



Residential Visual Amenity Assessment

Scout Moor II Further Environmental Information

June 2026



**STEPHENSON
HALLIDAY**

Planning, Landscape & Environment
an **RSK** company

SCOUT MOOR II WIND FARM

RESIDENTIAL VISUAL AMENITY ASSESSMENT (RVAA)

Cubico UK Development (Wind 1) Ltd

June 2026

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Document history

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INTRODUCTION

1. This Residential Visual Amenity Assessment ('RVAA') has been prepared by Stephenson Halliday on behalf of Cubico UK Development (Wind 1) Limited ('the Applicant' or 'Cubico'). It is submitted as part of Further Environmental Information in respect of the cross-boundary applications for full planning permission ('the Applications') relating to the construction and operation of a new onshore wind farm (to be known as 'Scout Moor II'), alongside a comprehensive moorland restoration scheme (the 'Proposed Development'), on at land at Rooley Moor ('the Site').
2. The Site straddles the administrative boundaries of Rossendale Borough Council ('RBC') and Rochdale Metropolitan Borough Council ('RMBC') (collectively referred to as 'the Councils'). The Councils are the Local Planning Authorities ('LPA's') responsible for the determination of the Applications, which were originally submitted on 23 July 2025 and were validated by the Councils on 07 August 2025 (RBC ref. 2025/0267 and RMBC ref. 25/00680/FUL).
3. Following the completion of an extended period of statutory consultation on the Applications, the Applicant has evolved the Proposed Development to respond to comments received from statutory and non-statutory consultees, the public and other interested stakeholders and is hereby formally amending the Applications through the submission of Further Environmental Information ('FEI'). The FEI supersedes the information submitted in July 2025 ('the 2025 Submission') and will be subject to further statutory consultation by the Councils. A summary of the amendments to the Applications is set out in detail the Planning, Design and Access Statement ('PSAS'), prepared by Turley, but in summary includes the reduction in turbine numbers from 'up to 17 turbines' to 'up to 12 turbines', alongside the relocation/repositioning of turbine positioning, access track layout and the layout and design of other associated infrastructure.
4. A detailed description of the Proposed Development is set out in the PDAS prepared by Turley, but in summary it comprises:
 - 12no. wind turbines, with a maximum height to the tip of the blade of 180m above ground level;
 - An onsite substation, with woodland planting for screening purposes;
 - Underground 33kV electrical cabling infrastructure connecting the turbines to the onsite substation and 132kV connection from the onsite substation to the Rossendale Bulk Supply Point to connect Scout Moor II to the national grid (all underground);
 - A network of new access tracks and improvements to retained access tracks associated with the existing Scout Moor Wind Farm;
 - Improvement and widening works to Scout Road, the existing road providing vehicular access to Scout Moor Quarry and the existing Scout Moor Wind Farm, which will also provide access to Scout Moor II;
 - A temporary construction compound and staging area;
 - A comprehensive package of moorland restoration works, comprising habitat enhancement and restoration, as well as new fencing; and
 - A series of measures to improve outdoor access and recreation, including public right of way, footpath and cycle route improvements, directional signage, information boards, new amenity areas and enhancements to Green Booth Reservoir car park.
5. This RVAA has been prepared in accordance with the principles established in:
 - *Residential Visual Amenity Assessment - Technical Guidance Note (TGN) 2/19*

6. As defined in Paragraph 1.2 of TGN 2/19 'residential visual amenity' is taken in this assessment to mean *"the overall quality, experience and nature of views and outlook available to occupants of residential properties, including views from gardens and domestic curtilage."*
7. The RVAA has been prepared by Chartered Landscape Architects from Stephenson Halliday. The lead authors have over 20 years' experience of undertaking similar assessments for major infrastructure projects such as the Project for Assessment. It is recognised that residential visual amenity is a highly emotive issue and often perceived to be subjective. The authors of the study have therefore undertaken the assessment with objectivity as far as possible and presented findings factually drawing on their extensive professional experience informed by a robust understanding and appreciation of previous appeal decisions. They have deliberately avoided subjective opinions and the use of emotive language.
8. It is recognised that changes arising from the Project for Assessment may engender positive and negative responses depending on individual perceptions regarding the merits of renewable energy. The RVAA adopts a precautionary approach and assumes that the visual effects reported are adverse even though some people may not consider this to be the case.

Background and Purpose of RVAA

9. With respect to visual impact, the focus of the Landscape and Visual Impact Assessment (LVIA) presented in **ES Volume 1, Chapter 11: Landscape and Visual** is on public views and public visual amenity. RVAA is a stage beyond LVIA and focusses specifically on private visual amenity at individual or groups of residential properties and may be used by the decision maker when weighing potential effects on residential amenity more broadly in the planning balance.
10. Paragraph 5.1 of TGN 2/19 explains that:
"The purpose of carrying out a Residential Visual Amenity Assessment (RVAA) is to form a judgement, to assist decision makers, on whether a proposed development is likely to change the visual amenity of a residential property to such an extent that it becomes a matter of 'Residential Amenity'."
11. Paragraphs 1.5 and 1.6 of TGN 2/19 also note that:
"Changes in views and visual amenity are considered in the planning process. In respect of private views and visual amenity, it is widely known that, no one has 'a right to a view'. This includes situations where a residential property's outlook / visual amenity is judged to be 'significantly' affected by a proposed development [...]"
"It is not uncommon for significant adverse effects on views and visual amenity to be experienced by people at their place of residence as a result of introducing a new development into the landscape. In itself this does not necessarily cause particular planning concern. However, there are situations where the effect on the outlook / visual amenity of a residential property is so great that it is not generally considered to be in the public interest to permit such conditions to occur where they did not exist before."
12. The extracts from TGN 2/19 above essentially summarise the position in relation to private visual amenity expressed in several appeal decisions dating back to the mid-2000s when residential visual amenity became a frequent topic of debate in relation to wind farm applications in England.
13. A commonly cited appeal decision, occasionally still referred to as the 'Lavender Test', is that relating to the five turbine Enifer Downs Wind Farm in which the inspector noted:
"In most cases, the outlook from a private property is a private interest, not a public one, and the public at large may attach very different value judgements to the visual and other qualities of wind turbines"

than those who face living close to them..... However, when turbines are present in such number, size and proximity that they represent an unpleasantly overwhelming and unavoidable presence in main views from a house or garden, there is every likelihood that the property concerned would come to be widely regarded as an unattractive and thus unsatisfactory (but not necessarily uninhabitable) place in which to live. It is not in the public interest to create such living conditions where they did not exist before.” (APP/X2220/A/08/2071880)

14. It is commonly accepted that just because a property experiences a significant visual effect it does not necessarily follow that there would be an ‘overbearing’ effect on the property. Again, there are several appeal decisions which clarify this point. At the Inquiry for a five-turbine wind farm at Burnham-on-Sea, Somerset, the Planning Inspector concluded:

“It is a well held planning principle that there is no “right to a view” such that an attractive or cherished outlook from a private property can be protected from development that would adversely affect it. The fact that the proposed wind turbines would be seen from a number of dwellings in the surrounding area, and in some cases would be prominent and would significantly change views of the countryside, is not determinative in itself.” (APP/V3310/A/06/2031158)

15. At the Inquiry for the dismantling of 15 turbines and the erection of a 10-turbine wind farm at Carland Cross, Cornwall, the Planning Inspector concluded as follows:

“Thus, I do not consider that simply being able to see a turbine or turbines from a particular window or part of the garden of a house is sufficient reason to find the visual impact unacceptable (even though a particular occupier might find it objectionable).” (APP/D0840/A/09/2103026)

16. In relation to the inquiry at Burnthouse Farm for the erection of 3 turbines, the then Secretary of State confirmed in July 2011 that:

“The Secretary of State agrees with the Inspector that serious harm to living conditions which might lead to a recommendation for planning permission to be refused, in the public interest, is a more stringent requirement than the identification of a significant adverse impact. He further agrees that when assessing the effect on visual outlook, it is helpful to pose the question ‘would the proposal affect the outlook of these residents to such an extent, i.e. be so unpleasant, overwhelming and oppressive that this would become an unattractive place to live?’” (APP/D05151/N/10/2131194)

17. In relation to the previous Scout Moor Wind Farm Extension applications in 2015 and the subsequent inquiry into those applications held in October 2016, the Inspector’s Report to the Secretary of State observed that:

“In considering deprivation of outlook in relation to a wind farm scheme, it is useful to ask whether the presence of turbines, by reason of their number, size, layout, proximity and movement, would have such an overwhelming and oppressive impact on the outlook from a dwelling and its amenity space that they would result in unsatisfactory living conditions, and so would unacceptably affect amenities and the use of land and buildings which ought to be protected in the public interest.”

