

Landscape and Visual Appraisal

Land off Greenvale, Bamford, Rochdale

For: Wain Homes North West Ltd

Ref: M3886-LVA-11.24-V5



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1.0 Introduction

1.1	Barnes Walker Ltd has prepared this Landscape and Visual Appraisal (LVA) on behalf of Wain Homes North West Ltd, in relation to a site located to the south of Greenvale in Bamford, Rochdale. The LVA accompanies a planning application for the development of 45 residential dwellings, with a new access off Greenvale and associated landscape proposals.	1.6	It has been undertaken by a Chartered Member of the Landscape Institute and its key objective is to ascertain potential landscape and visual effects associated with the proposed development, whilst concurrently informing the design process for the site.		by the proposed development on the landscape resource, which include its physical features, character, fabric and the quality of the landscape. These could include direct, physical effects upon landscape elements, such as the loss of a tree or tangible effects to an existing landscape character.
1.2	The site lies on the western edge of Rochdale and forms part of a larger allocated site referred to as JP Allocation 17: Bamford/Norden (within the Places for Everyone Joint Development Plan (PEJDP)) - see Figure 1 for the extent of the wider allocated site.	1.7	In order to prepare this document, desk-top studies were undertaken prior to a site based survey and assessment exercise. A site visit was undertaken in November 2024. This work informed the preparation of a LVA Scoping Report which was sent to the Council in order to describe the intended Study Area, the Landscape and Visual Receptors, the associated viewpoint locations and the proposed Methodology for the appraisal and to provide the planning authority with the opportunity to comment thereon.	1.11	Visual effects are the predicted changes to a view and the associated effect of those changes upon the relevant visual receptors. Typically, the various visual receptor groups may comprise the residents of properties, the users of Public Rights of Way (PRoW), the users of recreational facilities, pedestrians, and users of a variety of forms of transport such as road users.
1.3	With specific regards to allocated sites, the recent Technical Note by the Landscape Institute (LITGN-2024-01-GLVIA3- Notes and Clarifications on Aspects of GLVIA3) states in 1(7): <i>'The fact that an area has a certain planning status does not negate the potential need for assessment.'</i> As a result, this LVA is undertaken despite the allocated status of the site and the wider allocated land.	1.8	The baseline section of this LVA confirms the nature of the site and the surrounding landscape, any relevant landscape character assessments, associated planning policy and heritage assets before ascertaining the key visual receptors.	1.12	This LVA fully assesses the views experienced from publicly accessible locations. The recent Technical Note by the Landscape Institute (LITGN-2024-01-GLVIA3- Notes and Clarifications on Aspects of GLVIA3) states in 6(1): <i>'An LVIA should consider views from local communities focusing on the way that a community currently experiences views from public locations such as streets and open spaces and how those will change. Views from houses and individual properties are a matter of private amenity, noting that it is an established planning principle that there is no right to a view. However, it may be helpful for an LVIA to comment on changes to views that will be experienced from groups of properties, or in some cases individual properties, if these</i>
1.4	The site is located within the open countryside, extends to 6.56 acres (2.65ha) and comprises agricultural land on the urban fringe.	1.9	The report then goes on to describe the development proposals before ascertaining any potential landscape and visual effects which may result from the implementation of the proposals.		
1.5	The LVA is based on the proposed design layout by MCK Associates Ltd and the Landscape Layout prepared by Barnes Walker.	1.10	Anticipated landscape effects may be generated		

1.0 Introduction

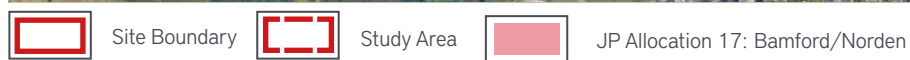
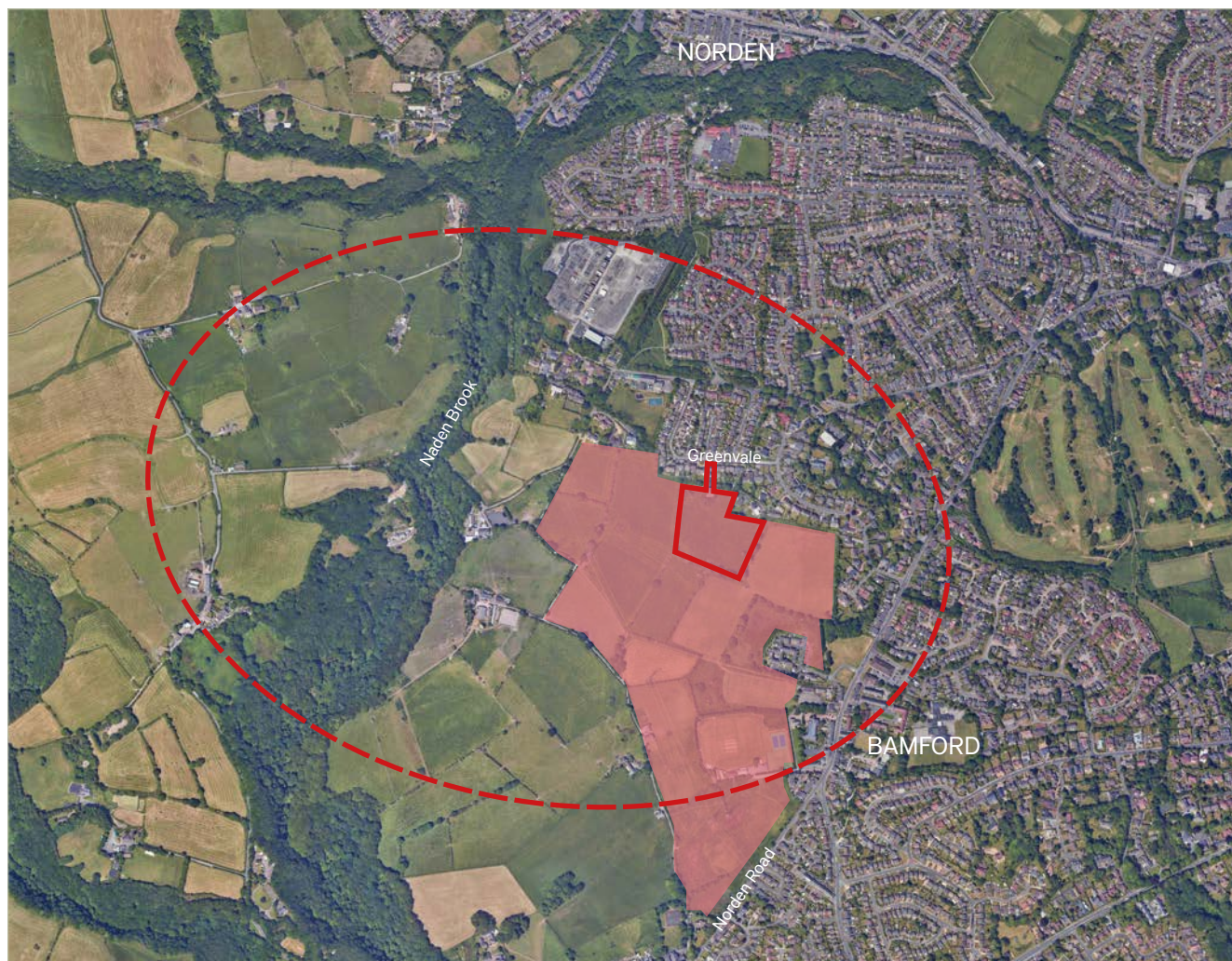


Fig 1 Site Location, Study Area and Extent of Wider Allocated Site

changes are likely to be significant.'

- 1.13 This LVA therefore identifies all the visual receptors who experience a publicly accessible view of the site and the private views of the site, which are experienced by the residents of properties. However, in accordance with the abovementioned LI Technical Guidance Note, it fully assesses the public views only, whereas the likely effects upon private views are considered by way of an appropriately detailed narrative.
- 1.14 This LVA has been undertaken with reference to, and using aspects of, the Guidelines for Landscape and Visual Impact Assessment (Third Edition 2013), by the Landscape Institute and the Institute of Environmental Management and Assessment. The full methodology used for the LVA is set out in Appendix 1.
- 1.15 Factors determining the extent of the study area are set out below and within the methodology in Appendix 1.

The Site Location and Extent of the Study Area

- 1.16 The site location and study area are described by Figure 1. The site is located on the western edge of Rochdale and the study area comprises an elliptical area that incorporates residential areas to the north and east of the site, agricultural land to the west and south and an incised, wooded valley to the west through which Naden Brook flows in a southerly

1.0 Introduction

direction towards the River Roch.

- 1.17 The study area includes the site and the extent of the wider landscape which the proposed development may influence in a significant manner.
- 1.18 The field work identified that the site and its features were not visually prominent beyond distances over circa 1km due to the adjacent settlement edge, the undulating nature of the agricultural landscape and screening vegetation therein.
- 1.19 It is noted that views of the site can be experienced from higher ground to the west at Harcles Hill near Ramsbottom. This location is circa 8km from the site so any changes to these views that may result from the development proposals are considered to be insignificant. As a result, these distant views are not assessed within this LVA.

National Planning Policy Framework

2.1 The National Planning Policy Framework (NPPF) document represents relevant planning policy at a national level. The NPPF (December 2024) promotes a presumption in favour of sustainable development for both plan-making and decision-taking (Paragraph 11).

2.2 The following sections are considered to be of relevance and contain further detail to inform how those principles are to be delivered:

- Section 12: Achieving Well-Designed Places (paragraphs 131 and 135 - 137). Paragraph 135 requires development to: 'function well and add to the overall quality of the area', be 'visually attractive as a result of good architecture, layout and appropriate and effective landscaping', be 'sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)', 'establish or maintain a strong sense of place', 'optimise the potential of the site', 'create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users';
- Section 15: Conserving and Enhancing the Natural Environment (paragraph 187).

Local Planning Policy

2.3 The Rochdale Local Plan includes the Core Strategy, the Greater Manchester Joint Waste Development Plan, the Greater Manchester Joint Minerals Development Plan, the Places for Everyone Plan (adopted March 2024) and the previous Rochdale Borough UDP (which remains in place until the Allocations Plan is adopted).

Rochdale Core Strategy (October 2016)

2.4 The Core Strategy includes 5no Strategic Objectives (SO1 to SO5). SO3 - To Improve design, image and quality of place includes reference to protecting and enhancing heritage and natural assets, the special character of towns, countryside, open space, river valleys and water features.

2.5 The following Core Strategy Policies are considered to be of particular relevance to this LVA:

- Policy P2 - Protecting and Enhancing Character, Landscape and Heritage: This will be achieved by requiring new development to integrate successfully with the key natural features of the borough such as its river valleys and Pennine Landscape and to protect important views of the hills and valleys, which are part of the borough's unique character.
- Policy P3 - Improving Design of New Development: incorporates a number of design principles which include enhancing the borough's identity and sense of place, by respecting context and having regard to scale, density, massing, height, layout, materials, landscape and access of surrounding buildings; reference to ensure that buildings contribute positively to the townscape and are well proportioned and that proposals should have regard for the principles outlined within the Urban Design Guides SPDs, September 2007.
- Policy G6 - Enhancing Green Infrastructure: this policy states that new development is expected to have regard to local landscape character and contribute to its conservation or enhancement and to protect ancient woodlands and hedgerows, whilst supporting new woodland and tree planting in new developments (replacing trees removed from a site at a ratio of 2 new trees for each tree lost).
- Policy DM1 - General Development Requirements: this policy requires new development to be compatible with surrounding landuses and not adversely affect the amenity of residents or people through visual intrusion.

2.0 Planning Policy

Places for Everyone Joint Development Plan (March 2024)

2.6

Under the sub heading of ‘Greener Places’ the PEJDP incorporates a number of environment based policies, of which the following policies and extracts are considered to be pertinent to this LVA:

- Policy JP-G1: Landscape Character- Development within a Landscape Character Type (as defined by Greater Manchester Landscape Character and Sensitivity Assessment- GMLCSA) should reflect and respond to special qualities and sensitivities of the LCT having special regard to topography, land-use and field pattern, semi-natural habitats and woodland cover, archaeology and cultural heritage, settlement, road pattern and rights of way and views and perceptual qualities. The interface between existing settlement and proposed is important and the relevant LCT guidance in the GMLCSA should be considered.
- Policy JP-G3: River Valleys and Waterways- The existing river valleys and waterways are to be protected and improved. Planning decisions will seek to deliver the following priorities: Retain the remaining open character of the river valleys, promote public enjoyment of the river valleys and enhance their recreational value, protect and enhance the mosaic of semi-natural

habitats, and retain existing pockets of tranquillity amongst others.

- Policy JP-G6: Urban Green Spaces- Development should be designed to support the positive use of nearby green spaces, such as by offering a high-quality setting, providing natural surveillance and facilitating easy access by walking and cycling.
- Policy JP-G7: Trees and Woodland- aims to increase tree cover and to protect and enhance woodland, increasing the provision of street trees in urban areas, promoting community orchards, the diversification of broadleaf species and through development, where trees are lost, to replace on the basis of two new trees for each tree lost or other measures to result in a net enhancement of the character and quality of the treescape.
- Policy JP-G9: Green Belt - The site and parts of the wider landscape did, until recently, lie within the Green Belt however, they also lie within the allocated site referred to as JP Allocation 17: Bamford/ Norden - the PEJDP states that this allocation has been removed from the Green Belt to enable development to take place.

Places for Everyone - JPA19 (now 17) Bamford/Norden Allocation Topic Paper.

2.7

This document forms part of the evidence base for the Places for Everyone Joint Development Plan. It provides the detailed consideration of the proposed allocated site under Section A: Background, Section B: Physical, Section C: Environmental, Section D: Social and Section E: Deliverability.

2.8

Within Section C: Environmental, the Landscape within the allocated site is considered. The narrative clarifies that the allocated site is located relatively close to the Ashworth Valley to the west, containing Naden Brook. This valley is regarded as a highly attractive and sensitive feature and given its high landscape and recreational value, policy requires development to take account of it in terms of visual impact and to ensure there are high quality links and routes between the valley and the wider countryside. Also the development of the allocated site will be expected, where possible, to retain existing well-established landscape features such as mature trees and hedgerows, which should be integrated into the development alongside new planting to enhance ecological value.

2.0 Planning Policy



2.9 Figure 2 is an extract from Places for Everyone - JPA19 Bamford/Norden Allocation Topic Paper showing the Indicative Masterplan for the allocation.

2.10 There are no Local Landscape Designations within the vicinity of the site or study area.

2.11 The Greater Manchester Landscape Character and Sensitivity Assessment (2018) is discussed within the 'Baseline Setting' Section 3 of this LVA.

Fig 2 Extract of the Places for Everyone - JPA19 Bamford/Norden Allocation Topic Paper - Indicative Masterplan



Fig 3 Site Context and Site Photo Locations

The Site and Immediate Context

- 3.1 The aerial photograph in Figure 3 shows the site and its immediate context. Photographs A to F, which are taken from locations within and around site, illustrate the features and views therein.
- 3.2 The application site comprises a single pastoral field covering an area of circa 6.56 acres (2.65ha).
- 3.3 To its northern boundary, the site abuts the existing residential settlement edge. The built form comprises detached and semi-detached dwellings, which for the most part appear to have been constructed during the latter years of the 20th Century. These dwellings are located on Greenvale and a cul-de-sac off Norford Way.
- 3.4 The site also incorporates the residential plot currently occupied by number 58 Greenvale. This plot extends beyond the rear boundaries of the adjacent properties and as such, its southernmost boundary projects into the site. no.58 Greenvale incorporates three separate blocks of built form which are set in a linear arrangement, with the house at the northern end of the plot fronting the road, an outbuilding behind it, with a stable block located within the southern extents of the plot.
- 3.5 The site has a general fall from the north to the south; the highest point on the site being where the driveway of no.58 Greenvale connects with the road (166.6m aOD) with the lowest point being 156.5m aOD at the site's south-eastern corner.

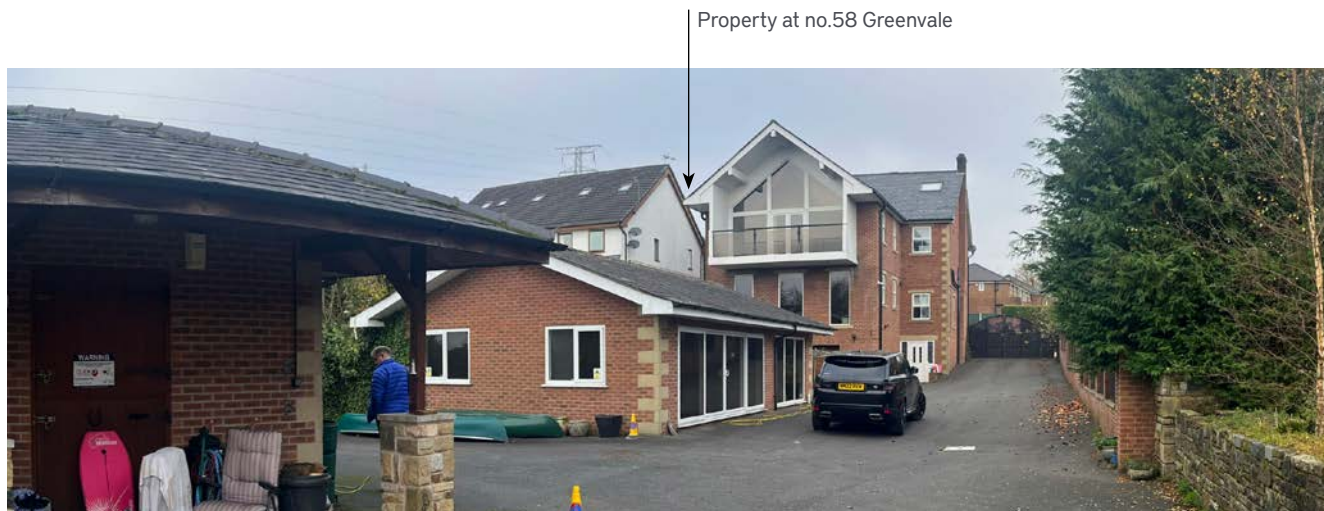
3.0 Baseline Setting

- 3.6 The existing house at no.58 Greenvale is split level, with three levels at the rear and two at the front and as such, reflects the sloping nature of the site. The outbuilding and stables structures are located to the rear of the main house and both comprise a single storey, with similar materiality to the main house (red brick with slate tiled roofs).
- 3.7 Just beyond the southernmost boundary of no.58 Greenvale the field incorporates a block of trees and scrub which comprises goat willow, etc (see submitted Tree Survey by Iain Tavendale for further details). In addition, the site is contained by peripheral trees, sections of native and non-native hedgerow, with sections of drystone walling, post and wire fencing and a section of taller wiremesh security fencing located along the site's eastern boundary.
- 3.8 With the exception of the eastern boundary the boundary trees and hedgerows comprise native species trees and shrubs, whereas the eastern boundary includes intermittent sections of tall conifers. The trees located along the southern boundary (Groups 3 and 4 in the Tree Survey) generally comprise mature and over mature Poplars, some of which have been hard pruned by the utilities company to clear the power lines. The Tree Survey also states that these trees are shedding limbs and are unsuitable for retention in the vicinity of dwellings or urban environments.
- 3.9 The land to the east and south of the site is occupied by a series of football pitches which are used by Bridge Juniors Football Club. To the east, the field has evidently been subjected to a cut and fill exercise in order to create a level area for the pitch and this has resulted in a series of engineered slopes at the northern end of the field, to the immediate south of a row of period cottages located off the cul-de-sac on Norford Way.
- 3.10 A public footpath (RocE Fp36) tracks between the football pitches and the hedgerow and trees that define the site's eastern boundary. To the north, this footpath follows the cul-de-sac before crossing Norford Way and culminating at its junction with Clay Lane. To the south, the Public Footpath RocE Fp36 tracks along the eastern boundary of the site and continues south until it intersects with further PRoWs in the form of RocE Fp15, which heads east, towards Norden Road, Hey Fp107, which heads west towards the Ashworth Valley and Hey Fp87 which run to the south-west before meeting Bridleway Hey Bp104 (which tracks along Jowkin Lane).
- 3.11 The football pitches to the east of the site are contained to the north and east by residential properties located on Norden Road, whereas to the south, they are contained by a line of trees, beyond which lies Bamford Mews, which forms a gated development containing a number of private apartments and houses.
- 3.12 Land to the south and west of the site comprises a series of small to medium sized irregular and regularly shaped, pastoral fields, which are contained by native species hedgerows with mature hedgerow trees.
- Although there is a rural character to the landscape to the south, it is tempered by two prominent tracts of power lines that cut across the landscape from the south-east to the north-west. One of these lines tracks diagonally across the western half of the site; a supporting pylon is located immediately adjacent to the site's southern boundary however, there are no pylons within the site itself.
- 3.13 At its closest point, Public Footpath Hey Fp87 follows a field boundary circa 175m from the south-west corner of the site. Thereafter this footpath links with Bridleway Bp104 on Jowkin Lane before linking with School Lane on the eastern edges of the Ashworth Valley and Public Footpath RocE Fp38. From this intersection, School Lane heads west, steeply downhill and crosses over Naden Brook.
- 3.14 The Ashworth Valley forms a distinct feature in the surrounding landscape and comprises a deeply incised, wooded valley containing Naden Brook, which flows into the River Roch circa 1.7km to the south of the School Lane crossing. The Ashworth Valley also incorporates a second tributary to the River Roch, known as Cheesden Brook. This watercourse is located within a similarly deeply incised, wooded valley located to the west of Naden Brook. Both watercourses flow south and converge just before feeding into the River Roch.
- 3.15 These valleys are collectively known as the Ashworth Valley and they form a popular, local recreational resource with numerous public footpaths and heritage interest, in the form of

3.0 Baseline Setting

the remains of Ashworth Mill and Ashworth Waterfall.

- 3.16 To the west of Naden Brook, the land-use returns to a series of small to medium sized pastoral fields with diminishing level of tree cover and intermittent sections of hedgerow and post and wire fencing defining the field boundaries.
- 3.17 Extending up to circa 200m+ at St James Church on Chapel Lane, this western section of the study area is distinctly elevated above the level of the site.
- 3.18 Outside the settlement edge, the built form comprises dispersed farmsteads such as Waterloo Farm and Jowkin Farm to the west of the site, Mooredge Farm to the south and Seddons Farm to the north-west.



