which includes the M62 motorway.
Change to View	The permitted development will appear as a slightly larger built form among the trees but not breaking the skyline. The proposed development will similarly appear as a slightly larger building amongst the existing vegetation and not breaking the skyline. Low-Negligible change

Value and Quality of view	Ordinary
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	Low-Negligible
Hierarchy of receptor	Local
Summary - Visual Effects	
Slight adverse change with no change to the character of the view	
Mitigation	
maintain boundary vegetation	

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Figure: 7.8 Viewpoint 8	
Project: Hollingworth Height	
Client: Kimble Roden	



Permitted Development - modelled view

Permitted Development
 The permitted development is visible as a larger expanse of built development on the horizon and amongst existing vegetation. The nature of the view does not change with a residential property set within vegetation.

Proposed Development
 The proposed development is visible as a larger expanse of built development on the horizon and amongst existing vegetation. The proposed development is more contemporary but appears over the same footprint as the permitted scheme. The roofline variation is slightly higher to the north but the appearance remains a residential property set within vegetation.



Proposed Development - modelled view



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Project: Hollingworth Height

Client: Kimble Roden



Representative Viewpoint	V9
Visual Receptor	PRoW
Location	N-146 E-937 Looking south west
Receptor description	Lakeside footpath
View and orientation	looking south west
View elevation	172.4
Proximity to proposals	300m
Extent of Visibility	20%
Receptor Susceptibility	High

Description of View	The view is from the cafe on the lakeside and the lakeside footpath. The site, grounds and house are visible rising above the lake edge and partially obscured by vegetation. The existing house is visible alongside trees and vegetation against the sky. from the existing house and travelling north the lakeside residential properties line the shore with a semi urban character.
Change to View	The change for the permitted scheme is a larger spread of development against the site on the ridgeline. The proposed development occupies a smaller footprint as viewed from this location and a lower visual change. Both schemes sit in the location of the existing buildings and will appear set within existing retained trees. Low-Negligible change

Value and Quality of view	Ordinary
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	Low-Negligible
Hierarchy of receptor	Local
Summary - Visual Effects	
Slight adverse change seeing a small increase in built form set against the existing trees. The character of the view will not alter and for the casual observer there will be no change	
Mitigation	
retain existing tree cover on the horizon	

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Figure: 7.9 Viewpoint 9	
Project: Hollingworth Height	
Client: Kimble Roden	



Permitted Development - modelled view

Permitted Development
 The permitted development is visible as a larger expanse of built development on the horizon and amongst existing vegetation. The nature of the view does not change with a residential property set within vegetation.

Proposed Development
 The proposed development is visible as a larger expanse of built development on the horizon and amongst existing vegetation. The proposed development appears as a smaller footprint of development from this angle of view than the permitted scheme.



Proposed Development - modelled view





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Project: Hollingworth Height
Client: Kimble Roden



Representative Viewpoint	V10
Visual Receptor	PRoW-Highway
Location	N-152 E-938 Looking south
Receptor description	A533
View and orientation	looking south
View elevation	170.2m
Proximity to proposals	700m
Extent of Visibility	>10%
Receptor Susceptibility	Medim-Low

Description of View	The view is from the opposite side of the lake and looks directly south towards the site. The existing house and vegetation and rising ground from the lakeside can be seen in the distance but are not prominent. The overall view takes in the shoreline properties west and north. The view itself is from the footpth on the highway but close to lake bank road and the wine press pub.
Change to View	There is a small change from the proposed devlopment as the built form of both the permitted and proposed development appears on the horizon. The proposed building appears as slight taller in profile. The nature of the view will remain the same with the proposal sitting within existing trees and seen as before alongside the existing residential lakeside properties.

Value and Quality of view	Ordinary
Susceptibility of receptor	Medium-Low
Sensitivity of receptor	Medium-Low
Magnitude of Change	Low
Hierarchy of receptor	Local
Summary - Visual Effects	
Slight-Moderate adverse. A small change where the proposals will appear on the horizon at distance and at the location of the existing property.	
Mitigation	
retain tree cover and new tree planting to form horizon line trees	



Figure: 7.10 Viewpoint 10
Project: Hollingworth Height
Client: Kimble Roden



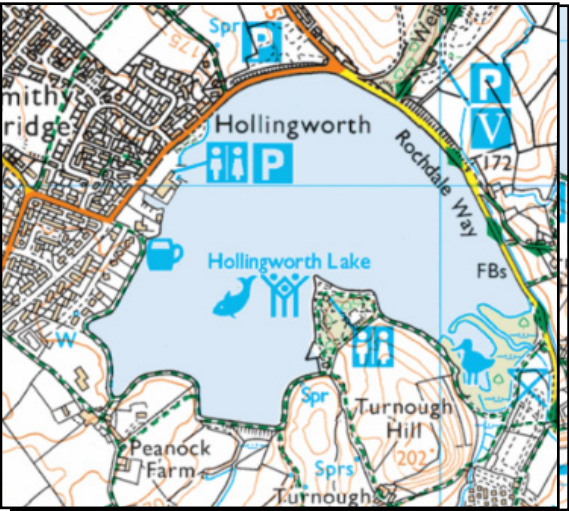
Permitted Development - modelled view



Proposed Development - modelled view

Permitted Development
 The permitted development is visible as a larger expanse of built development on the horizon and amongst existing vegetation. The nature of the view does not change with a residential property set within vegetation.

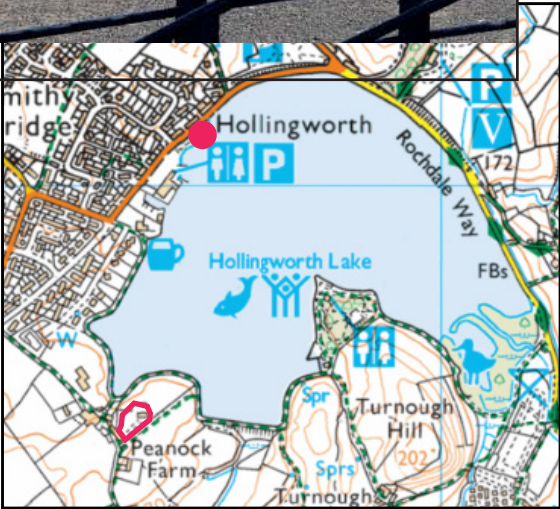
Proposed Development
 The proposed development is visible as a larger expanse of built development on the horizon and amongst existing vegetation. The proposed development appears as a smaller footprint of change from this angle of view than the permitted scheme. The proposed development has a slightly wider profile against the horizon than the permitted and existing scheme leading to a small change



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Project: Hollingworth Height

Client: Kimble Roden



Representative Viewpoint	V11
Visual Receptor	PRoW-Highway
Location	N-152 E-938 Looking south
Receptor description	A533
View and orientation	looking south
View elevation	170.2m
Proximity to proposals	700m
Extent of Visibility	>10%
Receptor Susceptibility	Medim-Low

Description of View	The view is from the opposite side of the lake and looks directly south towards the site. The existing house and vegetation and rising ground from the lakeside can be seen in the distance but are not prominent. The overall view takes in the shoreline properties west and north. The view itself is from the footpath alongside the highway and retail businesses.
Change to View	There is a small change from the proposed devlopment as the built form of both the permitted and proposed development appears on the horizon. The proposed building appears as slightly taller in profile. The nature of the view will remain the same with the proposal sitting within existing trees and seen as before alongside the existing residential lakeside properties.

Value and Quality of view	Ordinary
Susceptibility of receptor	Medium-Low
Sensitivity of receptor	Medium-Low
Magnitude of Change	Low
Hierarchy of receptor	Local
Summary - Visual Effects	
Slight-Moderate adverse. a small change with no change to the character of view.	
Mitigation	
retention of existing trees and new tree planting to form the horizon	

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Figure: 7.11 Viewpoint 11
Project: Hollingworth Height
Client: Kimble Roden



Permitted Development - modelled view



Proposed Development - modelled view

Permitted Development
The permitted development is visible as a larger expanse of built development on the horizon and amongst existing vegetation. The nature of the view does not change with a residential property set within vegetation.

Proposed Development
The proposed development is visible as a larger expanse of built development on the horizon and amongst existing vegetation. The built form appears as a smaller footprint of development from this angle of view than the permitted scheme. The proposed development has a slightly wider profile against the horizon than the permitted and existing scheme leading to a small change



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Project: Hollingworth Height

Client: Kimble Roden



Representative Viewpoint	V12
Visual Receptor	PRoW
Location	N-152 E-938 Looking north west
Receptor description	PRoW
View and orientation	looking NW
View elevation	180m
Proximity to proposals	500m
Extent of Visibility	0%
Receptor Susceptibility	High

Description of View	The view is from the footpath network to the south east of the site behind the lake on rising ground. The view is rural and the lake quickly recedes from view behind the rolling topography. A combination of topography and vegetation prevents views of the proposal site from this location.
Change to View	There is no change to the view

Value and Quality of view	Ordinary
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	None
Hierarchy of receptor	Local
Summary - Visual Effects	
None	
Mitigation	
N/A	

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Figure: 7.12 Viewpoint 12
Project: Hollingworth Height
Client: Kimble Roden