18. The Secretary of State subsequently addressed local amenity and living conditions at Paragraph 19 of the decision letter (dated 06 July 2017). In relation to these previous applications, the Secretary of State applied the same test outlined above and notwithstanding the outcome of the appeal, concluded as follows:

“The Secretary of State has carefully considered the impact of the proposal on the residential outlook. For the reasons given at IR378-383, he agrees with the Inspector at IR384 that the proposed turbines would not result in an overwhelming or oppressive impact on the outlook from nearby dwellings or their associated amenity space that would result in unsatisfactory living conditions.” (APP/B2355/V/15/3139740 and APP/P4225/V/15/3139737)

19. There have not been any determined applications or appeal decisions relating to new, utility scale, multi-turbine wind farms in England since the previous Scout Moor Wind Farm Extension appeal decision in 2017. The question outlined above by the Inspector in relation to the previous Scout Moor Wind Farm Extension appeal remains relevant in the context of the Project for Assessment.
20. In short, RVAA is not principally concerned with identifying 'significant' visual effects on residential receptors in EIA terms (although this is part of the process and helps to inform the LVIA) but with a higher test, namely, whether the Project for Assessment would be so 'oppressive' or 'overbearing' at any residential property that when judged objectively in the round the resulting visual effect would widely be regarded to render any property an 'unpleasant' or 'unattractive' place to live. The RVAA seeks to identify where effects on residential visual amenity are of such a nature or magnitude that they may need to be considered in the overall balance of 'residential amenity' or 'living conditions'. The point at which this happens is referred to in TGN 2/19 as the 'Residential Visual Amenity Threshold'.
21. It is noted that RVAA considers only what the resident may see from their residential property and curtilage. Views or visual amenity are just one component of the wider consideration of residential amenity and the two should not be confused. The latter is a planning matter and may also include aspects such as noise, air quality, traffic, shadow flicker etc. The RVAA presented in this report considers only the visual aspects of residential amenity. Where necessary, other aspects of residential amenity are considered in the relevant chapters of the ES and it is for decision makers to weigh all these aspects, and documents/assessments relating to them, in determining the acceptability of the Project for Assessment.

Overarching Approach

22. TGN 2/19 advocates a four-step approach to RVAA with the first three steps falling broadly within the scope of LVIA where the significance of visual effects is assessed. The fourth step, forming the RVAA judgement, involves a further assessment for properties identified as likely to experience "the highest magnitude of change" and identifying whether the Residential Visual Amenity Threshold is reached at these properties.
23. Often this involves undertaking a high level or initial assessment for all properties within a defined study area and then undertaking detailed assessment and providing an RVAA judgement for those where the highest magnitude of effects are likely to occur.
24. At the outset of the study, and based on early site visits, it was recognised that there would be a significant visual effect on the view from many residential properties in the landscape surrounding the Project for Assessment and that a tailored approach was necessary for this RVAA. Given the number of residential properties which might reasonably be expected to experience a significant visual effect it would simply have been unfeasible to assess in detail the effects and present an RVAA judgement for each and every one of these properties.
25. A bespoke approach to this RVAA, has therefore been adopted as detailed below.

Stage 1

26. An initial 'high level' appraisal has been undertaken for all properties within a defined study area (as detailed below) by grouping dwellings together. Properties which could be expected to share a similar outlook towards the proposed turbines were grouped together in a logical and proportionate manner. Some groups include only one or two properties whereas others represent several hundred properties. Typically, the more remote properties and those closer to the proposed turbines which warrant greater focus in the assessment form smaller groupings than those in the more heavily settled valleys. A total of 56 groups were identified and given a unique group reference number ('G' reference number) as illustrated on **Figures 3a and 3b**. For each group of properties, the likely magnitude and significance

of visual effect has been identified and this is reported in **Annex 2**. The findings of Stage 1 informed the selection of properties for detailed assessment in Stage 2.

Stage 2

27. A detailed assessment has been undertaken for a representative selection of properties within the defined study area (as detailed below). The representative selection of properties includes a sample of the closest dwellings to the Project for Assessment and those likely to experience the greatest magnitude of change. A small number of the representative properties were included to illustrate an alternative view of the proposed turbines from slightly further away but where there are large numbers of residential properties (eg in Bacup or Whitworth). A total of 24 representative properties were assessed in detail and these were given a unique residential property reference number ('R' reference number) as illustrated on **Figures 3a and 3b**. For each of the representative properties further detail is provided regarding the baseline view and likely change in the view. An RVAA judgement has also been provided for each of these representative properties. The detailed assessment for the representative properties is presented as a series of property assessment sheets in **Annex 3**.
28. The assessment has been undertaken through a combination of desk study, interpretation of maps and aerial photography, analysis of computer models and field work.
29. In order to inform the assessment a number of property visits were conducted over four days in March 2025. Further detail regarding the property visits is provided below.
30. For each of the properties subject to detailed assessment a visualisation has been prepared and these are presented in **ES Volume 1** alongside the LVIA visualisations. The RVAA visualisations are photowire and photomontage visualisations produced in accordance with published guidance for Type 2 visualisations in:
 - *Visual Representation of Development Proposals – Technical Guidance Note (TGN) 2/17ⁱⁱ*
31. A detailed methodology for the production of the visualisations is included in **ES Volume 1, Chapter 11: Landscape and Visual**.
32. It is considered that the approach outlined above has enabled a proportionate assessment of the 'worst case' effects on residential visual amenity. In the opinion of Stephenson Halliday, the approach adopted is in accordance with the principles of TGN 2/19 and provides the decision maker with the information necessary to form a robust judgement regarding residential visual amenity.

RVAA Study Area

33. The first step in RVAA as advocated by TGN 2/19 is the definition of a study area.
34. There are no standard criteria for defining a RVAA study area which must be determined on a case-by-case basis taking account of both the type and scale of development proposed and the landscape and visual context.
35. Paragraph 4.7 of TGN 2/19 suggests:

"When assessing relatively conspicuous structures such as wind turbines, and depending on local landscape characteristics, a preliminary study area of approximately 1.5 - 2 km radius may initially be appropriate in order to begin identifying properties to include in a RVAA."
36. To reiterate, the primary purpose of RVAA is not to identify or quantify residential properties where there would be a significant visual effect and this is the focus of the LVIA presented in **ES Volume 1, Chapter 11: Landscape and Visual**. In the case of the Project for Assessment, it is likely that there would be significant visual effects at certain residential properties beyond 2km from the proposed wind

turbines. It is the purpose of the RVAA to identify any residential properties where the effect would be so 'oppressive' or 'overbearing' that the resulting visual effect would be widely regarded to render the property an 'unpleasant' or 'unattractive' place to live.

37. Whilst every wind farm and its relationship to surrounding properties is different, when attempting to determine an RVAA study area, it is helpful to consider some precedents in order to understand the extents over which previous wind farm applications have been found to be acceptable in terms of residential visual amenity and the relative distances of the properties from wind turbines.
38. In relation to the previous Scout Moor Wind Farm Extension inquiry (*APP/B2355/V/15/3139740 and APP/P4225/V/15/3139737*), the then Secretary of State concluded that *"the proposed turbines would not result in an overwhelming or oppressive impact on the outlook from nearby dwellings or their associated amenity space that would result in unsatisfactory living conditions."* For context, the previous Scout Moor Wind Farm Extension applications comprised 16 turbines at 115m in height; in other words, 65m shorter than those proposed in the Project for Assessment. The RVAA submitted with the application indicates that the nearest properties were approximately 800m from a proposed turbine in this earlier application and that there were 107 properties within 1.15km of a proposed turbine.
39. There are several other windfarms in England with a blade tip height of up to 130m at distances less than 1km from residential properties but for taller wind turbines comparable to those in the Project for Assessment, it is necessary to look towards Wales and Scotland for precedent. The Garn Fach windfarm (*DNS/3244499*) approved by Welsh Ministers in October 2024 comprises 17 turbines with a height to blade tip of 149.9m. The RVAA submitted with this application indicates the closest residential properties were located at a little over 800m from the turbines.
40. The Twyn Hywel Windfarm (*DNS/3272053*) approved by Welsh Ministers in November 2024 comprises 14 turbines with a height to blade tip of 200m. This windfarm is particularly interesting as it occupies a moorland surrounded by settled valleys similar to the Project for Assessment and has a comparable number of properties within 2km of the turbines. The RVAA submitted with this application indicates the closest residential properties were located at approximately 720m from the turbines.
41. The Sanquhar II Extension Windfarm (*WIN-170-2006*) approved by Scottish Ministers in 2023 comprises 44 turbines, most of which would be 200m in height to blade tip. Paragraph 3.226 of the Public Inquiry Report indicates that the nearest property to these turbines would be 928m.
42. Based on the professional experience of Stephenson Halliday combined with an analysis of previous decisions, it is considered highly unlikely that any residential property beyond 2km of the Project for Assessment would experience a visual effect of sufficiently high magnitude to exceed the Residential Visual Amenity Threshold. For this reason, the RVAA study area was set as a 2km radius offset from the outer turbines of the Project for Assessment.
43. **Figure 1** illustrates the RVAA study area and identifies the location of all registered addresses within 2km of the proposed wind turbines.
44. Within 2km of the proposed turbines there are 3,977 registered addresses according to Land Registry records although not all of these are residential properties. The vast majority of these properties lie between 1km and 2km from the turbines. Only four residential dwellings would lie within 1km of a proposed turbine, namely: Heights Farm (approximately 970 to the north); Lowerfold Barn (980m to the north); Willowfield Barn (960m to the north); and Old Cowpe Hall (980m to the north).