Site Photo
A

View of the property at no.58 Greenvale



Site Photo
B

View from the south-western corner of the site looking north

Site Photo
C

View from the southern edge of the site looking north

Site Photo
D

View from the eastern part of the site looking west

Property at no.58 Greenvale

Site Photo
E

View from the north-eastern section of the site looking north-west

Site Photo
F

View of the playing fields to the east of the site

Landscape Character Assessments

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

National

3.20 The character of the landscape of England has been assessed by Natural England and the resulting National Character Area (NCA) Profiles were published in 2013/14. The bulk of the study area and the site fall within NCA 54 – Manchester Pennine Fringe, whereas the north western section of the study area fall within the adjacent NCA 36 Southern Pennines. Relevant Key Characteristics of NCA 54 Manchester Pennine Fringe include:

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

- *Several rivers flow through the area from the Pennine uplands, linking with adjacent lowland areas;*
- *Woodland cover is characterised by a range of woodland types concentrated along river valleys, as well as some newer community woodlands in the urban areas;*
- *Field boundaries include dry 'gritstone' walls at higher elevations and hedgerows at lower elevations;*
- *Much of the countryside is influenced by recreational use from adjacent urban areas and the diversification of farmland, giving the area a distinct urban fringe character;*
- *Almost half of this NCA is classed as urban.*

3.21

The size and scale of the areas encompassed by the National Character Areas are vast and whilst the broad characteristics of the study area are consistent with those described for NCA 54, the complexities of the local landscape are better defined by a more detailed, local level Character Assessment. Due to the limited scale of the proposed development, the urban/urban fringe characteristics of NCA 54 and the availability of a more detailed local landscape character assessment, the effects upon NCA 54 and NCA36 which may result from the implementation of the proposals are not assessed within this LVA as they would be very unlikely to be significant.

Local

The Greater Manchester Landscape Character and Sensitivity Assessment (2018)

3.22 In 2017 LUC was commissioned by the Greater Manchester Combined Authority to produce an up-to-date landscape evidence base to support the preparation of the Greater Manchester Spatial Framework. This work was to inform the overall development strategy and provide the basis for the future management and enhancement of the conurbations natural capital, green infrastructure network and the provision of a positive strategy for the future Green Belt.

3.23 One of the key aims of the study was to provide an evidence base for the landscape character/sensitivity of Greater Manchester, taking account of changes in land use, pressures for change including characterisation of the landscape and the identification of sensitive and non-sensitive areas.

3.24 Landscape Sensitivity was based upon a five point scale being: High, Moderate/High, Moderate, Low/Moderate and Low and the criteria considered included Physical Character (including topography and scale), Natural Character, Historic Character, Form, Density and Setting of Existing Settlement/development, Views and Visual Character including Skylines, Access and Recreation and Perceptual and Experiential Qualities.

3.25 Figure 4 is an extract of Figure 4.1 from the

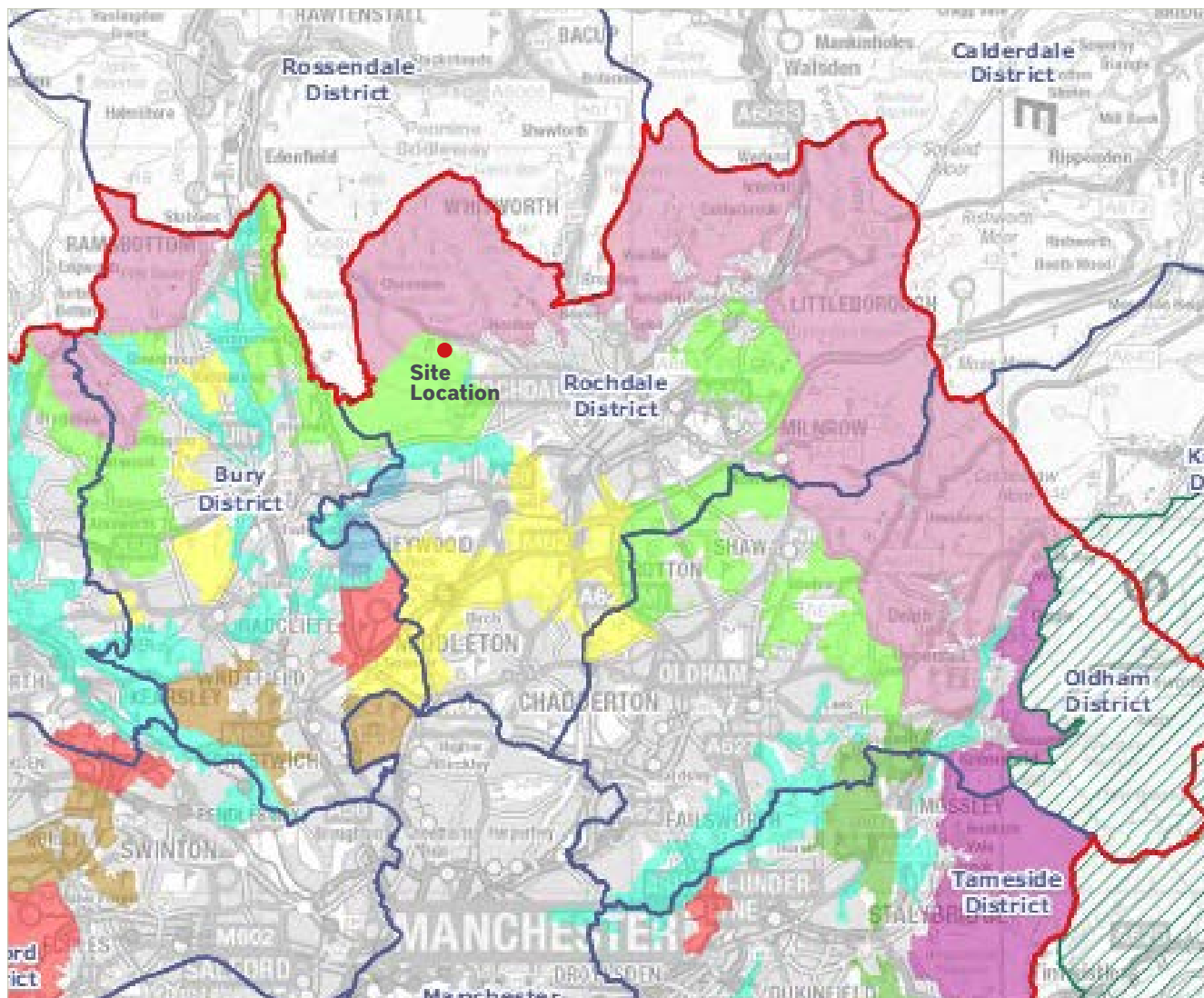


Fig 4 Extract of Figure 4.1 of the Greater Manchester Landscape Character and Sensitivity Assessment - LCT

study and it describes the mapped Landscape Character Types (LCTs) in the Rochdale area.

- 3.26 The study only considered rural areas, so the parts of the study area for this appraisal that are located within the urban area are not categorised. The study places the site and the bulk of the rural parts of the study area within the Pennine Foothills (West/South Pennines) LCT and a small area associated with the Ashworth Valley within the Incised Urban Fringe Valleys LCT.
- 3.27 Figure 5 forms an extract of Figure 4.2 from the study and it describes the mapped Landscape Character Areas (LCAs) in the Rochdale area.
- 3.28 The study places the site and the bulk of the rural parts of the study area within LCA 24: Knowl and Rooley Moors, Fringes and Foothills and a small area associated with the Ashworth Valley within LCA 25: River Roch.
- 3.29 The study considers the Pennine Foothills (West/South Pennines) LCT and LCA 24: Knowl and Rooley Moors, Fringes and Foothills to have a Moderate sensitivity to 2-3 storey residential housing development and a Moderate/High Sensitivity to commercial/industrial development.
- 3.30 The study considers the Incised Urban Fringe Valleys LCT and LCA 25: River Roch to have a Moderate sensitivity to 2-3 storey residential housing development and a Moderate/High Sensitivity to commercial/industrial development.

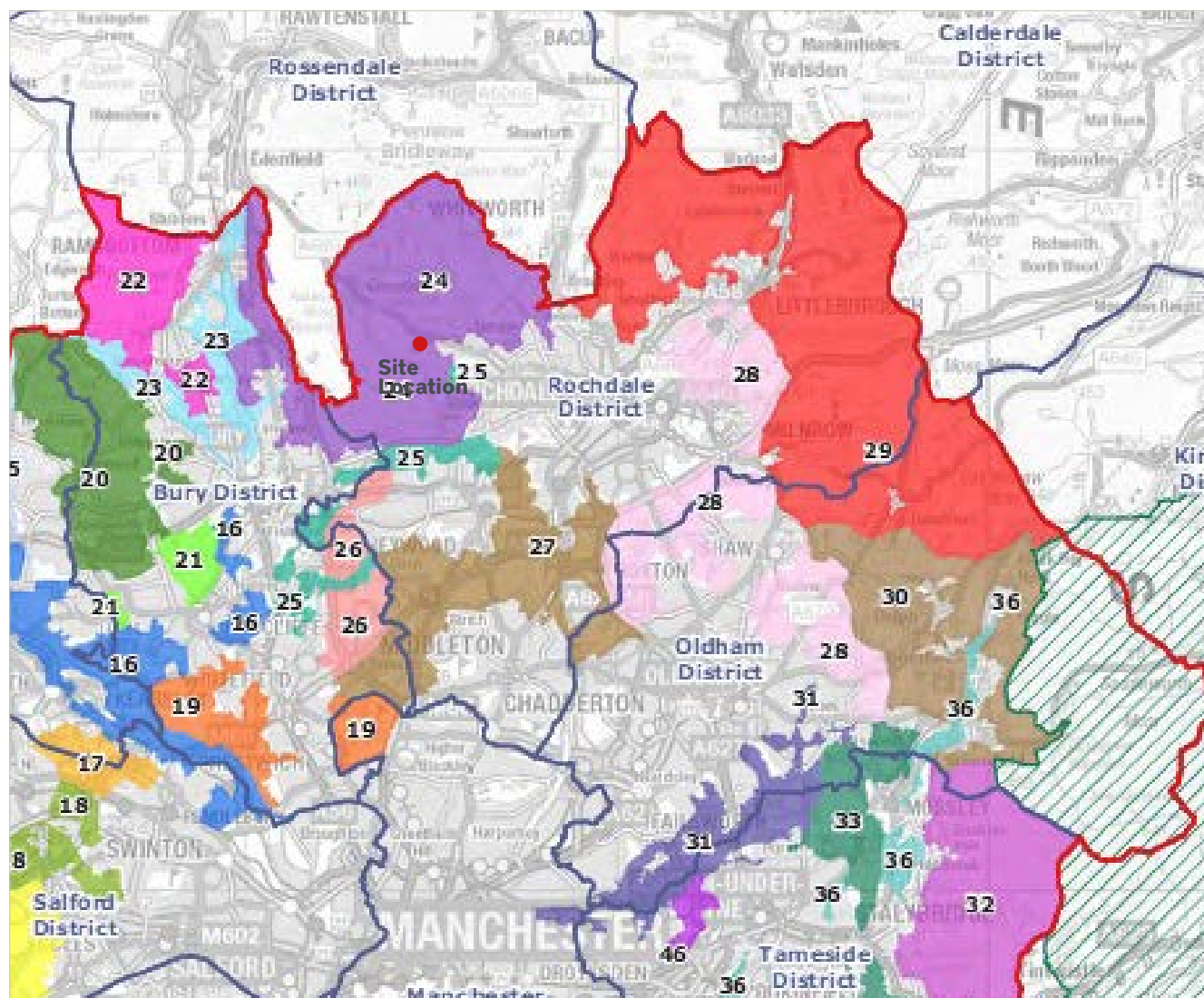


Fig 5 Extract of Figure 4.2 of the Greater Manchester Landscape Character and Sensitivity Assessment-LCA

3.31 With regards to the sensitivities attributed to areas of landscape by 'Landscape Sensitivity Assessments such as the Greater Manchester study, GLVIA3 paragraph 5.41 states: 'The assessment may take place in situations where there are existing landscape sensitivity and capacity studies, which have become increasingly common. They may deal with the general type of development that is proposed, in which case they may provide useful preliminary background information for the assessment. But they cannot provide a substitute for the individual assessment of the susceptibility of the receptors in relation to change arising from the specific development proposal.

3.32 As a result, this LVA acknowledges the outcomes of the Greater Manchester study in terms of landscape sensitivity however, it draws its own, individual conclusions regarding the value, susceptibility and sensitivity of the landscape receptors specific to this site and the associated study area for the LVA, based upon the specific development proposed in this instance.

3.33 The following extracts are taken from the narrative within the document associated with the Pennine Foothills (West/South Pennines) LCT and LCA 24: Knowl and Rooley Moors, Fringes and Foothills. These extracts have been selected as they are considered to be pertinent to the site and wider study area for this LVA.

- *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;*
 - *Land use is dominated by lush semi-improved grassland pastures enclosed by a mix of gritstone walls, hedgerow boundaries and post and rail fencing;*
 - *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;*
 - *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;*
 - *Evidence of the area's industrial heritage in the form of old mill buildings, chimneys, disused quarries and mines and the Rochdale Canal;*
 - *Settlement mainly comprises scattered traditional stone farmsteads and halls, with some small groups of dwellings including Victorian terraces....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;*
- *Occasionally, masts and pylons/overhead lines intrude on the wooded skylines;*
 - *Other skyline features including chimneys, the war memorial in Tandle Hill Country Park and views to monuments on higher ground within the uplands including Peel Tower and Bishop Park Monument.*
- 3.34 The following extracts are taken from the bullet pointed 'Guidance and Opportunities to consider within this LCT'. These extracts have been selected as they are considered to be pertinent to the site and wider study area for this LVA.
- *Avoid areas of the landscape with distinct or complex landforms, including the locally prominent hills and intricate stream valleys...;*
 - *Ensure that the sense of separation the landscape provides between distinct settlements is retained;*
 - *Any new boundaries should reflect local characteristics, including the planting of a new generation of hedgerow trees;*
 - *Utilise areas of undulating landform and woodland cover to integrate new development into the landscape, avoiding sites designated for their nature conservation importance;*
 - *Protect areas of semi-natural habitat including woodland, grassland and*
- heathland which are locally designated as Sites of Biological Importance;*
- *Protect areas of broadleaved woodland (particularly ancient woodland) which provide important seminatural habitat and create wooded skylines. Utilise the screening effects of existing woodland to integrate development into the landscape where possible;*
 - *Ensure that any development is in keeping with the form, density and vernacular of existing buildings;*
 - *Design-in the introduction of SuDS to any new development, addressing any changes in hydrology.*
- 3.35 The following extracts are taken from the narrative within the document associated with the Incised Urban Fringe Valleys LCT and LCA 25: River Roch. These extracts have been selected as they are considered to be pertinent to the site and wider study area for this LVA.
- *Typically narrow, incised valleys cutting through rolling hills which include the Pennine and Dark Peak foothills;*
 - *Upstream the rivers and tributaries are typically narrow and fast flowing, forming steep sided V-shape valleys and gorges;*
 - *Small to medium pastoral fields and horse paddocks on the valley sides...;*
 - *Semi-regular fields of 19th century origin marked by (often gappy) hedgerows and post-and-wire fencing;*

- *Valleys typically traced by riparian woodland with banks of dense broadleaved woodland;*
- *The valleys have a long industrial heritage as a power source for the 19th and 20th century cotton industry. Rivers are often flanked by large, sometimes derelict, mills built of gritstone...;*
- *The valleys are typically overlooked adjacent urban areas, with some redevelopment sites for housing located on exposed ridges, emphasising their close proximity to densely populated areas;*
- *Networks of footpaths criss-cross the valleys. Some are formal public rights of way;*
- *While proximity to urban areas, transport and other infrastructure can significantly affect their character, the narrow valley landforms and often dense woodland cover provide a sense of seclusion and tranquillity;*
- *Large pylons frequently dominate views.*

Heritage Assets

- 3.36 The site and its immediate context does not incorporate any listed buildings or other heritage assets. There are however, a number of listed buildings within the study area as follows
- *Church of St James on Chapel Lane (grade II);*
 - *Egerton Arms on Chapel Lane (grade II); and*
 - *Ashworth Hall and associated pig sties, sundial, farmhouse and barn at Ashworth Farm (all grade II).*

Landscape Receptors

- 3.37 The landscape within the study area is located within National Character Area NCA 54 – Manchester Pennine Fringe and to a lesser extent NCA 36 Southern Pennines. NCAs cover vast areas of land including both rural and urban areas. The nature and scale of the proposed development is not expected to affect their inherent characteristics to any great extent, therefore the NCAs are not included/assessed as landscape receptors within this appraisal.
- 3.38 The landscape receptors (within the study area) for this appraisal comprise the following:
- The landscape character of the wider study area being the Pennine Foothills (West/South Pennines) LCT and LCA 24: Knowl and Rooley Moors, Fringes and Foothills;
 - The landscape character of the wider study area being the Incised Urban Fringe Valleys LCT and LCA 25: River Roch;
 - The character of the site and its immediate setting; and
 - Landscape features within the site.
- 3.39 The following Tables 1a-1d set out the assessor's considerations associated with the landscape value of the above Landscape Receptors:

Table 1a - Considerations associated with the value of the landscape character of the wider study area: Pennine Foothills (West/South Pennines) LCT and LCA 24: Knowl and Rooley Moors, Fringes and Foothills	
Landscape Designations	There are no landscape quality designations, such as AONB or National Park, within the site or study area.
Landscape condition	The rural parts of the study area forms an agricultural, yet urban fringe landscape of regular and semi-irregular pastoral fields. Hedgerows and frequent trees give the landscape structure, although there is evidence of field boundaries in poor condition and loss of hedgerows. To the immediate east and south of the site, there are a number of sports pitches, where field boundaries have likely been removed.
Distinctiveness	The landscape within the study area is generally typical of the farmland associated with the character area and the LCT is extensive and there are numerous separate pockets of the same LCT scattered across the northern edges of the Manchester conurbation. The LCA 24 comprises one area, however the site and study area form a very small proportion and the LCA extends to the south, west and north forming a large area of consistent character to the north-east of Rochdale. Although there is a distinctiveness to this LCA, the section occupied by the study area is influenced to a greater extent by the settlement edge and is therefore considered to be less distinctive than the more rural areas within the LCA. Also the large scale of the LCA renders it relatively ubiquitous within this location.
Natural Heritage	There are no designated sites of nature conservation and the open agricultural fields are relatively poor in terms of biodiversity.
Cultural Heritage	The heritage assets within the study area are limited to a number of listed buildings as described in the 'Heritage Assets' section above.
Recreational value	There are no PROWs within the site itself and no public access, as it is private land. There are several Public Rights of Way (PROW) within the wider study area - see Figure 6. There are a number of sports pitches on the fields immediately to the east and south of the site.
Perceptual (scenic)	Hedges and hedgerow trees are abundant around the site's boundaries and to a lesser extent within the wider study area, as some hedgerows have little or no hedgerow trees. As a result, the sense of enclosure is stronger within the site than it is within the wider study area, particularly when the trees are in leaf. Due to elevated land to the north-west, longer distance views are available to higher ground. However, in other directions views are limited by the topography, intervening vegetation and built form. The rural qualities of the views experienced when looking away from the settlement edge are affected by the presence of the two sets of overhead power lines and associated pylons.
Perceptual (Wildness and Tranquillity)	Ambient noise levels due to transport infrastructure are low due to the absence of major transport routes in the vicinity. As a result, levels of tranquillity are relatively high, whereas levels of wildness are low due to the presence of the settlement edge, with associated low levels of noise and light pollution. Parts of the study area that are located furthest away from the settlement edge naturally have a more isolated and tranquil character, although there are scattered farmsteads.
Associations	There is no evidence that the site or study area have any association with notable people, artists, writers, the arts or historical events.
Functional	The site and the rural land in the study area functions primarily as agricultural land and plays an ordinary role in its part within the green infrastructure network. It has some ecological value/natural function and localised parts of it functions to a greater extent where trees/hedgerow are present. The footpaths and sports pitches provide a recreational resource.
Overall Judgement of Landscape Value	The landscape of the wider study area Pennine Foothills (West/South Pennines) LCT and LCA 24: Knowl and Rooley Moors, Fringes and Foothills is considered to be of medium value.

Table 1b - Considerations associated with the value of the landscape character of the study area: the Incised Urban Fringe Valleys LCT and LCA 25: River Roch	
Landscape Designations	There are no landscape quality designations, such as AONB or National Park, within the site or its immediate setting.
Landscape condition	The deeply incised valley containing Naden Brook is shrouded in woodland trees and in landscape terms is intact. Despite the proximity of the settlement edge, there is a strong rural character, due to the topography and screening trees.
Distinctiveness	The landscape within the incised valley is distinctive in that these characteristics are unique to these watercourse corridors. The landscape within the valley and within its context is wholly consistent with the key characteristics identified by the GM Landscape Character and Sensitivity Assessment in that the valley is steep sided, the watercourse is fast flowing, there are steep, wooded slopes comprising broadleaf tree cover, adjacent horse paddocks and there are remnants of an industrial past in the form of the ruins of Ashworth Mill.
Natural Heritage	There are no designated sites of nature conservation and the adjacent open agricultural fields are relatively poor in terms of biodiversity. The wooded valley and watercourse is likely to have some habitat value however this is not acknowledged by any designation or recognition.
Cultural Heritage	There are no listed buildings or other cultural heritage designations within the LCT/LCA however there is a heritage interest in the form of the ruins of Ashworth Mill, which is located just to the south of the point where School Lane crosses the valley.
Recreational value	The valley contains the long distance footpath known as the Rochdale Way, which links with numerous PROWs located within the surrounding landscape.
Perceptual (scenic)	The valley is well enclosed by mature trees and woodland and its steeply sided topography. The views into and out of the valley are therefore restricted. However the views experienced from within the valley, from the long distance footpath, are of a higher quality and are unique to the valley location.
Perceptual (Wildness and Tranquillity)	Levels of wildness and tranquillity are elevated by the enclosing nature of the trees and topography within the river valley, however both are moderated by the popularity of the location for recreation and the presence of the road crossing through the valley.
Associations	There is no evidence that the site or its setting has any association with notable people, artists, writers, the arts or historical events.
Functional	The valley plays an important role within the local green infrastructure network. It functions ecologically as a setting for woodland, woodland understorey and riparian habitats, which are tempered by the primary function of the valley forming a popular recreational resource due to the presence of the Rochdale Way and a number of other informal footpath routes.
Overall Judgement of Landscape Value	The character of the Ashworth Valley is considered to be of a medium to high value.