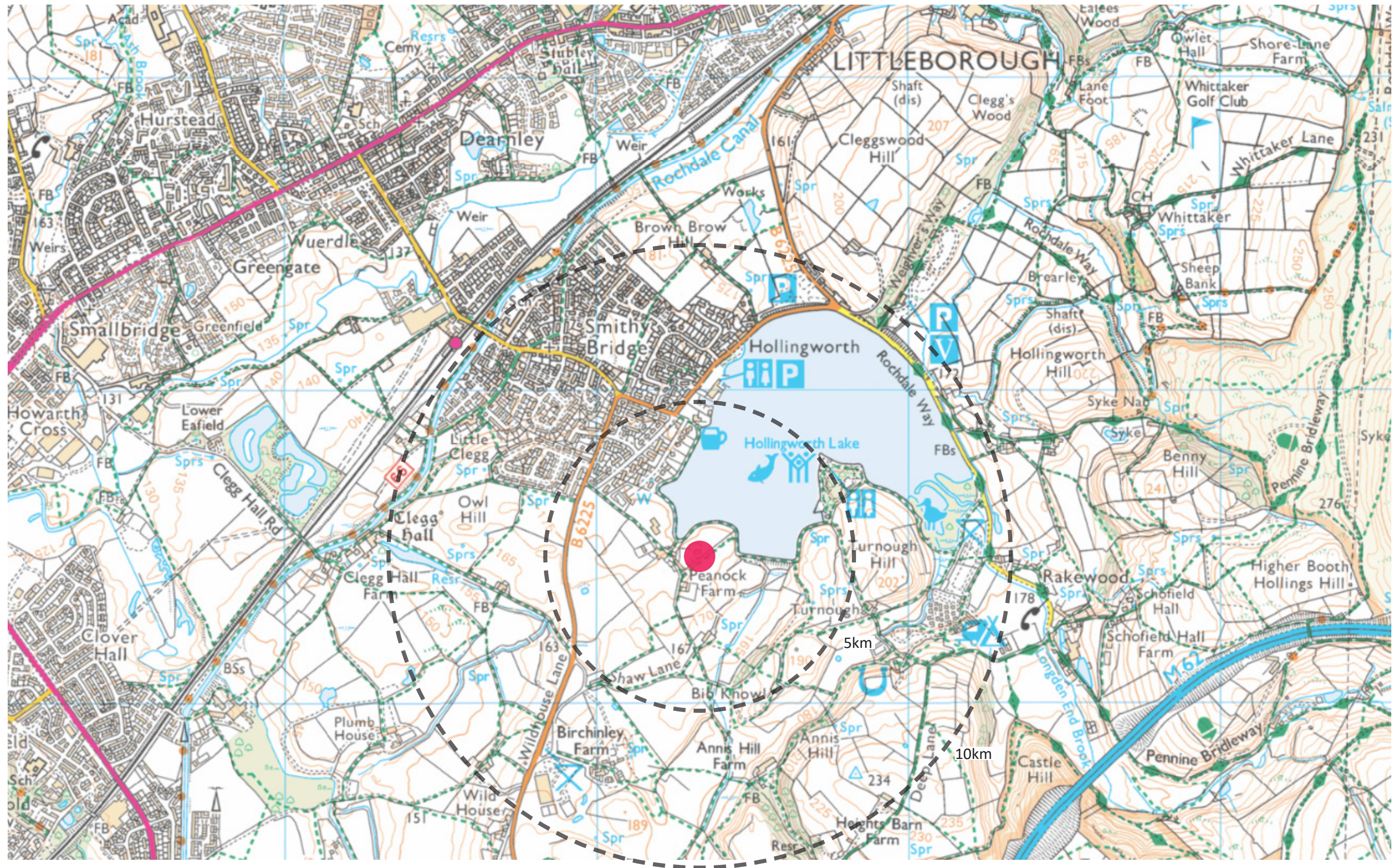


Figure 2. Study Area



Proposal Site

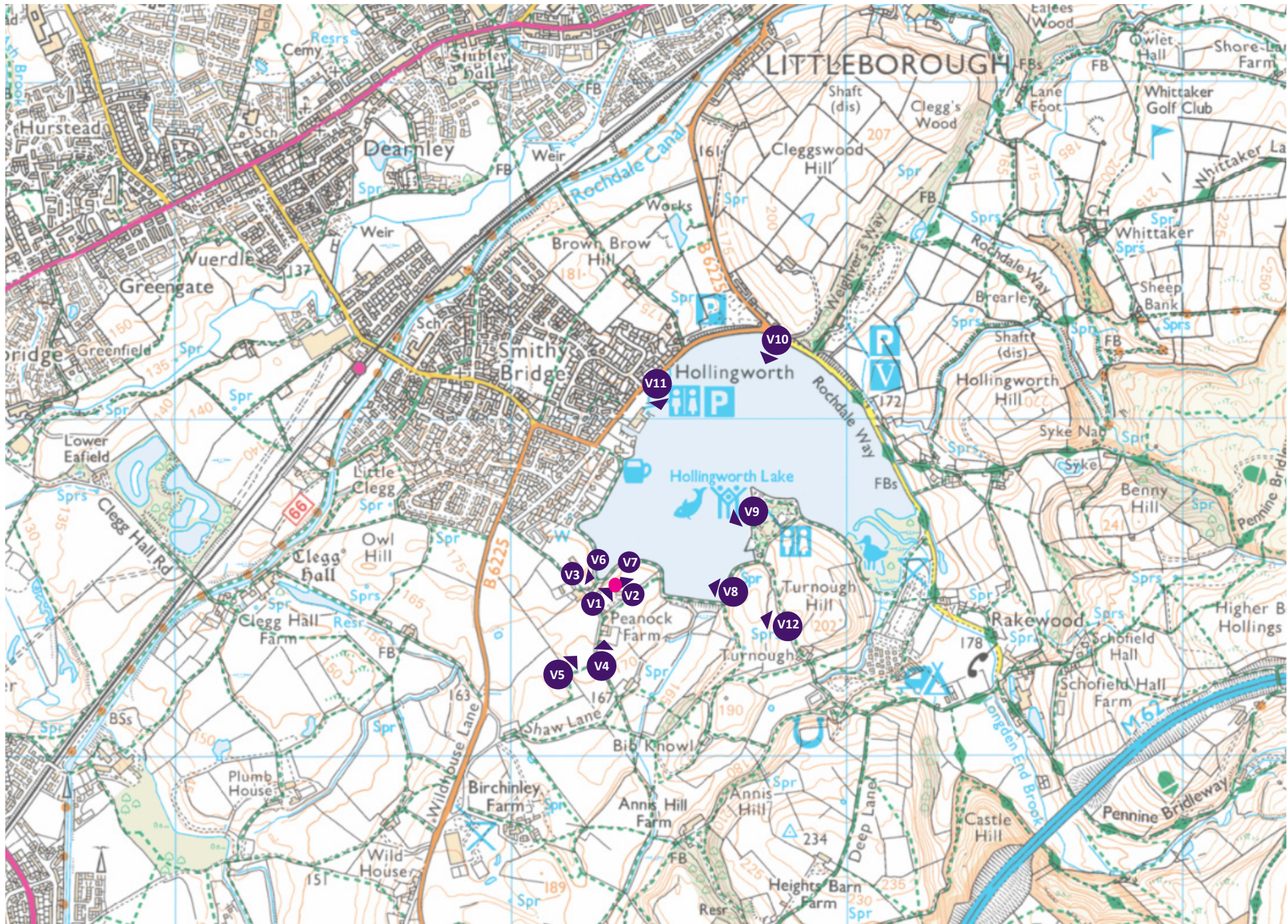


Figure 3. View Locations



Proposal Site



Figure 4. Aerial View



Proposal Site

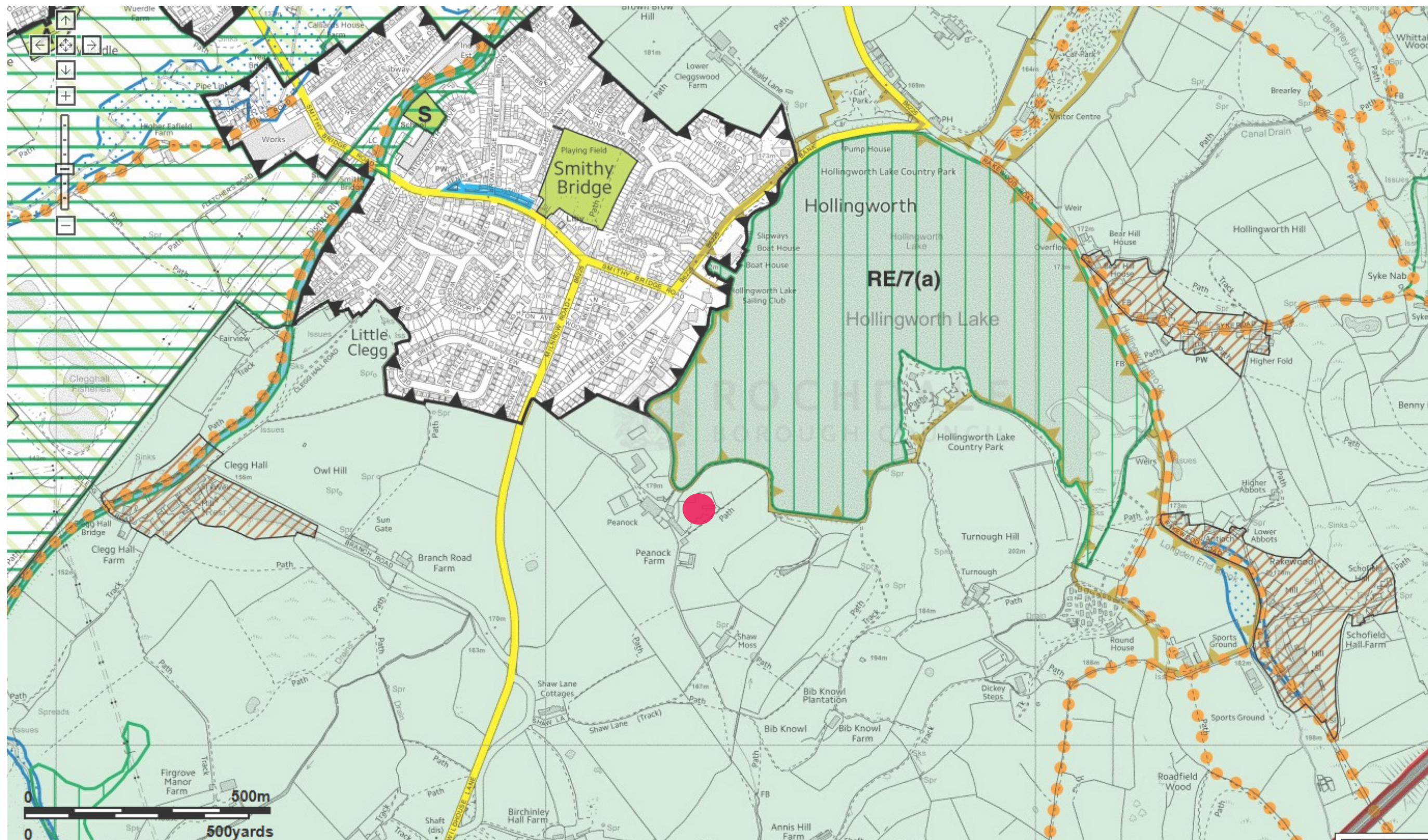


Figure 5. Green Belt Location
From Rochdale Borough Unitary
Development Plan (Adopted 2006)

 Proposal Site
 Defined Urban Area
G/D/1

 Greenspace Corridors
G/8
 Proposal Site
RE/7
 Green belt
G/D/2 and D/4

 Protected Open Land
D/10
 Recreational Right of Way
RE/6
 Protection and Enhancement
of Conservation Areas
BE/16-18

 Development and Flood Risk
EM/7
 Strategic Highway Network
A/24
 Designated Sites of Ecological and
Geological/Geomorphological Importance
NE/2

