

09.04.2026

Abi Tucker,
NJL Consulting,
Northspring,
70 Spring Gardens,
Manchester,
M2 2BQ

Dear Abi,

Development at Waterfold Lane, Heap Bridge – Landscape Addendum

This landscape addendum has been prepared to address the revised site layout (drawing R0832 Rev A) for the proposed residential development at Waterfold Lane, Heap Bridge, and should be read alongside the original Landscape Appraisal produced and updated in August 2025. The purpose of this addendum is to consider whether the amended layout alters the findings or conclusions of the original assessment in relation to:

- ☐ Effects on the surrounding landscape and Green Belt;
- ☐ The Zone of Visual Influence (ZVI); and
- ☐ The overall character and sensitivity of the site and its setting.

Summary of Layout Changes

The updated site layout maintains a similar overall arrangement of built form to that previously assessed with a comparable extent, height and massing of development, and a similar alignment of built form and its relationship to Waterfold Lane. The principal changes to the layout are as follows:

- ☐ Reorganisation of private gardens and external spaces between the rows of dwellings
- ☐ Introduction of an apartment block at the southern entrance to the site.
- ☐ The alignment of an access road to the west of the site between the proposed built form and the adjacent motorway embankment.
- ☐ There are no changes proposed to the site boundary or the overall development envelope as previously considered in the August 2025 report.

Landscape and Visual Effects

Given the retention of a similar development framework and scale, the key findings of the original report, in my opinion remain valid:

Zone of Visual Influence:

The ZVI continues to be limited by the M66 corridor along the western boundary and the rising topography to the south and east. The revised layout does not materially increase visibility of the development from the wider landscape or additional viewpoint receptors.

Green Belt Context:

As the 2025 report concludes, the site remains part of a narrow Green Belt “peninsula” bounded by the M66 to the west and existing housing on Waterfold Lane to the east. As stated, this localised projection of Green Belt feels visually and functionally disconnected from the wider designated landscape and is more closely associated with the existing built form along Waterfold Lane and the surrounding settlement. The revised layout does not alter this relationship or increase the perceived encroachment of development into the openness of the Green Belt.

Effect on Openness and Character:

The addition of an apartment block at the southern end of the site is contained within the same general development parcel and massing as previously, and is seen in the context of the adjacent motorway infrastructure and existing housing. Its presence is not considered to materially change the level of impact on the Green Belt or local landscape character, particularly given the continued influence of the M66 in both visual and aural terms.

Design, Green Infrastructure and Biodiversity

The landscape-led principles set out in the original appraisal remain appropriate and are equally appropriate for the revised layout:

Retention and reinforcement of native planting:

A comprehensive landscape strategy should incorporate mixed native tree planting and native hedgerow planting at key locations, especially along the boundaries to the site, to soften built form and filter views from the Green Belt and River Roch corridor.

SuDS and water management:

Sustainable drainage (SuDS) features should remain integral to both hard and soft landscape design, with opportunities taken to create ecologically rich swales, rain gardens and attenuation features that respond to the proximity of the River Roch.

Integration within the local context:

The form, materials and arrangement of the revised layout, including the apartment block, should continue to reflect local vernacular, respond positively to the existing residential character, and ensure that built elements remain well-integrated between the M66 road corridor and the River Roch.

Conclusion

In my opinion, the updated layout, including the minor reorganisation of gardens and development blocks, does not materially alter the findings of the August 2025 Landscape Appraisal. The site continues to occupy a location of relatively low landscape sensitivity, influenced strongly by the M66 and existing development, with a very limited zone of visual influence. The effect on the openness and setting of the Green Belt therefore remains limited and localised.

Subject to the continued implementation of a robust landscape scheme incorporating SuDS and biodiversity enhancements, the revised proposals can still be accommodated without unacceptable harm to the character or openness of the Green Belt and can make a positive contribution to the local landscape setting.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'SR', with a horizontal line underneath.

Simon Richards
For Land Studio