Table 1c - Considerations associated with the character of the site and its immediate setting	
Landscape Designations	There are no landscape quality designations, such as AONB or National Park, within the site or its immediate setting.
Landscape condition	The residential areas adjacent to the site comprise modern detached and semi-detached properties. The residential area is relatively unremarkable however, properties and garden areas are well maintained. The rural parts of the study area comprises an agricultural, yet urban fringe landscape of regular and semi-irregular pastoral fields. Hedgerows and frequent trees give the landscape structure, although there is evidence of field boundaries in poor condition and loss of hedgerows. To the immediate east and south of the site, there are a number of sports pitches, where field boundaries have likely been removed.
Distinctiveness	The residential areas in the vicinity of the site are relatively unremarkable and are not considered to be particularly distinctive. The rural landscape within the site and its immediate vicinity is generally typical of the farmland associated with the character area and the LCT and is not particularly unusual or unique. Due to its location adjacent to the residential edge, the character of the site and its immediate context is influenced to a greater extent by the settlement and is therefore considered to be less distinctive than more rural areas within the wider LCA.
Natural Heritage	There are no designated sites of nature conservation within the site or its immediate setting and the open agricultural fields are relatively poor in terms of biodiversity.
Cultural Heritage	There are no listed buildings or other cultural heritage designations within the site or its immediate setting.
Recreational value	There are no Public Rights of Way within the site however PRow RocE Fp 36 tracks alongside the site's eastern boundary and links the residential area to the north with the rural landscape to the south. This footpath also connects to further PRowS to the south. There are also a number of sports pitches located to the immediate east and south of the site.
Perceptual (scenic)	Hedges and hedgerow trees are abundant around the site's boundaries. As a result, the sense of enclosure is stronger within the site than it is within the wider study area, particularly when the trees are in leaf. Due to elevated land to the north-west, longer distance views are available to higher ground, however in other directions views are limited by the topography, intervening vegetation and built form. The rural qualities of the views experienced when looking away from the settlement edge are affected by the presence of the two sets of overhead power lines and associated pylons.
Perceptual (Wildness and Tranquillity)	Ambient noise levels due to transport infrastructure are low due to the absence of major transport routes in the vicinity . As a result, levels of tranquillity are relatively high, whereas levels of wildness are low, due to the presence of the settlement edge and overhead power lines, with associated low levels of noise and light pollution.
Associations	There is no evidence that the site or its immediate setting have any association with notable people, artists, writers, the arts or historical events
Functional	The adjacent housing functions as a residential area. The site and its adjacent rural land functions primarily as agricultural land and plays an ordinary role in its part within the green infrastructure network. It has some ecological value/natural function and localised parts of it function to a greater extent where trees/hedgerow are present. The footpaths and sports pitches provide a recreational resource/function.
Overall Judgement of Landscape Value	The landscape of the site and its immediate context is considered to be of a low value.

Table 1d- Considerations associated with the value of the landscape features within the site	
Landscape Designations	The landscape features within the site are not protected by national or local statutory landscape designations.
Landscape condition	The site comprises agricultural grassland and boundary hedgerows with trees. There is one isolated Sycamore T3, which is in a very poor condition (see Tree Survey by Ian Tavendale) located towards the site's south-eastern corner and a group of Goat Willow and Poplar (Group G9) positioned to the immediate south of the stables block associated with no.58 Greenvale. To the western boundary, the trees and scrub extends into the site. The boundary vegetation generally comprises native broadleaf species however, there are intermittent sections of tall, closely planted conifers along the eastern boundary which create a dense boundary that reduces light levels in the vicinity. The boundary hedgerows and trees are generally of moderate quality, although the small groups are collectively of higher value and there are some more valued oak trees. In addition to the boundary hedgerows, there are sections of wiremesh fence, post and wire fence and stone walling. The boundary vegetation/trees are of a variable quality (see Tree Survey) however, their combined value in landscape terms is tangible in that they provide a robust physical and visual form of containment to the site, that has the potential to moderate landscape and visual effects.
Distinctiveness	The site does not include uncommon characteristics or features considered to be rare.
Natural Heritage	There are no features recognised or designated for their natural heritage value. The grassland is of limited wildlife/biodiversity value. The hedgerows, trees and scrub areas are of greater biodiversity value.
Cultural Heritage	There are no heritage related features within the site.
Recreational value	The site's landscape features have no recreational value.
Perceptual (scenic)	The site is enclosed by hedgerows and associated hedgerow trees, which provide containment by restricting distant views, particularly when the trees are in leaf. The sections of the boundary formed by the large, dense conifers are prominent and emphasise the urban fringe location/character.
Perceptual (Wildness)	Levels of wildness are undermined by the managed nature of the features ie trees and hedgerow boundaries resulting from the agricultural nature of the site, along with the presence of non-native conifers.
Associations	There is no evidence that the site's landscape features have any association with notable people, artists, writers, the arts or historical events.
Overall Judgement of Landscape Value	The landscape features within the site are considered to be of medium value.

Landscape Sensitivity

- 3.40 As described within the Methodology (Appendix 1), the sensitivity of the landscape is a combined judgement of value (as ascertained within the above tables) and susceptibility to change.
- 3.41 GLVIA3 defines susceptibility to change as *'the ability of the landscape to accommodate the proposed development without undue consequences for the maintenance of the baseline and/or landscape planning policy or strategy'*. Susceptibility to change is graded on a scale of high, medium or low and will vary according to the nature of the development proposed, which in this instance, is new residential development and associated green infrastructure.

Table 2 - Landscape Sensitivity			
Receptor	Value of the Landscape	Susceptibility to Change	Resulting Sensitivity
Pennine Foothills (West/South Pen-nines) LCT and LCA 24: Knowl and Rooley Moors, Fringes and Foothills	Medium (Table 1a)	Medium – The connection to and proximity of the existing settlement edge influences the character of the areas that interface the urban edge as does the prominent presence of the overhead power lines and associated pylons. These factors combined with the nature of the proposed development moderate the susceptibility of the LCT/LCA.	Medium
Incised Urban Fringe Valleys LCT and LCA 25: River Roch	Medium-High (Table 1b)	High - The wooded incised valleys LCT/LCA areas do not generally incorporate development/built form and their topography and densely wooded nature restrict any physical or visual relationship with nearby settlement/housing areas. Development within this LCT/LCA would be contrary to their inherent qualities and characteristics.	Medium-High
Character of the site and its immediate setting	Low (Table 1c)	Low – The relatively enclosed nature of the site, the peripheral landscape features, the nature of the proposed development and the nature, proximity and connectivity of the existing adjacent residential areas combine to moderate the susceptibility. Existing peripheral tree cover can be retained and supplemented - landscape mitigation can be provided to enhance assimilation of the development into the existing context, with tree planting being appropriate.	Low
Landscape features within the site	Medium (Table 1d)	Low – There are limited existing features. The existing pastoral grassland and a limited number of trees and areas of scrub located internally would be susceptible, however the majority of the site's features (hedgerows, trees and sections of stone walling) are peripherally located and as such, have the potential to be retained.	Low-Medium

Visual Receptors

- 3.43 The identification of potential visual receptors, was undertaken by way of a desktop survey, followed by site-based survey work. The survey work was primarily undertaken in early November 2024 when most trees were without any leaf cover. Some identified views of the site are filtered by vegetation and there would be seasonal changes to the visibility of the application site, and the features contained therein. The receptors identified and their associated viewpoint photographs are considered to be representative of the current visual prominence of the application site.

Public Views

Receptor Group 1 (RG1) - Road Users on Greenvale (Viewpoints 1 and 2)

- 3.44 The site lies to the south and to the rear of the properties on the south side of Greenvale. No.58 Greenvale currently occupies the part of the site that extends up to link with Greenvale and views of the site from the road are limited to glimpsed views of the tops of trees located on and around the site. These views are experienced through the gaps between the properties.

Receptor Group 2 - Road Users (RG2a) and Walkers (RG2b) on the cul-de-sac off Norford Way/PRoW RocE Fp36 (Viewpoint 3)

- 3.45 Views of the site from this road/footpath are very limited due to screening vegetation and its topography, which drops away from the northern

boundary with the residential edge. Views from this cul-de-sac incorporate a pylon which is located outside the site, just beyond its southern boundary and partial views of the peripheral trees located along the site's eastern boundary.

Receptor Group 3 (RG3) - Walkers using PRoW RocE Fp36 (Viewpoint 4)

- 3.46 Public Right of Way (PRoW) RocE Fp36 tracks along the eastern boundary of the site on the edge of the adjacent sports pitches. Views are experienced from only circa 5m, however the boundary hedgerow and trees restrict views into the site to occasional filtered views. These views are likely to become more restricted when the intervening vegetation is in leaf.

Receptor Group 4 - RG4a - Walkers using PRoW RocE Fp36, Hey Fp107, RocE Fp15 and Hey Fp87 and RG4b users of the Sports Pitches to the south of the Site (Viewpoint 5)

- 3.47 Walkers located close to or at the intersection of these four footpaths experience a view back towards the site from a distance of circa 180m (users of the sports pitches experience a similar view, but from distances of between 40m and 170m). Views of the site are partial due to the existing trees on its southern boundary and partial views of the existing houses on Greenvale to the north and west of the site are visible along with views of the houses on Norford Way beyond the sports pitches to the east. The partial views of the site and the existing houses to its north are unlikely to prevail when the trees on the southern boundary are in leaf. The overhead power lines

and pylons are particularly prominent within the view as this viewpoint is located directly below the lines.

Receptor Group 5 (RG5) - Walkers using PRoW Hey Fp87 (Viewpoint 6)

- 3.48 Walkers using PRoW Hey Fp87 experience a view back towards the site from a distance of circa 195m. The view experienced from this location incorporates partial views of the site sat behind intervening trees and vegetation located along the site's southern boundary, the pylon located to the south of the southern boundary, partial views of properties located on the cul-de-sac off Norford Way and properties on Norford Way located on eastern edge of the sports pitches to the east of the site. Views of the site will likely become restricted further when the intervening vegetation on the southern boundary is in leaf.

Receptor Group 6 (RG6) - Walkers using PRoW Hey Fp87 (Viewpoint 7)

- 3.49 Walkers located on this footpath to the south-west of the site experience a view of the site from a distance of circa 170m+. Views of the site are partial due to the existing trees on its western and southern boundaries. There are clear and partial views of the houses located on Greenvale to the north and west of the site (including no.58 and the outbuildings to its rear) and the houses on the cul-de-sac off Norford Way can be seen beyond the site to the north. The pylon located just outside the site's southern boundary can be seen along with a

very limited view of the sports pitches and the houses beyond, off Norford Way to the east Views of the site will likely become restricted further when the intervening vegetation on the southern and western boundaries is in leaf.

Receptor Group 7 (RG7) - Walkers using PRoW Hey Fp89 (Viewpoint 8)

- 3.50 Walkers located on the higher sections of this footpath, just to the south of the Church of St James on Chapel Lane, experience a partial view of the site from a distance of circa 950m. Views are limited by the distance, intervening trees and vegetation and the topography, as the site sits low in the view. Furthermore, this view is from an elevated location (circa 200m aOD) so the views are expansive. The views include the pylons and power lines traversing the landscape, the disused Scott House NHS building and residential properties on Furbarn Road to the north-west of the site. The sections of tall conifer trees, located on the eastern boundary, provide an indication of the site's location in this expansive view.

Receptor Group 8 (RG8) - Walkers using PRoW RocE Fp20 (RG8a) and users of the Sports Pitches to the east of the site (RG8b) - Viewpoint 9

- 3.51 People using PRoW RocE Fp20 and the sports pitches to the east of the site experience very limited views of the site from distances of between 5m and 200m. The dense nature of the boundary vegetation, which includes sections of conifer trees, significantly restricts any clear views of the site from locations to the east and

views would become even more restricted when the boundary's broadleaf trees are in leaf. The views experienced include the row of period cottages and the gable end of a more modern property, both of which are located on the cul-de-sac off Norford Way. The view also incorporates the pylons and power lines beyond the site to the west.

Private Views

Receptor Group 9 (RG9) - The Residents of Bamford Mews (Viewpoint 10)

- 3.52 The residents of properties located on the north and west facing elevations of Bamford Mews and residents within the communal open space located to the north and west of the building experience a very limited view of the site from a distance of between circa 70m and 180m. Views are restricted by the boundary trees that separate the grounds of Bamford Mews from the sports pitches. They include the sports pitches, the existing trees located along the eastern and southern boundaries of the site, the pylons and power lines to the west and the row of period cottages to the north of the playing fields to the east of the site. The intervening trees provide substantial filtering of the views of the site. Views of the site will likely become restricted even further when the intervening broadleaf trees are in leaf.

Receptor Group 10 (RG10) the residents of properties on Greenvale

- 3.53 The residents of properties located to the

east and west of No.58 experience partial views of the site from windows located on the rear elevations of their properties. Views are generally restricted by the presence of boundary hedgerows and trees, although upper storey windows of non-habitable rooms may allow a clearer view of the site. Views include boundary trees and hedgerows in the foreground with the site beyond, the pylons and power lines and the gently rising agricultural land to the south beyond the site's southern boundary.

Receptor Group 11 (RG11) the residents of properties on Norford Way

- 3.54 The residents of two properties located off the Norford Way cul-de-sac (no's 35 and 35a), the row of terraced properties off the same cul-de-sac and the residents of properties located on the southern and western sides of Norford Way (that back onto the sports pitches to the east of the site) experience a range of views, some of which incorporate the site or its north and eastern boundaries. The residents of No's.35 and 35a are located immediately adjacent to the north-eastern corner of the site view of the site's eastern boundary (similar to Viewpoint 8) from distances between circa 30m and 200m. The dense nature of the boundary vegetation significantly restricts any clear views of the site from locations to the east and views would become even more restricted when the boundary trees are in leaf. In most instances these resident's views also incorporate the pylons and power lines beyond the site to the south and west.

3.0 Baseline Setting

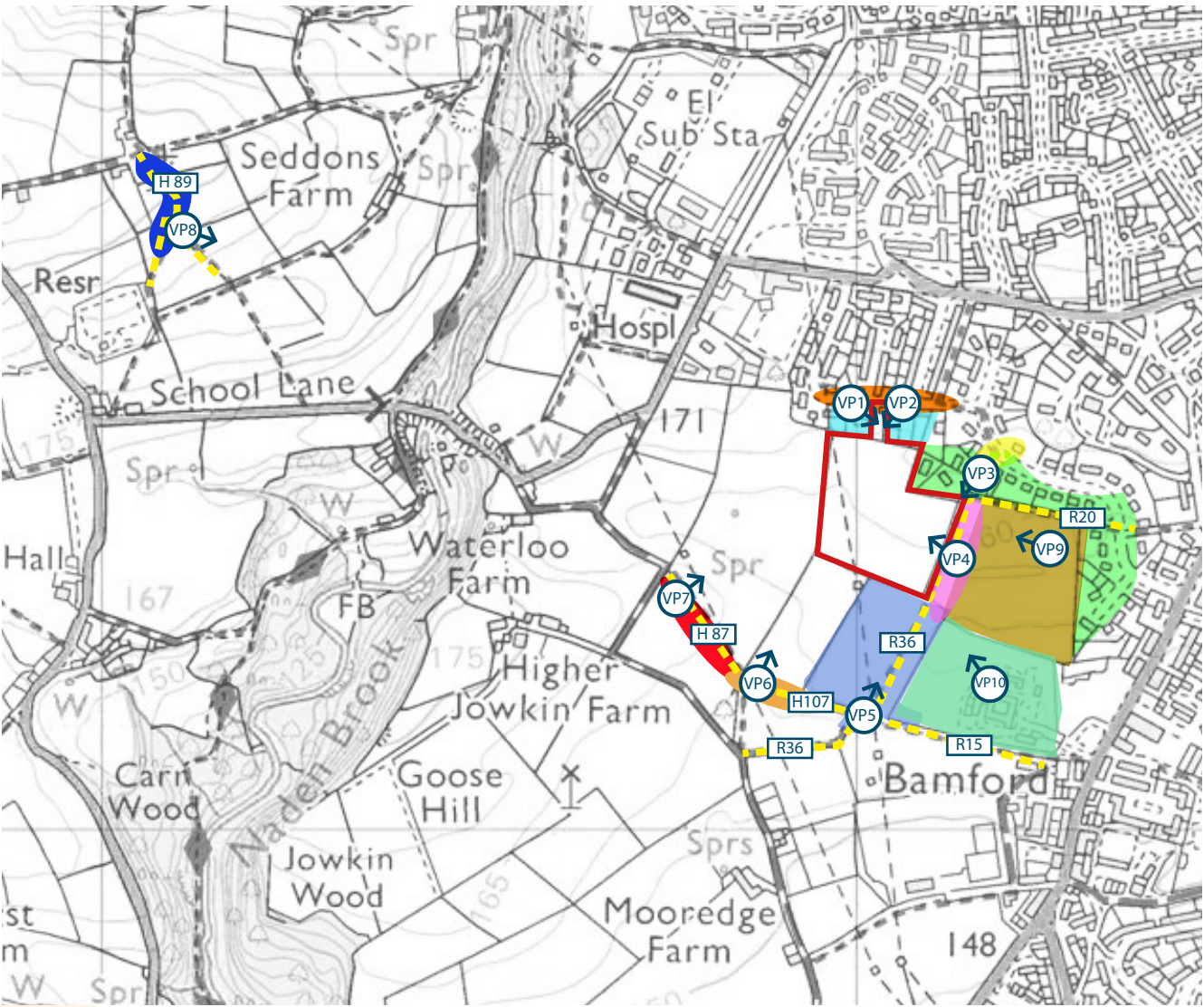
Sensitivity - Views

- 3.55 As set out within the Methodology (Appendix 1) and in GLVIA3, the sensitivity of visual receptors is derived from judgements made regarding the value attached to the view as indicated by planning designations, relationships to heritage assets, associations with art, recognition in guide books/tourist maps or the provision of facilities for their enjoyment (such as parking, sign boards, interpretive material etc), and the susceptibility of the visual receptor to change, which is indicated by their occupation or activity and the extent to which their attention is focussed on the view.
- 3.56 The value of the views experienced by those using the PRoW network are considered to be medium. These are ordinary views across farmland which are not associated with planning designations, heritage assets or art, but are recognised on OS mapping.
- 3.57 The value of the views experienced by visual receptors using the road network are considered to be low-medium. The views are incidental, not recognised through planning designation or in relation to heritage assets and are not highlighted as scenic views.
- 3.58 As stated within the Methodology (Appendix 1), this assessment provides an informed prediction of the changes which the proposed development may have on the private views of residents. The views would obviously vary greatly depending on the outlook of the property and cannot be fully assessed without

access to private land. The assessment groups the residential views and provides a summary of the likely effects based on nearby publicly accessible viewpoints. The value of the views of residents are considered to be medium as there are views over an ordinary landscape which is not recognised for its landscape value or for its association with heritage assets or art.

Table 3 - Summary of Visual Receptor Sensitivity

Visual Receptor	Value of the View	Susceptibility to Change	Resulting Sensitivity
People using PRoWs – RG2b, RG3, RG4a, RG5, RG6, RG7 and RG8a - Public Footpaths RocE Fp15, 20 & 36 & Hey Fp87, 89 & 107	Medium	High – People using the routes for walking are engaged in outdoor recreation with a focus upon the enjoyment of the landscape	Medium-High
Road users on Greenvale - RG1 & Norford Way - RG2a	Low-Medium	Low/Medium – People in vehicles and pedestrians using the road corridors for access are transient and travelling at variable, albeit relatively low speeds.	Low-medium
People using sports pitches - RG4b & RG8b	Low-Medium	Low – People using the sports pitches are engaged in activity which does not involve or depend upon an appreciation of views the landscape.	Low
Residents - RG9-11	Medium	High – residents are generally susceptible to change.	Medium-High



Site Boundary



Viewpoint Location



Public Footpaths

Footpath Code:

R = Rochdale

H = Heywood

Public Views



RG1- Road Users on Greenvale



RG2- Road Users (RG2a) and Walkers (RG2b) on the cul-de-sac off Norford Way/PRoW RocE Fp36



RG3-- Walkers using PRoW RocE Fp36



RG4- RG4a- Walkers using PRoW RocE Fp36, Hey Fp107, RocE Fp15 and Hey Fp87 and RG4b users of the sports pitches to the south of the Site



RG5- Walkers using PRoW Heywood Fp107



RG6- Walkers using PRoW Hey Fp87

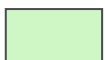


RG7-Walkers using PRoW Hey Fp89



RG8-Walkers using PRoW RocE Fp20 (RG8a) and users of the sports pitches to the east of the site

Private Views



RG9- The Residents of Bamford Mews



RG10- The Residents of properties on Greenvale



RG11- The Residents of properties on Norford Way

Fig 6 Visual Receptor and Viewpoint Location Plan



VP1

RG1 - View looking east along Greenvale as experienced by road users and residents - Approximate distance to the site: 25m+
The view incorporates no.58 which would be demolished to facilitate the construction of the site entrance/access.



VP2

RG1 - View looking west along Greenvale as experienced by road users and residents - Approximate distance to the site: 25m+
The view incorporates no.58 which would be demolished to facilitate the construction of the site entrance/access.

Approximate extents of site

Cul-de-sac off Norford Way



VP3

RG2a & RG2b - View looking south-west towards the site along Norford Way/PRoW RocE 36 as experienced by road users & walkers - Approx distance to site: 25m+
 The site is lower and slopes away to the south from this slightly elevated position, so clear views of the site are not experienced from this location.

Extents of site



VP4

RG3- View from PRoW RocE 36 looking west towards the site through the vegetation on its eastern boundary - Approximate distance to the site: 5m+
 Clear views of the site from the adjacent footpath are restricted by the existing trees and hedgerow. Occasional partial views into the site are experienced through gaps on a seasonal basis.

3.0

Baseline Setting

Approximate extents of site

Housing on Furbarn Road

Existing housing on Greenvale

Housing on Norford Way



VP5

RG4a & RG4b - View north towards the site from the sports pitches & PRowS: RocE Fp36, Hey Fp107, RocE Fp15 & Hey Fp87 - Approx distance to site: 180m+

Partial views of the gently rising site along with the existing housing on Greenvale and Norford Way can be seen beyond the existing tree cover located along the site's southern boundary.