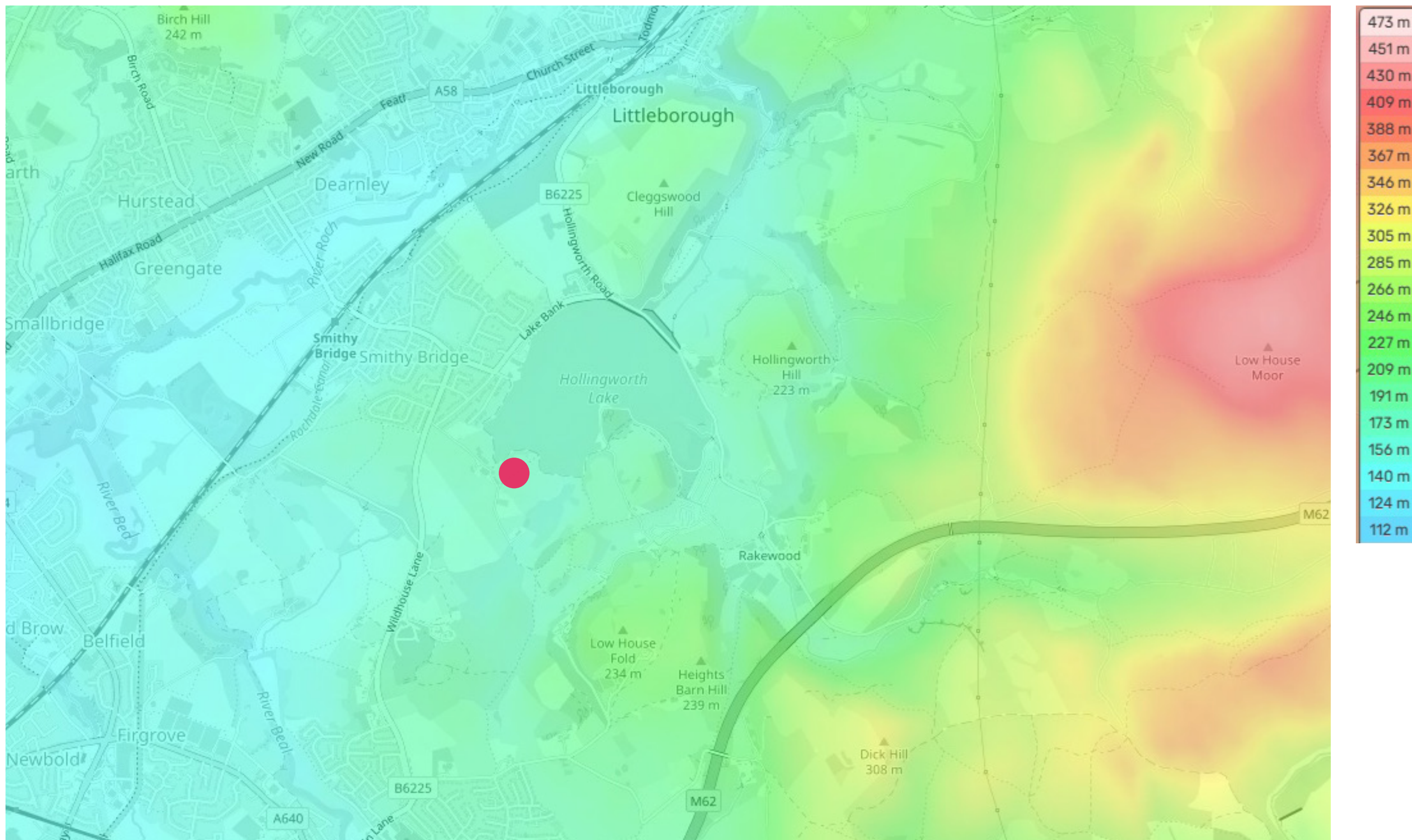


Figure 6. Topographic,
en-gb.topographic-map.com

 Proposal Site



Figure 7. National Character Proposal Site Area, Extract from NCA Profile: Manchester Pennine Fringe



Proposal Site

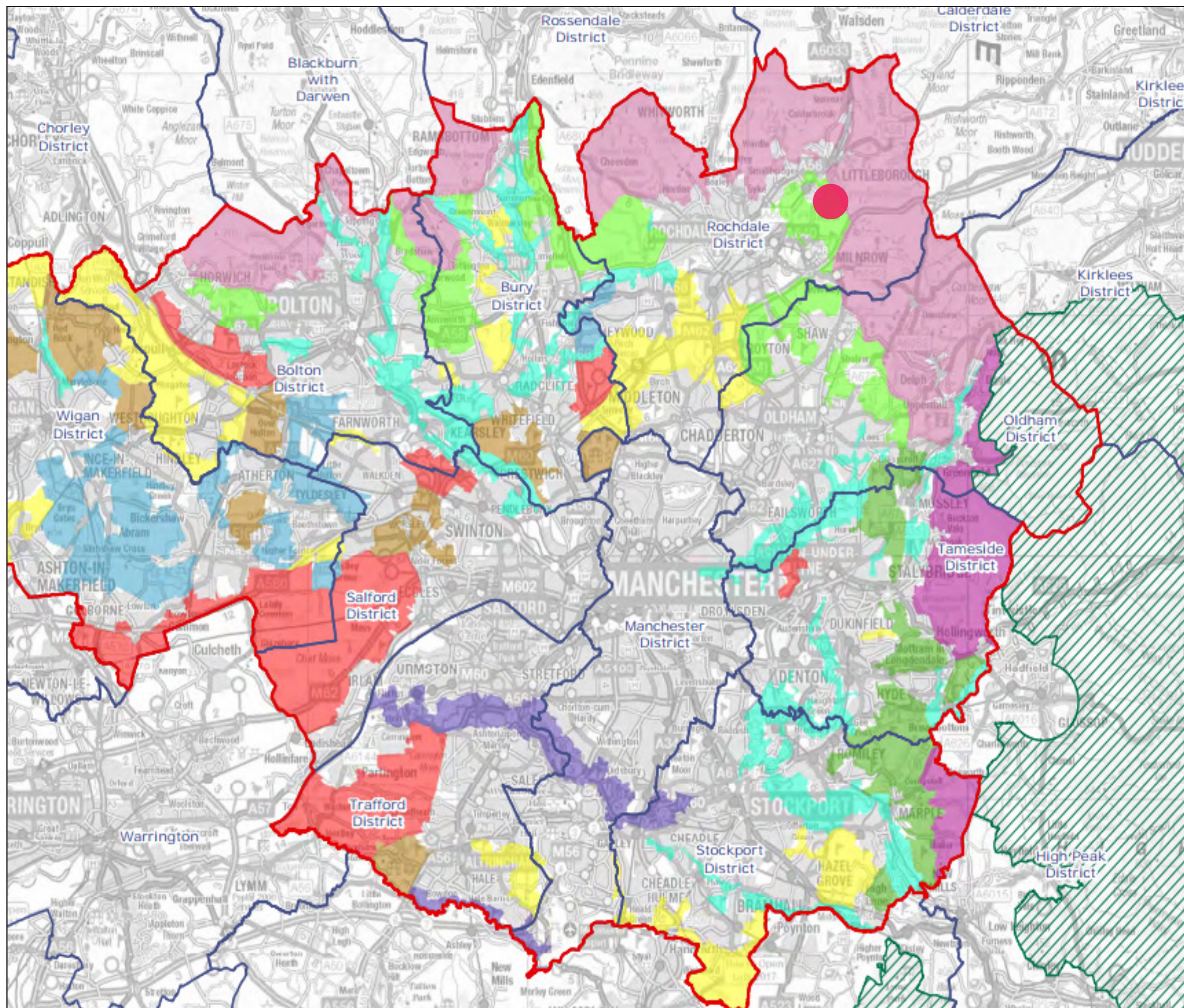


Figure 4.1: Landscape Character Types

- Greater Manchester Combined Authority area
 - Local Authority boundary
 - Peak District National Park
- Landscape Character Types
- Historic Parks and Wooded Estate Farmland
 - Mosslands and Lowland Farmland
 - Pennine Foothills (Dark Peak)
 - Pennine Foothills (West/South Pennines)
 - Reclaimed Land / Wetlands
 - Open Moorlands and Enclosed Upland Fringes (West/South Pennines)
 - Open Moorlands and Enclosed Upland Fringes (Dark Peak)
 - Urban Fringe Farmland
 - Broad Urban Fringe Valleys
 - Incised Urban Fringe Valleys

Figure 8. Landscape Character Types, The Greater Manchester Landscape and Character Sensitivity Assessment 2018

● Proposal Site

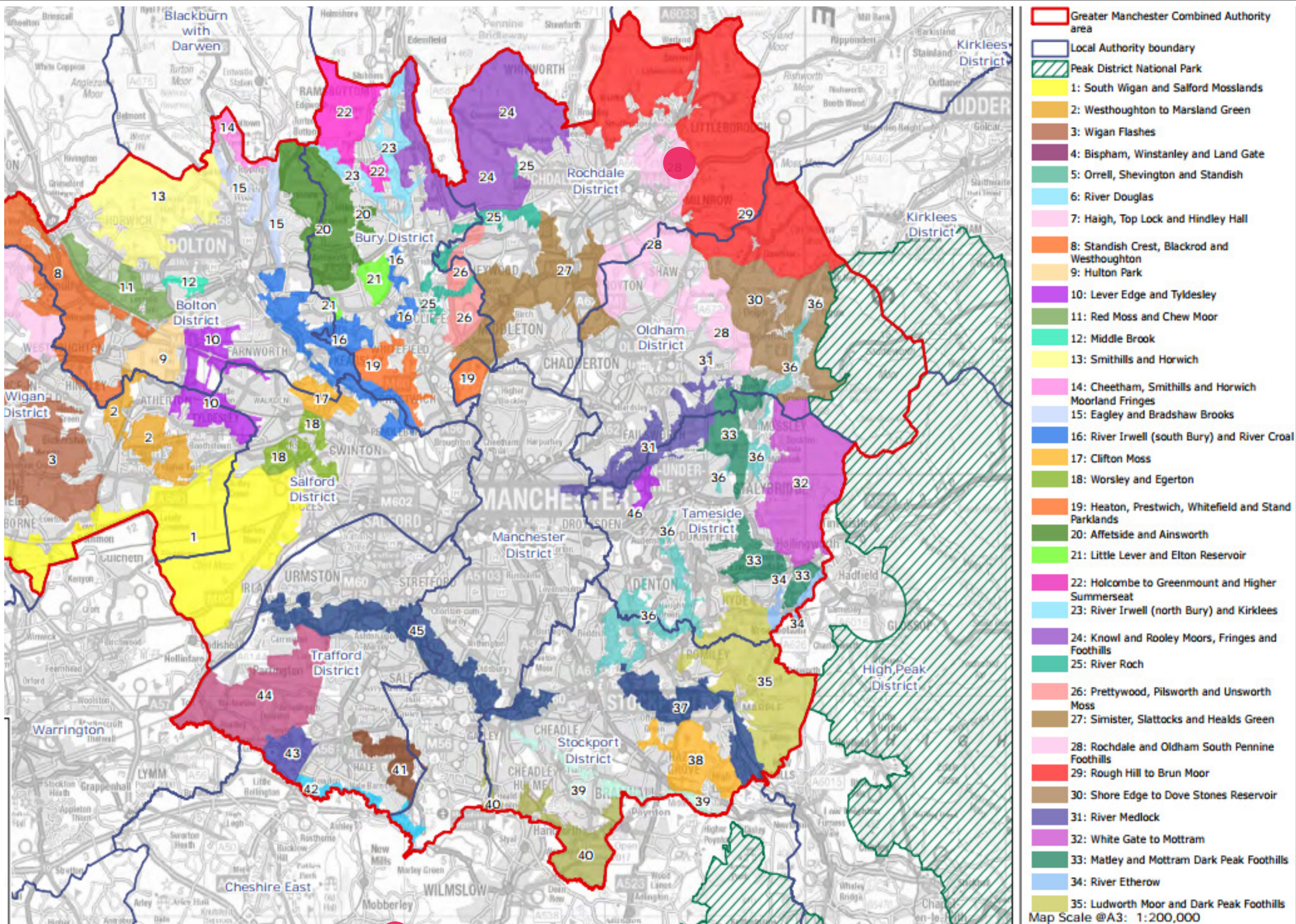


Figure 8. Landscape Character Areas, The Greater Manchester Landscape and Character Sensitivity Assessment 2018