Property Visits

45. The authors of the RVAA considered it would be beneficial to visit a selection of representative properties to aid an understanding of the views from certain properties in key areas of the study area.
46. Letters were sent by Royal Mail delivery to 62 properties seeking permission to visit residents at a pre-arranged date and time in March 2025. A total of 22 residents responded in advance of the visit dates. Each of these properties was visited at an agreed date and time. Each of the properties which did not respond to the letter was nevertheless observed from publicly accessible locations (typically from the roadside or nearby PROWs).
47. The properties contacted by letter and those visited as part of the study are outlined in **Annex 1**. The location of the properties contacted and visited is illustrated on **Figure 2**.
48. A number of requests for property visits were received from members of the public who had not been sent a letter. In most cases, the authors of the RVAA did not consider it necessary to undertake additional property visits as the distribution of residents who responded to the letters sent out, the properties visited and observations which could be made from publicly accessible locations meant that this was unnecessary to provide a robust understanding of views from all residential areas.
49. Two additional properties were, however, visited and these are identified in **Annex 1**.

Methodology

50. The basic methodology, terminology and assessment criteria for determining the significance of visual effects in both Stages 1 and 2 of this RVAA is the same as set out in **ES Volume 1, Chapter 11: Landscape and Visual**.
51. For the avoidance of doubt, however, in this RVAA all residential properties are considered to be of high sensitivity to change in the view. It has been assumed that none of the properties assessed are financially involved in the Project for Assessment.
52. When considering the magnitude of effect, the change to baseline views and visual amenity as a result of the Project for Assessment may involve consideration of the following factors:
 - Distance between the property and the Project for Assessment and their relative locations (e.g. up/down hill);
 - Nature of available views (e.g. panoramic, enclosed) and the effect of daily or seasonal variations;
 - Direction of view or aspect of property affected;
 - Extent to which the Project for Assessment may be visible from various parts of the property (e.g. dwelling, rooms, access, garden);
 - Scale of change to views, including the proportion of view occupied by the Project for Assessment;
 - Compositional changes (e.g. loss/addition of landscape features);
 - Contrast or integration of new features with the existing views; and
 - Duration and nature of changes (e.g. temporary/permanent, intermittent/continuous).
53. Whilst the proposed turbines are likely to be the most visible features of the Project for Assessment, consideration has also been given to whether other ancillary structures would be visible from any the properties assessed.
54. The effects of visible aviation lighting are taken into account within this RVAA. There would be lights on the nacelles of T1, T4, T7, T10, T11, T14, T15 and T16 as illustrated in **Figures 1 to 3**. Further

details of the lighting, mitigation and approach to the assessment are included in **ES Volume 1, Chapter 11: Landscape and Visual**.

55. Where distances and directions are given within the assessment, these are distances between the dwelling and the nearest turbine, unless explicitly stated otherwise. Distances given are rounded to the nearest 10m to account for the level of accuracy available in techniques used to measure (usually based on aerial photography within a GIS).
56. When forming the RVAA judgement in Stage 2, effects on visual amenity are considered in the round meaning *“the combined or all-round visual amenity experience at, or from a property”* rather than the view in a single direction or from one part of the house or curtilage.

Stage 1 – High Level Appraisal of Effects on Visual Amenity at Residential Groups

57. As can be seen in **Figure 1**, all of the properties within 2km of the proposed turbines are clustered in two separate quadrants of the RVAA study area:
 - Boarsgreave and Cowpe clockwise around to Bacup (north of the Project for Assessment); and
 - Whitworth clockwise around to Norden (east and south east of the Project for Assessment)
58. By way of cross reference to the ZTVs presented in **ES Volume 1, Figures 11.5 and 11.6**, it can be observed that the majority of the residential properties within 2km of the proposed turbines would have at least some view of them.
59. In order to undertake a ‘high level’ assessment of visual effects at residential properties within 2km and to identify properties for further detailed assessment, it was considered necessary to group properties at a similar distance and direction from the Project for Assessment. A total of 56 groups were identified and given a unique group reference number (‘G’ reference number) as illustrated on **Figures 3a and 3b**.
60. For each group of properties, the likely magnitude and significance of visual effect has been identified and this is reported in **Annex 2**.
61. Of the 56 groups identified it is assessed that 45 groups would experience a significant visual effect although it is far from the case that all properties within these groups would experience a significant effect as there are many variables within most of the groups which typically represent multiple properties.
62. It should also be noted that certain properties considered in this RVAA lie on the far periphery of larger built up areas. For example properties on Woodhouse Lane have a ‘Norden’ postal address but are well detached from the main core of this settlement and have a very different visual relationship with the Assessment Boundary than properties within the main settlement. Judgements provided in relation to individual properties in this RVAA should not be extrapolated or used to infer a significance of effect across a wider geographical extent than is defined in this study. It is possible that the assessment of visual effects at settlements reported in the **ES Volume 1, Chapter 11: Landscape and Visual** varies from the ‘worst case’ assessment of properties on the periphery of the settlement as assessed in this RVAA.
63. A number of observations can be drawn from the appraisal contained in **Annex 2**:

- Whilst most residential properties within 2km of the Project for Assessment would have at least some view of the proposed turbines from some part of the dwelling or its curtilage, few properties would have a view of all the turbines.
- Many properties would have a view of the Project for Assessment internally when looking out of windows. Some properties would have a direct line of sight to the turbines but many would only see the turbines at an oblique angle or from secondary living space within the property (ie rooms which do not serve as the primary living rooms of the dwelling). Many other properties would only see the turbines when in the external garden space or the curtilage of the property.
- Within groups (particularly the larger groupings), properties are orientated in a variety of different directions and the primary view from individual properties varies considerably.
- Many of the closest and most isolated properties which lie on the hillside rising to Rooley Moor back into the hillside and are primarily orientated across the adjacent valleys towards other distant hills.
- Many of the properties with the most open views to the proposed turbine array lie either on the northern side of the Rossendale Valley or on the eastern side of the Whitworth Valley where there would be views across a settled valley towards Rooley Moor on the opposite side. These properties tend to be approaching or beyond 2km from the nearest proposed turbine.
- Some of the properties, particularly those within the lower lying and more densely built-up areas in Bacup and Whitworth, are more likely to be entirely or partially screened by intervening buildings and vegetation than implied by the bare earth ZTVs. Many of these properties would often only have views from first floor windows across the rooftops of adjacent buildings.
- Where visible, in many cases, properties would have a full view of certain turbines but only glimpses of the blades of other turbines and some turbines would not be visible at all. In some cases, such as at Sheephouse Fold and Sheephouse Farm, only the tip of one or two turbine blades would be visible.
- Most of the properties in the study area have very little view of the existing Scout Moor turbines which lie on the far side of the moor from Bacup and Whitworth. Occasionally a few of the existing Scout Moor turbines can be seen on the skyline but these have a relatively minor effect on the views experienced by properties in this assessment with the exception of a few properties near Greenbooth Reservoir in Norden where they are more visible. Two 45m high turbines immediately south of Sheephouse Farm are also visible locally in the vicinity of Bacup. However, in general, the visual effects on residential amenity identified in this RVAA arise principally as a result of the solus effect of the Project for Assessment rather than cumulatively with any other projects. For this reason, effects on residential visual amenity have been assessed against the current baseline assuming that the existing Scout Moor Wind Farm is operational but none of the assessments would alter with a future baseline scenario where the Scout Moor Wind Farm turbines were removed.

64. It is assessed that there would be many properties within 2km of the Project for Assessment where one or more turbine would be highly prominent from the dwelling or its curtilage. It is considered that these properties would typically experience a significant adverse effect on visual amenity.

65. In so much as these individual dwellings form a community, or a series of communities, the effects on public visual amenity including the residential areas of Cowpe, Stacksteads, Bacup, Whitworth and Norden are addressed in **ES Volume 1, Chapter 11: Landscape and Visual**.

Stage 2 – Detailed Assessment of Representative Residential Properties

66. Twenty four properties were subject to detailed assessment and given a unique residential property reference number ('R' reference number) as illustrated on **Figures 3a and 3b**.
67. The detailed assessment is presented in **Annex 3**.
68. These 24 properties include the closest properties and those which are likely to experience the highest magnitude of effect on visual amenity, it is considered these properties can be taken as representative of the 'worst case' scenario in terms of residential visual amenity.
69. Of the 24 representative residential properties assessed in detail in this RVAA (which included the closest properties and those where the highest magnitude of visual effect is likely to occur), most (22 properties) would experience a major adverse and significant effect on views.
70. There are some notable exceptions such as Sheephouse Barn and Sheephouse Farm where only the tips of two turbine blades would be visible due to steeply rising landform to the rear of these properties. At these properties the effect on visual amenity would not be significant.
71. With reference to the 24 properties assessed in detail, in no instance would the proposed turbines be present in such number, size, layout, proximity and movement as to represent an overwhelming and unavoidable presence in main views.
72. When considered objectively in the round, it is the professional opinion of Stephenson Halliday that no property would experience a visual effect which was so oppressive or overbearing that it would be widely regarded to become an unpleasant or unattractive place to live. Whilst the visual effect in several cases would be Major, it would not be sufficient to breach the Residential Visual Amenity Threshold.