Approximate extents of site

Housing on cul de sac off Norford Way

Housing on Norford Way



VP6

RG5 - View looking north towards the site from Public Footpath Hey Fp107 close to its intersection with Hey Fp87 - Approx distance to the site: 195m+

Partial views of the gently rising site along with the existing housing on Norford Way can be seen beyond the existing tree cover located along the site's southern boundary.

3.0

Baseline Setting

Approximate extents of site

Housing on Furbarn Road

Housing on Greenvale

Housing on cul de sac off Norford Way



VP7

RG6 - View looking north-east towards the site from Public Footpath Hey Fp87- Approx distance to the site: 170m+

Partial views of the gently rising site along with the existing housing on Greenvale and Norford Way can be seen beyond the existing tree cover on the site's western and southern boundaries.

Scott House disused NHS facility

Approximate extents
of site

Housing on Clay Lane

Housing on Furbarn Road



VP8

RG7 - View looking east/south-east towards the site from Public Footpath Hey Fp89- Approx distance to the site: 950m+

Distant and partial views of the site can be seen from this elevated location. The existing large conifers on the site's eastern boundary help to locate the site within the view.

Approximate extents of site

Housing off Norford Way



VP9

RG8a & RG8b - View looking west from the sports pitches located adjacent to the site - Approximate distance to the site: between circa 5m and 200m

The site is located beyond the line of trees which forms its eastern boundary. This view is also representative of the views experienced from Public Footpath RocE Fp20, which is to the right.

Approximate extents of site

Housing off Norford Way



VP10

RG9 - View looking north-west towards the site from the grounds of Bamford Mews - Approximate distance to the site: Between circa 70m and 180m

The site is located behind existing tree cover on the boundary of Bamford Mews and trees on the southern and eastern boundaries of the site. Properties on Norford Way are partially visible.

4.0 Development Proposals

Development Proposals

- 4.1 The full planning application seeks permission for a residential development comprising a total of 45no properties including 6no affordable homes and 39no market houses of between 3 and 5 bedrooms, with associated access off Greenvale.
- 4.2 The development proposals are set out on the Proposed Site Layout Plan by MCK Associates Ltd and the Landscape Layout by Barnes Walker Ltd.
- 4.3 Vehicular access would be from Greenvale to the north where No58 Greenvale would be demolished in order to facilitate the construction of the access road.
- 4.4 The majority of the existing trees on the site are located to its peripheries and as such, can be retained however, the proposals would necessitate the removal of groups G1, G2, G8, G9 (predominantly mature and overmature poplar and willow of low quality), as well as A1 (mix of hawthorn and brambles) and tree T3 (Cat U Sycamore)- see Tree Survey by Ian Tavendale for further information.
- 4.5 The trees which are located along the eastern half of the southern boundary (G4- mature and over mature poplars which are shedding limbs, and T1 - sycamore with major basal decay) are to be removed and replaced with a more appropriate and effective boundary treatment. The Tree Survey identifies a number of issues with these trees which include that they are unsuitable species for retention close to residential properties, that they are mature or over mature, are generally of a low quality and that they are starting to shed limbs.
- 4.6 At the southern end of the eastern boundary, H2 (lawson hedgerow) would be partially retained, managed and underplanted with appropriate native understorey species to enhance the screening effect of the vegetation. Short sections of the most northerly parts of H2 and G5, are to be removed adjacent to Plot 12. Proposals incorporate three native species trees to be located along the boundary of Plot 12 in order to reinstate the vegetated nature of the eastern boundary in this location.
- 4.7 Due to the location of the overhead power lines that cross the western half of the site, the proposed houses are predominantly located to its eastern side, with the land below the cables and that to the west forming an area of open space. This would include a series of 3m wide hardsurfaced footpaths/access tracks (to assist with maintenance of the proposed attenuation ponds) with areas of grassland/meadow, wet meadow and scrub planting around the ponds and a pumping station on the western boundary.
- 4.8 A footpath link is proposed within the south-eastern corner of the site to provide connectivity between the site and Public Footpath RocE Fp36, which tracks adjacent to the site's eastern boundary and links with the wider footpath network to the south.
- ### Landscape Proposals
- 4.9 The Landscape Layout, drawing M3886-PA-01 V10 provides details of the proposed landscape and planting. An extract of the Landscape Layout is included within Figure 7 below.
- 4.10 The entrance road into the site is contained within the confines of the plot which would have been occupied by No58 Greenvale. This section of the entrance road would not be lined by proposed properties as there is not sufficient space to do so. As a result, the initial 50m of the access road would be flanked by an avenue of street trees and a beech hedgerow to create an appropriately formal approach to the housing area.
- 4.11 Thereafter, trees are proposed along the streets within a number of communally managed areas which are, in a number of cases, contained by proposed ornamental hedgerows located behind a metal estate rail defining the interface between front garden and communal land. Smaller, ornamental tree species would also be planted in appropriate locations within front gardens to further enhance the street scene.

4.0 Development Proposals



Fig 7

Landscape Layout (Barnes Walker - Drawing No. M3886-PA-01-V10 Landscape Layout)

- 4.12 To the north-western corner of the site, the existing area of overgrown scrub (A1) would be removed as the Tree Survey ascertains that it is *'beyond any level of reasonable management'*. As a result, a new area of native species scrub planting is proposed in this location, along with a series of similar blocks of lower scrub planting within the open space around the attenuation ponds. These proposed areas of scrub would not incorporate any tree species, as they are located within the easement area for the overhead power lines.
- 4.13 The western edges of the proposed housing area, which abut the open space to the west, would be defined by sections of timber boundary fence and the houses themselves. This boundary would be planted with sections of native species hedgerow that would improve the appearance of the interface between the properties and the open space, whilst providing an added level of security as the predominating species within the hedgerow mix would be hawthorn.
- 4.14 Areas of grassland within the open space would be seeded with an appropriate wildflower grass mix and the banks around the attenuation ponds would be seeded with an equivalent wet grassland/pond edge mix.
- 4.15 Areas of grassland within the open space that are located outside the easement for the power lines are relatively limited however, these

locations provide an opportunity to plant some native species trees.

- 4.16 Where boundary trees have been removed on the eastern half of the southern boundary and the southernmost section of the eastern boundary, proposals provide a new native species hedgerow and circa 18no 12-14cm native species Heavy Standard Trees in order to create a robust and attractive boundary whilst reinstating the physical and visual containment provided by the existing (to be removed) trees.
- 4.17 The proposed hedgerow and trees on the southern boundary are to be located outside the rear boundary fences of the adjacent proposed properties within a landscape strip. As such, the proposed native species hedgerow and associated trees would be located within a communal area and would be maintained by the management company. This arrangement would help to ensure that the new hedgerow and trees prevail in-situ and become sufficiently established.
- 4.18 In general the proposed trees, shrubs and hedgerows would comprise native species however, internal locations within the development provide opportunities to introduce ornamental species. A mix of native and ornamental species across the site would enhance biodiversity and ensure seasonal interest.

5.0 Landscape Effects

- 5.1 Section 5.1 of the GLVIA 3rd Edition states '*An assessment of landscape effects deals with the effects of change and development on landscape as a resource.*'
- 5.2 Section 3 of this LVA establishes the potential landscape receptors. In order to determine the significance of the potential landscape effects which may result from the development, the sensitivity of each of the landscape receptors has been established and is summarised in Table 2.
- 5.3 Table 4 below considers the magnitude of effect upon each of the landscape receptors and combines that judgement with the already defined sensitivity in order to determine the nature of the anticipated landscape effects, which may result from the implementation of the development proposals.

5.0 Landscape Effects

Table 4 Landscape Effects				
Receptor	Sensitivity (Table 2)	Size and scale of change/geographic extent and duration	Magnitude	Significance of Effect (Yr1)
Pennine Foothills (West/South Pennines) LCT and LCA 24: Knowl and Rooley Moors, Fringes and Foothills	Medium	The landscape within this LCT/LCA is characterised by its transitional nature - sloping from the northern fringes of Greater Manchester towards the uplands of the South and West Pennines. The site epitomises this transitional nature by being connected with the existing settlement edge and comprises a field that is of a size and relatively regular shape, that is also typical of the area. The relatively small scale of the application site within what is a comparatively large LCT and even larger LCA as LCA 24: Knowl and Rooley Moors, Fringes and Foothills actually extends beyond the confines of the Pennine Foothills (West/South Pennines) LCT into the Open Moorlands and Enclosed Upland Fringes (West/South Pennines) LCT. The site itself would be affected to a greater extent, the existing grassland would be for the most part lost and its open character would be changed to one of built form. However, the transitional character of this LCT/LCA makes adjacent housing on the urban edge a component of their inherent character, so introducing housing would not necessarily be alien to the LCT/LCA. Furthermore the existing trees/hedgerow boundaries to the site would be retained which would maintain the existing contained nature of the site and in terms of the guidance and opportunities for future development, as set out within the Greater Manchester Landscape Character and Sensitivity Assessment (see page 16 of this LVA), the proposals would be consistent in terms of the boundary treatments and new tree planting, utilising existing tree cover to integrate new development, avoiding sensitive landscape elements such as SBIs and ancient woodland and ensuring the development is in keeping in terms of form, density and vernacular of existing buildings ie the proposed development would be consistent with the existing residential development in Bamford. All the above factors are considered to moderate the size, scale and geographic extent of the proposed development and as such, moderate the magnitude of effect upon the LCT/LCA within which the application site is located. Effects would be long term (over 15 years) and permanent, however the establishment of the proposed hedgerow and tree planting would, over time, become increasingly effective in assimilating the proposed development into its setting and the wider landscape. As a result, it is anticipated that the Year 1 landscape effect would in longer term (15 years +), be ameliorated/reduced by the establishment of the landscape proposals.	Low adverse	Minor/ Moderate Adverse (reducing in the longer term as the landscape proposals become established)

5.0 Landscape Effects

Table 4 Landscape Effects				
Receptor	Sensitivity (Table 2)	Size and scale of change/geographic extent and duration	Magnitude	Significance of Effect (Yr1)
Incised Urban Fringe Valleys LCT and LCA 25: River Roch	Medium/High	A small section of the Incised Urban Fringe Valleys LCT and LCA 25: River Roch is located circa 460m+ to the west of the application site and there are a number of intervening fields and their associated boundary hedgerows and trees therein. Combined with the lower level of the valley and its dense, mature tree cover, there are no tangible levels of intervisibility with the application site. This small section of the Incised Urban Fringe Valleys LCT and LCA 25: River Roch is consistent with the characteristics of the wider LCT/LCA in that it forms a narrow, wooded, incised valley containing a watercourse and the ruins of a former mill. This part of the LCT/LCA is known as the Ashworth Valley and the Places for Everyone JPA19 Bamford/Norden Allocation Topic Paper highlights the qualities and sensitivities associated with this nearby landscape feature/LCT/LCA (see page 7 of this LVA). This LCT/LCA would not be directly/physically affected by the development proposals. The distance between the site and the Ashwell Valley, the intervening trees and hedgerows and the lack of any particular intervisibility with the site, along with the nature of the development all combine to significantly restrict the size, scale and geographic extent of the changes brought about by the proposed development and their likely effect upon this landscape receptor/LCT/LCA. Effects would be long term (over 15 years) and permanent, however the establishment of the proposed planting would, over time, become increasingly effective in assimilating the proposed development into its local setting. As a result, it is anticipated that the Year 1 landscape effect of Negligible would in longer term (15 years +), would remain as Negligible.	Negligible	Negligible

5.0 Landscape Effects

Table 4 Landscape Effects				
Receptor	Sensitivity (Table 2)	Size and scale of change/geographic extent and duration	Magnitude	Significance of Effect (Yr1)
Character of the site and it's immediate setting	Low	The existing landscape features are largely peripheral and can be substantially retained. The completed development would result in the loss of agricultural land resulting in some localised loss of openness and longer views. The proposed residential development would be in keeping with the existing residential land uses along the settlement edges. There would be changes to the visual qualities of the immediate area, but the proposals would be broadly consistent with the surrounding context. The proposals allow for the retention of existing characteristic features including a high percentage of the existing site boundary trees and hedgerows and the incorporation of additional peripheral hedgerows and trees where required and where appropriate opportunities exist. The proposals therefore ensure that existing levels of visual containment would be for the most part, maintained, whilst effectively assimilating the development into its setting. The introduction of natural elements such as hedgerows with trees, native tree and shrub planting, specimen tree planting and wildflower grassland which are consistent with the area and landscape guidelines, would enhance biodiversity. Effects would be long term (over 15 years) and permanent, however the establishment of the proposed planting would, over time, become increasingly effective in assimilating the proposed development into its local setting. As a result, it is anticipated that the Year 1 landscape effect would in longer term (15 years +), be ameliorated/reduced by the establishment of the landscape proposals.	Medium Adverse	Minor/ Moderate Adverse (reducing in the longer term as the landscape proposals become established)

5.0 Landscape Effects

Table 4 Landscape Effects				
Receptor	Sensitivity (Table 2)	Size and scale of change/geographic extent and duration	Magnitude	Significance of Effect (Yr 1)
Landscape features within the site	Low-medium	The existing features are largely peripheral and can be substantially retained however, the proposals would necessitate the removal of some trees located to along the site's boundaries and some internally located vegetation/trees. In terms of the boundary trees, the trees which are located along the eastern half of the southern boundary (G4 - mature and over mature poplars and T1 - sycamore with major basal decay) are to be removed and replaced with a more appropriate and effective boundary treatment. The Tree Survey identifies a number of issues with these trees which include that they are unsuitable species for retention close to residential properties, that they are mature or over mature, are generally of a low quality and that they are starting to shed limbs. At the southern end of the eastern boundary vegetation (H2 - Lawson and T3 Sycamore) is to be partially retained, managed and supplemented with understorey planting. A section of the most northerly parts of the eastern boundary vegetation is to be removed adjacent to Plot 12. Proposals incorporate three native species trees to be located along the boundary of Plot 12 in order to reinstate the vegetated nature of the eastern boundary in this location. Tree groups G1, G2, G8 and G9 (predominantly poplar and willow of low quality), tree T3 (Sycamore - Cat U) and Group A1 (impenetrable mass of vegetation - hawthorn and brambles) would be removed to accommodate the development - refer to Tree Survey/AIA by Ian Tavendale. In addition, the existing semi-improved grassland which covers most of the site would also be lost, with areas of meadow and wet meadow reinstated within the POS area. The proposed development includes the planting of native hedgerows, trees, native scrub, native species understorey and wildflower grasses to the communal areas/boundaries and ornamental trees, shrubs and hedgerows within the housing area. This would be consistent with the existing landscape character and would comply with planning policy and landscape strategies. With regard to replacement trees, the number of trees planted would be more than the required two for one replacement, exceeding policy requirements. The introduction of this vegetation would also help assimilate the proposed built elements into the landscape and would increase biodiversity. In particular, the establishment of a new hedgerow and trees along the southern boundary of the Site would improve the interface with the open land to the south. Overall, the landscape proposals are considered to be of a size and scale that would generate a positive level of change, particularly within the longer term as the proposals become established. At Year 1 effects would be minor adverse, taking into account the loss of what is generally low quality vegetation and the large proportion of proposed planting, albeit immature at year 1. Effects upon the landscape features would be long term and irreversible, however the establishment of the proposed planting would, as it becomes established, become increasingly effective in mitigating short term effects. Upon maturity of the proposed vegetation, the effects upon landscape features would be Minor beneficial.	Low Adverse	Minor Adverse (Minor beneficial upon maturity of the proposed planting)

6.0 Visual Effects

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| 6.1 | It has been ascertained that the key groups of people or individuals who experience a view of the application site or part thereof, comprise those using local roads (public views), footpath users (public views) and the residents of properties (private views). | 6.4 | The assessment of the potential visual effects which may result from the implementation of the development proposals on the application site, has been ascertained for each of the visual receptors (numbered RG1 to RG8) within Table 5 – Visual Effects. |
| 6.2 | The type of visual receptor, the nature of the various existing views of the application site and the sensitivity of the visual receptors have been considered and ascertained within section 3 of this assessment. Table 3 summarises the sensitivity of the identified visual receptors. | | |
| 6.3 | The objective of this section of the LVA is to understand how those views may be affected, in order to ascertain the nature of any visual effects which may arise from the implementation of the development proposals. In line with the relevant guidance and the methodology (see Appendix 1), the sensitivity and the magnitude of effect was ascertained for each visual receptor (public views only - private/ resident's views are considered by way of an appropriate narrative), in order to inform the process of determining the likely significance of any visual effects at Year 1. The visual effects at Year 1 represent the worst case scenario as proposed planting would be immature. Where appropriate, the effects upon maturity of the proposed planting, assumed to be at Year 15, have also been considered as in most cases the proposed planting has the potential to mitigate/ ameliorate the short term, Year 1 visual effects ascertained by this assessment. | | |

Table 5 Visual Effects - Publicly accessible views				
Receptor	Sensitivity (Table 3)	Size and scale of change/geographic extent and duration	Magnitude	Significance of Effect (Yr1)
RG1 Road users on Greenvale	Low- Medium	The application site links with Greenvale by utilising the space created by the demolition of No.58 Greenvale. People in vehicles, on motorcycles, bicycles and pedestrians would experience changes to their views when moving along Greenvale at variable, albeit relatively low speeds. VP1& VP2 - The removal of No.58 would create a gap in the built form along the south side of the road. This gap would contain the new site access road, which would allow passers-by views along the access road to the south into the site. The access road corridor would be contained by boundary walls and fences along the side boundaries of the adjacent existing properties and an avenue of new extra-heavy standard trees would flank the access road into the site. At Year 1 views would extend along the access road and would incorporate partial views of some of the proposed houses located towards the northern end of the site. At Year 1 the avenue trees would be of a scale to provide some impact, however they will become increasingly prominent as they become better established and would in the longer term, restrict views into the site from this location on Greenvale. As a result, the effects would be long term however the nature of the Yr1 visual effect would be temporary as the proposed landscape works would not be established/prominent within the view. Overall, there would be a tangible level of change, particularly due to the removal of No.58 however, the effects would be consistent with the suburban streetscene and as a result, the size, scale and geographical extent of the changes would be localised and limited.	VP1 & VP2 Low Adverse	VP1 & VP2 Minor Adverse (Reducing to Negligible in the longer term)

Table 5 Visual Effects - Publicly accessible views				
Receptor	Sensitivity (Table 3)	Size and scale of change/geographic extent and duration	Magnitude	Significance of Effect (Yr1)
RG2a Road users on Norford Way	RG2a-Low-Medium	The site is lower and slopes away to the south from this slightly elevated position to the north so clear views of the site are not experienced from this location - the pylon located to the south of the site can be seen extending above the hedgerow at the end of the cul-de-sac - the site is circa 25m+ from the location of Viewpoint 3.	RG2a VP3 Negligible-Low Adverse	RG2a VP3 Negligible
RG2b People Using PRow RocE Fp36 (which tracks along this part of Norford Way)	RG2b - Medium-High	VP3 - The views south along the alignment of the road corridor are contained by boundary shrubs and trees associated with the adjacent properties on Norford Way. As the application site is set slightly lower than this location, road users and PRow users on Norford Way may experience partial views of the upper storey and or roofs of the proposed houses located within the north-eastern corner of the site. The introduction of these houses into the view would represent a tangible change to the views experienced however, the new houses would be seen in the context of the existing adjacent properties on Norford Way and would not be incongruent therein. As a result, the size, scale and geographical extent of the visual effects would be localised and limited. The effects would be permanent as there would be no particular change to the assessed Year 1 visual effect in the longer term.	RG2b VP3 Negligible-Low Adverse	RG2b VP3 Minor Adverse

Table 5 Visual Effects - Publicly accessible views				
Receptor	Sensitivity (Table 3)	Size and scale of change/geographic extent and duration	Magnitude	Significance of Effect (Yr1)
RG3 Walkers using PRoW RocE Fp36	Medium-High	A section of PRoW RocE Fp36 tracks alongside the eastern boundary of the site. Clear views of the site from this footpath are restricted by the existing trees and hedgerow some of which is evergreen. Occasional partial views into the site are experienced through gaps, on a seasonal basis. VP4 - At Year 1, people walking this section of Fp36 are likely to experience some partial views of the proposed houses through occasional gaps within the existing boundary trees and hedgerow, and these views may have a limited added clarity on a seasonal basis when the intervening vegetation is without any leaf cover. Where sections of the existing trees on the eastern boundary are to be removed (a section to the north adjacent to Plot 12 and a section to the south), views into the Site would open up so people using the footpath would experience clear views of the new houses therein. The landscape proposals include new native species understorey planting located along the eastern boundary, with further individual, larger stock tree planting along the east side of the access road to the new properties located adjacent to this boundary. Where sections of the existing boundary vegetation are to be removed, the proposals include for new sections of native species hedgerow and or individual native species tree planting in order to reinstate a high quality, robust vegetated boundary. As the understorey, hedgerow and tree planting becomes established, the levels of screening provided by the existing and proposed vegetation located along the eastern boundary would reduce the clarity of views of proposed houses experienced from this section of Fp36. As a result, the effects would be long term however the nature of the Yr1 visual effect would be temporary as the proposed landscape works would not be established/prominent within the view. Overall, the size, scale and geographical extent of the changes would be moderated by the limited nature of the views experienced and it is anticipated that in the longer term, the assessed short term visual effect would be reduced.	VP4 Low/Medium Adverse	VP4 Moderate Adverse (Reducing to Minor Adverse in the longer term)