Proposal Site

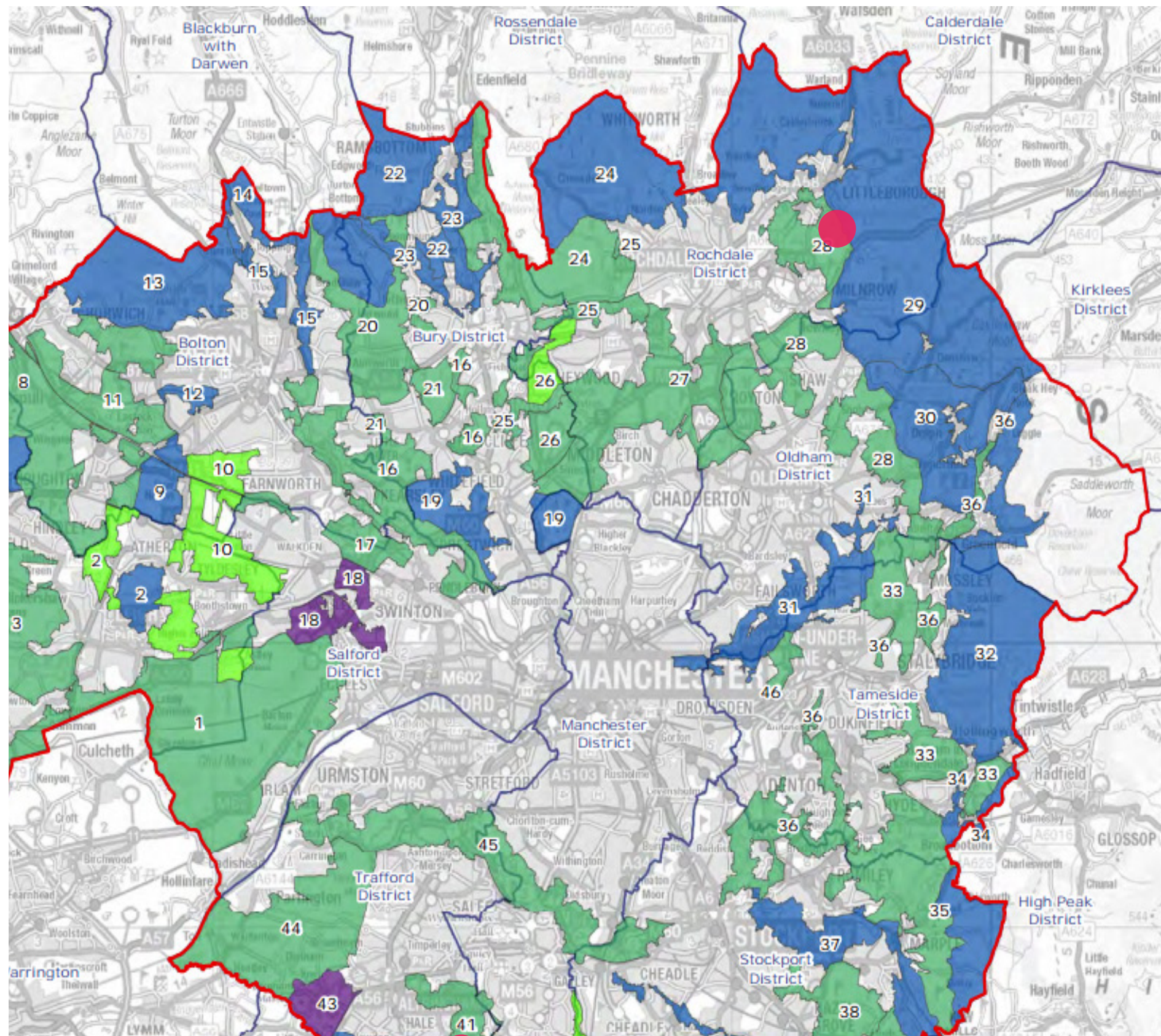


Figure 4.3: Overall Landscape Sensitivity Assessment results for residential development / related transport infrastructure

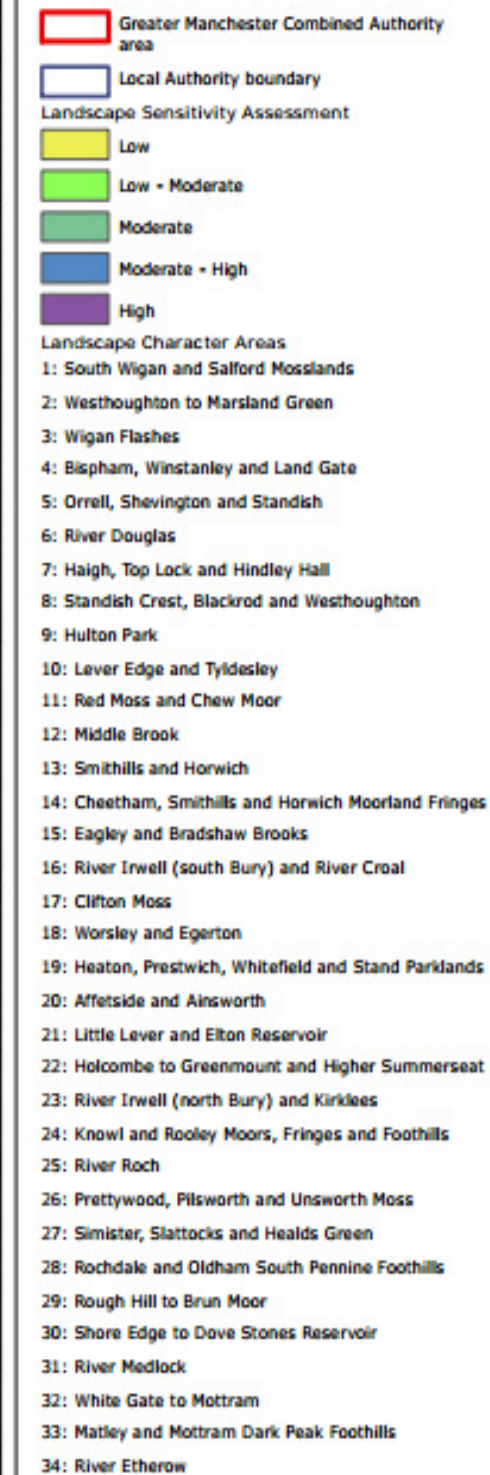


Figure 8. Sensitivity for Residential Development, The Greater Manchester Landscape and Character Sensitivity Assessment

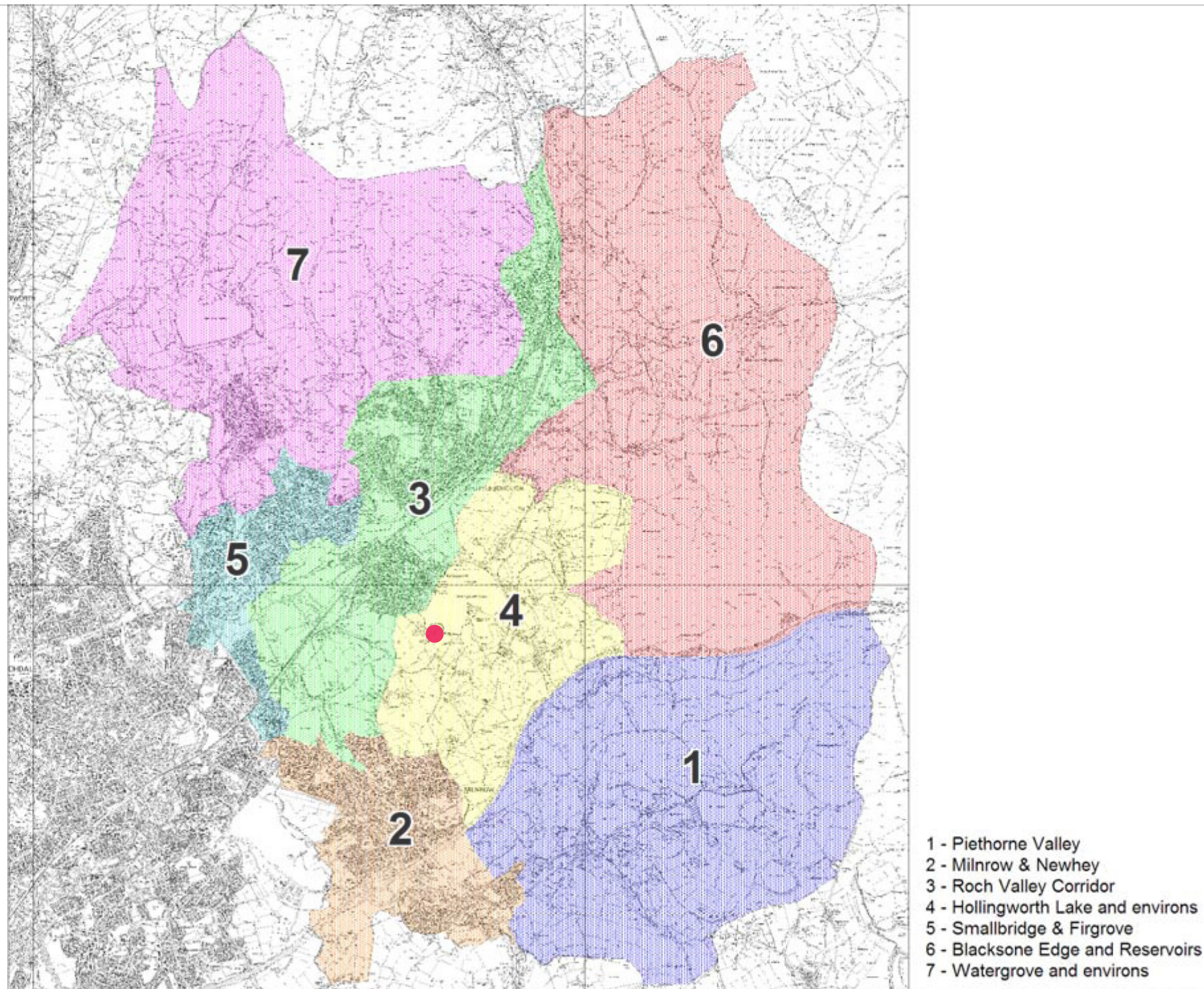


Figure 8. Pennine Character Area,
 From Pennines Green Infrastructure
 Action Plan by Rochdale Borough Council