Summary and Conclusions of RVAA

73. This report presents a detailed Residential Visual Amenity Assessment (RVAA) of the Project for Assessment and has been undertaken by Stephenson Halliday in accordance with the principles of best practice as outlined in guidance published by the Landscape Institute, namely: *Residential Visual Amenity Assessment - Technical Guidance Note (TGN) 2/19*.
74. The assessment has been completed objectively by Chartered Landscape Architects with over 20 years' experience of undertaking RVAA in relation to major infrastructure projects such as the Project for Assessment. The assessment was completed following desk study, analysis of computer models and extensive field work which included pre-arranged visits to representative properties within a defined study area. Sufficient residential properties were visited or observed from publicly accessible locations as part of the study to form a robust and rounded opinion on the likely effects on visual amenity experienced by residents across the whole study area.
75. RVAA is not principally concerned with identifying 'significant' visual effects on residential receptors in EIA terms but with a higher test, namely, whether the Project for Assessment would be so 'oppressive' or 'overbearing' at any residential property that when judged objectively in the round the resulting visual effect would widely be regarded to render any property an 'unpleasant' or 'unattractive' place to live.
76. This RVAA has therefore sought to identify where effects on residential visual amenity would be of such a nature or magnitude that they may need to be considered in the overall balance of 'residential amenity' or 'living conditions'. The point at which this happens is referred to in TGN 2/19 as the 'Residential Visual Amenity Threshold'. It is not the purpose of the RVAA to determine whether visual effects are acceptable as this is a matter for the decision maker in the overall planning balance.

77. A study area radius of 2km from the proposed turbines was adopted for the RVAA based on guidance contained within TGN 2/19 backed up by the professional experience of the authors and with reference to previous appeal decisions.
78. Within 2km of the proposed turbines there are 3,977 registered addresses according to Land Registry records although not all of these are residential properties. Most of these properties are located either to the north between Cowpe and Bacup or to the east and south east between Whitworth and Norden.
79. The vast majority of these properties lie between 1km and 2km from the turbines. Only four residential dwellings would lie within 1km of a proposed turbine, namely: Heights Farm (approximately 970 to the north); Lowerfold Barn (980m to the north); Willowfield Barn (960m to the north); and Old Cowpe Hall (980m to the north).
80. Most of the properties in the study area have very little view of the existing Scout Moor turbines which lie on the far side of the moor from Bacup and Whitworth. Occasionally the tips of a few of the existing Scout Moor turbines can be seen on the skyline but these have a relatively minor effect on the views experienced by properties in this assessment with the exception of a few properties near Greenbooth Reservoir in Norden where they are more visible. Two 45m high turbines immediately south of Sheepphouse Farm are also visible locally in the vicinity of Bacup. However, in general, the visual effects on residential amenity identified in this RVAA arise principally as a result of the solus effect of the Project for Assessment rather than cumulatively with any other projects.
81. The majority of the residential properties within 2km of the proposed turbines would have at least some view of them from some part of the dwelling or its curtilage although few properties would have a view of all the turbines. In many cases properties would have a full view of certain turbines but only glimpses of the blades of other turbines and some turbines would not be visible at all. In some cases, such as at Sheepphouse Fold and Sheepphouse Farm, only the tip of one or two turbine blades would be visible.
82. Some of the properties, particularly those within the more densely built-up areas in Bacup and Whitworth, are more likely to be entirely or partially screened by intervening buildings and vegetation than implied by the bare earth ZTVs. Many of the properties in these settlements would often only have views from first floor windows across the rooftops of adjacent buildings.
83. Many of the properties with the most open views to the proposed turbine array lie either on the northern side of the Rossendale Valley or on the eastern side of the Whitworth Valley where there would be views across a settled valley towards Rooley Moor on the opposite side. These properties tend to be approaching or beyond 2km from the nearest proposed turbine.
84. It is not possible therefore to quantify precisely how many properties within 2km of the proposed turbines would experience a significant visual effect.
85. Nevertheless, it is acknowledged that there would be many properties within 2km of the Project for Assessment where one or more turbines would be highly prominent from the dwelling or its curtilage. It is considered that these properties would typically experience a significant adverse effect on visual amenity.
86. In so much as these individual dwellings form a community, or a series of communities, the effects on public visual amenity including the residential areas of Cowpe, Stacksteads, Bacup, Whitworth and Norden are addressed in **ES Volume 1, Chapter 11: Landscape and Visual**. This RVAA has focused on the identification of any property where the 'Residential Visual Amenity Threshold' may be reached.
87. Of the 24 representative residential properties assessed in detail in this RVAA (which included the closest properties and those where the highest magnitude of visual effect is likely to occur), most would experience a major adverse effect on views. There would be some notable exceptions such as Sheepphouse Barn and Sheepphouse Farm where only the tips of two turbine blades would be visible

due to steeply rising landform to the rear of these properties. At these properties the effect on visual amenity would not be significant.

88. With reference to the 24 properties assessed in detail in the final stage of the assessment, in no instance would the proposed turbines be present in such number, size, layout, proximity and movement as to represent an overwhelming and unavoidable presence in main views. As these 24 properties include the closest properties and those which are likely to experience the highest magnitude of effect on visual amenity, it is considered these properties can be taken as representative of the 'worst case' scenario in terms of residential visual amenity.
89. When considered objectively in the round, it is the professional opinion of Stephenson Halliday that no property would experience a visual effect which was so oppressive or overbearing that it would be widely regarded to become an unpleasant or unattractive place to live. Whilst the visual effect in several cases would be Major, it would not be sufficient to breach the Residential Visual Amenity Threshold.
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ⁱ *Residential Visual Amenity Assessment (RVAA) – Technical Guidance Note 2/19*, March 2019, Landscape Institute

ⁱⁱ *Visual Representation of Development Proposals – Technical Guidance Note 2/17*, March 2017, Landscape Institute

Annex 1: Properties Contacted to Seek Access for Visits

Properties initially contacted by letter

Property	Easting	Northing	Response Received? Action	Date Property Visited	Detailed Property Assessment undertaken? Ref No.
Properties in Cowpe and Boarsgreave					
Willowfield Barn, Cowpe Road, Cowpe	383907	420111	Yes – visited property	14.03.25	Yes (R07)
Willowfield Farm, Cowpe Road, Cowpe	383941	420082	No – but met resident whilst at adjacent property and observations made from adjacent to the dwelling	14.03.25	No – but immediately adjacent to R07
Cowpe Lodge, Cowpe Road, Cowpe	384074	420344	No – observed from private track to adjacent property	N/A	No – very restricted views of the proposed turbines but close to R07 which has a more direct and open view
2 The Drive, Cowpe Road, Cowpe	383935	420431	No – observed from private track to adjacent property	N/A	No – but close to R10 which has a more direct and open view
Cowpe Hall Farm, Cowpe Road, Cowpe	383825	420344	No – but met resident whilst at adjacent property and observations made from adjacent to the dwelling	13.03.25	No - but close to R05 and R07 which have a more direct and open view
Old Cowpe Hall, Cowpe Road, Cowpe	383800	420293	Yes – visited property	13.03.25	No – but close to R05 and R07 which have a more direct and open view
Lowerfold House, Cowpe Road, Cowpe	383674	420465	No – observed from private track to adjacent property	N/A	No – but immediately adjacent to R05
2 Lowerfold Cottages, Cowpe Road, Cowpe	383655	420428	No – observed from private track to adjacent property	N/A	No – but immediately adjacent to R05

Lowerfold Barn, Cowpe Road, Cowpe	383675	420426	Yes – visited property	14.03.25	Yes (R05)
Far Fold Farm, Cowpe Road, Cowpe	383561	420710	No – observed from nearby PROW only	N/A	No – but close to R05 is closer which would have a more direct and open view
Far Fold Barn, Cowpe Road, Cowpe	383569	420690	No – observed from nearby PROW only	N/A	No – but close to R05 is closer which would have a more direct and open view
4 Higher Boarsgreave, Cowpe, Road Cowpe	384192	420581	No – observed from lane immediately in front of the property	N/A	No – but immediately adjacent to R14
5 - 6 Higher Boarsgreave, Cowpe Road, Cowpe	383852	420895	No – observed from lane immediately in front of the property	N/A	Yes (R14)
1 Higher Boarsgreave, Cowpe Road, Cowpe	384175	420591	No – observed from lane immediately in front of the property	N/A	No – but immediately adjacent to R14
6 Bishops Court, Cowpe Road, Cowpe	384050	420532	No – observed from various locations immediately surrounding the property including pond to the rear	N/A	No – represented by R10 which shares the same view
7 Bishops Court, Cowpe Road, Cowpe	384036	420551	No – observed from various locations immediately surrounding the property including pond to the rear	N/A	No – represented by R10 which shares the same view
14 Old Mill Court, Cowpe Road, Cowpe	384007	420553	No – observed from various locations immediately surrounding the property including pond to the rear	N/A	Yes (R14)
18 Old Mill Court, Cowpe Road, Cowpe	383964	420531	No – observed from various locations immediately surrounding the property including pond to the rear	N/A	No – represented by R10 which shares the same view
Lodge Bank House, Boarsgreave Lane, Cowpe	383615	422069	Yes – visited property	13.03.25	Yes (R12)
7 Carr Bank, Boarsgreave Lane, Cowpe	384012	420742	No – observed from Boarsgreave Lane immediately in front of the property	N/A	No – but immediately adjacent to R12