Table 5 Visual Effects - Publicly accessible views				
Receptor	Sensitivity (Table 3)	Size and scale of change/geographic extent and duration	Magnitude	Significance of Effect (Yr1)
RG4a Walkers using sections of Public Footpaths RocE FP36, Hey Fp107, RocE Fp15 & Hey Fp87 RG4b - People Using the Sports Pitches to the south of the Site	Medium-High	People using these Public Footpaths in the vicinity of their intersection and people using the sports pitches experience partial views of the gently rising site along with the existing housing on Greenvale, beyond the existing tree cover located along the site's southern boundary. To the east, the existing houses on Norford Way can be seen beyond the sports pitches, which are located adjacent to the site's eastern boundary.	RG4a VP5 Medium Adverse	RG4a VP5 Moderate Adverse (Reducing to Minor Adverse in the longer term)
	Low-Medium	VP5 - People using the local footpath network and the adjacent sports pitches in this location would experience clear views of the new houses located within the Site in the short to medium term. The new houses would sit in front of the existing houses on Greenvale, as a layer of further development, and would bring the settlement edge closer to the viewer. The proposals include the removal of the existing mature trees located along the eastern half of the southern boundary so views into the Site from these footpaths and from the sports pitches would open up so receptors would experience clear views of the new houses located beyond a timber fence along the boundary, with immature hedgerow and tree planting in front. The development would bring the built form/settlement edge forward in the view and in the short to medium term, the clarity of the view and proximity of the new houses would elevate the scale and geographical extent of the change, whereas the presence of existing housing within the views experienced is considered to moderate the scale and geographical extent of the changes. Overall, the magnitude of effect at Year 1 is considered to be Medium and Adverse, resulting in a Year 1 visual effect of Moderate Adverse and Minor/Moderate Adverse for Receptors RG4a and RG4b respectively. In the medium to longer term, the ongoing establishment of the proposed landscape works, particularly those located along the southern boundary of the Site, would increasingly affect the clarity of the views of the site and the houses therein. As the hedgerow and trees reach maturity, the vegetated southern boundary to the site would inevitably surpass the quality of the existing boundary, the clarity of the views of the new houses would be very much reduced and the new houses would be The visual effect would be long term and the Year 1 effect would be temporary as in the medium to longer term, the size, scale and geographical extent of the changes would be moderated, thus reducing the level of visual effect as indicated.	RG4b VP5 Medium Adverse	RG4b VP5 Minor/ Moderate Adverse (Reducing to Negligible/ Minor Adverse in the longer term)

Table 5 Visual Effects - Publicly accessible views				
Receptor	Sensitivity (Table 3)	Size and scale of change/geographic extent and duration	Magnitude	Significance of Effect (Yr1)
RG5 Walkers using PRoW Hey Fp107	Medium-High	When looking in a north-easterly direction, walkers experience partial views of the gently rising site and the existing housing on Norford Way. The site, which is circa 195m away and the existing built form can be seen beyond the existing tree cover located along the site's southern and north-eastern boundaries. Also further to the east, the existing housing located to the east side of the sports pitches on Norford Way can be seen. When these intervening trees are in leaf, the visibility of the site and the existing housing is likely to become further restricted. The pylon which is located just outside the site's southern boundary forms a prominent feature in the view. VP6 - People walking PRoW Hey Fp107 in this location would experience partial views of the new houses located within the site. The new houses would sit in front of the existing property on Norford Way, which is visible in the current view. As such, the proposed houses would form a new layer of development that would bring the settlement closer to the viewer. The proposals retain the existing trees located along the southern boundary of the site so partial views of the new houses are likely to vary on a seasonal basis ie the clarity of the views of the houses would be likely to reduce when the boundary trees are in leaf. Partial views of the proposed timber boundary fences located along the southern boundary, and set below the tree canopies, would also form part of the view. The landscape proposals retain the existing trees and also include new native species understorey planting located along the western half of the southern boundary. As the understorey planting becomes established, the levels of screening provided by the existing and proposed vegetation located along the southern boundary would reduce the clarity of the views of the houses experienced from this section of Fp107. As a result, the effects would be long term however the nature of the Yr1 visual effect would be temporary, as the proposed landscape works would not be established/prominent within the view. The development would bring the built form/settlement edge forward in the view however, this effect along with the views of the houses, would be subtle due to the scale of the development and the presence of screening trees. The introduction of houses into the site would be in keeping with the existing views in that housing already forms a key component within the views experienced. As a result, the size, scale and geographical extent of the changes would be moderated, and Year 1 effects would be moderated in the longer term.	VP6 Low Adverse	VP6 Minor Moderate Adverse (Reducing to Minor Adverse in the longer term)

Table 5 Visual Effects - Publicly accessible views				
Receptor	Sensitivity (Table 3)	Size and scale of change/geographic extent and duration	Magnitude	Significance of Effect (Yr1)
RG6 Walkers Using PRoW Hey Fp87	Medium-High	Partial views of the gently rising site along with the existing housing on Greenvale and Norford Way can be seen beyond the existing tree cover on the site's western and southern boundaries. Parts of the site are more visible due to lower sections of vegetation on the site's western boundary, and also due to the site's sloping nature. The existing housing on Greenvale is particularly prominent, as are the pylons and overhead cables, whereas the existing houses on Norford Way, beyond the site, are less visible as they are set amongst and behind tree cover on the site's north-eastern boundary. VP7 - People walking PRoW Hey Fp87 in this location would experience partial views of the new houses located within the site. The new houses would be located in front and to the side of the existing houses on Greenvale and in front of properties on Norford Way, which are visible in the current view. As such, the proposed houses would form a new layer of development that would bring the settlement a little closer to the viewer, however due to the oblique nature of the view the development would extend the urban edge from the properties on Greenvale to the left, across the view to the right. The proposals retain the existing trees located along the intervening western and southern boundaries of the site so partial views of the new houses are likely to vary on a seasonal basis ie the clarity of the views of the houses would be likely to reduce when the boundary trees are in leaf. Partial views of the proposed timber boundary fences located along the western and southern boundaries, set below the tree canopies would also form part of the view. The landscape proposals include new native species understorey planting located along the western boundary and the western half of the southern boundary and new tree planting within the open space located within the western part of the site. As the understorey and tree planting becomes established, the levels of screening provided by the existing and proposed vegetation located along the boundaries would reduce the clarity of the views of the houses experienced from this section of Fp87. As a result, the effects would be long term however the nature of the Yr1 visual effect would be temporary as the proposed landscape works would not be established/prominent within the view. The development would bring the built form/settlement edge forward & sideways within the view however, this effect along with the views of the houses, would be subtle due to the scale of the development and the presence of screening trees. The introduction of houses into the site would be in keeping with the existing views in that housing already forms a key component within the views experienced. As a result, the size, scale and geographical extent of the changes would be moderated, and Year 1 effects would be moderated in the longer term.	VP7 Low-Medium Adverse	VP7 - Moderate Adverse (Reducing to Minor-Moderate Adverse in the longer term)

Table 5 Visual Effects - Publicly accessible views				
Receptor	Sensitivity (Table 3)	Size and scale of change/geographic extent and duration	Magnitude	Significance of Effect (Yr1)
RG7 Walkers Using PRoW Hey Fp89	Medium-High	People walking PRoW Hey Fp89 experience expansive views from an elevation of just over 200m aOD, which is circa 40m higher than the site. At a distance of circa 950m, the site is just about discernible; the existing, large conifers on the site's eastern boundary help to locate the site within the view. The power lines and associated pylons are a prominent feature of the views experienced from this location and the now disused hospital buildings (Scott House) and a couple of other properties on Furbarn Road and Clay Lane are visible to the right side of the view. VP8 - Walkers would experience very limited, distant views of some of the houses located on the site. The houses would form a very subtle extension of development to the south (left to right in the view). The effects would be long term however, the nature of the Yr1 visual effect would be temporary as the proposed landscape works would not be established/prominent within the view. The scale, size and geographical extent of the changes experienced would be very much moderated by the distance, the partial nature of the view, the relatively small scale of the development within such an expansive view and the seasonality of the view ie when in leaf, the intervening broadleaf trees are likely to significantly limit any views of the new houses.	Negligible/ Low Adverse	Minor Adverse (Reducing to Negligible-Minor Adverse in the longer term)

Table 5 Visual Effects - Publicly accessible views				
Receptor	Sensitivity (Table 3)	Size and scale of change/geographic extent and duration	Magnitude	Significance of Effect (Yr1)
RG8a - People Using PRoW RocE Fp20 RG8b - People Using the Sports Pitches to the east of the site	Medium-High	People using PRoW RocE Fp20 and the sports pitches to the east experience very limited views of the site from distances of between 5m and 200m. The dense nature of the boundary vegetation, which includes sections of conifer trees, significantly restricts any clear views from the east and views would become even more restricted when the trees are in leaf. The views experienced include the row of period cottages, the gable end of a more modern property, both on the cul-de-sac off Norford Way and includes pylons and power lines to the west.	RG8a VP9 Low Adverse	RG8a VP9 Minor/ Moderate Adverse (Reducing to Minor Adverse in the longer term)
	Low-Medium	VP9 - At Year 1, people walking Public Footpath Fp20 and people using the sports pitches are likely to experience partial views of the proposed houses through occasional gaps within the existing boundary trees and hedgerow, and these views may have a limited added clarity on a seasonal basis when the intervening vegetation is without any leaf cover. Where sections of the existing trees on the eastern boundary are to be removed (a section to the north adjacent to Plot 12 and a section to the south), views into the Site would open up so people using the footpath and sports pitches would experience clear views of the new houses therein. The landscape proposals include new native species understorey planting located along the eastern boundary, with further individual, larger stock tree planting along the east side of the access road to the new properties located adjacent to this boundary. Where sections of the existing boundary vegetation are to be removed, the proposals include for new sections of native species hedgerow and or individual native species tree planting in order to reinstate a high quality, robust vegetated boundary. As the understorey, hedgerow and tree planting becomes established, the levels of screening provided by the existing and proposed vegetation located along the eastern boundary would reduce the clarity of views of proposed houses experienced from Public Footpath Fp20 and from the adjacent sports pitches. As a result, the effects would be long term however the nature of the Yr1 visual effect would be temporary as the proposed landscape works would not be established/prominent within the view. Overall, the size, scale and geographical extent of the changes would be moderated by the limited nature of the views experienced and it is anticipated that in the longer term, the assessed short term visual effect would be reduced.	RG8b VP9 Low Adverse	RG8b VP9 Minor Adverse (Reducing to Negligible/ Minor Adverse in the longer term)

6.0 Visual Effects

- 6.6 Receptor Groups RG9 to RG11 comprise the residents of private properties who are likely to experience a view of the site that may be affected by the development proposals. As described within its Introduction and Methodology (Appendix 1), this LVA only fully assesses the visual effects associated with publicly accessible views, whereas private views experienced by residents are considered by way of the following narratives:
- Private Views**
- Receptor Group 9 (RG9) - The Residents of Bamford Mews (Viewpoint 10)**
- 6.7 The residents of properties located on the north and west facing elevations of Bamford Mews and residents within the communal open space located to the north and west of the building may experience partial views of the new houses within the site from a distance of between circa 70m and 180m. At Year 1, views would be clearer due to the removal of the existing trees located along the eastern half of the southern boundary and the southern end of the eastern boundary however the existing trees that separate the grounds of Bamford Mews from the sports pitches would remain and would continue to filter the views of the new houses. The views include the sports pitches, the existing trees located along the eastern and southern boundaries of the site, the pylons and power lines to the west and the row of period cottages to the north of the playing fields. The intervening trees would provide filtering of the views of the new houses within the site and introducing partial views of new housing into these views is not considered to be uncharacteristic or incongruous, as housing already forms a key component therein. As the proposed native species hedgerow and tree planting becomes established (in the medium to longer term), the views of the new houses would become increasingly restricted, particularly when the trees are in leaf. As a result, these residents are expected to experience lower levels of adverse visual effect in the short term that would be reduced/eradicated in the medium to longer term by the establishment of the proposed landscape works.
- Receptor Group 10 (RG10) - The Residents of Properties on Greenvale**
- 6.8 The residents of properties located to the east and west of No.58 Greenvale experience partial views of the site from windows located on the rear elevations of their properties. Views are generally restricted by the presence of boundary hedgerows and trees, although upper storey windows of non-habitable rooms may allow a clearer view of the site. Views include boundary trees and hedgerows in the foreground with the site beyond, the pylons and power lines and the gently rising agricultural land to the south beyond the site's southern boundary. Some of these residents may experience views across the site which would include the proposed houses. In these instances, the residents views would be affected by the proposed development by the potential curtailment of more distant views and a loss of openness to the rear of their properties.
- Receptor Group 11 (RG11) - The Residents of Norford Way**
- 6.9 The residents of two properties located off the Norford Way cul-de-sac (no's 35 and 35a), the row of terraced properties off the same cul-de-sac and the residents of properties located on the southern and western sides of Norford Way (that back onto the sports pitches to the east of the site) experience a range of views, some of which incorporate the site or its north and eastern boundaries. The residents of No's.35 and 35a are located immediately adjacent to the north-eastern corner of the site and experience partial views across the site from close proximity (views are partial due to the presence of mature trees located along their boundaries with the site). These residents would experience changes to their views due to the curtailment of partial, more distant views and a localised loss of openness to the rear of their properties. The views experienced by the residents of the row of period cottages and the houses on Norford Way that back onto the sports pitches (similar to Viewpoint 8) would not be greatly affected due to the dense, partially evergreen screening

provided by the vegetation located along the eastern boundary of the site. The residents of properties located to the north and east of the sports pitches would experience clear views of some of the new houses where existing trees and vegetation is removed from the eastern boundary (two sections of the existing trees located along the Site's eastern boundary would be removed including those located to the north, adjacent to Plot 12 and those located towards the southernmost section of the Site's eastern boundary). Introducing views of new housing into these views is not considered to be uncharacteristic or incongruous, as housing already forms a key component therein. As the proposed native species hedgerow and tree planting becomes established (in the medium to longer term), the views of the new houses would become increasingly restricted, particularly when the trees are in leaf. As a result, these residents are expected to experience lower levels of adverse visual effect in the short term that would be reduced/eradicated in the medium to longer term by the establishment of the proposed landscape works.

Landscape Character

7.1 The Greater Manchester Landscape Character and Sensitivity Assessment places the site and much of the surrounding landscape in the study area within Landscape Character Type Pennine Foothills (West/South Pennines) and Landscape Character Area LCA24: Knowl and Rooley Moors, Fringes and Foothills. This LCT/LCA is characterised by its transitional nature, sloping from the northern edge of Manchester towards the uplands of the South and West Pennines. The contained nature of the site, its residential nature, its settlement edge location, its relatively small scale when compared to the wider LCT/LCA. Consistencies with a number of the guidance and opportunities set out within the GM Landscape Character and Sensitivity Assessment, all combine to moderate the effect of the proposed development upon this LCT/LCA. The assessed landscape effect upon the LCT Pennine Foothills (West/South Pennines) and LCA24: Knowl and Rooley Moors, Fringes and Foothills, is **Minor/Moderate Adverse** at Year 1, reducing in the longer term as the landscape proposals become established.

7.2 The Greater Manchester Landscape Character and Sensitivity Assessment places part of the western section of the study area within Landscape Character Type Incised Urban Fringe Valleys and Landscape Character Area 25: River Roch. This LCT/LCA is characterised by its narrow, incised, wooded valley containing Naden Brook. The valley is also known as the Ashwell

Valley; it forms a popular recreational resource and is considered to be of a higher sensitivity than the surrounding agricultural landscape. This higher sensitivity is acknowledged by the Places for Everyone JPA17 Bamford/Norden Allocation Paper, which states that policy requires any development to take account of any visual impact from the Ashwell Valley. The site is located circa 460m from the eastern edges of the Ashwell Valley, so there is no physical connectivity with the site and there are no identified levels of intervisibility between the site and the valley. The assessed landscape effect at Year 1 and beyond upon the LCT Incised Urban Fringe Valleys and LCA 25: River Roch is **Negligible**.

7.3 In terms of the site and its immediate setting, the proposed development would generate a change to the site's character, in that it would change from an agricultural field to an urban area, and as a result there would be some localised loss of openness and a distinct change in character. However the proposals are considered to be broadly consistent with the surrounding context and the development allows for the retention of the existing boundary vegetation, which would continue to contain the site, whilst assimilating it into its setting. The assessed landscape effect upon the site and its immediate setting, is **Minor/Moderate Adverse** at Year 1, reducing in the longer term as the landscape proposals become established.

Landscape Features

7.4 The proposed development of the site would inevitably result in the loss of a large proportion of the existing grassland. However the site's key existing features, which comprise a number of mature trees, are largely peripheral and with the exception of some low quality groups of internally located trees and some of the trees on the southern and eastern boundaries (which are also of low quality/vitality), they can be substantially retained. The proposed development includes the planting of native hedgerows, trees and shrubs, and wildflower and wet meadow grassland which would be consistent with the existing landscape character, whilst improving biodiversity and the interface with the adjacent open landscape, particularly to the south. Upon completion effects would be **Minor Adverse**, but upon maturity of the proposed vegetation the effect upon the landscape features of the site is expected to become **Minor Beneficial**.

Visual Effects

7.5 A total of **eleven** visual receptor groups were identified comprising individuals, or groups of individuals, who experience views of the application site. These visual receptors include people using the local road network (RG1 & RG2a), footpath users (RG2b, RG3, RG4a, RG5, RG6, RG7 & RG8a), people using sports

7.0 Summary and Conclusion

pitches (RG4b and RG8b) and the residents of properties (RG9, RG10 & RG11). Overall the extent of the visual envelope is relatively limited by the topography, the adjacent settlement area and existing mature trees and hedgerows, and as a result, views of the proposed development would be for the most part, confined to the immediate area.

7.6 The views experienced by people using the local road network ie Greenvale and Norford Way, are considered to be less sensitive as they are generally using the routes for access, rather than for their enjoyment of the views or the landscape. Views of the site from these roads is restricted, so the assessed Year 1 visual effects are **Minor Adverse** (for Greenvale, reducing in the longer term) and **Negligible** for Norford Way.

7.7 The views of people using the local footpath network are considered to be more sensitive, as it is assumed that they would have some level of appreciation of the landscape. There are a number of footpaths within the study area, which are relatively close to the site (within 200m) and as such, the views experienced are likely to be affected by the development proposals. These footpaths include RocE Fp36 and Fp20 to the east, RocE Fp15 & Fp 36, Hey Fp87 & Fp107 located to the south and south-west. Views from these PRowS would likely be affected, however the visual effects would be moderated by the retention of the mature trees

located along the site's eastern, southern and western boundaries. As a result, the assessed Year 1 visual effects associated with the abovementioned PRowS vary between **Minor Adverse** and **Moderate Adverse** and in most instances, the establishment of the proposed landscape works would be expected to reduce Year 1 visual effects in the longer term.

7.8 The users of the sports pitches located to the immediate east and south of the site would encounter some changes to the views they experience, primarily due to their proximity. Their sensitivity is reduced when compared to people using PRowS and views of the site are very much restricted by the existing tree cover located along its southern and eastern boundaries. As a result, the assessed Year 1 visual effects associated with the views experienced by people using the sports pitches varies between **Negligible** and **Minor/Moderate Adverse** (reducing in the longer term due to the establishment of the proposed landscape works).

7.9 The views of residents cannot be fully known however, the potential visual effects associated with the development proposals have been considered within this LVA. Receptor Groups 10 (the residents of properties on the south side of Greenvale) and RG11, the residents of some of the houses on Norford Way and its associated cul-de-sac are likely to experience a level of visual effect due to the partial views of the new

houses, however in most instances, these views are restricted by the presence of screening trees and hedgerows located on the north-eastern and eastern boundaries of the site. Furthermore, the proposed landscape works are expected to reduce any Year 1 visual effects experienced by this relatively small number of residents.

7.10 This LVA assesses a range of Year 1 landscape effects that vary between **Negligible** and **Minor/Moderate Adverse**, and visual effects that vary between **Negligible** and **Moderate Adverse**. In most instances, these Year 1 effects are expected to be reduced in the longer term, by the establishment of the proposed landscape works.

7.11 As a result, this LVA does not assess any higher levels of short or longer term (residual) landscape or visual effects (ie greater than moderate).

7.12 The site which covers an area of 2.65ha forms part of a much wider allocation which is known as JPA 17 Bamford/Norden and extends to an area of 35.6ha.

7.13 The Bamford/Norden Allocation Topic Paper incorporates an Indicative Masterplan for the allocated area (see Figure 2).

7.14 The proposals for this application are in general, considered to be consistent with the Topic

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Paper and its Indicative Masterplan in that they retain the containing boundary vegetation/ mature trees, place the proposed housing to the east of the overhead power lines, propose an open space to the west, incorporate the potential for a future linking access road through the western boundary and retain the existing sports pitches to the immediate east and south of the site. The only key difference is the proposed site access off Greenvale, which provides the opportunity to bring this site forward at this point in time.

- 7.15 The development of the wider allocated site would inevitably generate higher levels of landscape and visual effect than those assessed for this site individually, in this instance.
- 7.16 Inevitable levels of landscape and visual effect associated with the development of the entire allocated site have clearly been considered acceptable given the allocated status of JP17 Bamford/Norden.
- 7.17 This LVA ascertains that by itself, the development of the site would not generate any significant or unacceptable levels of landscape and/or visual effect and that the proposals are in general, consistent with the Indicative Masterplan contained within the Bamford/ Norden Topic Paper.



Appendices

Introduction

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

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

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

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

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

Landscape effects are the predicted effects on the landscape as a resource in its own right. Landscape

effects can be generated by a developments effect upon the physical landscape and or upon its character, fabric and quality. These could include direct physical impacts upon landscape elements, but also includes aesthetic, perceptual and experiential aspects of a landscape which may contribute to an existing landscape character.

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

This LVA fully assesses the views experienced from publicly accessible locations. The recent Technical Note by the Landscape Institute (LITGN-2024-01-GLVIA3 - Notes and Clarifications on Aspects of GLVIA3) states in 6(1): *'An LVIA should consider views from local communities focusing on the way that a community currently experiences views from public locations such as streets and open spaces and how those will change. Views from houses and individual properties are a matter of private amenity, noting that it is an established planning principle that there is no right to a view. However, it may be helpful for an LVIA to comment on changes to views that will be experienced from groups of properties, or in some cases individual properties, if these changes are likely to be significant.'*

This LVA therefore identifies all the visual receptors who experience a publicly accessible view of the site and the private views of the site, which are experienced by the residents of properties. However, in accordance with the abovementioned LI Technical Guidance Note, it fully assesses the public views only, whereas the likely effects upon private views are considered by way of an appropriately detailed narrative.

Study Area

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

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

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

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

This desk and subsequent site-based work will also establish the viewpoints for the visual assessment. Viewpoints will be presented as Type 1: Annotated Viewpoint Photographs (in accordance with Landscape Institute Technical Guidance Note 06-19).