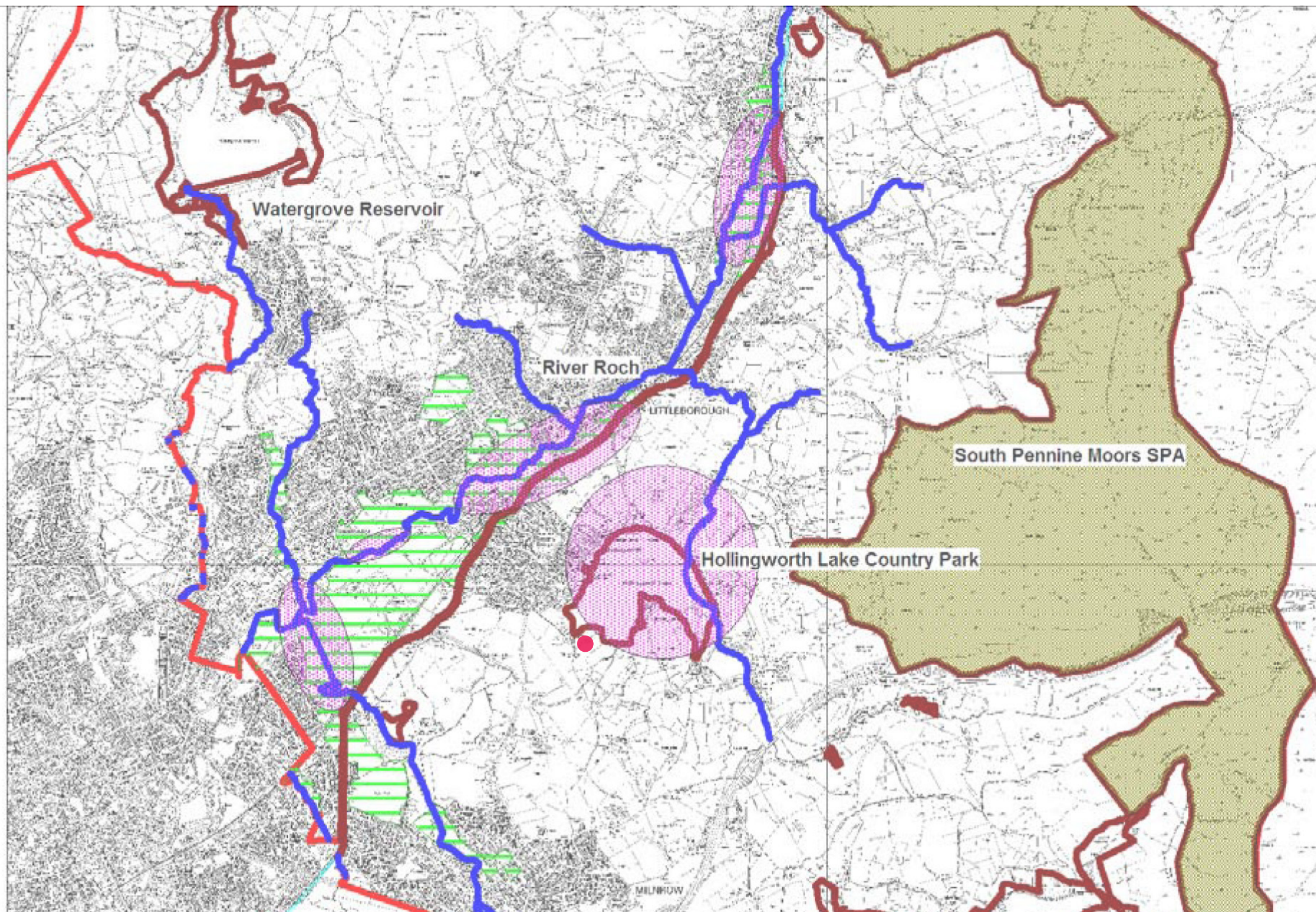


Figure 9. Pennine Biodiversity Network,
From Pennines Green Infrastructure
Action Plan by Rochdale Borough
Council

- Proposal Site
- Sites of Biological Importance
- Roch Valley Biodiversity Opportunity
- Rivers

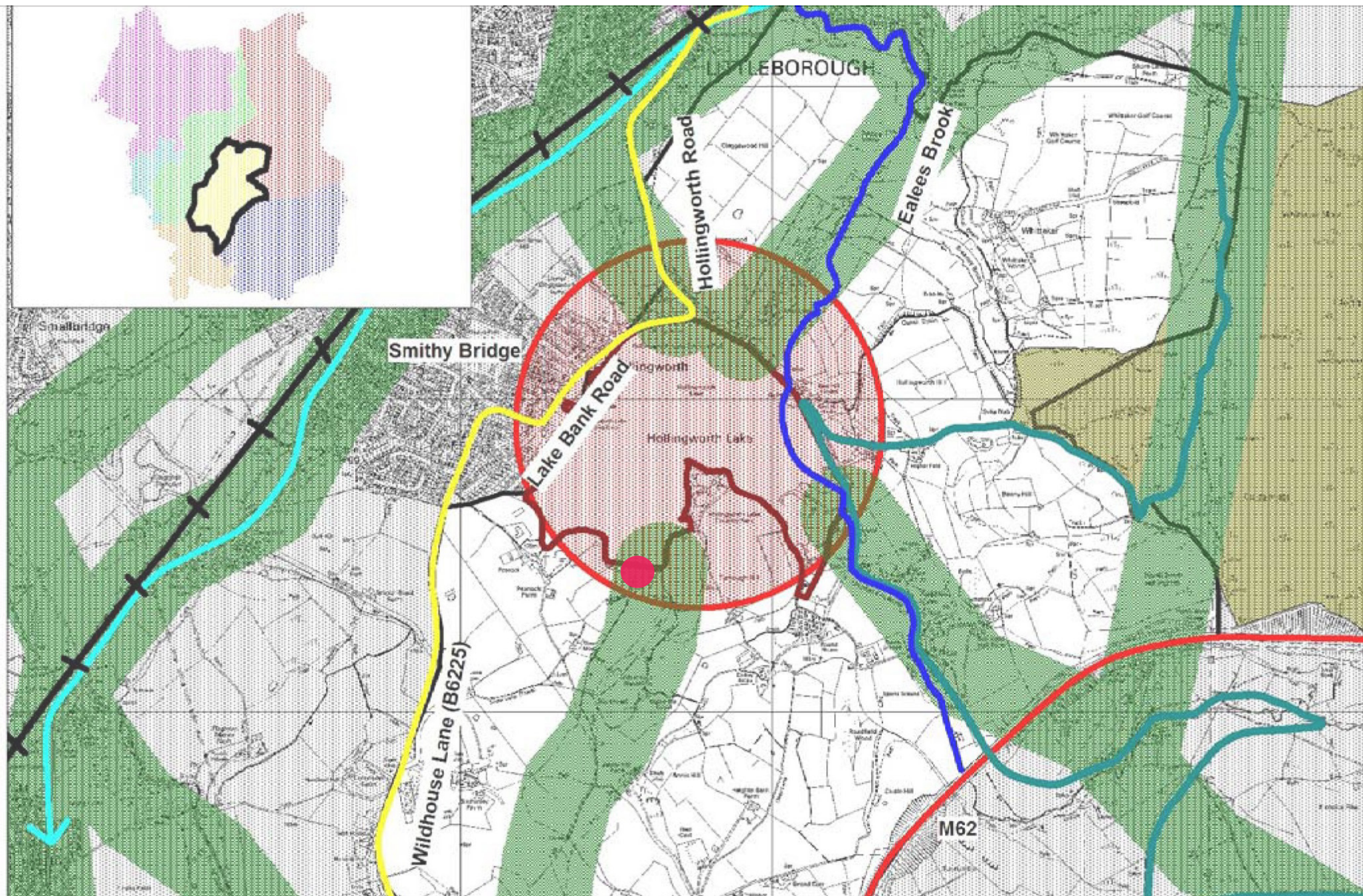


Figure 10. Hollingworth Lake and Environs



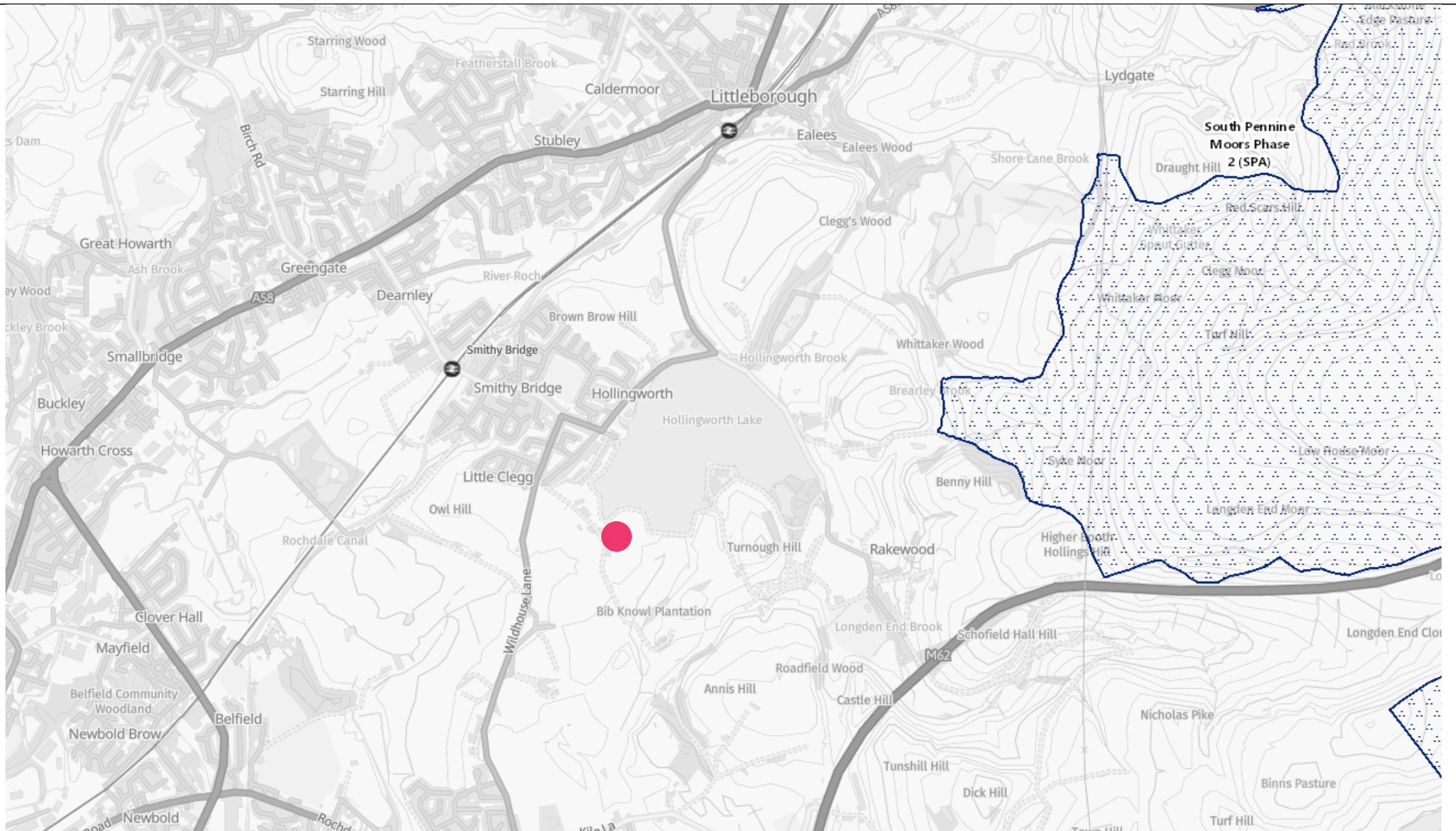


Figure 11. Special Protection Areas (SPA)
magic.defra.gov.uk



Proposal Site



Special Protection Areas (SPA)