Properties in Stacksteads and Bacup					
Heights Farm, Rooley Moor Road, Stacksteads	384827	420779	No – observed from adjacent PROW only	N/A	Yes (R17)
Top O The Heights Farm, Rooley Moor Road, Stacksteads	384392	420932	No – observed from adjacent PROW only	N/A	No – very restricted views of the proposed turbines but close to R17 which has a more direct and open view
Sheephouse Fold, Highgreens, Greens Lane, Stacksteads	385452	421085	Yes – visited property	14.03.25	Yes (R21)
Sheephouse Farm, Greens Lane, Stacksteads	385514	421084	No – observed from driveway whilst at adjacent property	N/A	No – but immediately adjacent to R21
6 Greens Lane, Stacksteads	385584	421222	No – observed from adjacent road	N/A	No – but immediately adjacent to R22
Quarry View Cottage, Greens Lane, Stacksteads	385595	421197	Yes – visited property	14.03.25	Yes (R22)
Greens Farm, Greens Lane, Stacksteads	385626	421216	Yes – visited property	14.03.25	No – but immediately adjacent to R22
The Bungalow, Greens Lane, Stacksteads	385622	421193	Yes – visited property	14.03.25	No – but immediately adjacent to R22
Elm House, Unsworth Street, Stacksteads	385790	421281	No – observed from adjacent road	N/A	No - but close to R24 which has a more direct and open view
Cutler Greens Farm, Cutler Greens, Cutler Lane, Stacksteads	385926	421334	Yes – visited property	14.03.25	Yes (R24)
10 Prospect Terrace, Cutler Lane, Stacksteads	386015	421311	Yes – visited property	14.03.25	No – represented by R24 which shares the same view
1 Prospect Terrace, Cutler Lane, Stacksteads	386056	421307	No – observed from adjacent road	N/A	No – represented by R24 which shares the same view

Fairwall Farm, Lee Road, Stacksteads	386184	421364	No – observed from adjacent road	N/A	No - but close to R24 which would have a more direct and open view
Lee Farm Barn, Stubbylee Lane, Bacup	386541	421408	Yes – visited property	14.03.25	Yes (R26)
Lee Farm, Stubbylee Lane, Bacup	386550	421422	Yes – visited property	14.03.25	No - very restricted views of the proposed turbines but close to R26 which has a more direct and open view
Moss Meadow Cottages, Stubbylee Lane, Bacup	386710	421497	No – observed from adjacent road	N/A	No - very restricted views of the proposed turbines but close to R26 which has a more direct and open view
Properties in Whitworth (including Prickshaw and Broadley Fold)					
Snipe Barn Farm, Rooley Moor Road, Rochdale	387118	416360	Yes – visited property	06.03.25	Yes (R50)
Croft Head Barn, Knacks Lane, Prickshaw and Broadley Fold, Whitworth	387527	416524	Yes – visited property	07.03.25	Yes (R48)
Croft Head Farm, Knacks Lane, Prickshaw and Broadley Fold, Whitworth	387515	416518	Yes – visited property	07.03.25	No - but immediately adjacent to and shares the same view as R48
Colliers Cottage, Back Row, 2 Knacks Lane, Prickshaw and Broadley Fold, Whitworth	387562	416594	No – observed from adjacent property	N/A	No - but immediately adjacent to and shares the same view as R47
Farriers Cottage, Back Row, 1 Knacks Lane, Prickshaw and Broadley Fold, Whitworth	387566	416585	Yes – visited property	07.03.25	Yes (R47)
Limed Farm, 1 Hall Fold, Whitworth	387604	418438	Yes – visited property	06.03.25	Yes (R33)
Moss Barn, Moss Lane, Hall Fold, Whitworth	387680	417453	Yes – visited property	06.03.25	Yes (R41)

Marshley Farm, Moss Lane, Hall Fold, Whitworth	387678	417470	No – observed from adjacent property and PROW to rear	N/A	No – but immediately adjacent to R41 which has a more open view towards the proposed turbines
House O' Th' Hill, Moss Lane, Whitworth	387720	417489	No – observed from PROW to rear	N/A	No – but immediately adjacent to R41 which has a more open view towards the proposed turbines
Houses O' Th' Hill Cottage, Hall Fold, Whitworth	387755	417587	No – observed from PROW to rear	N/A	No - but close to R41 and R34 which have more open views towards the proposed turbines
Houses O' Th' Hill Farm, Hall Fold, Whitworth	387750	417581	No – observed from PROW to rear	N/A	No - but close to R41 and R34 which have more open views towards the proposed turbines
Fold Head Farm, Hallstreet, Hall Fold, Whitworth	387841	417870	No – observed from lane to rear	N/A	No - but close to R34 which has a more open view towards the proposed turbines
1 Fold Head Cottages, Hall Fold, Whitworth	387834	417830	No – observed from adjacent lane	N/A	No - but close to R34 which has a more open view towards the proposed turbines
3 Fold Head Cottages, Hall Fold, Whitworth	387826	417800	No – observed from adjacent lane	N/A	No - but close to R34 which has a more open view towards the proposed turbines
Lower Fold Head Farm, Hall Fold, Whitworth	387830	417732	Yes – visited property	06.03.25	Yes (R34)
Cottage House, Cock Hall Farm, Cock Hall Lane, Hall Fold, Whitworth	387935	418317	Yes – visited property	07.03.25	No – visual effects likely to be negligible
The Old Farmhouse, Cock Hall Farm, Cock Hall Lane, Hall Fold, Whitworth	387945	418299	No – observed from adjacent properties	N/A	No – visual effects likely to be negligible

The Stables, Cock Hall Farm, Cock Hall Lane, Hall Fold, Whitworth	387962	418338	No – observed from adjacent properties	N/A	No – visual effects likely to be negligible
The Barn,,Cock Hall Farm, Cock Hall Lane, Hall Fold, Whitworth	387965	418317	Yes – visited property	07.03.25	No – visual effects likely to be negligible
Cock Hall Farm, Cock Hall Lane, Hall Fold, Whitworth	387940	418278	No – observed from adjacent properties	N/A	No – visual effects likely to be negligible
Properties in Norden					
Naden House, Woodhouse Lane	385794	416340	Yes – visited property	06.03.25	Yes (R56)
Brown Hill Farm, 20 Woodhouse Lane	386061	415915	No – observed from adjacent road	N/A	No – but close to R54 and R56 which have a more open view of the proposed turbines
Sidholme Farm, 3 Woodhouse Lane	386117	415798	No – observed from adjacent road	N/A	No – but close to R54 and R56 which have a more open view of the proposed turbines
Sidholme Barn, Flat At 255 Woodhouse Lane	386130	415791	No – observed from adjacent road	N/A	No – but close to R54 and R56 which have a more open view of the proposed turbines
Doldrum Farm, 24 Woodhouse Lane	386379	415876	No – observed from	N/A	No – but immediately adjacent to R54
Ju Barn, 16 Woodhouse Lane	386385	415842	Yes – but response received after visits had been completed. Property had been observed from Woodhouse Lane and it was not considered necessary to reschedule a visit.	N/A	Yes (R54)

Additional properties visited following contact from residents

Property	Easting	Northing	Reason	Date Property Visited	Detailed Property Assessment undertaken? Ref No.
3 The Spring Gardens, Cowpe Road, Cowpe,	383834	420901	At request of resident. Visited to illustrate an alternative view of the Project for Assessment from further north west in Cowpe which is set back slightly further from the head of the valley.	13.03.25	Yes (R03)
44 Long Acres Drive, Whitworth	388838	418541	At request of resident. Although this property is located over 2km from the nearest turbine, it was visited to illustrate an alternative view of the Project for Assessment from the far side of the valley in Whitworth.	07.03.25	Yes (R29)