Landscape Effects

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

The Landscape Baseline - Desk Based Assessment

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

- National Planning Policy;
- Local Planning Policy;
- Supplementary Planning Documents;
- National, District and local landscape character assessments;
- Ordnance Survey mapping;
- Historic Mapping;
- Defra (MAGIC) website;
- Online aerial mapping; and
- Published walking or cycling routes.
-

The Landscape Baseline – Site Based Assessment

Site assessment work will initially entail travelling around the confirmed study area by car/cycle and by foot to understand the landscape features within the site and the surrounding area and to confirm the accuracy of the relevant published character assessments. The landscape baseline will incorporate descriptions of the application site and the surrounding landscape, before referencing all published landscape character assessments and

ascertaining the presence of any designated heritage assets such as Conservation Areas, Listed Buildings and Scheduled Ancient Monuments.

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

Landscape Value

In accordance with paragraph 5.44 of GLVIA3, the Landscape Baseline will also consider the value of the landscape resource within the study area. GLVIA3 paragraph 5.45 states *'the value of the landscape receptors will to some degree reflect landscape designations and the level of importance which they signify, although there should not be over reliance on designations as the sole indicator of value.'*

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

to acknowledging the presence of any landscape designations, these factors comprise the following:

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

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

Table 1 – Landscape Condition

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Assessment of Landscape Effects

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

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

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

Landscape Sensitivity

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

Susceptibility to change means the ability of the landscape receptor to accommodate the type of the proposed development (whether it be housing, warehouses, a

wind farm etc), without undue consequences for the maintenance of the baseline and/or the achievement of landscape planning policies and strategies and with reference to Table 2 below, is graded on a scale of High, Medium or Low.

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

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

Table 2 – Indicators of Landscape Susceptibility Change

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Magnitude of Effect

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

- The size or scale of the change to the landscape resulting from the implementation of the development proposals - Determining the size or scale of landscape effect takes account of landscape elements which are lost and those which are improved, the degree to which aesthetic or perceptual aspects of the landscape are altered and whether the effects change the key characteristics of the landscape;
- The geographical extent of the area influenced by the development proposals - this could comprise the site only, its immediate setting or possibly the wider landscape at the scale of the landscape type or character area within which the development is located, or also at a larger scale where more than one landscape type or character area within the wider study area is influenced;
- The duration of the effect is judged on a scale of short term (0-6 years), medium term (7-15 years) and long term (15 years and beyond). Reversibility is a judgement about the prospects and the practicality of a particular effect being reversed and is judged on a scale of reversible, partially reversible and permanent. For example, housing can be considered permanent, whereas a wind turbine can be considered as reversible as they have a limited life and could be removed and the land reinstated.

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

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

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

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Landscape Effects

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

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

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

Landscape Assessment Time frames

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

Year 1 – Operational with additional commentary associated with longer term effects where appropriate.

Visual Effects

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

The Visual Baseline - Desk and Site Based Assessment

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

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

Viewpoint photography will be undertaken in accordance with Landscape Institute Technical Guidance Note 06/19 – Visual Representation of Development Proposals, using a digital single lens reflex camera (Canon EOS 6D MKII) with a 50mm F/1.4 USM lens.

It is important to note that the visual receptors and in particular, the representative viewpoints are representative of the visual prominence of the application

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site and will not necessarily form an exhaustive list of all receptors and associated viewpoints.

Assessment of Visual Effects

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

Receptor Sensitivity

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

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

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

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

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

should be taken account of:

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

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

Magnitude of Effect

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

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

- loss or addition of features within the view including the proportion of the view occupied by the proposed

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

Table 5 – Susceptibility to Change

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development eg introducing housing into a view where housing is already present will represent a lower level of change than the introduction of housing into a view where there is no housing present;

- the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of scale, mass, form, height and colour; and
- The nature of the view of the development proposal in terms of the length of time over which it will be experienced and whether the views will be full, partial or glimpses.

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

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

The duration of visual effects is judged on a scale of short term (0-6 years) to long term (15 years and beyond), taking account of the establishment of proposed planting. Reversibility is a judgement about the prospects and the practicality of a particular effect being reversed and is

judged on a scale of reversible, partially reversible and permanent. For example, housing can be considered permanent, whereas a wind turbine can be considered as reversible, as they have a limited life and could be removed and the land reinstated.

The overall magnitude of effect is judged as High, Medium, Low or Negligible and this judgement can be adverse or

beneficial. Table 6 below describes the magnitude of effect criteria for the visual assessment.

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

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

A.1

Appendix 1 - Methodology

Visual Effects

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

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

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

Visual Assessment Timeframes

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

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

This assessment does not specifically assess landscape and visual effects for Year 15, however where relevant the longer term effects of the development proposals are considered within the narrative associated with the magnitude of effect.

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

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

4 Landscape Character classification and overall Landscape Sensitivity results

Landscape Character Assessment classification for Greater Manchester

- 4.1 The framework of ten Landscape Character Types (LCTs), as described in the previous chapter, is shown at **Figure 4.1**, comprising:

Broad Urban Fringe Valleys
 Historic Parks and Wooded Estate Farmland
 Incised Urban Fringe Valleys
 Mosslands and lowland farmland
 Open Moorlands and Enclosed Upland Fringes (Dark Peak)
 Open Moorlands and Enclosed Upland Fringes (West/South Pennines)
 Pennine Foothills (Dark Peak)
 Pennine Foothills (West/South Pennines)
 Reclaimed Land/Wetlands
 Urban Fringe Farmland

- 4.2 **Figure 4.2** shows the 46 component Landscape Character Areas (LCAs). **Table 4.1** below shows which Landscape Character Areas fall within which Landscape Character Type(s). Some Landscape Character Areas fall within more than one LCT; these are marked with an asterisk.

Table 4.1: Relationship between Landscape Character Types and Landscape Character Areas

Landscape Character Type	Landscape Character Area
Broad Urban Fringe Valleys	LCA 42: River Bollin LCA 45: River Mersey
Historic Parks and Wooded Estate Farmland	LCA 2: Westhoughton to Marsland Green* LCA 4: Bispham, Winstanley and Land Gate* LCA 5: Orrell, Shevington and Standish* LCA 7: Haigh, Top Lock and Hindley Hall* LCA 9: Hulton Park* LCA 18: Worsley and Egerton LCA 19: Heaton, Prestwich, Whitefield and Stand Parklands LCA 43: Dunham Massey
Incised Urban Fringe Valleys	LCA 6: River Douglas

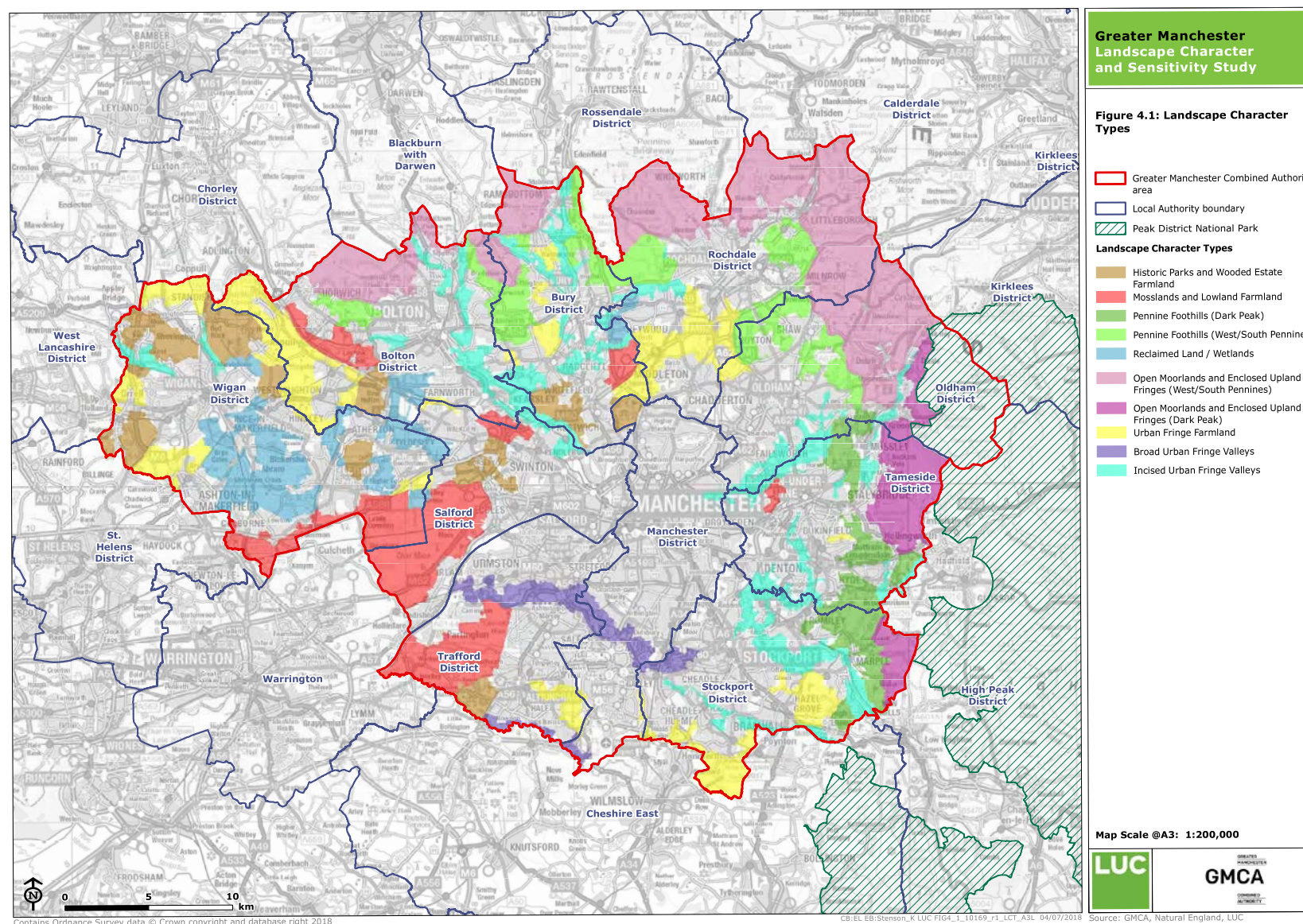
Landscape Character Type	Landscape Character Area
	LCA 12: Middle Brook LCA 15: Eagleley and Bradshaw Brooks LCA 16: River Irwell (south Bury) and River Croal LCA 23: River Irwell (north Bury) and Kirklees LCA 25: River Roch LCA 31: River Medlock LCA 34: River Etherow LCA 36: River Tame LCA 37: River Goyt LCA 39: Ladybrook
Mosslands and lowland farmland	LCA 1: South Wigan and Salford Mosslands* LCA 11: Red Moss and Chew Moor LCA 17: Clifton Moss LCA 26: Prettywood, Pilsworth and Unsworth Moss* LCA 44: Warburton and Carrington Mosses LCA 46: Littlemoor and Ashton Moss
Open Moorlands and Enclosed Upland Fringes (Dark Peak)	LCA 30: Shore Edge to Dove Stones Reservoir* LCA 32: White Gate to Mottram LCA 35: Ludworth Moor and Dark Peak Foothills*
Open Moorlands and Enclosed Upland Fringes (West/South Pennines)	LCA 13: Smithills and Horwich* LCA 14: Cheetham, Smithills and Horwich Moorland Fringes LCA 20: Affetside and Ainsworth8 LCA 22: Holcombe to Greenmount and Higher Summerseat* LCA 24: Knowl and Rooley Moors, Fringes and Foothills* LCA 29: Rough Hill to Brun Moor LCA 30: Shore Edge to Dove Stones Reservoir*
Pennine Foothills (Dark Peak)	LCA 33: Matley and Mottram Dark Peak Foothills* LCA 35: Ludworth Moor and Dark Peak Foothills* LCA 38: Offerton to High Lane*
Pennine Foothills (West/South Pennines)	LCA 13: Smithills and Horwich* LCA 20: Affetside and Ainsworth*

A.2

Appendix 2- Extract from the Greater Manchester Landscape Character and Sensitivity (2018)

Landscape Character Type	Landscape Character Area
	LCA 22: Holcombe to Greenmount and Higher Summerseat* LCA 24: Knowl and Rooley Moors, Fringes and Foothills* LCA 28: Rochdale and Oldham South Pennine Foothills
Reclaimed Land/Wetlands	LCA 1: South Wigan and Salford Mosslands* LCA 2: Westhoughton to Marsland Green* LCA 3: Wigan Flashes LCA 7: Haigh, Top Lock and Hindley Hall* LCA 10: Lever Edge and Tyldesley* LCA 26: Prettywood, Pilsworth and Unsworth Moss*
Urban Fringe Farmland	LCA 1: South Wigan and Salford Mosslands* LCA 4: Bispham, Winstanley and Land Gate* LCA 5: Orrell, Shevington and Standish* LCA 8: Standish Crest, Blackrod and Westhoughton LCA 9: Hulton Park* LCA 10: Lever Edge and Tyldesley* LCA 20: Affetside and Ainsworth* LCA 21: Little Lever and Elton Reservoir LCA 22: Holcombe to Greenmount and Higher Summerseat* LCA 27: Simister, Slattocks and Healds Green LCA 33: Matley and Mottram Dark Peak Foothills* LCA 38: Offerton to High Lane* LCA 40: Heald Green to Bramhall LCA 41: Altrincham and Hale

An asterisk indicates a Landscape Character Area which falls within more than one Landscape Character Type.



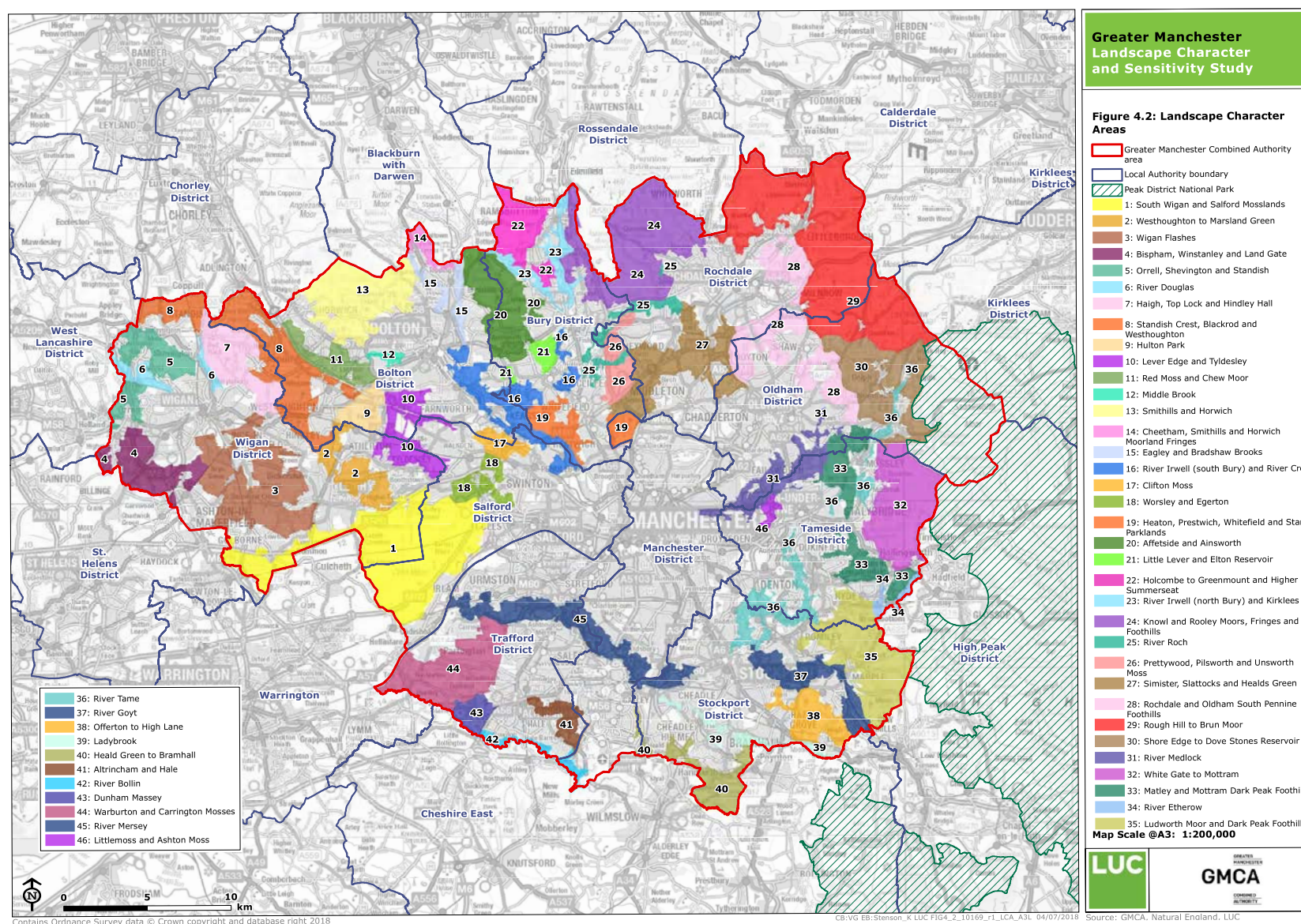


Table 4.2: Overall landscape sensitivity assessment scores, by Landscape Character Area and development scenario
Please note that the overall judgement scores should always be interpreted in conjunction with the information contained in the detailed LCA profiles at Chapter 5, which contain information about variations in sensitivity within LCTs and LCAs.

LCT	LCA	Scenario	
		2-3 storey residential housing developments	Commercial/Industrial developments
Broad Urban Fringe Valleys	LCA 42: River Bollin	M-H	M-H
	LCA 45: River Mersey	M	M
	LCA 2: Westhoughton to Marsland Green* Stand Parklands	M-H	H
	LCA 4: Bisham, Winstanley and Land Gate*	M-H	H
Historic Parks and Wooded Estate Farmland	LCA 5: Orrell, Shevington and Standish*	M-H	H
	LCA 7: Haigh, Top Lock and Hindley Hall*	M-H	H
	LCA 9: Hulton Park*	M-H	H
	LCA 18: Worsley and Egerton	H	H
Incised Urban Fringe Valleys	LCA 19: Heaton, Prestwich, Whitefield and	M-H	H
	LCA 43: Dunham Massey	H	H
	LCA 6: River Douglas	M-H	H
	LCA 12: Middle Brook	M-H	H
	LCA 15: Eagley and Bradshaw Brooks	M-H	H
	LCA 16: River Inwell and River Croal	M	M-H
	LCA 23: River Inwell (north Burn) and Kirklees	M-H	H
	LCA 25: River Roch	M	M-H
	LCA 31: River Medlock	M-H	H
	LCA 34: River Etherow	M-H	H
	LCA 36: River Tame	M	M-H
	LCA 37: River Goyt	M-H	H
	LCA 39: Ladybrook	M-H	H

Greater Manchester Landscape Character and Sensitivity Assessment

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Overall Landscape Sensitivity Assessment results

- 4.3 **Table 4.2** provides a summary of the overall judgement scores for each of the Landscape Character Areas by the three development scenarios. These scores are also shown in mapped format at **Figures 4.3 to 4.4**. Please note that no areas were assessed as being of low sensitivity within **Figure 4.3**. An asterisk indicates a Landscape Character Area which falls within more than one Landscape Character Type.

Please note that the overall judgement scores should always be interpreted in conjunction with the information contained in the detailed Landscape Character Area profiles at Chapter 5.

- 4.4 The maps show certain spatial patterns of sensitivity. LCTs covering upland areas tend to have relatively high levels of sensitivity to both development scenarios considered as part of this study. Similarly, Areas within the Historic Parks and Wooded Estate Farmland LCT also have relatively high levels of sensitivity due to their historic importance, although they may contain urban fringe characteristics.
- 4.5 Conversely, the sensitivity of areas within the Urban Fringe Farmland LCTs tends to be relatively lower than other areas in the study, although there are a number of areas where sensitivity is raised by proximity to the Peak District National Park or the setting the undeveloped land provides to nearby settlement. Land within the Reclaimed Land and Wetlands LCT also tend to have reduced levels of sensitivity due to their low lying nature and the extensive human influences on the landscape.
- 4.6 Generally, the landscape is more sensitive to commercial/industrial development than residential development.

A.2

Appendix 2- Extract from the Greater Manchester Landscape Character and Sensitivity (2018)

LCT	LCA	Scenario	
Reclaimed Land/Wetlands	LCA 28: Rochdale and Oldham South Pennine Foothills	M	M-H
	LCA 1: South Wigan and Salford Mosslands*	L-M	M
	LCA 2: Westhoughton to Marsland Green*	L-M	M
	LCA 3: Wigan Flashes	M	M
	LCA 7: Haigh, Top Lock and Hindley Hall*	L-M	M
Urban Fringe Farmland	LCA 10: Lever Edge and Tyldesley*	L-M	M
	LCA 26: Prettywood, Plisworth and Unsworth Moss*	L-M	M
	LCA 1: South Wigan and Salford Mosslands*	M	M-H
	LCA 4: Bisham, Winstanley and Land Gate*	M	M-H
	LCA 5: Orrell, Shevington and Standish*	M	M-H
	LCA 8: Standish Crest, Blackrod and Westhoughton	M	M-H
	LCA 9: Hulton Park*	M	M-H
	LCA 10: Lever Edge and Tyldesley*	M	M-H
	LCA 20: Affetiside and Ainsworth*	M	M-H
	LCA 21: Little Lever and Elton Reservoir	M	M-H
	LCA 22: Holcombe to Greenmount and Higher Summerseat	M-H	H
	LCA 27: Smister, Slattocks and Healds Green (Oldham)	M	M
	LCA 33: Matley and Mottram Dark Peak Foothills*	M	M-H
	LCA 38: Offerton to High Lane*	M	M-H
	LCA 40: Head Green (Stockport) to Bramhall	L-M	L-M
	LCA 41: Altrincham and Hale	M	M-H

An asterisk indicates a Landscape Character Area which falls within more than one Landscape Character Type.