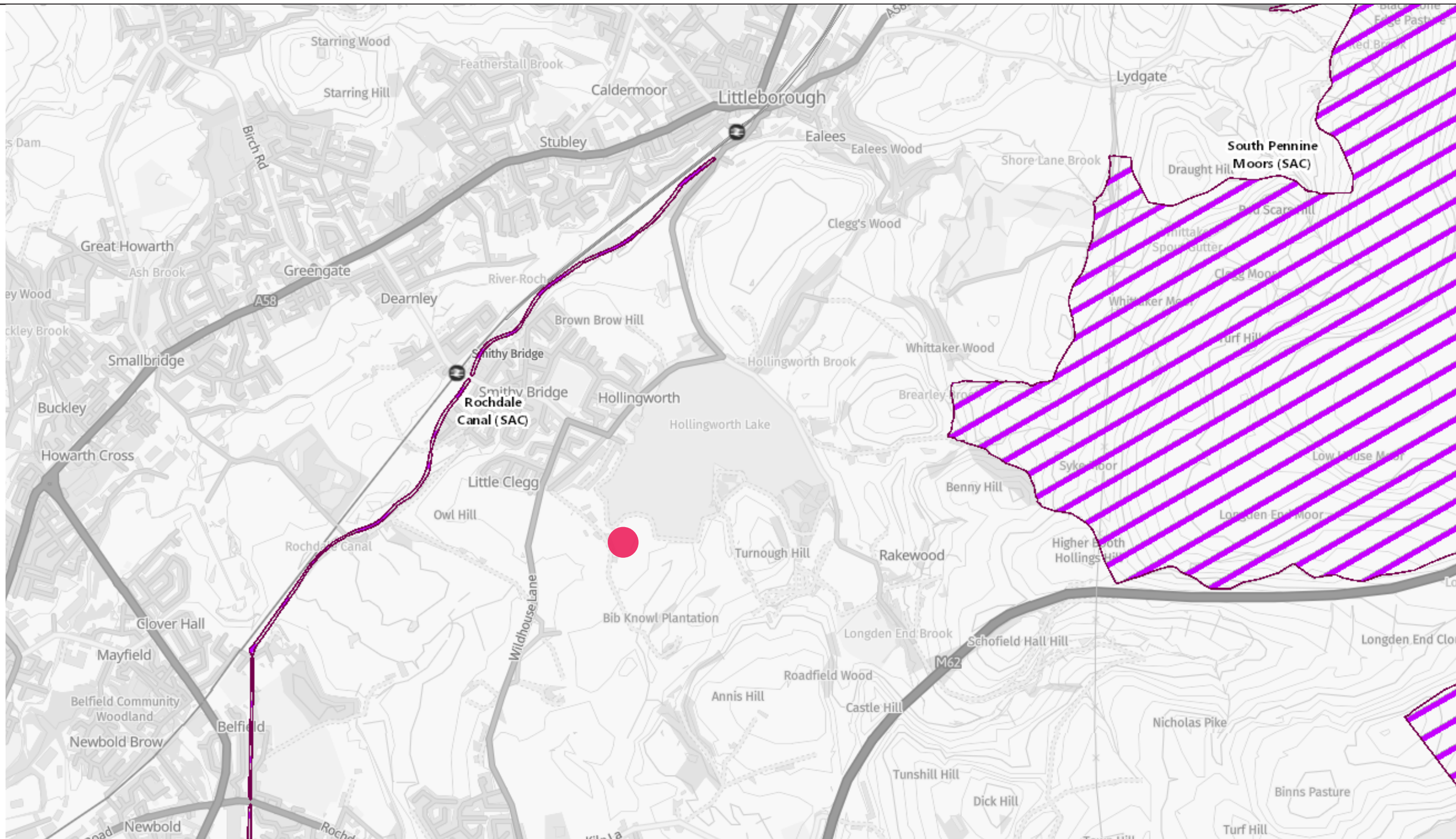


Figure 12. Special Areas of Conservation (SAC)
magic.defra.gov.uk



Proposal Site



Special Areas of Conservation (SAC)

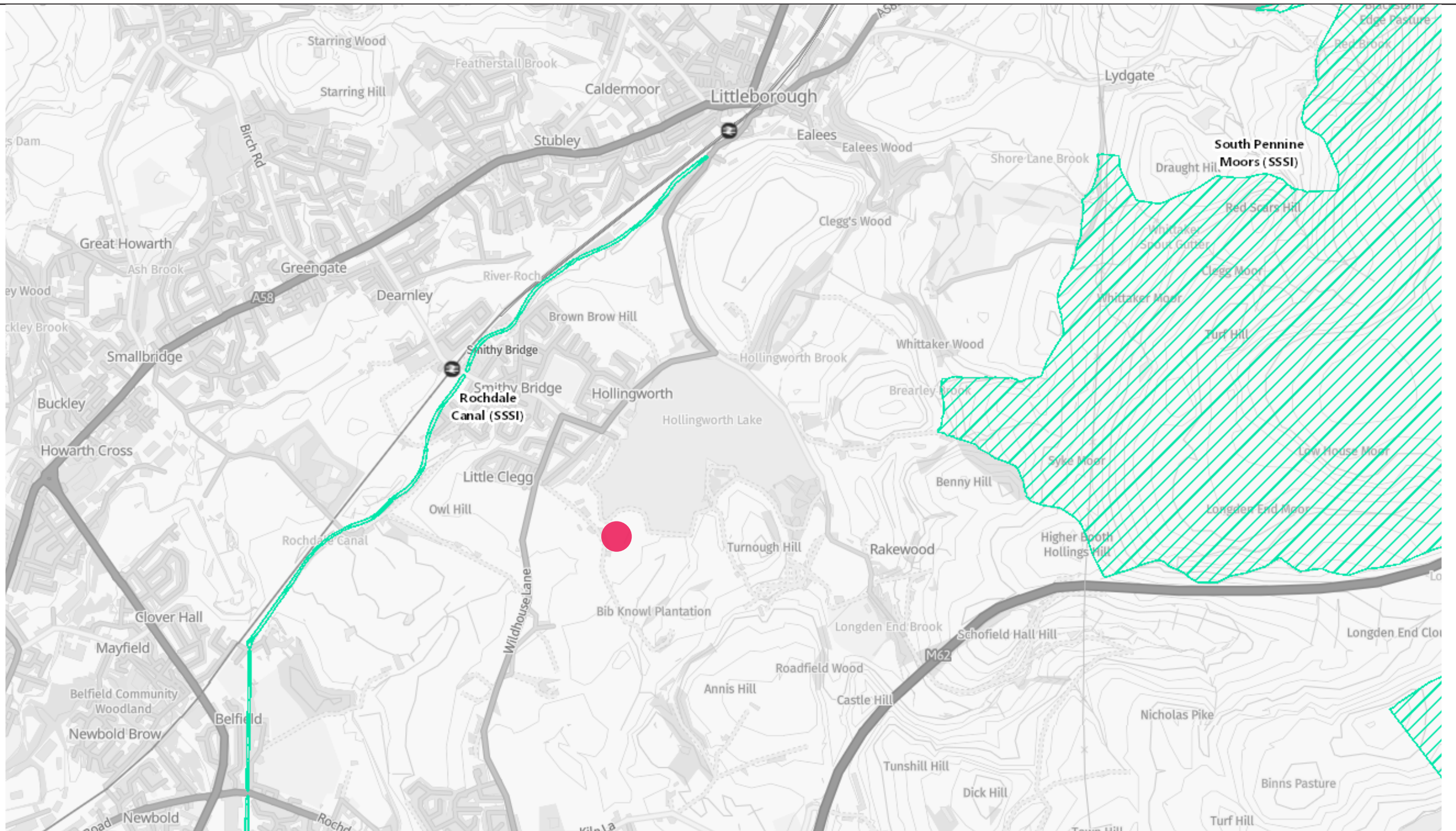


Figure 13. Sites of Special Scientific Interest (SSSI)
magic.defra.gov.uk

- Proposal Site
- ▨ Sites of Special Scientific Interest (SSSI)

LANDSCAPE BASELINE AND SENSITIVITY

i CRITERIA FOR DESCRIBING LANDSCAPE SUSCEPTIBILITY

Landscape Sensitivity is a combination of judgements of susceptibility to the type of change proposed and the value attached to the landscape.

Susceptibility to change *the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.*

Baseline studies for assessing landscape effects require a mix of desk study and field work to identify and record the character of the landscape and the elements, features and aesthetic and perceptual factors which contribute to it.

Following this each aspect of the assessment should be judged for its susceptibility to change from the proposed development and the value attached to this aspect of the landscape. Value can apply to areas of landscape as a whole, or to individual elements and feature.

Table 1 illustrates the aspects of landscape character used to inform the susceptibility of a landscape, or elements of the landscape to change.