Annex 2: Initial High Level Assessment of Property Groups

Group	Properties	Approx number of properties in group	Initial Assessment	Magnitude of Effect	Significance	Detailed Assessment Undertaken? Representative Property and Reference Number
G1	Lench Tippett Farm and Lench Fold, Cowpe	5>10	Lench Tippet Farm and adjacent properties are tucked into the hillside which rises behind them and are orientated to the north away from the proposed turbines. There also appears to be a reasonable amount of tree cover in the vicinity and overall it is likely there would be a small change in views. Properties at Lench Fold are oriented east and are likely to have more open views of the turbines at the head of the Cowpe valley. Some of these properties would experience a large scale change in the view.	Varies from Slight to Substantial	Varies from Moderate to Major (Significant)	No – R05 and R07 are similar but closer to the proposed turbines with more open views and are broadly representative of the ‘worst case’ views experienced in this group
G2	Properties near Hugh Mill (northern part of Cowpe Road), Cowpe	50>100	Most properties along the northern part of Cowpe Road and adjoining lanes lie within a relatively incised and well wooded part of the valley with heavily restricted views towards Rooley Moor. These properties would experience a small scale change in the view at the most. Several properties including those along Hardman Drive and Hardman Close occupy a slightly more elevated position and would have clear views across the settled valley and view the proposed turbines on the far side and at the head of the valley on Rooley Moor. Some of these properties would experience a large scale change in the view.	Varies from Negligible to Substantial	Varies from Minor to Major (Significant)	No – R03 is similar but closer to the proposed turbines and broadly representative of the ‘worst case’ views experienced in this group
G3	Middle section of Cowpe Road including Cowpe Bottom, Crag View, Moorland	50>100	Properties on the southern side of Cowpe Road back onto pasture fields and would have views from rear elevations and gardens towards the	Varies from Slight to Substantial	Varies from Moderate to	Yes – 3 Spring Gardens (R03). Selected as

	Green and Spring Gardens, Cowpe		blade tips of T14 and T15 and in some cases oblique views towards more prominent turbines at the head of the valley. Some of these properties would experience a large scale change in the view. Properties on the northern side of the road typically face the properties opposite whilst rear elevations and gardens face away from the proposed turbines. Some may have oblique views along Cowpe Road towards turbines at the head of the valley. Most of these properties would experience a small or medium scale change in the view.		Major (Significant)	representative of the 'worst case' views experienced in this group and as residents invited assessors to the property.
G4	Far Fold Farm, Far Fold Barn, and Greenacres, Cowpe	1>5	These three properties principally face north eastwards away from the proposed turbines but it is likely that rear elevations and gardens would have views southwards. A number of turbines would be highly prominent at the head of the valley whilst the blade tips of T14 and T15 would be visible to the south west behind the rising hillside. Most of these properties would experience a large scale change in the view.	Substantial	Major (Significant)	No – R05 and R07 are similar but closer to the proposed turbines with more open views and broadly representative of the 'worst case' views experienced in this group
G5	Cottages at Lowerfold, Cowpe	1>5	These properties are orientated in various directions but each has at least some view towards the head of the valley. A number of turbines would be highly prominent at the head of the valley whilst the blade tips of T14 and T15 would be visible to the south west behind the rising hillside. Most of these properties would experience a large scale change in the view.	Substantial	Major (Significant)	Yes – Lowerfold Barn (R05)
G6	Old Cowpe Hall and Cowpe Hall Farm, Cowpe	1>5	These two properties principally face north eastwards away from the proposed turbines and there would be little view of the turbines from within the properties themselves but there are views southwards from the surrounding curtilage. From outside the properties a number of turbines would be highly prominent at the head of the	Substantial	Major (Significant)	No – R05 and R07 are similar but with more direct views and are broadly representative of the 'worst case' views

			valley whilst the blade tips of T14 and T15 would be visible to the south west behind the rising hillside. These properties would experience a large scale change in the view.			experienced in this group
G7	Willowfield Farm and Willowfield Barn, Cowpe	1>5	These two properties principally face north eastwards away from the proposed turbines and there would be little view of the turbines from within the properties themselves but there are wide panoramic views from the surrounding curtilage and gardens. From outside the properties a number of turbines would be highly prominent at the head of the valley whilst the very blade tips of T14 and T15 would be visible to the south west behind the rising hillside. These properties would experience a large scale change in the view.	Substantial	Major (Significant)	Yes – Willowfield Barn (R07)
G8	1 and 2 The Drive, Cowpe Hall, Cowpe	1>5	These two properties face north away from the proposed turbines but have rear elevations and gardens with open views to the south. A number of turbines would be highly prominent at the head of the valley whilst the blade tips of T14 and T15 would be visible to the south west behind the rising hillside. These properties would experience a large scale change in the view.	Substantial	Major (Significant)	No – R10 is similar and broadly representative of the 'worst case' views experienced in this group
G9	Cowpe Lodge, Cowpe	1	This property is located to the immediate west of the embankments of Cowpe Reservoir and is surrounded by trees. Turbines at the head of the valley would be largely screened and the very blade tips of T14 and T15 would be filtered by vegetation. There would be no greater than a small scale of change in the view from this property.	Slight	Moderate (Not Significant)	No – effects not significant
G10	Kearns Mill Development at southern end of Cowpe Road	25>50	These properties are orientated in different directions, but those facing south east towards the head of the valley would typically have open views of several turbines which would be highly	Substantial	Major (Significant)	Yes – 15 Old Mill Court (R10)

	including Bishops Court and Old Mill Court, Cowpe		prominent in the view. Most of these properties would experience a large scale change in the view.			
G11	Bottoms Row at southern end of Cowpe Road, Cowpe	5>10	This row of properties is orientated east with rear views to the west. The blades of T14 and T15 would be prominent beyond the horizon of the opposite hillside to the west. Due to the orientation of these properties there would not typically be views of T8 and T11 except from rear gardens. These properties would experience a large scale change in the view.	Substantial	Major (Significant)	No – R10 are closer to the proposed turbines with more open views and broadly representative of the ‘worst case’ views experienced in this group
G12	Properties on northern section of Boarsgreave Lane, Cowpe	5>10	These properties front onto Boarsgreave Lane and have various orientations looking across Cowpe. Those facing south east towards the head of the valley would primarily have views of T8 and T11 whilst those facing south west would have views of the upper sections (including nacelles) of T14 and T15. In most cases where vegetation does not restrict the view the turbines would be prominent in the view. These properties would experience a large scale change in the view.	Substantial	Major (Significant)	Yes – Lodge Bank House (R12)
G13	Properties on southern section of Boarsgreave Lane, Cowpe	1>5	These properties front onto Boarsgreave Lane and have elevated direct views across the Kearns Cowpe towards the opposite hillside. The upper sections (including nacelles) of T14 and T15 would be prominent beyond the horizon of the opposite hillside. Due to tree cover immediately south of these properties, there would be only heavily restricted views at an oblique angle from the primary orientation of the buildings to T8 and T11. These properties would experience a large scale change in the view.	Substantial	Major (Significant)	No – R14 is similar but closer to the proposed turbines with more open views and is broadly representative of the ‘worst case’ views experienced in this group

G14	Cottages at Higher Boarsgreave, Cowpe	1>5	These properties front onto Cowpe Road and have elevated direct views across the Kearns Mill Development towards the opposite hillside. The upper sections (including nacelles) of T14 and T15 would be prominent beyond the horizon of the opposite hillside. Due to tree cover immediately south of these properties, there would be only heavily restricted views at an oblique angle from the primary orientation of the buildings to T8 and T11. These properties would experience a large scale change in the view.	Substantial	Major (Significant)	Yes – 5-6 Higher Boarsgreave (R14)
G15	Clay Roads and Heys Farm, Stacksteads	1>5	These properties have a dual aspect to the north and south. Several of the turbines would be highly prominent in views of the moor to the south. These properties would experience a large scale change in the view.	Substantial	Major (Significant)	No – R17 is much closer to the proposed turbines and illustrates the 'worst case' view in this direction.
G16	Top o' th' Height Farm, Stacksteads	1>5	This cluster of properties is surrounded by utilitarian agricultural sheds and trees and is orientated to the north away from the proposed turbines. These properties would experience a small scale change in the view from the property itself although it is likely there would be clear views of the turbines from the wider farmstead and around outbuildings.	Slight	Moderate (Not Significant)	No – effects not significant
G17	Heights Farm, Stacksteads	1	This substantial single property is in an exposed location approaching the top of the moors. Its primary orientations face east and west with a gable end facing south. At the time of survey it was unclear if the property was occupied and there were several occupied caravans located to the immediate south west tucked in behind a stone wall. Adopting a precautionary approach and assuming that the property is inhabited there would be a large scale of change in the view	Substantial	Major (Significant)	Yes – Heights Farm (R17)

			from its curtilage, although the main west facing elevation would have no view of the turbines.			
G18	Properties at Rake Head including Royds Road, Rake Lane, Rooley Moor Road and Blackwood Road, Stacksteads	50>100	The majority of these properties are located beyond a steeply rising slope which is well wooded and would have no view of the turbines. Some properties may experience a small scale of change from first floor windows.	Slight	Moderate (Not Significant)	No – effects not significant
G19	Properties either side of the A681 Newchurch Road between Stacksteads and Stubbylee, Bacup	>500	This group represents a large number of properties in the Rossendale Valley between Stacksteads and Bacup. The orientation and visual relationship of the properties within this group to Rooley Moor varies considerably. Some (particularly those on the northern side of the A681) would have clear views of the turbines whilst many others would have no view at all due to intervening buildings and vegetation through the valley. In all cases the views would be across a settled valley and turbines would be seen on the skyline and viewed from a lower elevation in the valley. Some of these properties would experience a large scale change in the view.	Varies from Negligible to Substantial	Varies from Minor to Major (Significant)	Yes – 222 Newchurch Road (R19)
G20	Nicholas Folly, Law Head and Moss Farm, Bacup	1>5	These properties are orientated to the north across the Rossendale Valley but also have a rear aspect orientated towards the Project for Assessment where in most cases some of the proposed turbines would be highly prominent. Two 45m high turbines are already highly visible from these properties in the direction of the Project for Assessment. Some of these properties would experience a large scale change in the view.	Substantial	Major (Significant)	No – R22 is similar but closer to the proposed turbines and is broadly representative of the views experienced in this group
G21	Sheephouse Farm, Sheephouse Barn and Sheephouse Fold	1>5	These two properties are tucked in closely to the steeply rising hillside immediately to the south. The primary orientation of both properties is northwards across the Rossendale Valley. Whilst there would be views of the Project for	Slight	Moderate (Not Significant)	Yes – Sheephouse Fold (R21)