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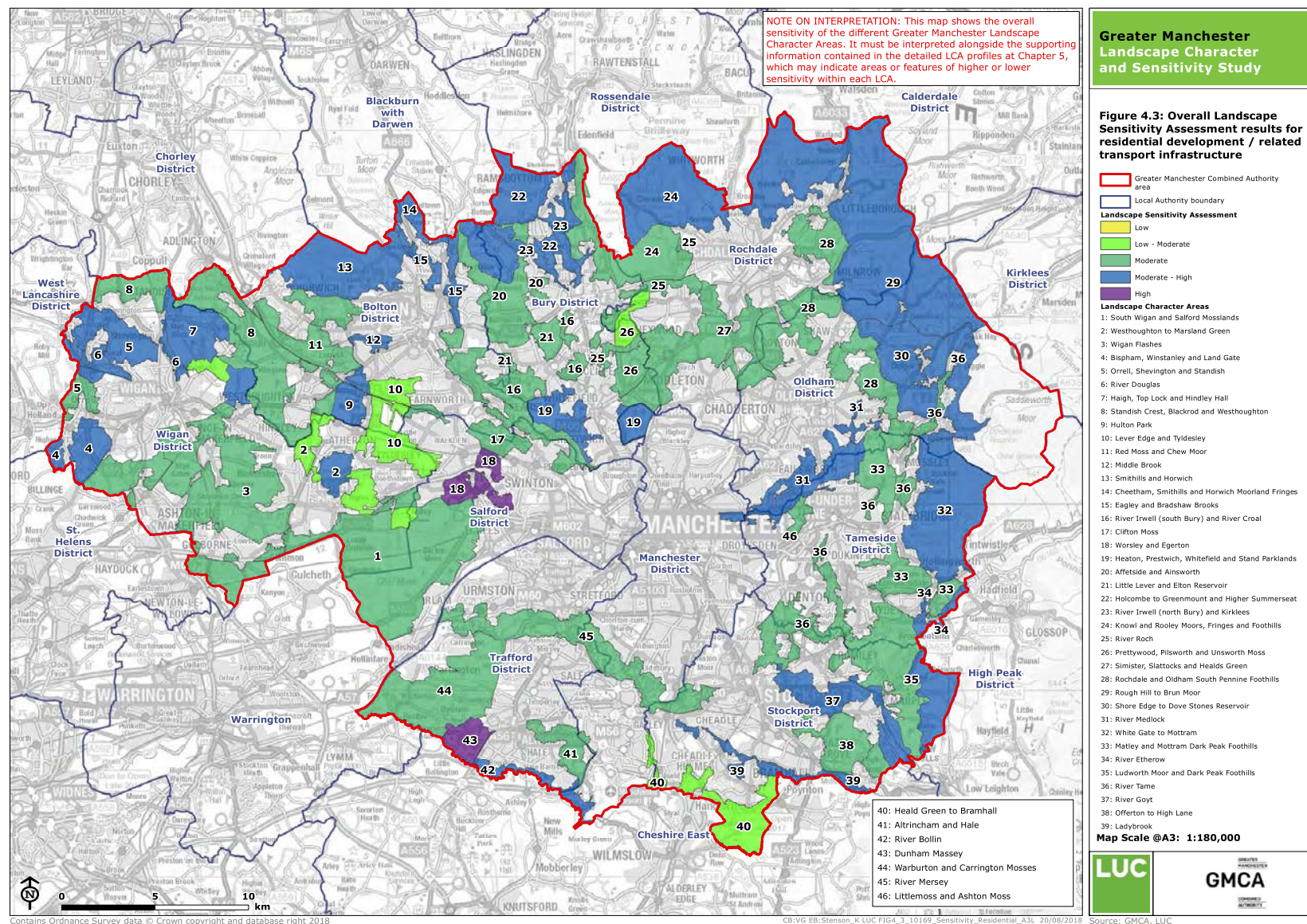
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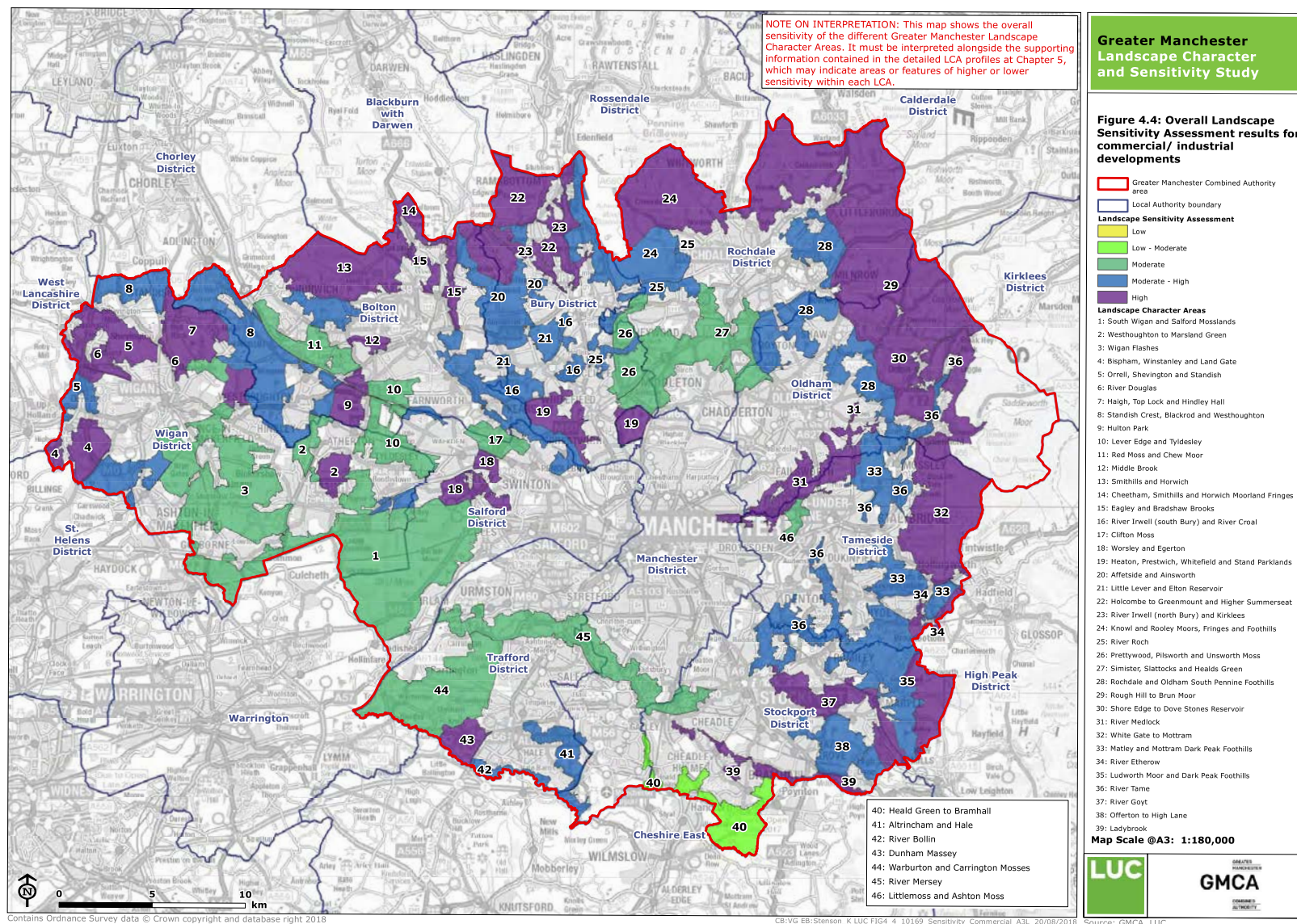
LCT	LCA	Scenario	
Mosslands and lowland farmland	LCA 1: South Wigan and Salford Mosslands*	M	M
	LCA 11: Red Moss and Chew Moor	M	M
	LCA 17: Clifton Moss	M	M
	LCA 26: Prettywood, Plisworth and Unsworth Moss*	M	M
	LCA 44: Warburton and Carrington Mosses	M	M
	LCA 46: Little Moss and Ashton Moss	M	M
	LCA 30: Shore Edge to Dove Stones Reservoir*	M-H	H
Open Moorlands and Enclosed Upland Fringes (Dark Peak)	LCA 32: White Gate to Mottram	M-H	H
	LCA 35: Ludworth Moor and Dark Peak Foothills*	M-H	H
	LCA 13: Smithills and Horwich*	M-H	H
Open Moorlands and Enclosed Upland Fringes (West/South Pennines) ⁸	LCA 14: Cheetham, Smithills and Horwich Moorland Fringes	M-H	H
	LCA 20: Affetiside and Ainsworth*	M-H	H
	LCA 22: Holcombe to Greenmount and Higher Summerseat*	M-H	H
	LCA 24: Knowl and Rooley Moors, Fringes and Foothills*	M-H	H
	LCA 29: Rough Hill to Brun Moor	M-H	H
	LCA 30: Shore Edge to Dove Stones Reservoir*	M-H	H
	LCA 33: Matley and Mottram Dark Peak Foothills*	M	M-H
	LCA 35: Ludworth Moor and Dark Peak Foothills*	M	M-H
Pennine Foothills (Dark Peak)	LCA 38: Offerton to High Lane*	M	M-H
	LCA 13: Smithills and Horwich*	M	M-H
	LCA 20: Affetiside and Ainsworth*	M	M-H
Pennine Foothills (West / South Pennines)	LCA 22: Holcombe to Greenmount and Higher Summerseat*	M	M-H
	LCA 24: Knowl and Rooley Moors, Fringes and Foothills*	M	M-H
	LCA 24: Knowl and Rooley Moors, Fringes and Foothills*	M	M-H

Greater Manchester Landscape Character and Sensitivity Assessment

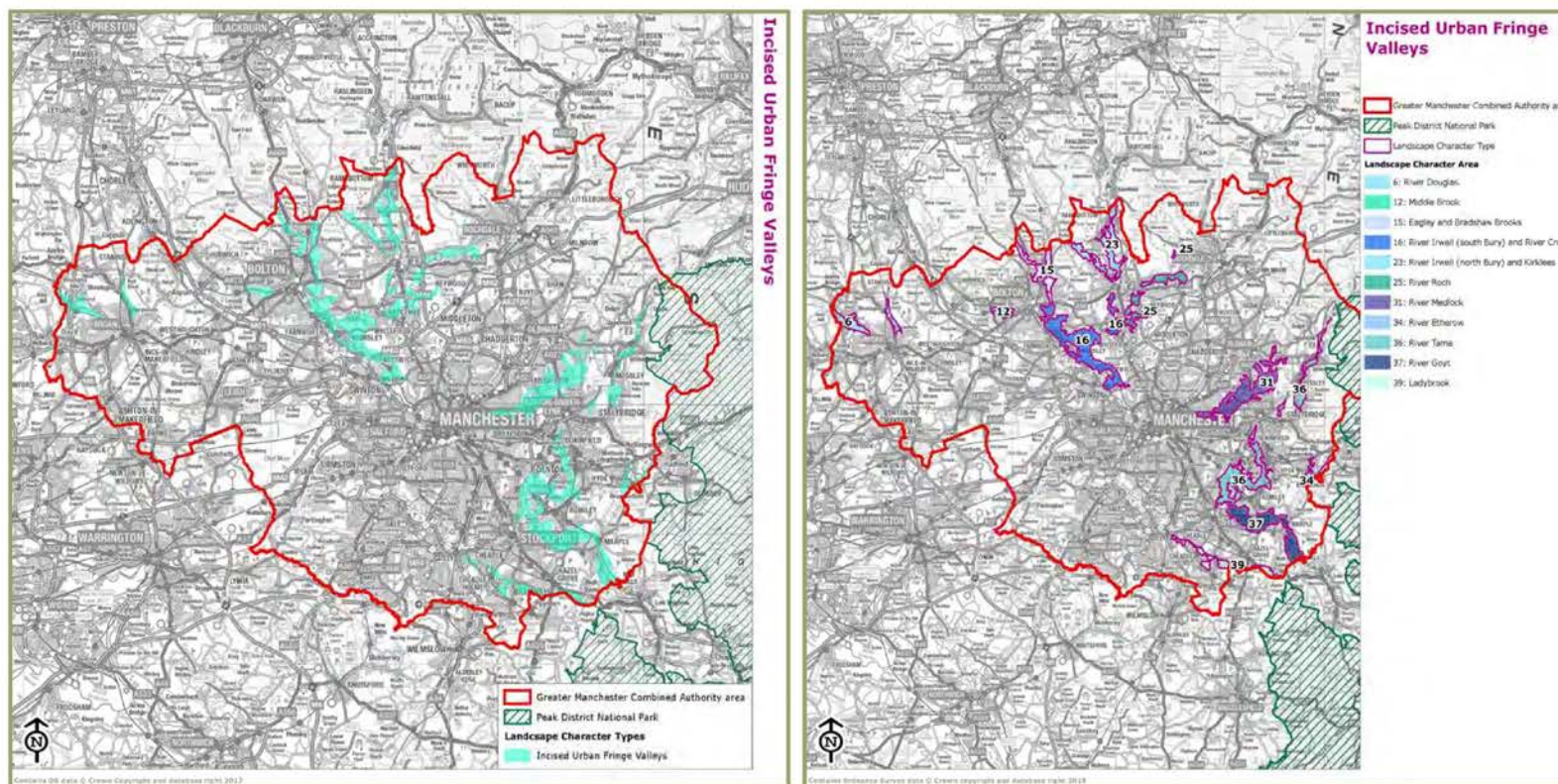
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LCT: Incised Urban Fringe Valleys



This Landscape Character Type (LCT) is found in Wigan, Bolton, Bury, Salford, Rochdale, Oldham, Manchester, Tameside and Stockport Districts.

Representative photographs



Narrow incised valley of the Hurstclough Brook with Ancient Woodland and public footpaths, Tameside



M6 motorway and railway bridges crossing the Leeds & Liverpool Canal, Wigan



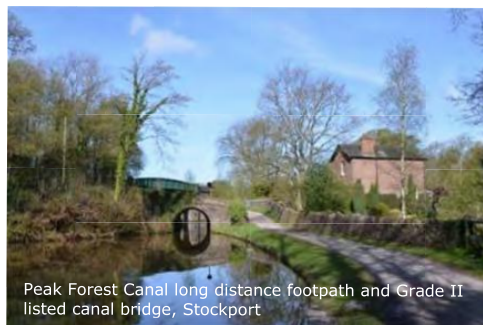
Modern town houses located within the narrow wooded Kirklees Valley, Bury



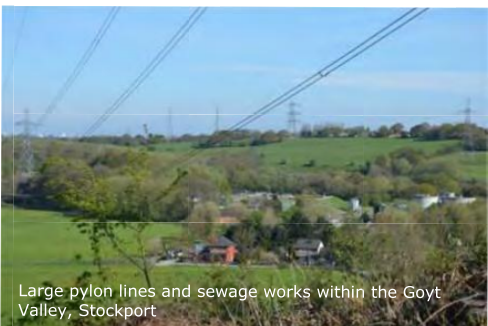
Views of Uppermill and Uppermill Viaduct (Grade II listed) within the settled Tame Valley, Oldham



Brooksbottoms Mill, part of the Brooksbottoms Conservation Area within the Irwell Valley, Bury



Peak Forest Canal long distance footpath and Grade II listed canal bridge, Stockport



Large pylon lines and sewage works within the Goyt Valley, Stockport



Ancient beech woodland, Broad Hey Wood (SBI) within the incised Irwell Valley near Brooksbottoms, Bury



Pony keeping and Kearsley Mill (Grade II listed) within the Irwell Valley, Bolton

Landscape character description

Key characteristics

Topography, geology and drainage

- Typically narrow, incised valleys cutting through rolling hills which include the Pennine and Dark Peak foothills (where the enclosing landform rises to around 300m AOD).
- Upstream the rivers and tributaries are typically narrow and fast flowing, forming steep sided V-shape valleys and gorges. Further downstream the rivers widen and meander across flatter valley bottoms.
- Underlying bedrock geology dominated by Pennine Coal Measures, comprising mudstones, siltstones and sandstones topped by fluvial deposits. Bedrock strata are exposed in places due to fluvial erosion.
- Small tributary cloughs formed by seasonal streams flowing straight down valley sides, characterised by fast-moving streams, pools and falls.

Land use and field patterns

- The valleys cut through thick glacial deposits supporting lower quality, in places poorly draining farmland.
- Small to medium pastoral fields and horse paddocks on the valley sides and areas of wet grassland and scrub along the valley floor. Some arable fields are found on the drier, flatter ground on the valley floors.
- Semi-regular fields of 19th century origin marked by (often gappy) hedgerows and post-and-wire fencing. Areas of arable farmland include agglomerated 20th century fields. There are rare examples of medieval strip fields around settlements.
- Dry stone walls (some in a state of disrepair) delineate pastures on higher slopes, reflecting the character of nearby upland foothill landscapes.
- A significant amount of the land with the valleys is used for recreation with amenity grassland associated with golf courses, frequent playing fields and Country Parks.
- Other land uses include utility infrastructure with numerous reservoirs and water treatment works, flood alleviation schemes, industrial development, and large electricity substations.

Semi-natural habitats and woodland cover

- Valleys typically traced by riparian woodland with banks of dense broadleaved woodland (some ancient), distinctive moss-covered trees and a wildflower-rich understorey.
- Woodland and areas of parkland create important wildlife corridors between densely populated urban areas, with significant areas designated as Sites of Biological Importance (SBIs) and managed as Local Nature Reserves (LNRs).
- SSSI-designated habitats found at Nob End and Ashclough in the Irwell Valley; the Lowside Brickworks and Hollinwood Branch Canal in the Medlock Valley; Ladcastle & Den Quarries and Huddersfield Narrow Canal within the Tame Valley.
- Post-industrial and reclaimed land at various stages of regeneration, with locally valued mosaics of scrub, herbaceous vegetation and reedbeds. These include LNRs at Moses Gate Country Park, Clifton Country Park, Glodwick Lows¹ and Reddish Vale Country Park.

Archaeology and cultural heritage

- The valleys have a long industrial heritage as a power source for the 19th and 20th century cotton industry. Rivers are often flanked by large, sometimes derelict, mills built of gritstone or red brick with tall chimneys forming distinctive skyline features.
- Other industrial relics include canals (including the Peak Forest Canal Conservation Area), railways, weirs, cobbled roads, and scheduled sites such as Samuel Oldknow's lime kilns in Stockport and Ringley Old Bridge (Bolton).
- Landmark viaducts and aqueducts including Marple Aqueduct (Grade I Listed, Scheduled Monument), Uppermill (Oldham), Broadbottom (Stockport), Tame (Tameside) and Darcy Lever (Bolton) – all Grade II listed viaducts.
- Earlier scheduled sites include the remains of a Castlesteads promontory fort on the east bank of the Irwell (Bury) and the site of a post-medieval glassworks near Clarke's Bridge within the Tame Valley.
- A number of Conservation Areas, some now forming part of larger urban areas, often linked to historic river crossings. Examples include the Eagley Bank, Brooksbottoms, Ramsbottom and Summerseat.
- Historically important buildings include churches, traditional farmstead buildings, occasional medieval

manor houses and halls. Examples include the 14th century parish church of St Mary in Radcliffe (Bury) and the Tudor manor house of Bramhall Hall in Stockport.

Settlement, road pattern and rights of way

- Modern and historical industrial complexes, recreational buildings, scattered farmsteads and small settlements connected by winding lanes. Some steeper areas are inaccessible by road.
- The valleys are typically overlooked adjacent urban areas, with some redevelopment sites for housing located on exposed ridges, emphasising their close proximity to densely populated areas.
- Major rail and road routes, including the M60, M66, M67 and M6 cross and run partly through some of the valleys. These linear features incorporate extensive cuttings, embankments, bridges and junctions.
- Networks of footpaths criss-cross the valleys. Some are formal public rights of way; others simply desire lines running from the surrounding urban areas.
- Numerous long distance footpaths and cycle routes run through the valleys and along canals, including the Pennine Bridleway, Trans Pennine Trail and E2 European Long Distance Route. Other routes include the Tame Valley Way, Cheshire Ring Canal Walk, Midshires Way, Rotary Way and Irwell Sculpture Trail.
- The East Lancashire Heritage Railway in the Irwell Valley is a popular tourist attraction. It stops at historic stations at Summerseat and Ramsbottom and a new station at Burrs, and links up with the Irwell Sculpture Trail.
- Other disused railway lines provide recreation and nature conservation corridors, including within the Irwell, Kirklees, Medlock and Tame valleys.

Views and perceptual qualities

- Views are typically contained by the steep valley sides and woodland. From the more elevated locations along the valley sides there are views to the surrounding Pennine uplands (including the Peak District National Park) and over Greater Manchester.
- The elevated valley sides of the Irwell and Kirklees afford views to the landmark hills of Harcles Hill and Scout Moor, with the Peel Monument and Scout Moor Wind Farm forming focal points. Wimberry Stones Brow/Indian's Head is a distinctive upland landform feature visible from the Tame in Oldham.
- The Saddleworth War Memorial is a prominent skyline feature on Alderman's Hill (also known locally as "Pots and Pans Hill") above the Tame Valley.
- While proximity to urban areas, transport and other infrastructure can significantly affect their character, the narrow valley landforms and often dense woodland cover provide a sense of seclusion and tranquillity.
- Major transport infrastructure can sever the valleys' visual unity, influence local views and break perceptions of tranquillity and the small landform scale. Large pylons frequently dominate views.

Intactness and condition

The narrow incised valleys are typically wooded and have a natural character, with areas having a strong sense of seclusion and relative tranquillity, contrasting with surrounding densely populated urban areas. Their character is influenced by a complex mix of land uses and variations in topography. Traditional farming practices with enclosed pastures and areas of rough grazing land are intermingled with pony paddocks, recreation grounds, golf courses, industrial sites and large scale utility infrastructure forming a juxtaposition of scale and form. Some areas are strongly influenced by the visual presence of the adjoining urban edge and by numerous tall pylon lines and major road and rail routes which cross and run along the valleys. In places, modern housing has taken the place of industry with densely packed town houses, asphalt driveways and manicured lawns contrasting the naturalistic and historic qualities of the valleys. The farmland is largely intact and a relative abundance of mature native woodland (many identified as ancient) and traditional stone built buildings can provide a sense of time depth and a high scenic quality. A decline in landscape management detracts from this in parts, with issues including the neglect of hedgerows and their replacement with post and wire fencing, derelict sections of dry stone walls gapped up or completely replaced by fencing and the presence of over-grazed and subdivided horse paddocks. Antisocial behaviour is evident in some areas with issues such as fly tipping, littering, graffiti, and illicit motorbike use. The valleys have strong links to the industrial past with Conservation Areas, historic mills, canals, railways, cobbled roads and weirs crossing fast flowing rivers to present a sense of time depth.

Nob End SSSI, which occupies the site of former mid-19th Century alkali waste tip, is currently in 'unfavourable condition' due to the presence non-native species and bare ground caused by the construction of an access bridge. The Hollinwood Branch Canal and Huddersfield Narrow Canal SSSIs are the best examples of a mesotrophic standing water system and a flowing eutrophic water system in Greater Manchester and Merseyside, respectively. However, these SSSIs are currently both in unfavourable condition due to issues such as freshwater pollution, agricultural runoff, inappropriate weed control, inappropriate weirs, dams and other structures, and a lack of corrective works.