Table 1 CRITERIA FOR DESCRIBING LANDSCAPE SUSCEPTIBILITY

Landscape	High	Medium	Low
Landscape designation	A landscape of distinctive character susceptible to relatively small changes. Includes national or regionally designated landscapes, e.g. National Scenic Area; Historic Gardens and Designed Landscapes on the National Register; AONB; National Parks	A landscape of moderately valued characteristics. Including local landscape designations.	A landscape of relative unimportance, the nature of which is tolerant to substantial change. No landscape designation.
Landscape resource and/or habitats	Important landscape resources or landscapes of particularly distinctive character and therefore likely to be subject to national designation or otherwise with high values to the public. Is susceptible to minor changes that would alter access or the character and experience of the resource.	Moderately valued characteristics reasonably tolerant of change. Susceptible to changes that would remove access and fundamentally change the nature of the existing resource.	Relatively unimportant/immature or damaged landscapes tolerant of substantial change.
Scale and enclosure	Small intimate landscape susceptible to changes that alter scale, form and enclosure. Large scale landscapes susceptible to the introduction of uncharacteristic elements which impose enclosure or development at a scale inappropriate to the setting.	Medium scale landscape susceptible to changes that introduce elements which alter the scale or understanding of landscape context.	Large scale open landscapes susceptible to changes that introduce elements that are of an appropriate scale and/or landscape context. Small scale landscapes susceptible to changes that introduce intimate and contained development appropriate to the context.
Landform and topography	Mountainous or large dominating hills and valleys. Intimate small scale landscapes defined through easily identifiable elements in the immediate landscape.	Rolling landform with small hills and valleys. Some intimacy and human scale through landscape elements such as hedgerows and woodland copses.	Large scale open landscape. Little intimacy or human scale, few character elements or features.

Settlement and Urban landscapes	Organic land cover pattern, urban forms that follow a <u>recognisable</u> historical growth over time which is retained with the layout, building fabric or through other elements. Urban grain and layout that define character and give a sense of place. Conservation Areas or areas with a high collection of listed buildings or notable features.	Urban form with some <u>recognised</u> form and structure that defines a character for the settlement or urban area. An area with noted buildings or form may include listed buildings.	Urban form that is degraded or creates a limited sense of place or character through either its grain, layout, building fabric or other elements. 20th and 21st century suburban layouts and industrial and commercial areas may fall into this category.
Historical and Cultural Landscapes	Landscapes with important historical or cultural associations notable either through physical structures, landmarks or features or else through association with literature, historical events or cultural significance. Registered park or gardens, landscape with a national cultural significance susceptible to small change.	Landscapes with notable historical and cultural associations at Regional or Local level. Landscape susceptible to change that would alter or remove the elements or features important to the association.	Landscape with no <u>recognised</u> individual features or elements
Remoteness and tranquillity	Remote location, little evidence of human activity. Landscape susceptible to small changes.	Landscapes with aspects of tranquillity and remoteness but where human activity and presence is notable. Susceptible to changes that would further <u>urbanise</u> or bring activity to areas where this is only partially present.	Highly developed countryside areas with continuous evidence of human activity. Susceptible only to very high levels
Visual and Sensory	A landscape with wide ranging and open views to distance which are part of the character. Susceptible to change that leads to enclosure or loss of notable views or view points. High quality views.	A landscape with open aspects or views but moderate or low visual connections to distance. Susceptible to change that remove views or fundamentally alters the visual amenity.	An enclosed landscape with little or no visual connection to distant locations. A landscape where view quality is low and/or degraded in character.

ii Table 2 CRITERIA FOR DESCRIBING LANDSCAPE QUALITY

Landscape Quality	Definition	Typical Example
Exceptional	Strong landscape structure, characteristics, patterns, and/or clear urban grain identifiable with a historic period or event; Appropriate management for land use and land cover and/or a well maintained urban environment of distinction, intact and good landscape condition; Distinct features worthy of conservation, historic architectural grain; Sense of place exceptional local distinctiveness; No detracting features.	Internationally or nationally recognised, World Heritage Sites, National Parks, National Scenic Area, AONB
High	Strong landscape structure, characteristic patterns and/or clear urban grain; Appropriate management for land use and land cover, but potentially scope to improve; Distinct features worthy conservation; Sense of place; Occasional detracting features.	Nationally, regionally recognised e.g. parts of National Scenic Area, notable Conservation Area or Listed status; Registered Historic Gardens and Designed Landscapes; Special Landscape Area;
Good	Recognisable landscape structure and/or urban grain Scope to improve management for land use and land cover; Some features worthy of conservation; Sense of place; Some detracting features.	Regionally or locally recognised e.g. localised areas within National Park, Regional Parks, Village Greens, Special Landscape Areas, Conservation Areas.
Ordinary	Distinguishable landscape structure, characteristics, patterns of landform and land cover often masked by land use; Fractured urban grain with patterns of use difficult to distinguish; Scope to improve management of vegetation; Some features worthy of conservation; Some detracting features	Locally recognised landscape without specific designation.
Poor	Weak landscape structure, characteristic patterns of landform and land cover are missing, little or no recognisable urban grain; Mixed land use evident; Lack of management and intervention has resulted in degradation; Frequent detracting features.	A landscape without note or one singled out as being degraded or requiring improvement.
Very Poor	Degraded landscape structure, characteristic patterns and/or urban grain missing; Mixed land use or dereliction dominates; Lack of management/ intervention has resulted in degradation; Extensive detracting features.	A Landscape likely to be singled out as needing intervention or regeneration.

iii Table 3 CRITERIA FOR DESCRIBING LANDSCAPE VALUE

Value can apply to areas of landscape as a whole, or to individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape.

The range of factors that can help in the identification of valued landscapes may include:

- **Landscape Quality** (see table 2) - a measure of the physical state of the landscape;
- **Scenic Quality** - landscapes that appeal primarily to the senses
- **Rarity** - the presence of rare elements or features in the landscape;
- **Representativeness** - whether the landscape contains particular characters and or features or elements which are considered particularly important examples;
- **Conservation Interests** - the presence of features of wildlife, earth science, archaeological, historical and cultural interest;
- **Recreation Value** - evidence that the landscape is valued for recreational activity;
- **Perceptual Aspects** - e.g. wilderness and/or tranquility;
- **Associations** - Some landscape are associated with particular people, such as artists or writers, or events in history.

Landscape Value	Definition	Typical Example
High	An iconic landscape or <u>element(s)</u> held in high regard both nationally, regionally and by the local community; A landscape or <u>element(s)</u> widely used by both the local community and a broader visiting community; Features of particular historical protected significance ; Landscape or space which defines or is closely associated with a community and its life and livelihood; A landscape that defines a particular character area being both representative but also definitive in terms of its elements, features or characteristics.	Nationally, regionally <u>recognised</u> e.g. parts of National Park; National Scenic Area; AONB; Registered Historic Garden and Designed Landscape; World Heritage Sites. Village Green/Park or Community Recreational Space with strong and varied use by the whole community over a period of 20 years or more. Regional Parks and Country Parks. An area with good and varied access and high visual amenity.
Good	A landscape or <u>element(s)</u> <u>recognised</u> regionally and locally as important ; A landscape widely used by the local community; Features or elements widely used or visited and held in <u>association</u> with the area or community; A landscape that is particularly representative of the character descriptions and assessments available for the study area including some key aspects or features that if lost would effect the overall landscape description.	Conservation or Listed status; Village Greens/Parks; , Culturally important sites. Access via PROW and permissive paths other <u>routeways</u> . An area of good access and good visual amenity.
Moderate	A landscape of local importance ; A landscape used by the local community through PROW; A sense of place <u>recognisable</u> and associated with the local area.	Area of local landscape importance with limited access and some visual amenity
Low	A landscape without particular noted significance; A landscape or elements infrequently used by the local <u>community</u> ; A landscape which is not distinct and does not add to the overall context of the area.	A landscape with little or no access and no visual amenity

Landscape Sensitivity	Definition	Typical Examples
High	A landscape that demonstrates a high level of susceptibility to the nature and level of change proposed across the majority of criteria assessed. A landscape of high or moderate value that includes key aspects, elements or features of the <u>recognised</u> landscape character. The proposal is likely to change the nature and description of the receiving landscape character.	Internationally or Nationally <u>recognised</u> . World Heritage Sites, National Parks, National Scenic Area, AONB. Nationally, Regionally <u>recognised</u> e.g. parts of National Scenic Area, notable Conservation Area or Listed status; Registered Historic Gardens and Designed Landscapes; Special Landscape Areas; Valued landscapes of good quality or above which define or have definite characteristics of a landscape character type or area.
Medium - High	A landscape that demonstrates a medium to high level of susceptibility to the change proposed. A landscape of medium to high level value where care is required to consider the aspects of landscape value and how these might be retained or mitigated if affected by the proposals.	Regionally <u>recognised</u> e.g. areas within National Park, Regional Parks, Special Landscape Areas, Conservation Areas. Valued and/or good landscapes that are representative of a broader landscape character type or area.
Medium	A landscape that demonstrates a medium level of susceptibility to the change proposed but that can accommodate some of this change without altering or affecting the principle characteristics of the receiving landscape. A landscape of medium level value where some care is required to consider the aspects of landscape value and how these might be retained or mitigated if affected by the proposals.	Regionally or locally <u>recognised</u> e.g. Regional Parks, Village Greens, Locally <u>recognised</u> landscape without specific designation. Locally valued and/or good or ordinary landscapes that are representative of a broader landscape character type or area.
Low - Medium	A landscape of low susceptibility to change where the proposals will only affect or alter the key characteristics, features or elements of the receiving landscape in a very limited way, whilst predominantly maintaining the same landscape character description and definition as before. A landscape of moderate to low value.	A landscape without note or one singled out as being predominantly degraded or requiring some improvement. A Landscape likely to be singled out as needing <u>intervention</u> or regeneration. A landscape of ordinary quality with few recorded value characteristics. A landscape that includes limited key characteristics, elements or features and is partially representative of a landscape character type or area.
Low	A landscape of low susceptibility to change where the proposals will not affect or alter the key characteristics, features or elements of the receiving landscape and where the landscape would be left essentially within the same landscape character description and definition as before. A landscape of moderate to low value.	A landscape without note or one singled out as being degraded or requiring improvement. A Landscape likely to be singled out as needing <u>intervention</u> or regeneration. A landscape of ordinary or poor quality with few or no recorded value characteristics. A landscape that does not include key characteristics, elements or features and is only partially representative of a landscape character type or area.

LANDSCAPE EFFECTS

v Table 5 MAGNITUDE OF CHANGE (LANDSCAPE)

Magnitude of Change	Examples
High	The development would result in a prominent change to the landscape character type or area (enhance or degrade). Major alteration to significant elements or features or the removal/introduction of substantial elements. The alteration of a landscape to substantially increase/decrease both the landscape value and quality.
Medium	The development would result in a noticeable change to the landscape character or part of a landscape character type or area (enhance or degrade). Alteration to elements or features or partial removal/introduction. The alteration of a landscape to increase/decrease both the landscape value and quality.
Low	The development would result in a slight change to the landscape character (enhance or degrade). Alteration to minor elements or features or the removal/introduction. The alteration of a landscape to increase/decrease both the landscape value and quality.
Negligible	A very minor change which is not uncharacteristic and maintains the quality and value of the landscape.

vi Table 6 SUMMARY TABLE TO DETERMINE LANDSCAPE EFFECTS

		Magnitude of Change			
		High	Medium	Low	Negligible
Sensitivity	High	Substantial	Moderate - Substantial	Moderate	Negligible
	Med - High	Moderate - Substantial	Moderate - Substantial	Slight- Moderate	Negligible
	Medium	Moderate - Substantial	Moderate	Slight - Moderate	Negligible
	Low - Med	Moderate	Slight - Moderate	Slight	Negligible
	Low	Moderate	Slight - Moderate	Slight	Negligible
	Negligible	Negligible	Negligible	Negligible	None

The summary of effects on landscape can be expressed as an adverse or beneficial effect depending on the assessor’s view regarding the nature and quality of the existing resource and how this has been changed. In some circumstances the change may be described as a neutral change if the expectation of the viewer or the fundamental nature and characteristics of a landscape appear unaffected.