			Assessment on approach along the driveway, only the blade tips of two turbines would be visible on arrival at the properties.			
G22	Properties at Greens Farm including the Bungalow and Quarry View	5>10	These properties are orientated to the north across the Rossendale Valley but also have a rear aspect orientated towards the Project for Assessment where in most cases the rotating blades of two of the proposed turbines would be visible. Two 45m high turbines are already visible from these properties in the direction of the Project for Assessment. Some of these properties would experience a large scale change in the view.	Moderate	Major/Moderate (Significant)	Yes – Quarry View Cottage (R22)
G23	Acre Mill Estate including Cutler Crescent, Cutler Lane, Bacup	100>250	Properties in this group are located to the north of Group 24 on land falling towards Rossendale Valley. Most properties would have a limited view of the turbines or views only from first floor windows across and between other buildings but a small number of properties would experience a medium scale change in view.	Varies from Slight to Moderate	Varies from Minor to Major/Moderate (Not Significant)	No – R24 is nearby and has a more open view towards the proposed turbines and is broadly representative of the ‘worst case’ views experienced in this group
G24	Unsworth Street, Cutlers Farm, Prospect Terrace and Fairwell Farm, Bacup	25>50	These properties face south towards a steeply rising hillside and Greens Moor Quarry where former waste tips form a notably irregular skyline. Two existing 45m high turbines are located immediately to the south. T11 would be prominent to the south and the very end of the blade tips of several more turbines may be visible from some properties. Most of these properties would experience a large scale change in the view.	Moderate	Major/Moderate (Significant)	Yes – Cutler Greens Farm (R24)
G25	Lee Road, Bacup	50>100	Properties in this group are orientated east and west with only oblique views south towards Rooley Moor. Mature trees and woodland in this area and the adjacent cemetery would screen	Slight	Moderate (Not Significant)	No – effects not significant

			views of the turbines from most of these properties. Some properties may experience a small scale of change from first floor windows.			
G26	Lee Farm and Lee Farm Barn, Bacup	1>5	Lee Farm Barn is principally orientated to the west but open views also extend to the south west across a steeply rising hillside and Lee Quarry where former waste tips form a notably irregular skyline. Two existing 45m high turbines are visible to the south. The hub and blades of T15 would be visible above the skyline in the south west but at this scale and distance would appear only slightly bigger than the existing 45m high turbines. The blade tips of several more turbines may be visible. This property would experience a moderate scale change in the view. The adjacent properties including Lee Farm have an enclosed view to the rear but may experience a small scale of change from first floor windows.	Varies from Slight to Moderate	Varies from Moderate to Major/Moderate (Significant)	Yes – Lee Farm Barn (R26)
G27	Moss Meadows Farm and Cottage, Bacup	1>5	These properties are tucked into the hillside and orientated northwards towards Bacup. Tree cover and proximity to the hillside means that there would be no greater than a small scale of change in the view.	Slight	Moderate (Not Significant)	No – effects not significant
G28	Cottages at Cowm Top Farm	5>10	This cluster of properties (located over 2km from the Project for Assessment) is orientated to the east across Whitworth valley and away from the proposed turbines. To the rear, quarry waste tips partially screen the view west across the Project for Assessment. It is likely that at least some of the turbines would be prominent when viewed from the curtilages of these properties. Some of these properties would experience a large scale change in the view.	Substantial	Major (Significant)	No – over 2km from the proposed turbines

G29	Properties in the vicinity of Long Acres Drive, and Edwards Street, northern end of Whitworth	100>250	This property group (located over 2km from the Project for Assessment) represents a large number of elevated properties on the eastern side of Whitworth valley which typically have a westerly orientation towards the opposite side of the valley and Rooley Moor. The orientation and visual relationship of the properties within this group to Rooley Moor varies slightly but most would have clear views of the turbines on the skyline opposite. Some properties lower down the slope have a more restricted view. In all cases the views would be across a settled valley and turbines would be seen on the skyline. Many of these properties would experience a large scale change in the view.	Varies from Moderate to Substantial	Varies from Major/Moderate to Major (Significant)	Yes – 44 Long Acres Drive (R29)
G30	Properties either side of Market Street and Cowm Park Way, northern end of Whitworth	250>500	This property group (located towards the periphery of the study area and extending over 2km from the Project for Assessment) represents a large number of properties in the core northern part of the settled valley of Whitworth. The orientation and visual relationship of the properties within this group to Rooley Moor varies by property but some would have clear views of the turbines on the skyline to the west. Other properties would have no view at all due to intervening buildings and vegetation. In all cases, where visible, the turbines would be seen across a settled valley on the skyline. Many of these properties would experience a large scale change in the view.	Varies from Negligible to Substantial	Varies from Minor to Major (Significant)	Yes – 447 Market Street (R30)
G31	The Hedgerows, Whitworth	10>25	This group of properties is located close to a steep valley side to the west which would greatly restrict views of the proposed turbines. It is likely that the rotating blade tips of a few turbines would be visible to the rear and this would result in a medium scale change in view.	Moderate	Major/Moderate (Significant)	No – R33 is closer to the proposed turbines and is broadly representative of the 'worst case' views

						experienced in this group
G32	Cottages at Cock Hall Lane	5>10	Due to steeply rising landform immediately west of these properties there would be no view of the turbines. There would be some view of the turbines on approach to the properties along the private access track.	Negligible	Minor (Not Significant)	No – effects not significant
G33	Limed Farm	1	This substantial isolated property is in an exposed location approaching the top of the moors. Its primary orientation faces south towards Rochdale and there are limited views west towards the Project for Assessment from the property itself. From the curtilage of the property there would be open views of several turbines mainly to the north west as rising landform immediately west of the property would largely screen everything but the blade tips of the nearest turbines. This property would experience a large scale change in the view from outside.	Substantial	Major (Significant)	Yes – Limed Farm (R33)
G34	Fold Head, Lower Fold Farm, Fold Head Cottages, Whitworth	5>10	These properties are principally orientated to the east and south east away from the Project for Assessment but also have rear elevations which are orientated across the rising valley sides to the west. The nacelles of T1, T3 and T4 may be visible, particularly from rear first floor windows, but otherwise only the blade tips of several turbines would be visible. The rotating blades would result in a large scale of change in view to the rear.	Substantial	Major (Significant)	Yes – Lower Fold Farm (R34)
G35	Properties in the vicinity of Hall Street, Fold Head, Whitworth	25>50	These properties are principally orientated to the east away from the Project for Assessment but some also have rear elevations which are orientated to the west. Adjacent buildings and tree cover would filter views but from certain properties it is likely that the nacelle of T1 may	Moderate	Major/Moderate (Significant)	No – R34 is closer to the proposed turbines and has a more open view and is broadly representative of the

			be glimpsed, particularly from rear first floor windows; otherwise only the blade tips of several turbines would be visible. The rotating blades would result in a medium scale of change in view to the rear.			'worst case' views experienced in this group
G36	Properties in central Whitworth either side of Market Street	250>500	This property group represents a large number of properties in the core central part of the settled valley of Whitworth. The orientation and visual relationship of the properties within this group to Rooley Moor varies by property but some would have clear views of the turbines on the skyline to the west. Other properties would have no view at all due to intervening buildings and vegetation. In all cases, where visible, the turbines would be seen across a settled valley on the skyline. Many of these properties would experience a large scale change in the view.	Varies from Negligible to Substantial	Varies from Minor to Major (Significant)	No – R30 is similar and is broadly representative of the 'worst case' views experienced in this group
G37	Properties east of Market Street towards St Bartholomew's Church, Whitworth	100>250	This property group (located towards the periphery of the study area and extending over 2km from the Project for Assessment) represents a large number of elevated properties on the eastern side of Whitworth valley which typically have a westerly orientation towards the opposite side of the valley and Rooley Moor. The orientation and visual relationship of the properties within this group to Rooley Moor varies slightly but many would have clear views of the turbines on the skyline opposite. Some properties lower down the slope have a more restricted view. In all cases the views would be across a settled valley and turbines would be seen on the skyline. Many of these properties would experience a large scale change in the view.	Varies from Moderate to Substantial	Varies from Major/Moderate to Major (Significant)	No – R29 and R30 are similar and are broadly representative of the 'worst case' views experienced in this group