¹ A brickpit within this LNR in Oldham falls within the Lowside Brickworks SSSI and is currently going through the process of notification as a Regionally Important Geological Site (RIGS).

A.2

Appendix 2- Extract from the Greater Manchester Landscape Character and Sensitivity (2018)

Landscape sensitivity assessment

Criteria	Description	Sensitivity Rating
Physical character (including topography and scale)	- Narrow valleys cutting through Pennine and Dark Peak foothills defined by steep valley sides and surrounded by rolling hills rising to a height of 300m AOD. - Further downstream the landform comprises more gentle undulations at elevations between 10 – 60m AOD. - The valleys are typically an enclosed landform with a complex pattern of small and medium sized fields with hedgerows, stone walls, buildings and a relative abundance of woodland creating small-scale landscapes. - More open elevated valley sides and flatter lower-lying valleys are larger in scale. - Distinctive landscape features are a consequence of strong variations in local topography, prominent slopes and exposed bedrock.	M-H
Natural character	- Land use is mainly semi-improved pastoral farmland with occasional arable fields on the gentler slopes and lower-lying areas. - Recreation/amenity and industrial land uses are also common. - SSSI-designated habitats at Nob End and Ashclough in the Irwell Valley; the Lowside Brickworks and Hollinwood Branch Canal in the Medlock Valley; Ladcastle & Den Quarries and Huddersfield Narrow Canal within the Tame. - Ancient and semi-natural woodland forming important wildlife corridors between urban areas – many designated as SBIs and/or LNRs. - Post-industrial land supporting semi-natural habitats with scrub, herbaceous vegetation and reedbeds, with LNRs at Moses Gate Country Park, Clifton Country Park, Kirklees Valley, Glodwick Lows and Reddish Vale Country Park. - Networks of streams, ponds, lakes and reservoirs fringed by wet grassland and meadows also provide biodiversity value.	M-H
Historic landscape character	- Field patterns reflect piecemeal and Parliamentary enclosure, with some enlargement in the 20th century evident. There are rare examples of older strip fields around settlements. - Evidence of the area's industrial legacy includes large former cotton mills (with landmark chimneys), connected by associated railway sidings, canals (including the Peak Forest Canal Conservation Area) and cobbled roads. - A number of Conservation Areas with historic settlement focused on river crossings and growth during the early industrial age. - Numerous viaducts dating from the 19th century railway forming prominent landmarks. Marple is known for its nationally designated aqueduct. - A scattering of Listed Buildings: Grade I examples being the 14th century parish church of St Mary in Radcliffe (Bury) and Bramhall Hall in Stockport. - Other nationally designated heritage assets including a promontory fort in the Irwell Valley and post-medieval glassworks within the Tame.	M
Form, density and setting of existing settlement/development	- Modern industrial and historical industrial complexes, recreational buildings, a scattered pattern of farmhouses and small settlements connected by winding lanes. - Some modern housing estates are built on former industrial sites, contrasting with the otherwise small scale, naturalistic setting. - Other land uses include utility infrastructure with numerous reservoirs and water treatment works, flood alleviation schemes, industrial development, and large electricity substations. - Roads, railways, canals and associated bridges form frequent features – including several motorways and main railway routes. - Strong relationship with dense urban development surrounding the valleys – they form important green corridors separating discrete settlements and form a rural backdrop to modern development.	M-H
Views and visual character including skylines	- Views within typically contained by the steep valley sides and woodland, with occasional views to the urban edge. - Occasional longer views from elevated locations, looking down a river's course and across to opposite side of the valley with distant hills beyond (including the Pennine uplands and Dark Peak uplands of the Peak District). - The Peel Monument and Scout Moor Wind Farm form focal points in views from the Irwell and Kirklees; as does the Saddleworth War Memorial above the Tame Valley. - Church spires and mills are historic landmarks within the valleys, along with historic stone built bridges, aqueducts and viaducts. - Large electricity pylons and major transport infrastructure dominate some views within the valleys as contrasting man-made features.	M-H

Access and recreation	- Networks of footpaths and desire lines running from the surrounding urban areas. - Numerous long distance footpaths and cycle routes running through the valleys and along canals, including the Pennine Bridleway, Trans Pennine Trail and E2 European Long Distance Route. Other routes include the Tame Valley Way, Cheshire Ring Canal Walk, Midshires Way, Rotary Way and Irwell Sculpture Trail. - The East Lancashire Heritage Railway in the Irwell Valley is a popular tourist attraction, linking with the Irwell Sculpture Trail. - Other disused railway lines provide recreation and nature conservation corridors, including within the Kirklees, Medlock and Tame valleys. - A significant amount of the land with the valleys is used for recreation with amenity grassland associated with golf courses and playing fields. - Vandalism, fly-tipping and antisocial motorbike used can be an issue with some access restricted as a consequence.	H
Perceptual and experiential qualities	- Tranquillity can be affected by proximity to urban areas, transport infrastructure and utility developments located within the valleys. - There can be sense of seclusion, however, in less accessible and less developed parts of the valleys. Here woodland and sound of running water are more prevalent. - Mature and ancient woodland cover and traditional field patterns give a sense of time depth. This contrasts with neighbouring urban areas. - Large roads and motorways the valleys sever the valleys' visual unity, introducing the sight and sound of moving traffic which often dominates. - Overhead power lines also weaken the rural character of the valleys.	M

Overall assessment of landscape sensitivity

Landscape Character Type level					
Development scenario	Sensitivity				
2-3 storey residential housing developments			M-H		
Commercial/industrial developments					H
Narrower valleys cutting through the Pennine and Dark Peak foothills would have a higher sensitivity to both development scenarios (but particularly larger scale commercial/industrial developments) due to the enclosed and smaller-scale landform. The naturalistic setting of these valleys, with a typical abundance of mature native woodland, have a generally high scenic value with pockets of rural tranquillity and are assessed as being of high sensitivity to both development scenarios. Such areas are found within the Irwell and Kirklees valleys (LCA 23) Eagley and Bradshaw Brooks (LCA 15) the Etherow Valley (LCA 34), the Goyt Valley (LCA 37) and upstream areas of the Medlock (LCA 31) and Tame (LCA 36) valleys. It is therefore of paramount importance that the guidance below is closely followed when development proposals are considered within these parts of the LCT. The lower-lying and flatter areas of the river valleys that cut through dense urban areas typically contain development such as large utility and electricity infrastructure, water treatment works, industrial sites and some are crossed by major road and rail routes. These areas generally have a lower sensitivity to both scenarios due to the strong influence development already has on the rural qualities of the landscape.					
Notes on any variations in landscape sensitivity, by Landscape Character Area					
LCA 16: River Irwell and River Croal, LCA 25: River Roch, LCA 36: River Tame					
2-3 storey residential housing developments			M		
Commercial/industrial developments				M-H	

Explanation for variance in sensitivity from overall LCT scores:

These LCAs areas judged to be of **moderate-high** sensitivity to commercial / industrial developments and **moderate** sensitivity to 2-3 storey residential housing developments. They contain existing large development, such as electricity substations, water treatment works and industrial complexes, as well as being crossed by motorways, such as the M60, M66 and M67. The surrounding urban areas also have a strong influence, detracting from the rural qualities and naturalistic character of the valleys. This results in lower sensitivity judgements than the LCT as a whole.

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

- Areas of complex varying topography with steep valley sides, flatter valley floors and undulating land overlain by a pattern of small scale farming practices, rough wet pasture, woodland and water bodies.
- The valleys' role as important wildlife corridors running between densely populated urban areas, with locally designated semi-natural habitats and networks, including a relative abundance of ancient and riparian woodland interspersed with areas of parkland and regenerating post-industrial land.
- SSSI-designated habitats at Nob End and Ashclough within the Irwell Valley; the Lowside Brickworks and Hollinwood Branch Canal within the Medlock Valley; and Ladcastle & Den Quarries and Huddersfield Narrow Canal within the Tame Valley.
- The strong connections the valleys have to the area's industrial past, including historic landmark mills, workers' housing, canals, railways, weirs, prominent listed viaducts and the nationally important Marple Aqueduct.
- Nationally designated heritage assets such as Samuel Oldknow's lime kilns, Ringley Old Bridge (Bolton), the remains of a promontory fort on the east bank of the Irwell (Bury) and the site of a post-medieval glassworks near Clarke's Bridge within the Tame Valley (Tameside).
- Conservation Areas located with the valleys or on the valley edge with the historic settlement pattern often associated with river crossings, including Brooksbottoms, Summerseat, Uppermill, Dobcross and Ramsbottom, as well as the role the landscape plays as a rural setting to these settlements.
- The scattering of Listed Buildings including the Grade I 14th century parish church of St Mary in Radcliffe (Bury) and Bramhall Hall in Stockport.
- Opportunities to access and enjoy the green corridors formed by the valleys via the strong public rights of way network, linking with adjacent urban areas and the elevated foothills beyond.
- Numerous long distance footpaths and cycle routes running through the valleys and along canals, including the Pennine Bridleway, Trans Pennine Trail and E2 European Long Distance Route, Tame Valley Way, Cheshire Ring Canal Walk, Midshires Way, Rotary Way and Irwell Sculpture Trail.
- Other natural and heritage features creating valued recreational spaces, including a number of Country Parks and disused railway lines now hosting multi-user trails.
- Wooded skylines defining the enclosed valley landscapes. Occasional longer views from elevated locations, including to the Pennine and Dark Peak uplands of the Peak District National Park, as well as locally renowned features including the Peel Monument, Saddleworth War Memorial and Wimberry Stones Brow/Indian's Head.
- The secluded and relatively tranquil character of the narrow valleys that contrast with adjoining urban areas. Strong rural qualities in parts with inaccessible areas having a sense of isolation and remoteness.

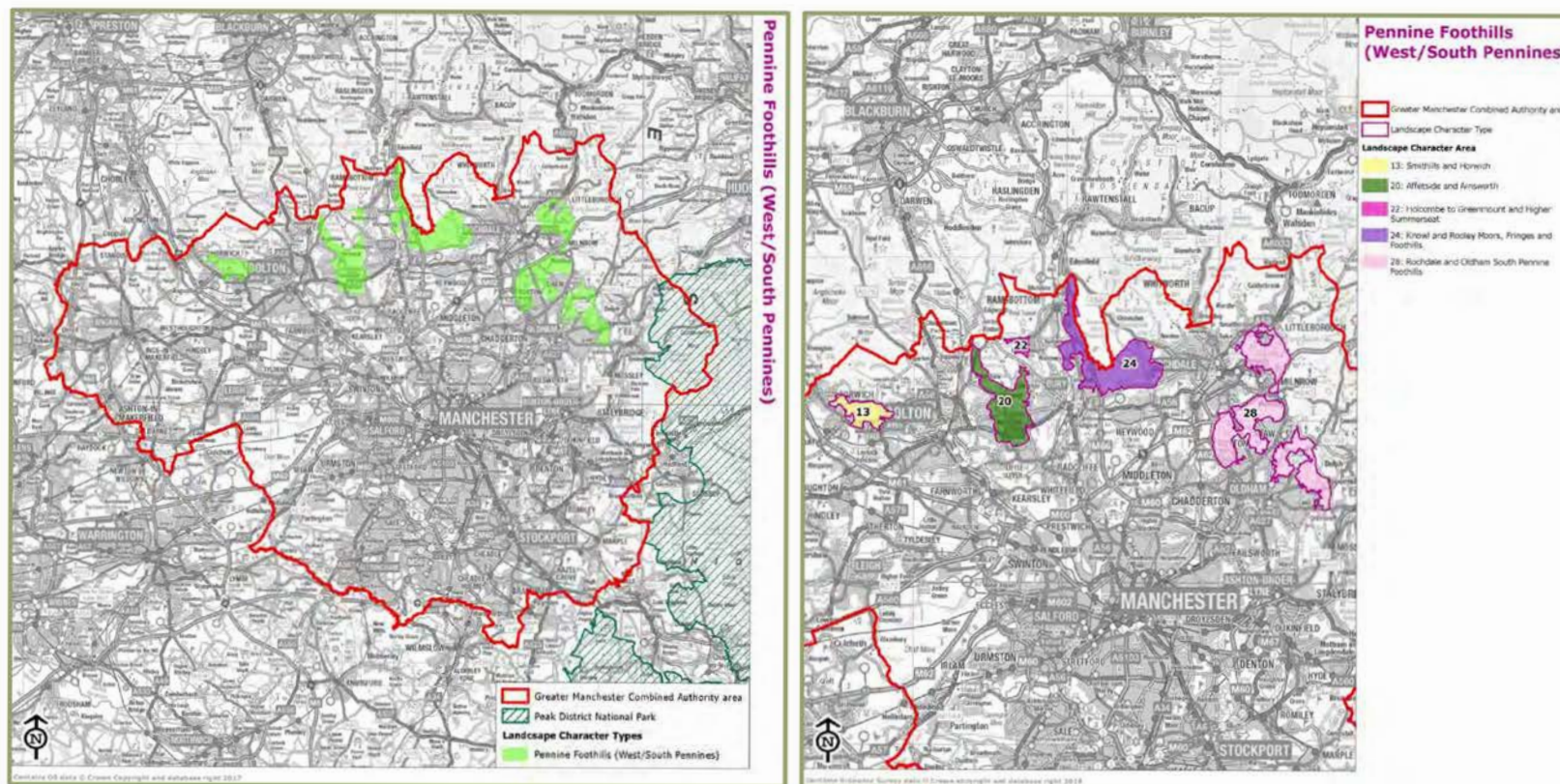
Guidance and opportunities for future development and landscape management/enhancement**Guidance and opportunities to consider within this Landscape Character Area include:**

- Avoid siting development on the edges of valley where buildings would be prominent on the skyline. Conserve wooded and open undeveloped skylines.
- Utilise the screening effects of the tight valley topography and existing tree/woodland cover to integrate limited new development into the landscape.
- Protect and where possible enhance semi-natural habitats and networks including riparian, broadleaved and ancient woodland, wet grasslands, meadows and regenerating habitats on former industrial land. Avoid siting development in locations that would lead to the loss or fragmentation of any locally or nationally designated wildlife site.

- Strengthen the dry stone wall network in association with any new development, reflecting local building styles and materials. Any new boundaries should also reflect local characteristics.
- Hedgerows should be preserved and enhanced where applicable the fill in gaps. New hedgerow planting should be encouraged where it has been removed and replaced by post and wire fencing.
- Avoid the felling of any significant areas of woodland to maintain the contained and secluded character of the valleys and to retain the existing screening of the urban edge.
- Explore opportunities to further develop post-industrial and reclaimed sites (such as at Lily Hill north of Whitefield) for habitat creation with possible links with The Northern Forest initiative².
- Conserve the character and setting of the Conservation Areas, as well as the role the landscape plays as a rural setting to historic settlements.
- Conserve remaining industrial relicts, including historic mill buildings, canals and railway lines. Development should be carefully sited in order to maintain the link between historic mills, canals, railways and roads.
- Conserve the nationally designated listed buildings and scheduled sites of Samuel Oldknow's lime kilns, the Marple Aqueduct, Ringley Old Bridge, as well as the sites of Castlesteads promontory fort and the post-medieval glassworks near Clarke's Bridge.
- Design-in the introduction of SuDS to any new development, addressing any changes in hydrology (and subsequent knock-on effects such as increased diffuse pollution from agricultural run-off). This is of particular importance as the LCT covers many of Greater Manchester's main river valleys.
- Encourage woodland creation schemes on areas of low grade agricultural land, including through the Northern Forest initiative.
- Conserve key views and intervisibility with the South/West Pennines and Dark Peak foothills, upland fringes and open moorlands and including the landmarks of Peel Tower, Saddleworth War Memorial and Wimberry Stones Brow/Indian's Head (within the Peak District National Park).
- Any new development should be sympathetic in style, vernacular and form to historic industrial development within the valleys (particularly the use of local stone and red brick).
- Recreational opportunities should be maintained and enhanced in order to preserve the high recreational value of the valleys as green fingers through densely populated areas. Opportunities should be sought to strengthen the links between valleys along public footpaths, bridleways and cycle routes and the various recreational destinations and heritage sites found within the landscape.
- Formal recognition should be sought for recreational routes with possible extensions of existing long-distance routes or the formation of new ones. Examples include the Leeds & Liverpool Canal towpath in Wigan (currently National Cycle Route 562) and old railway line running through the Kirklees Valley (National Cycle Route 6).
- Protect the pockets of seclusion and tranquillity associated with the tightly enclosed valleys and their woodlands, along with their strong sense of time depth and traditional rural qualities in an urban context.

² See the Government's news announcement for the initiative at <https://www.gov.uk/government/news/new-northern-forest-gets-government-backing>

LCT: Pennine Foothills (West/South Pennines)

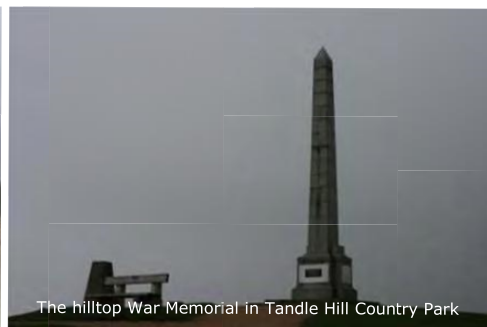


This Landscape Character Type (LCT) is found in Bolton, Bury, Rochdale and Oldham Districts.

Representative photographs



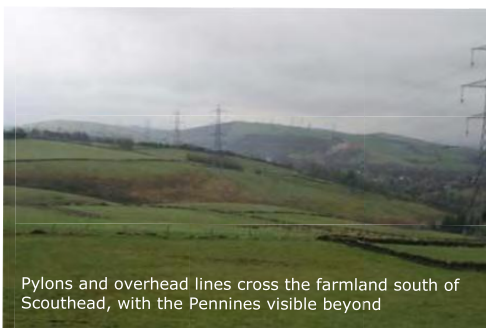
View to chimney stacks on the edge of Brightmet



The hilltop War Memorial in Tandle Hill Country Park



View across Hollingworth Lake to the uplands beyond



Pylons and overhead lines cross the farmland south of Scouthead, with the Pennines visible beyond



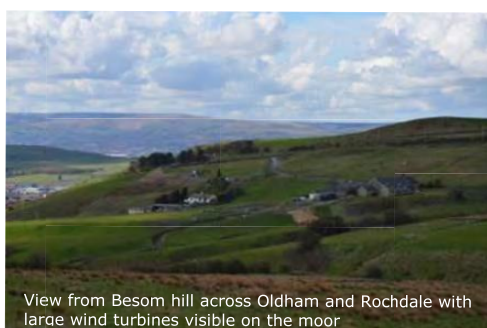
Wet grassland and broadleaved woodland habitats, with a mast dominating the skyline



Modern housing at Smithy Bridge, locally prominent on the skyline



Birtle brook Retirement Village, a converted mill



View from Besom hill across Oldham and Rochdale with large wind turbines visible on the moor



View from Grotton Hall across the Oldham to the uplands beyond. A pylon breaks the skyline.

A.2

Appendix 2- Extract from the Greater Manchester Landscape Character and Sensitivity (2018)

Landscape character description

Key characteristics
<i>Topography, geology and drainage</i> - Transitional landscape sloping up from the northern fringes of Greater Manchester towards the uplands of the South and West Pennines. - Strongly rolling and undulating topography punctuated by locally distinctive hills and carved by intricate stream valleys. Elevation ranges from 100 to over 350 metres AOD at Besom Hill. - Primary underlying geology of Pennine Coal Measures, with areas of Millstone Grit overlain with glacial till deposits. Soil fertility is generally poor, with much of the LCT defined as Grade 4 agricultural land, with some pockets defined as Grade 3. - Streams drain through cloughs to a number of reservoirs, although these are generally smaller than those on higher ground within the Unenclosed Uplands and Fringes LCT. <i>Land use and field patterns</i> - Land use is dominated by lush semi-improved grassland pastures enclosed by a mix of gritstone walls, hedgerow boundaries and post and rail fencing. Horse paddocks are often found adjacent to settlement. - Varied small-medium scale enclosures, divided by a mixture of field boundaries including gritstone walls, hedgerows and post and rail fencing. Field are predominantly piecemeal post-medieval enclosures, with some modern agglomeration. - Various other land uses, including quarries and reservoirs and frequent recreational facilities such as golf clubs. Country Parks are located at Tandle Hill (Oldham District) and Hollingworth (Rochdale District). <i>Semi-natural habitats and woodland cover</i> - 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. <i>Archaeology and cultural heritage</i> - Numerous Conservation Areas reflecting the historic character of settlements, including Ainsworth, Nangreaves, Stone Breaks, Clegg Village and Riding Gate which contain clusters of Listed Buildings. - A number of historic buildings are scattered throughout the landscape including Grade II* Listed Buildings including Clegg Hall, Grotton Hall and Birchley Manor Farmhouse. - Evidence of the area's industrial heritage in the form of old mill buildings, chimneys, disused quarries and mines and the Rochdale Canal. <i>Settlement, road pattern and rights of way</i> - 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. <i>Views and perceptual qualities</i> - Variable visual character depending on topography and vegetation cover; there are long views across the urban conurbation to the West and South Pennine uplands beyond where vegetation allows. Areas within the Peak District National Park are visible from some vantage points. Other areas are visually enclosed due to valleys or vegetation which creates wooded skylines. - Occasionally, masts and pylons/overhead lines intrude on the wooded skylines. Other intrusive modern influences include the M62 motorway and prominent views of urban development, including tower blocks breaking horizons. - Other skyline features including chimneys, the war memorial in Tandle Hill Country Park and views to monuments on higher ground within the uplands including Peel Tower and Bishop Park Monument. - Windswept and exposed on higher ground as the landscape transitions to the upland fringe. This contrasts with the sheltered, enclosed feel of the valleys which have limited views in and out. - Areas with relatively high levels of tranquillity despite the close proximity of urban development and major infrastructure e.g. Tandle Hill Country Park.

Intactness and condition

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

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

Landscape sensitivity assessment

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

A.2

Appendix 2- Extract from the Greater Manchester Landscape Character and Sensitivity (2018)

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

Overall assessment of landscape sensitivity

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

Special landscape qualities and key sensitivities

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

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

Hollingworth Country Park.

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

Guidance and opportunities for future development and landscape management/enhancement

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

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

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