Landscape Effect	Nature of the Effect
Substantial Moderate - Substantial	Adverse effects may include the loss or removal of elements or features that are characteristic or otherwise determine value or importance, the degradation of landscape quality, the loss or reduction of value and/or a perception of change that is negative. Change that is against recommended management and maintenance proposals or other landscape objectives. Beneficial effects may include the introduction of elements or features that are characteristic or otherwise will create value. The improvement of landscape quality and change that is recommended as part of management and maintenance proposals or other landscape objectives. Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape character type or is assimilated into an associated landscape character type through the introduction of beneficial mitigation measures, the shift of a landscape character type/ area into another existing character type/ area.
Moderate	Adverse effects may include the loss or removal of some of the elements or features that are characteristic or otherwise determine value or importance, the degradation of landscape quality, the loss or reduction of aspects of value and/or a perception of change that is negative. Change that is against recommended management and maintenance proposals or other landscape objectives. Beneficial effects may include the introduction of elements or features that are characteristic or otherwise may create value. The improvement of landscape quality and change that is recommended as part of management and maintenance proposals or other landscape objectives. Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape character type or is assimilated into an associated landscape character type through the introduction of beneficial mitigation measures, the shift of a landscape character type/ area into another existing character type/ area.
Slight - Moderate Slight	Adverse effects may include the loss or removal of some of the elements or features that are characteristic or otherwise determine value or importance, the further degradation of landscape quality, the loss or reduction of aspects of value and/or a perception of change that is negative or re-asserts the existing negative aspects of the site. Change that is against recommended management and maintenance proposals or other landscape objectives or that fails to halt identified failings of land management. Beneficial effects may include the introduction of elements or features that are or were historically characteristic for the site or otherwise may create value. The improvement of landscape quality and change that is recommended as part of management and maintenance proposals or other landscape objectives. Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape character type or is assimilated into an associated landscape character type through the introduction of beneficial mitigation measures, the shift of a landscape character type/ area into another existing character type/ area.
Negligible - None	A very minor change which is not uncharacteristic and maintains the quality and value of the landscape.

VISUAL BASELINE AND SENSITIVITY

viii CRITERIA FOR DESCRIBING VISUAL SUSCEPTIBILITY

The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of:

- the occupation or activity of people experiencing the view at particular locations; and
- the extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations.

Table 8

Receptor Susceptibility	Description
High	Occupiers of residential properties with views from principle rooms or outdoor spaces Users of outdoor recreational facilities, including public rights of way, whose attention may be focused on the landscape Elevated panoramic viewpoints Communities where the development results in changes in the landscape setting or valued views enjoyed by the community
Medium	Residential properties with restricted views or views from non principle rooms where the focus is not on the landscape or view 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, industrial facilities. People travelling through the landscape in cars, trains or other transport such that the speed and nature of the views involved are short lived and have no special significance

ix Table 9 CRITERIA FOR DESCRIBING VISUAL QUALITY AND VALUE

View Quality and Value	Description
High	Iconic views or skylines which are individual character elements in their own right. Protected views through Supplementary Planning Guidance or development framework. View mentioned in the listing for a conservation area, listed building or scheduled monument as being important with regard to its setting. Wide panoramic distant views of a valued landscape(s). Views that are acknowledged or recorded in guide books or other publications and/or with references in culture such as literature or art.
Moderate	Views with strong and distinctive features. Uninterrupted views. Views over a landscape of recognised character and quality
Ordinary	A view typical of the locality. Generally attractive, some detracting features
Poor	Restricted views or views over a landscape of low value and quality.

x Table 10 MAGNITUDE OF CHANGE (VISUAL)

Magnitude of Change	Examples
High	The development would result in a prominent change to the existing view and would change the quality of the view. The development would be easily noticed by the observer. The development may break the skyline or form some other substantial change to the view.
Medium	The development would result in a noticeable change in the existing view that may change the character and quality of the view. The change would be readily noticed by the observer but would not dominate the view.
Low	The development would result in a perceptible change in the existing view but this would not affect its character or quality. The development will appear as a small element in the wider landscape which may be missed by the casual observer. The view may be at such a distance as to reduce the appearance of the development.
Negligible	Only a small part of the development will be discernible and this may be for only part of the year or be a filtered view. The view may be at such a distance as to render the change virtually indiscernible without aid or reference. The quality and character of the view will remain unchanged.

xi Table 11 SENSITIVITY (VISUAL)

Visual Sensitivity	Description	Typical Examples
High	A view or visual receptor that demonstrates a high level of susceptibility to the nature and level of change proposed. A view of high or moderate value that includes views or vistas of recorded value or quality or with some specific cultural significance. The proposal is likely to change the nature and quality of view.	Protected views or vistas through planning policy or published guidance. Notable viewpoints or vistas recorded in maps, publications or other public record. Culturally significant views within noted areas of landscape value or through art, painting or literature. Views from residential properties where change to views from principle rooms could be anticipated. Views from public footpaths where change would affect the visual amenity of the route.
Medium - High	A view or visual receptor that demonstrates a medium to high level of susceptibility to the change proposed. A view of medium to high level value where care is required to consider aspects of view and how these might be protected if affected by the proposals.	Regionally recognised view locations e.g. areas within National Park, Regional Park, Special Landscape Areas, Conservation Areas where views or visual amenity is recorded as being one of the characteristics of value. Views from residential properties where change to principle rooms may not be typical or where views of the proposal are oblique. Views from public footpath routes where the direction of the route and focus of the view is not towards the proposal site.
Medium	A view or visual receptor that demonstrates a medium level of susceptibility to the change proposed but that can accommodate some of this change without altering or affecting the quality and value of the view. A view of medium level value where some care is required to consider aspects of view and how these might be protected if affected by the proposals.	View locations within Parks, Village Greens, or locally recognised landscapes. Views from residential properties where principle rooms or outdoor amenity areas will not be affected. Views from public footpaths where the quality and value is such (low) that the proposals may not alter the visual amenity.
Low - Medium	A view or visual receptor of low susceptibility to change where the proposals are able only to affect the view in a very limited way, whilst predominantly maintaining the same visual amenity as before. A view of moderate to low value.	Views from vehicular routes or roadways for traffic that may have some appreciation of the view due to the speed of travel such as cyclists, horse riders and pedestrians. Views from transport routes where the view is a noted part of the journey experience such as rail routes through National Parks or AONBs.
Low	A view of low susceptibility to change where the proposals will not affect or alter the key characteristics, features or elements of the view and where the proposals are only able to affect the view in a very limited way. A view of moderate to low value.	A view without note or one singled out as being degraded or requiring improvement. Views from vehicular routes where the nature and speed of travel dictates a low level of engagement with the view.

xii **Table 12 SUMMARY TABLE TO DETERMINE VISUAL EFFECTS**

		Magnitude of Change			
		High	Medium	Low	Negligible
Sensitivity	High	Substantial	Moderate - Substantial	Moderate	Negligible
	Med - High	Moderate - Substantial	Moderate - Substantial	Slight- Moderate	Negligible
	Medium	Moderate - Substantial	Moderate	Slight - Moderate	Negligible
	Low - Med	Moderate	Slight - Moderate	Slight	Negligible
	Low	Moderate	Slight - Moderate	Slight	Negligible
	Negligible	Negligible	Negligible	Negligible	None

The summary of effects can be expressed as an adverse or beneficial effect depending on the assessor's view regarding the nature and quality of the existing resource and how this has been changed. In some circumstances the change may be described as a neutral change if the expectation of the viewer or the fundamental nature and characteristics of a view appear unaffected.

xiii **Table 13 SUMMARY TABLE TO DETERMINE NATURE OF VISUAL EFFECTS**

Visual Effect	Nature of the Effect
Substantial Moderate - Substantial	Adverse effects may include the loss of key views, the removal of long distance views, the degradation of quality and/or value of the view. The introduction of elements or features that are perceived as negative. Beneficial effects may include the introduction of key views, vistas or views to long distance where this is seen as advantageous. The introduction of elements that are perceived as positive and/or the screening off of negative aspects of a view. Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape or is assimilated into the existing view.
Moderate	Adverse effects may include the loss of notable views, the removal of views to distance , the degradation of quality and/or value of the view. The introduction of some elements or features that are perceived as negative. Beneficial effects may include the introduction of new views or vistas or views. The introduction of elements that are perceived as positive and/or the screening off of negative aspects of a view. Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape or is assimilated into the existing view.
Slight Moderate Slight	Adverse effects may include the loss of views, the removal or change of existing views, the degradation of quality and/or value of the view. The introduction of elements or features that are perceived as negative. Beneficial effects may include the introduction of new views or vistas. The introduction of elements that are perceived as positive and/or the screening off of negative aspects of a view. Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape or is assimilated into the existing view.
Negligible - None	A very minor change which is not uncharacteristic and maintains the quality and value of the view.

Magnitude of Change	Examples
International	World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to International research objectives. Grade I Listed Buildings and built heritage of exceptional quality Grade I Registered Parks and Gardens and historic landscapes and townscapes of international sensitivity.
National	Scheduled Monuments, or assets of national quality and importance or than can contribute to national research objectives. Grade II* and Grade II Listed Buildings, Grade II* and II Registered Parks and Gardens, Registered Battlefields, historic landscapes and townscapes of outstanding interest, quality and importance, with exceptional coherence, integrity, time-depth, or other critical factor(s)
Regional	Designated or undesignated assets of regional quality and importance that contribute to regional research objectives. Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association. Designated or undesignated special historic landscapes and townscapes which are well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s)
County	Undesignated archaeological remains of county importance with the potential to contribute to research objectives and understanding at a County level. Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association. Designated or undesignated historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s)
Borough	Undesignated assets of borough importance with the potential to contribute to borough and local research objectives. Locally Listed Buildings, other Conservation Areas, historic buildings that can be shown to have good qualities in their fabric or historical association. Assets that form an important resource within the community, for educational or recreational purposes.
Local	Assets compromised by poor preservation and/or poor survival of contextual associations and with limited potential to contribute to research objectives. Historic (unlisted) buildings of modest quality in their fabric or historical association. Historic landscapes and townscapes with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations. Assets that form a resource within the community with occasional utilisation for educational or recreational purposes.
Negligible	Assets with very little or no surviving cultural heritage interest. Buildings of no architectural or historical note. Landscapes and townscapes that are badly fragmented and the contextual associations are severely compromised or have little or no historical interest.