G38	Properties within and adjoining the Wallbank estate, Whitworth	250>500	This group represents a large number of properties within the Wallbank Estate which occupies an east facing slope towards the River Spodden and facing away from the Project for Assessment. Properties typically face one another and each is orientated slightly differently. Many of the properties would have some view in between other properties and garden vegetation towards the hillside to the west. Where gaps permit, properties would have a view of the nacelles of 4 turbines and the blades of several more on the horizon. Some of these properties would experience a large scale change in the view but most would experience a small to medium scale change.	Moderate	Major/Moderate (Significant)	No – R39 is closer and has a more open view and is broadly representative of the 'worst case' views experienced in this group
G39	Properties backing onto Wall Bank Lane and west of Westgate, Whitworth	25>50	These properties are located on the western edge of the Wallbank estate and have either direct or oblique views across the rising hillside to the west. The nacelles of 4 turbines and the blades of several more would be visible on the horizon. Many of these properties would experience a large scale change in the view.	Substantial	Major (Significant)	Yes – 12 Daneswood Fold (R39)
G40	Houses o' th' Hill Cottages and Farm, Hall Fold, Whitworth	1>5	These properties are orientated principally to the south east across the valley of Whitworth but with rear windows on the north western façade that would enable views of several turbines which would be highly prominent in this direction. These properties would experience a large scale change in the view.	Substantial	Major (Significant)	No - R34 and R41 are similar with more open views and are broadly representative of the 'worst case' view from these properties.
G41	Moss Barn, Marshley Farm and House o' th' Hill, Hall Fold, Whitworth	1>5	Moss Barn is principally orientated to the south across Spring Mill Reservoir whilst Marshley Farm and House o' th' Hill are orientated to the east across Whitworth. Each has some secondary windows and garden space which would enable filtered views to the west where the turbines would be prominent. Some of these	Substantial	Major (Significant)	Yes – Moss Barn (R41)

			properties would experience a large scale change in the view.			
G42	Spring Mill Development and Eastgate, Whitworth	100>250	This new housing development which is still under construction lies in the lee of engineered embankments associated with Spring Mill Reservoir. Properties have a variety of orientations but most would have at least some view across the reservoir embankments to the hillside beyond on which several turbines would be highly prominent. Some of these new properties would experience a large scale change in the view.	Substantial	Major (Significant)	No – R39 is similar and has a more open view and is broadly representative of the 'worst case' views experienced in this group
G43	Properties either side of Market Street from Tonacliff to Broadley, south end of Whitworth	100>250	These properties lie within the lower section of Market Street in Whitworth. Woodland associated with the valley of the River Spodden would largely restrict views of the Project for Assessment although there may be some glimpses particularly from first floor windows. Most of these properties would experience a small scale change in view.	Slight	Moderate (Not Significant)	No – effects not significant
G44	Moorland Avenue and Crescent, Broadley, Whitworth	25>50	This property group (located towards the periphery of the study area and extending over 2km from the Project for Assessment) represents a number of elevated properties on the eastern side of Whitworth valley which typically have a westerly orientation towards the opposite side of the valley and Rooley Moor. The orientation and visual relationship of the properties within this group to Rooley Moor varies slightly but many would have clear views of the turbines on the skyline opposite. Some properties lower down the slope have a more restricted view. In all cases the views would be across a settled valley and turbines would be seen on the skyline. Many of these properties would experience a large scale change in the view.	Varies from Moderate to Substantial	Varies from Major/Moderate to Major (Significant)	No – R29 and R30 are similar and are broadly representative of the 'worst case' views experienced in this group

G45	Properties of Tonacliff Way, Broadley, Whitworth	50>100	This property group (located towards the periphery of the study area and extending over 2km from the Project for Assessment) represents a number of elevated properties on the eastern side of Whitworth valley which typically have a westerly orientation towards the opposite side of the valley and Rooley Moor. The orientation and visual relationship of the properties within this group to Rooley Moor varies slightly but many would have clear views of the turbines on the skyline opposite. Some properties lower down the slope have a more restricted view. In all cases the views would be across a settled valley and turbines would be seen on the skyline. Many of these properties would experience a large scale change in the view.	Varies from Moderate to Substantial	Varies from Major/Moderate to Major (Significant)	No – R29 and R30 are similar and are broadly representative of the 'worst case' views experienced in this group
G46	Broadley Fold Cottages and other cottages at junction of Knacks Lane and Prickshaw Lane, Prickshaw and Broadley Fold	5>10	The properties have a dual aspect with the front elevation facing south east and rear elevations and rear gardens facing north west. In these rear views the turbines would be highly prominent across the moor to the north west. These properties would experience a large scale of change in the view to the rear.	Substantial	Major (Significant)	No – R47 and R48 are similar and have a more open view and are broadly representative of the 'worst case' views experienced in this group
G47	Colliers Cottage, Farriers Cottage Back Row, and 33 and 35 Knacks Lane, Prickshaw and Broadley Fold	1>5	Colliers Cottage and Farriers Cottage have a dual orientation with rear views and gardens orientated to the south west. 33 and 35 Knacks Lane have a slightly more restricted view but also have rear views to the west. In these rear views the turbines would be highly prominent across the moor to the north west. These properties would experience a large scale of change in the view to the rear.	Substantial	Major (Significant)	Yes – Farriers Cottage (R47)
G48	Croft Head Farm and Croft Head Barn, Knacks Lane, Prickshaw and Broadley Fold	2	These two properties have a dual orientation with the main views and gardens orientated to the south east away from the Project for Assessment but with rear windows facing directly towards the	Substantial	Major (Significant)	Yes – Croft Head Barn (R48)

			proposed turbines. In these rear views the turbines would be highly prominent across the moor to the north west. These properties would experience a large scale of change in the view to the rear.			
G49	The Waste Cottage, Knacks Lane, Prickshaw and Broadley Fold	1	This single cottage is tucked into the hillside and orientated to the south away from the proposed turbines with utilitarian sheds to the rear. From the dwelling itself, it is unlikely there would be any view of the turbines but from the curtilage it is likely that some of the turbines would be visible. The scale of change in view at this property would be small.	Slight	Moderate (Not Significant)	No – R48 nearby has a more open aspect.
G50	Snipe Barn Farm, Rooley Moor Road	1	This property is orientated to the south east away from the Project for Assessment and has a very limited view north west towards the proposed turbines. Rising landform and trees to the rear of the property heavily restrict the view in this direction. From the dwelling itself, it is unlikely there would be any view of the turbines but from the curtilage it is likely that some of the turbines would be visible. The scale of change in view at this property would be small.	Slight	Moderate (Not Significant)	Yes – Snipe Barn Barm (R50)
G51	Cottages in the vicinity of Knacks Farm, Knacks Lane	5>10	These properties are orientated north east, east, south east and south west away from the Project for Assessment and across the descending valley towards Rochdale. They have few windows on the north western elevation facing the proposed turbines however, it is likely that each of them would have clear views of T1, T3 and T4 which would be prominent in the view. From the curtilage there would be a large scale of change in the view.	Substantial	Major (Significant)	No – R48 and R53 are similar and are broadly representative of the 'worst case' views experienced in this group
G52	Lower Dunishbooth House	1>5	These properties are orientated south east away from the Project for Assessment and are surrounded by mature trees. They have few	Substantial	Major (Significant)	No – R53 is similar and is broadly representative of the

			windows on the north western elevation facing the proposed turbines however, it is likely that each of them would have clear views of T1, T3 and T4 which would be prominent in the view. From the curtilage there would be a large scale of change in the view.			'worst case' views experienced in this group
G53	Properties at Catley Lane Head at the junction of Knacks Lane, Rooley Moor Road and Smallshaw Road	25>50	Properties on Rooley Moor Road are typically orientated east and west with oblique views towards the north whilst properties on Smallshaw Road are orientated to the south but with rear windows facing north. Views from Smallshaw Road would be restricted at ground floor level by reservoir embankments. It is likely that many properties would have some view of T1, T3 and T4 to the north. From the curtilage of these properties there would be a large scale of change in the view.	Varies from Moderate to Substantial	Varies from Major/Moderate to Major (Significant)	Yes – 1 Smallshaw Road (R53)
G54	Doldrum Farm and Jubarn	2	These two elevated properties are orientated principally to the west across Greenbooth Reservoir. The turbines would only be visible at an oblique angle to the properties but from the curtilage, the proposed turbines would be highly prominent in views to the north adjacent to the existing Scout Moor Wind Farm turbines. From the curtilage there would be a medium scale of change in the view.	Moderate	Major/Moderate (Significant)	Yes – Jubarn (R54)
G55	Brown Hill Farm, Sidholme Farm and Barn	1>5	These properties are orientated to the south towards Rochdale and away from the Project for Assessment. It is likely that these properties would have some view of T1, T3 and T4 to the north from rear elevations and gardens. From the curtilage of these properties there would be a medium scale of change in the view.	Moderate	Major/Moderate (Significant)	No – G56 is closer and has a more open view and is broadly representative of the 'worst case' view experienced in this group of properties.
G56	Naden House	1	This single property is orientated to the south and west away from the Project for Assessment but from the curtilage and access track to the	Substantial	Major (Significant)	Yes – Naden House (R56)



property the proposed turbines would be highly prominent. From the curtilage there would be a large scale of change in the view.

Annex 3: Detailed Property Assessment Sheets